

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

See details within attached appendices

Who else have you consulted with?

Heritage NZ Pouhere Taonga

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:

Ben Scaats

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:

Northland Planning & Development 2020 Ltd

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:

See attached titles for details

**Property Address/
Location:**

537 Manawaora Road,

Parekura Bay

Postcode

8. Application Site Details

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

Name/s:	See attached titles for details		
Site Address/ Location:	537 Manawaora Road		
	Parekura Bay		
	Postcode		
Legal Description:	Lot 4 DP79276 & Lot 2 DP190845	Val Number:	00413-32472 & 00413-32470
Certificate of title:	NA36A/780 & NA120C/718		

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

Please contact applicant to arrange a site visit.

9. Description of the Proposal:

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

Proposal to undertake a subdivision of Lot 4 DP79276 and Lot 2 DP190845 to create one additional allotment. Land use consent is also sought to include provision for a dwelling within one of the proposed lots.
The proposal results in a multitude of land use infringements - please see AEE for further detail.
The combined subdivision and land use application has been assessed as Discretionary under the ODP.

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

- Building Consent
- 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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Benjamin William Maunder - Sceate

Email:

Phone number:

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 26/06/25

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)

Rochelle Jacobs

Signature:

Date 26-Jun-2025

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.

Combined Land Use and Subdivision Resource Consent Proposal

Ben Sceats

537 Manawaora Road, Parekura Bay

Date: 4 March 2026

Attention: Liz Searle & Nick Williamson (Resource Consents Team Leaders)

Please find attached:

- an application form for a Combined Land-use and Subdivision Resource Consent under the Operative District Plan in the **Coastal Living Zone** to create one additional allotment from two titles (three lots in total). Landuse consent is also sought in conjunction with the subdivision application;
- an application for consent under the Proposed District Plan for the indigenous vegetation clearance proposed within the proposed allotments;
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The combined subdivision and landuse application have been assessed as a **Discretionary Activity** under the Operative District Plan and the proposed indigenous vegetation clearance has been assessed as a **Discretionary Activity** under the Proposed Far North District Plan.

If you require further information, please do not hesitate to contact me.

Regards,

Alex Billot



Resource Planner

Reviewed by:



Rochelle Jacobs

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Appendices

1. Far North District Council Application Form
2. Certificate of Title NA120C/718 – LINZ
3. Certificate of Title NA36A/780 - LINZ
4. Proposed Scheme Plan – Williams & King
5. Proposed Dwelling Plan Set – Herbst Architects
6. Site Suitability Report – Wilton Joubert
7. Ecological Impact Assessment – Bay Ecological Consultancy
8. Landscape Assessment – Simon Cocker Landscape Architecture
9. Archaeological Assessment – Horizon Archaeology
10. Written Approval – Fire and Emergency NZ
11. Correspondence – Heritage Pouhere Taonga
12. Correspondence – Various Iwi



- 13. Correspondence – *Ngati Manu***
- 14. Topographical Survey – *Thomson Survey***
- 15. Geotechnical Report – *Soil & Rock***

Assessment of Environment Effects Report

1. DESCRIPTION OF THE PROPOSED ACTIVITY

Subdivision

- 1.1. The proposal is to undertake a subdivision of Lot 4 DP 79276 and Lot 2 DP 190845 (the 'sites') to create one additional allotment. The subject sites are zoned Coastal Living under the Operative District Plan and Rural Lifestyle within the Proposed District Plan. The ODP also shows that sites are subject to the High Natural Character overlay.

- 1.2. The clients intend to subdivide the two existing coastal living properties into three individual allotments. Given the existing topography and natural features within the sites, it is considered most practical to subdivide off the eastern portion of the sites to create an individual allotment given the western and eastern portions are separated by a forested gully and a watercourse. The location of the watercourse which essentially divides the properties in two, restricts use of the eastern portions of the sites' given access is difficult due to the terrain. Access to the eastern portion of the site is obtained via existing rights of way over Bentzen Drive.

- 1.3. Proposed Lot 1 will contain land within the northern edge of the western half of the property. As part of this application, land use consent is also being sought for the provision of a dwelling within Proposed Lot 1. This will be discussed further in this report. The proposed land area for Lot 1 is 6044m². Proposed Lot 2 will be vacant land and will contain land to the eastern side of the sites, with a proposed area of 6439m². Proposed Lot 3 will be the largest allotment, containing land to the south, with a proposed area of 1.0721ha. There is an existing approved land use consent for this site under RC2250122, which allows for the construction of a dwelling. This consent has been given effect to.

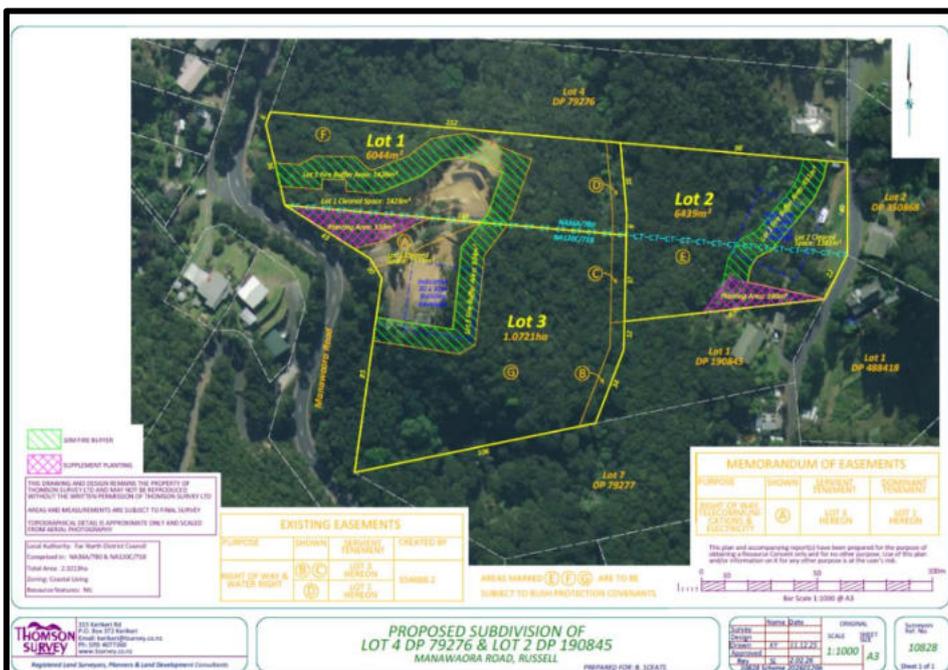


Figure 1: Proposed Scheme Plan.



- 1.4. Access to Lots 1 & 3 will be via the existing shared crossing place from Manawaora Road, with rights of access for Lot 1 provided over Lot 3. This will follow the existing metalled accessway within the lots. Access to Lot 2 will be from the existing right of way from Bentzen Drive. The parent lots currently have access rights from this right of way and hence as a result of the subdivision, the number of lots with rights to access from the right of way will reduce from two to one.
- 1.5. There will be areas within each of the proposed allotments set aside and formally protected. Revegetation of areas within each of the lots is proposed, as well as pest and weed management and a full restriction on cats and controls imposed on dogs within the sites. Areas within each of the lots will also be subject to vegetation management within the proposed fire buffers around the proposed development sites. This will be discussed further in this report.
- 1.6. The proposal is supported by a range of Professional Reports which are detailed as follows and included within the appendices of this application:
 - Wilton Joubert (WJ) - Civil Site Suitability Report dated 13th December 2024 – **Appendix 6**
 - Bay Ecological Consultancy (BEC) – Ecological Impact Assessment dated 3rd March 2026 - **Appendix 7**
 - Simon Cocker Landscape Architecture (SCLA) – Landscape Assessment dated 26th February 2026 – **Appendix 8**
 - Horizon Archaeology – Archaeological Assessment dated 20th September 2024 – **Appendix 9**
 - Soil & Rock Consultants - Geotechnical Investigation dated 15th October 2024 - **Appendix 15**
- 1.7. Correspondence has also been had with the following parties, with this attached within the relevant appendices:
 - Heritage NZ Pouhere Taonga
 - Fire and Emergency NZ
 - Relevant Iwi Representatives

Land Use – Operative District Plan

Dwelling within Proposed Lot 1

- 1.8. As part of this application, it is proposed to include provision for a dwelling within Proposed Lot 1. An indicative/conceptual building design is attached within **Appendix 5**. The design of the building may alter slightly as part of the final design, however the approach to integration of the building into the site will be controlled as will be detailed further in this report. The concept dwelling consists of two bedrooms, one bathroom and an open plan kitchen/living/dining which is located centrally within the dwelling, separating the two bedrooms. An attached car parking deck is located to the south of the dwelling which will provide provision for carparking. This car parking deck will be open slated, such that it does not create a barrier to ground. The floor area of the dwelling and car parking deck is 121m².



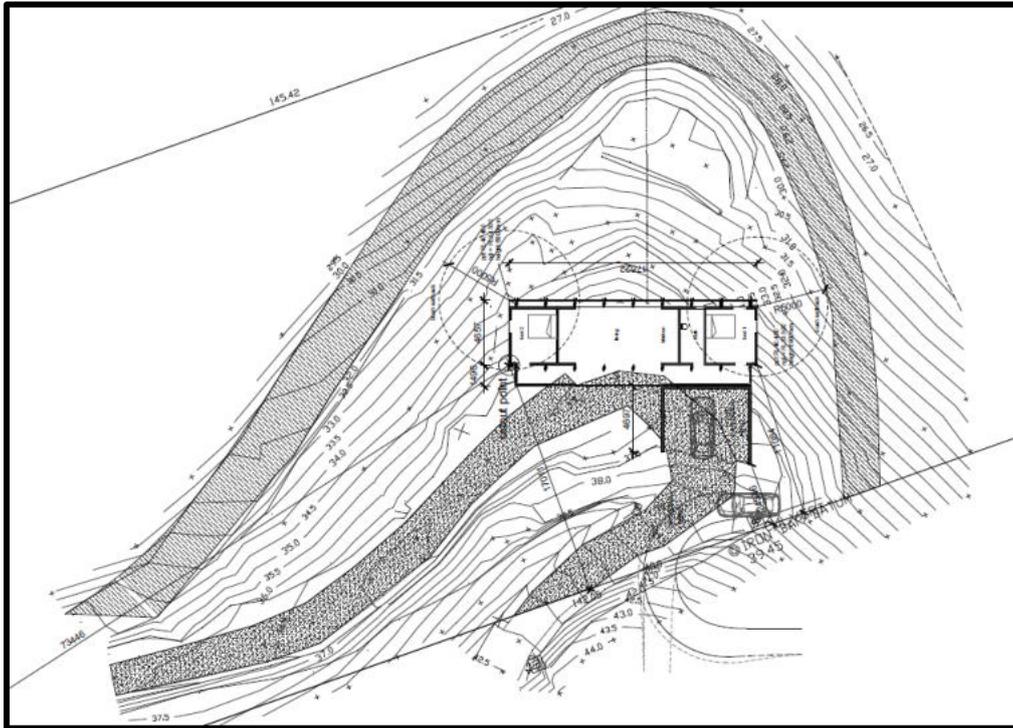


Figure 2: Indicative/conceptual dwelling design for Lot 1.

1.9. Given the underlying zoning being Coastal Living as well as the existing dominant vegetation on the site, the proposed dwelling will result in infringement of the permitted rules for:

- 10.7.5.1.1 Visual Amenity
- 10.7.5.1.7 Setback from Boundaries, and
- 12.4.6.1.2 Fire Risk to Residential Units

Indigenous Vegetation Clearance

1.10. In terms of indigenous vegetation clearance for the proposed lots, there are exemptions for indigenous vegetation clearance stated within ODP Rule 12.2.6.1.1 which includes provision for *(m) creation and maintenance of firebreaks provided that no more vegetation clearance is cleared than necessary to achieve the practical purpose of the firebreak*. All lots include fire buffer planting which contributes to formal effects management, which involves the manual selective clearance of higher flammability species and replanting at higher density in diverse lower flammability native vegetation, as per the EclA. The indigenous vegetation clearance associated with the firebreaks is considered permitted under Rule 12.2.6.1.1(m) and is therefore not included within the indigenous vegetation clearance for the sites.

1.11. The existing clearance within each of the lots is stated below:

- Proposed Lot 1 – 300m² for access and caravan site (as at 2006) + approximate retrospective clearance of 980m²
- Proposed Lot 2 – 450m² – grass adjacent to Bentzen Drive
- Proposed Lot 3 – 515m² – consent for this indigenous vegetation clearance was sought and approved under RC2250122.



- 1.12. The historical clearance as stated above, is considered permitted within Lots 1 & 2, with the clearance within Lot 3 (Lot 2 DP 190845) already having obtained consent under RC 2250122.
- 1.13. Some clearance post 2006 has occurred on Lot 1 to prepare realigned access to the site and a building platform. As noted above, this requires retrospective consent as it increases the total cleared area on site above 500m². It is noted that some of this clearance area is proposed to be revegetated as part of this development.
- 1.14. For the purposes of subdivision and accounting for future development of the allotments we have calculated areas of open space for each allotment. It is noted that these areas encompass the areas of historical clearance, some retrospective clearance and consented clearance detailed above.
- Proposed Lot 1 – 1428m² of open space
 - Proposed Lot 2 – 1381m² of open space
 - Proposed Lot 3 – 1573m² of open space
- 1.15. The above-mentioned open space areas proposed are not intended to be cleared at once as part of this proposal. Instead, they direct the future development of the sites into the most suitable locations. Including the vegetation clearance as part of the subdivision proposal enables the overall effect of total vegetation clearance to be considered and provides upfront offsetting to mitigate those future effects of development. The total clearance enabled over the entirety of the sites as part of this subdivision will equate to 3117m², which is offset by proposed revegetation areas of a total of 3899m² across the development.
- 1.16. The proposal therefore requires both retrospective and future consent for an infringement of *Permitted Rule 12.2.6.1.4 Indigenous vegetation clearance in other zones*.

Excavations

- 1.17. Historical excavations have been undertaken within Lot 1, to form a building area and improved safer access. A Topographic Survey was completed for the site which estimated the retrospective excavation volumes to be 267m³ of cut and 115m³ of fill (382m³ total). As this infringes the permitted standard of 300m³, retrospective consent is therefore sought for the excavations that have been undertaken within Proposed Lot 1.
- 1.18. Landuse consent was sought and approved for the excavations within Lot 2 DP 190845 (Proposed Lot 3), as part of RC 2250122. It was estimated that 495m³ of excavations had occurred on site with a maximum cut height of 1.8 metres.
- 1.19. Therefore, the proposal requires retrospective consent for excavations within Proposed Lot 1 which creates an infringement of Permitted Rule 12.3.6.1.2 Excavation and/or filling within the Coastal Living Zone. A Geotechnical Investigation has been completed by Soil & Rock Consultants which assessed the concept building areas for the lots, which includes the excavated area within Proposed Lot 1.



Access

- 1.20. The subdivision proposal also results in an infringement of the vehicle crossing standards, given that the required sight lines cannot be met. WJ have recommended a specific design which will account for the lesser sight line distances and mitigate effects.

Proposed District Plan

- 1.21. The rules within the *Ecosystems and Indigenous Biodiversity Chapter* of the PDP have immediate legal effect and therefore consideration of these rules must be taken into account.
- 1.22. IB-R1 sets the permitted standards for indigenous vegetation pruning, trimming and clearance and any associated land disturbance for specified activities within and outside a SNA. PER-1(6) allows for such works *'to create and maintain a 20m setback from a building used for a vulnerable activity'*. Although the proposed fire breaks within each lot are only 10m wide, it is considered that the manual selective removal of vegetation and replacement with low flammable vegetation within each of the lots for the purpose of a fire break, is permitted under this rule.
- 1.23. IB R1 (PER-1(7)) allows for *'the construction of a single residential unit on a title and essential associated on-site infrastructure and access and it does not exceed 1,000m²'*. This rule would apply to the proposed open spaces within each lot. It is noted that through the hearings process, the word 'existing' has been added to the rule. It is unclear if this means that the 1000m² applies to the site which existed at the date the plan becomes operative i.e. the parent allotment or for a site that has been legally created.
- 1.24. The total proposed open areas within each lot (proposed and existing clearance) amounts to 1428m² for Lot 1, 1381m² for Lot 2 and 1573m² for Lot 3. Therefore, the clearance within each lot exceeds the permitted allowance under IB-R1 (PER1(7)). IB-R1 determines that non-compliance results in a Discretionary Activity for the volume of clearance required which exceeds 1,000m² in area.
- 1.25. As per Note 1 of this chapter within the PDP, IB-R2 to IB-R4 apply to indigenous vegetation clearance not permitted under Rule IB-R1 and as such we have also reviewed these rules. IB-R2 controls indigenous vegetation clearance and any associated land disturbance within a SNA for Papakainga, which is not applicable to the proposal given Papakainga is not proposed.
- 1.26. IB-R3 controls indigenous vegetation clearance and any associated land disturbance within a SNA in all zones. The sites are considered to fall within the PDP definition of 'significant natural area' because the definition clause (b) RPSN Appendix 5 criteria classification are met (refer to **Appendix 7** – EclA, Table 11, Pg 31). The highest ecological values are within the creek, located centrally within the parent lots. There is no development or clearance proposed in this area. The proposed open areas are stated to have *'Negligible (Lot 2) and LOW (Lots 1 & 3) significance by mere virtue of presence of cover/extent, rather than quality and composition.'* The EclA concludes that *'identified site significance is considered concentrated in the gully with*



higher territorial economics and diversity. The clearance cover is assessed as LOW.’ As such, IB-R3 is applicable to the proposal.



Figure 3: PDP definition of SNA.

- 1.27. IB-R3 (PER-1) states that clearance is permitted so long as it does not exceed 100m² per calendar year. The proposed development would breach this based on the area of proposed open areas within each lot. Consent is therefore required as a Discretionary Activity under IB-R3.
- 1.28. IB-R4 (PER-1) relates to clearance outside of a SNA and therefore, is not applicable.
- 1.29. Consent under the PDP for the infringements of IB-R1 and IB-R3 will be applied for as part of this application as a **Discretionary Activity**.

2. THE SITE AND SURROUNDING ENVIRONMENT

- 2.1. The subject sites are zoned Coastal Living under the Operative District Plan and Rural Lifestyle within the Proposed District Plan.
- 2.2. The overall development is serviced by two existing crossing places along Manawaora Road. The main crossing place provides vehicular access to Lots 1 & 3, while the secondary crossing provides access to Lot 1. This secondary crossing is the original crossing place for this site, however sight visibility from this is quite restrictive. As a result a ROW has been sought over the crossing place to Lot 3 in favour of Lot 1 to improve safety.
- 2.3. The ROW area has been formed with a metalled accessway which provides access to the dwelling within Proposed Lot 3 and the cleared area within Proposed Lot 1. The topography falls away to the east, towards a stream which as mentioned, is located fairly centrally within the lots and will form the new dividing boundary.
- 2.4. The eastern boundary of the sites adjoins an existing metalled right of way (ROW) formed off Bentzen Drive. The eastern portion of the site falls west towards the aforementioned stream.
- 2.5. The majority of the sites are bush covered, which is classified as PNA Russell Forest. This bush also covers lots within close proximity to the sites, as will be discussed further in this report.



The sites both have distant views of the CMA from the cleared proposed building areas within the sites.

- 2.6. The surrounding environment consists of a range of densities, with the immediate surrounding allotments being of similar size to the subject sites as well as similar use - bush blocks developed with a residential dwelling. To the west of the site, on the opposite side of Manawaora Road are smaller sized allotments zoned Coastal Residential. Russell Forest extends further afield to the south. These sites are zoned as General Coastal.



Figure 4: FNDC ODP zoning Maps.



Figure 5: Aerial image of the site and surrounding environment.

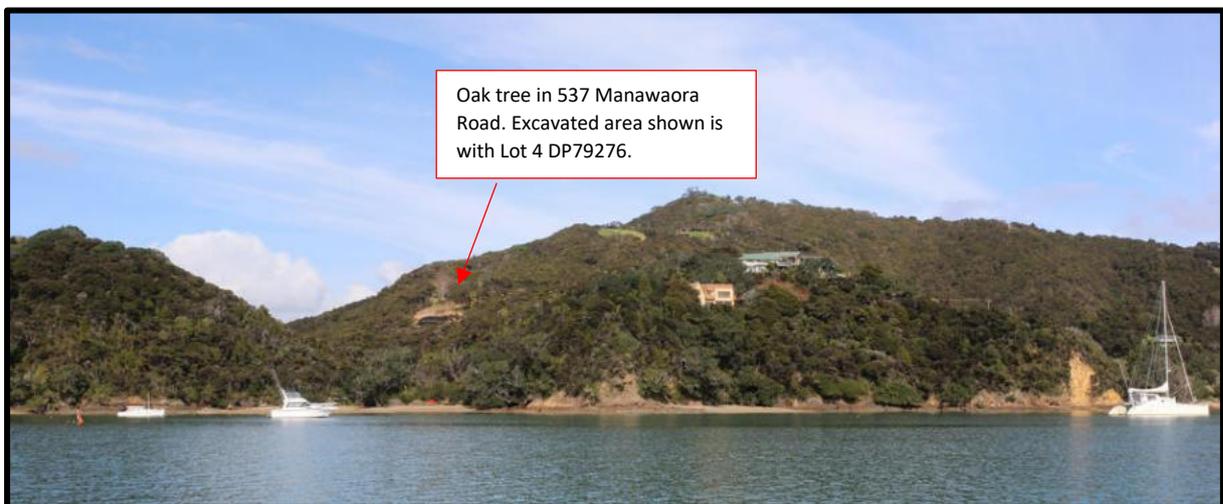


Figure 6: Image of the sites.

Site Photos

- 2.7. A site visit was undertaken in August 2024 by Northland Planning when viewing the neighbouring development. A subsequent visit was then undertaken by the landscape architect in December 2025. Pictures from both visits have been included below.





Figure 7: View east across building site within Proposed Lot 1 (Dec 2025)



Figure 8: View towards building site within Proposed Lot 1 (Dec 2025)



Figure 9: Existing metalled drive which leads to Proposed Lot 1. Image is looking towards Manawaora Road from the Lot 1 boundary. Dwelling within Lot 3 is to the left. (Dec 2025)



Figure 10: Approved dwelling within Proposed Lot 3 (Dec 2025)



Figure 11 - Grass Area on Lot 2 (Aug 2024)



Figure 12 - Visibility from original crossing to Lot 1 (Aug 2024)



Figure 13 - Visibility from original crossing to Lot 1 (Aug 2024)

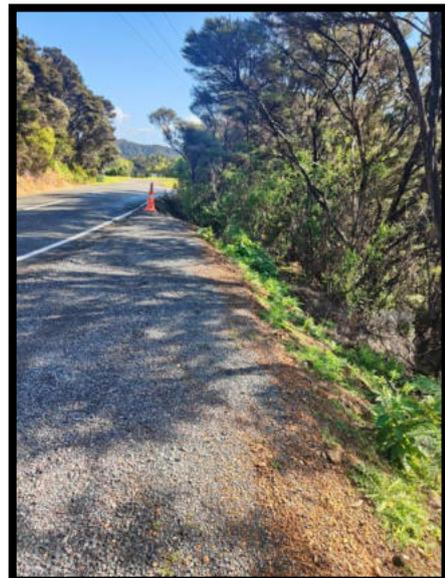


Figure 14 - Visibility from crossing to Lot 3 (Aug 2024)

3. BACKGROUND

Title

- 3.1. Lot 2 DP 190845 is held within Record of Title NA120C/718, with an area of 1.3302 hectares. The title is dated 4th December 1998. There are no consent notices registered on the title. There are existing easements for rights of way and water rights under Easement Certificate 354688.2. Easements B & C are also registered over the title which run through the middle of the site in a north-south direction. These easements will remain as part of the proposed subdivision.

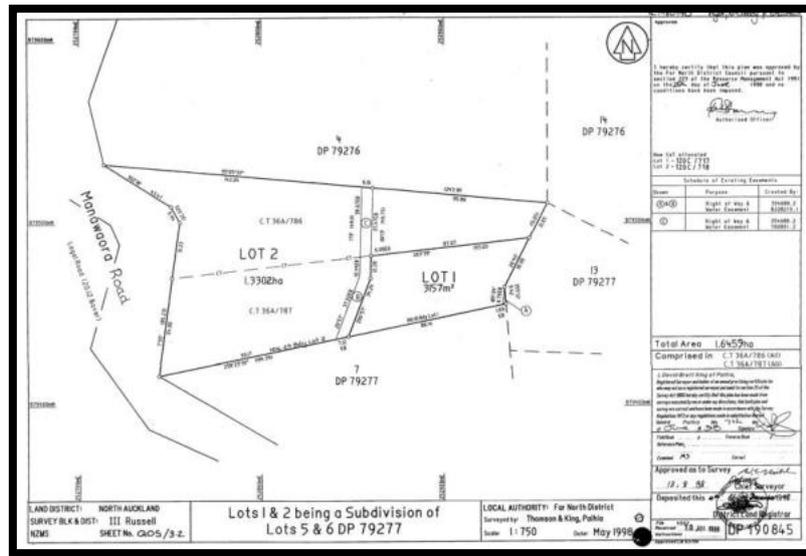


Figure 15: DP190845 showing locations of Easements B & C.

- 3.2. Lot 4 DP 79276 is held within Record of Title NA36A/780, with a legal area of 9911m² and title date of 22nd December 1976. This title also does not contain any registered consent notices. There are existing easements for right of way and water rights held within Transfer Doc 512068 and Easement Certificate 354688.2. These easements will remain unaffected by the proposal.

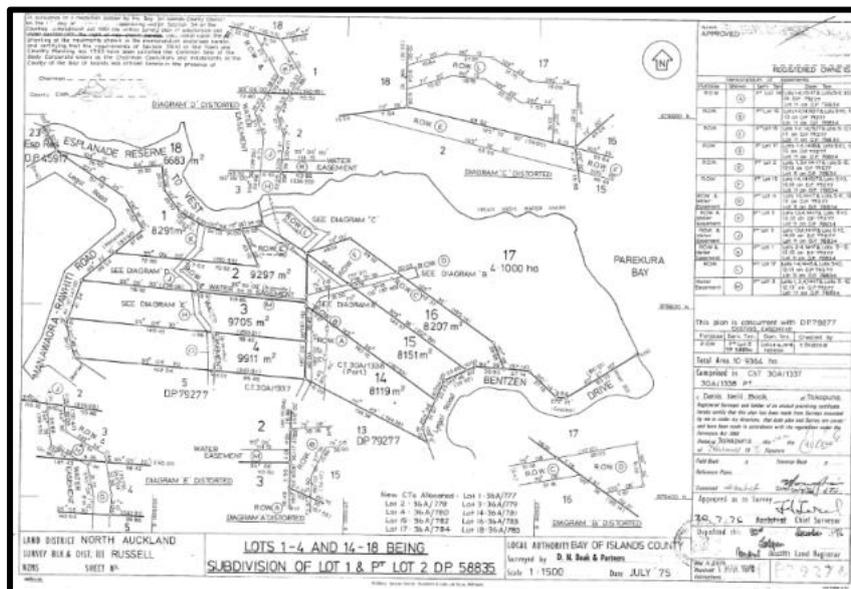


Figure 16: DP79276 showing subject site.



Site History

- 3.3. RC 2250122-RMALUC was recently approved on 24/02/2025 for the construction of a dwelling and associated onsite wastewater disposal system within 537 Manawaora Road, Parekura Bay. Consent was sought due to an infringement of the permitted standards for visual amenity and fire risk to residential units. Retrospective consent was also sought for excavations and indigenous vegetation clearance which had been undertaken on the site to prepare the building platform, access areas and areas for onsite servicing. Overall consent was required as a Discretionary Activity.
- 3.4. The application was supported by various Professional Reports which included a Geotechnical report, Landscape Assessment, Architectural Plans, Archaeological Report and Erosion and Sediment Control Plan. Conditions related to remedial works of the existing earthworks and having erosion and sediment controls in place prior to any further earthworks in accordance with the provided reports. A natural and recessive colour scheme was proposed for the dwelling. Removal of native species with a high flammability within 10-15m of the dwelling was recommended and replacement of these with native species of low flammability. Implementation of the measures within the FENZ approval are also to be implemented.
- 3.5. Construction of the dwelling has commenced and is nearly completed as depicted in **Figure 10** earlier in this report.

Site Features

- 3.6. The sites are located within the Coastal Living Zone under the Operative District Plan (ODP) and zoned Rural Lifestyle within the Proposed District Plan (PDP). The sites are also located within the Coastal Environment and High Natural Character Overlay in the PDP.

- 3.7. Within the Regional Policy Statement for Northland (RPSN), the sites are shown to be within the Coastal Environment as well as partially covered by an area of High Natural Character (HNC). It is worth noting that the approved building location within Lot 2 DP 190845 is located outside of the area noted as HNC. The existing cleared areas within Lot 4 DP 79276 (Proposed Lots 1 & 2) also appear to be located outside of these areas.



Figure 17: RPS Maps.

- 3.8. As mentioned earlier in this report, PNA Russell Forest covers the majority of the sites. The sites are also shown to be within an area where kiwi are present.



Figure 18: FNDC PNA Maps.

- 3.9. The sites are not known to previously have had or currently have any activities undertaken which would be on the HAIL.



- 3.10. Horizon Archaeology had completed an Archaeological Assessment in support of RC2250122 for 537 Manawaora Road (Lot 2 DP 190845), which identified the previously recorded single terrace (Q05/294) southeast of the high point of the subject site. Horizon Archaeology determined that the area which has been excavated for the proposed building platform, services and access did not have any evidence of archaeological features and that the proposed activity will not affect the recorded terrace Q05/294. Horizon Archaeology recommended that an ADP is in place during any future works. A further assessment has been provided by Horizon Archaeology for the proposed subdivision (Archaeological Assessment dated 20th September 2024 and included within **Appendix 9**). This assessment covered the eastern portions of the sites (Lot 2 DP 190845 and Lot 4 DP 79276), with the assessment concluding that there were no recorded archaeological sites present on the new lot nor unrecorded sites identified. No archaeological authority was determined to be required to support the subdivision and any built development on the lots recommended to take place under an ADP.
- 3.11. The sites contain soils classified as LUC 6e17. These soils are not considered to be highly versatile under the RPSN. The sites are not identified as being highly productive land under the National Policy Statement for Highly Productive Land (NPS-HPL) and no further assessment will be made within the report.
- 3.12. The sites are not identified as containing any wetlands under the NRC Biodiversity Maps nor are any noted within the EclA attached with this application.
- 3.13. The sites are not shown to be susceptible to natural hazards under the NRC Hazards Maps.
- 3.14. The sites are not within an area of benefit for reticulated wastewater, stormwater or water supply.
- 3.15. The sites are not shown to be within or adjoining a Statutory Acknowledgement Area. The proposal has been circulated to the relevant Iwi representatives with only one response received to date from Ngati Manu which indicated support of the proposal. No other responses have been received.

4. WEIGHTING OF PLANS

- 4.1. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023.
- 4.2. A large number of comprehensive submissions were received across the board such that the Council has confirmed that other than the rules which were initially identified as having immediate legal effect no additional rules will have legal effect until such time as a decision is made on those provisions. This is expected in May 2026.



- 4.3. District Plan hearings on submissions have recently concluded, however no decisions on the PDP have been issued. For this reason, PDP rules which do not have immediate legal effect are not considered.
- 4.4. Recent advice from Council is that objectives and policies of the PDP are now given some weighting.

5. ACTIVITY STATUS OF THE PROPOSAL

Operative District Plan

- 5.1. The subject sites are located within the Coastal Living Zone. An assessment of the relevant subdivision, zone and district wide rules of the District Plan is set out in the tables below. The proposal will be assessed against the relevant rules.

Subdivision

Table 1 - Assessment of the applicable Subdivision Rules for the Coastal Living Zone:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.2.1 (ix)	MINIMUM LOT SIZES	<p>Discretionary Activity</p> <p>The proposal will see one additional allotment created by reconfiguring two existing allotments. The proposed lot sizes will be 6044m², 6439m² and 1.0721ha.</p> <p>The proposed lot sizes do not comply with the controlled provisions of 4ha for the zone or the RDA provisions of 8000m² but can meet the Discretionary provisions of 5000m². The subdivision aspect is therefore assessed as a Discretionary Activity.</p>
13.7.2.2	ALLOTMENT DIMENSIONS	<p>Permitted</p> <p>Proposed Lot 3 contains an existing approved RC for a dwelling and as such, is considered to comply with this rule. Lots 1 & 2 are also of ample area for future built development with concept building locations being detailed within the EclA.</p>
13.7.2.3 – 9	Not Applicable for this application.	

- 5.2. The proposal is able to meet the lot size provided for as a **Discretionary Activity** as per Table 13.7.2.1 above.

Coastal Living Zone Standards

- 5.3. As discussed, RC2250122 approved the construction of a dwelling and associated access and servicing within Lot 2 DP 190845. This development will be wholly contained within Proposed Lot 3. As such, it is considered necessary to assess the approved development within Lot 3 against the permitted standards for the zone, given the lot size will be changing. Proposed Lot 1 will also contain a portion of metalled access as well as provision for a dwelling being included



as part of this application. Proposed Lot 2 will be vacant land as a result of the proposed subdivision.

5.4. An assessment of Section 10.7.5.1 of the Operative District Plan will be undertaken below.

Table 2 - Assessment of the permitted COASTAL LIVING ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
10.7.5.1.1	VISUAL AMENITY	<p>Restricted Discretionary – Proposed Lot 1</p> <p>The provision for a dwelling to be constructed within Proposed Lot 1 is being applied for as part of this application. The indicative floor area will exceed 50m². There is not an existing approved building envelope within the site. As such, consent is triggered under this rule for the proposed new dwelling within Lot 1.</p> <p>Lot 3 has provision to contain the recently approved dwelling under RC2250122. As mentioned, consent was sought given the breach of the permitted standards under this rule and was subsequently approved. The proposal is not considered to alter the dimensions or location of the dwelling approved under the subject consent and all conditions imposed on RC2250122 will still apply. As such, it is considered that consent has already been provided for the dwelling, and no further consent is required.</p> <p>Lot 2 is not proposed to contain any built development as part of this proposal.</p>
10.7.5.1.2	RESIDENTIAL INTENSITY	<p>Permitted</p> <p>Proposed Lots 1 & 3 have provision for one residential dwelling. No new dwellings are proposed within Lot 2 as part of this application.</p>
10.7.5.1.3	SCALE OF ACTIVITIES	<p>Not applicable</p> <p>No such activities are proposed.</p>
10.7.5.1.4	BUILDING HEIGHT	<p>Permitted.</p> <p>The maximum height of the proposed dwelling within Proposed Lot 1 will be 6.9m which is within the permitted height threshold.</p>



10.7.5.1.5	SUNLIGHT	<p>Permitted</p> <p>The new dividing boundaries are located a sufficient distance from the proposed dwelling location under RC2250122 within Lot 3 as well as the proposed dwelling within Lot 1, such that no breach of the permitted standards for sunlight are anticipated.</p>
10.7.5.1.6	STORMWATER MANAGEMENT	<p>Permitted</p> <p>The permitted threshold for impermeable surfaces within the Coastal Living zone is 10% or 600m², whichever is the lesser.</p> <p><u>Proposed Lot 3</u> As shown on the approved plans within RC2250122, the total amount of impermeable surfaces consented equates to 499m², which is less than the permitted standard of 600m², for Lot 3.</p> <p><u>Proposed Lot 1</u> The impermeable surfaces within the site will be:</p> <ul style="list-style-type: none"> - Metalled access – 196m² - Proposed dwelling (excluding car parking deck as will be open slated) – 103m² <p>Total – 299m² - complies</p> <p>Lot 2 will be vacant.</p>
10.7.5.1.7	SETBACK FROM BOUNDARIES	<p>Restricted Discretionary – Proposed Lot 1</p> <p>The proposed lots are greater than 5000m² and therefore the permitted setback distance from boundaries is 10 metres.</p> <p><u>Proposed Lot 1</u> The proposed dwelling within Lot 1 will be located in excess of 10 metres from the boundary, however the attached car parking deck will be located 4.546m from the dividing boundary with Lot 3. As such, a setback infringement occurs along this boundary. Given this is an internal boundary of the subdivision, written approval is considered to form part of this application such that no formal approval form is considered necessary.</p> <p><u>Proposed Lot 3</u> The new dividing boundaries are located a sufficient distance from the proposed dwelling location under RC2250122 within Lot 3 such that no breach of the permitted standards for setbacks are anticipated.</p>



		<p><u>Proposed Lot 2</u> Proposed Lot 2 will not contain any built development as part of this application.</p>
10.7.5.1.8	SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES	Not applicable as no non-residential activities are proposed.
10.7.5.1.9	TRANSPORTATION	A full assessment has been completed in the table below.
10.7.5.1.10	HOURS OF OPERATION NON-RESIDENTIAL ACTIVITIES	Not applicable as no non-residential activities are proposed.
10.7.5.1.11	KEEPING OF ANIMALS	Not applicable as no commercial keeping of animals are proposed.
10.7.5.1.12	NOISE	Permitted The proposal can comply with the permitted standard.
10.7.5.1.13	HELICOPTER LANDING AREA	Not applicable as no helicopter landing is required.

District Wide Matters

Table 3 – DISTRICT WIDE MATTERS		
Plan Reference	Rule	Performance of Proposal
Chapter 12 – Natural and Physical Resources		
12.1	LANDSCAPES AND NATURAL FEATURES	<p>Not Applicable. The sites do not contain any areas of Outstanding Natural Features or Outstanding Landscapes. The sites do contain areas classified as High Natural Character, however this does not trigger assessment under this Chapter.</p>
12.2	INDIGENOUS FLORA AND FAUNA	<p style="background-color: #c6e0b4;">Restricted Discretionary – all lots</p> <p>The sites do not meet the definition of an ‘urban environment’ as the sites are not connected to a reticulated water supply or sewage system.</p> <p>Retrospective consent was sought and approved under RC 2250122 for the vegetation clearance which had occurred within Lot 2 DP 190845, such that no further consent is triggered for this site.</p> <p>Retrospective consent is required for the existing clearance area within Lot 1 (although some of this area is proposed to be revegetated as part of this development).</p>
12.2.6.1.4 (P)	Indigenous vegetation clearance is other zones	
12.2.6.2.2 (RDA)		



		<p>For the purposes of subdivision and accounting for future development of the allotments the calculated areas of open space for each allotment are noted below. It is noted that these areas encompass the areas of historical clearance, some retrospective clearance and consented clearance. The total amount of clearance (proposed and existing) within the lots are as follows:</p> <ul style="list-style-type: none"> - Proposed Lot 1 – 1428m² - Proposed Lot 2 – 1381m² - Proposed Lot 3 – 1573m² <p>As over 500m² of indigenous vegetation within each lot will occur, resource consent is required.</p>
<p>12.3</p> <p>12.3.6.1.2 (P)</p> <p>12.3.6.2.1 (RDA)</p>	<p>SOILS AND MINERALS</p>	<p>Discretionary – Proposed Lot 1 retrospective consent</p> <p>The permitted volume of excavations for the zone is 300m³ in any 12-month period per site and a cut or filled face which does not exceed 1.5m in height.</p> <p><u>Proposed Lot 3</u> Retrospective consent was sought and obtained under RC 2250122 for excavations which had occurred within Lot 2 DP 190845, which amounted to a total volume of 495m³ with a maximum cut face of 1.8m. Only 5m³ of excavations were anticipated for the construction of the dwelling. As such, no further consent is triggered for the excavation works consented within Lot 2 DP 190845.</p> <p><u>Proposed Lot 1</u> A topographic survey has been completed for the excavations that have occurred within Lot 4 DP 79276 (Proposed Lot 1), with this amount anticipated to be 267m³ of cut and 115m³ of fill (382m³). Therefore, retrospective consent is sought for the excavations which have previously occurred within the site. As a result of the proposed dwelling, the excavation volume is anticipated to be less than 300m². Given this will occur in a different 12-month period to the previous excavations, consent is not triggered for the excavations associated with the dwelling and car parking deck.</p> <p>Retrospective consent is therefore sought for the excavations which have taken place within Lot 4 DP 79276 (Proposed Lot 1). It has been estimated that these works amounted to a total volume of 382m³. These works occurred on a slope with a series of banks being cut into the existing slope ranging from RL 29.5 – RL 40.0. The topo plan attached within Appendix 8 indicates the individual cut faces being from RL 40 – RL 39, RL 37 – RL 35, RL 35 – RL 32. With fill from RL 32 – RL 29. Consent for exceedance of 1.5m cut or fill slope is triggered as a Discretionary Activity.</p>



12.4	NATURAL HAZARDS	<p>Discretionary – Proposed Lot 1</p> <p>The sites are not located within a coastal hazard zone.</p> <p>RC2250122 included consent for a breach of the fire risk to residential units rule, which will remain unchanged.</p> <p>The proposed dwelling within Proposed Lot 1 will be located within 20 metres of the proposed revegetated firebreak and screening vegetation and therefore requires consent under 12.4.6.1.2. FENZ have been contacted as part of this proposal with their approval received as contained within Appendix 10.</p>
12.5	HERITAGE PRECINCTS	Not Applicable.
12.6	AIR	Deleted Chapter
12.7	LAKES, RIVERS, WETLANDS AND THE COASTLINE	<p>Permitted</p> <p>The ECIA completed by BEC confirmed that there were no known wetlands within the site. The proposed lots are located an adequate distance from the CMA and any built development will be located in excess of 30 metres from any river such that this section does not apply.</p> <p>The proposal is considered to be Permitted in terms of this chapter.</p>
12.8	HAZARDOUS SUBSTANCES	Not Applicable
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Not Applicable.
Chapter 14 – Financial Contributions		
14.6 14.6.1	ESPLANADE AREAS	<p>Permitted</p> <p>(a)(i) & (ii) – Not applicable. While the site includes a stream, on average its width where it passes through the site is less than 3 metres. Refer to page 46 of the ECIA for pictures of the stream.</p> <p>(a)(iii) – An esplanade reserve or strip is not considered necessary given that the adjoining allotments do not contain such legal instruments and the setting aside of this is not considered to maintain or enhance the natural functioning of water bodies, or water quality, aquatic habitats or mitigate natural hazards. The stream is surrounded by native bush which is protected. It is considered that an additional legal instrument will not provide a superior outcome.</p> <p>(a)(iv) – Not applicable.</p> <p>(b) & (c) – Not applicable.</p>

Chapter 15 - Transportation



Plan Reference	Rule	Performance of Proposal
15.1.6A	TRAFFIC	<p>Permitted.</p> <p>The permitted TIF within the Coastal Living zone is 20, with the first residential unit being exempt from this rule.</p> <p>The proposal can comply with this section.</p>
15.1.6B	PARKING	<p>Permitted</p> <p>FNDC is now classified as a Tier 3 Council and as such Policy 11(a) of the National Policy Statement for Urban Development 2020 (NPS-UD) clause 3.38 requires the removal of provisions, standards and rules that require a minimum number of car parks to be provided when undertaking development other than for accessible car parks and residential development. The proposal does not require the need for accessible car parks and adequate parking can be provided on site for each residential unit. As such, the proposal is deemed permitted in terms of the parking rules.</p>
15.1.6C.1.1	PRIVATE ACCESSWAY IN ALL ZONES	<p>Permitted.</p> <p>(a) Easement A will contain a private accessway which will service Lots 1 & 3. Appendix 3B-1 states that a private accessway servicing 2 allotments in the CL zone, requires a 5m legal width and 3m carriageway width. The private accessway will comply with this.</p> <p>(b) As above.</p> <p>(c) The private accessway will not service more than two households.</p> <p>(d) The subdivision does not serve 9 or more sites.</p> <p>In terms of the access to Proposed Lot 2, this will be via the existing right of way from Bentzen Drive. The two parent lots currently have rights to form access off this ROW and as a result of the proposed subdivision, the number of lots with rights to form access from the ROW will reduce to one, therefore decreasing any effects. As such, no assessment will be made of the existing private accessway which will service Proposed Lot 2 as the proposal is considered to result in a improved outcome in terms of access, as the number of users of the ROW will reduce from two to one.</p>
15.1.6C.1.2	PRIVATE ACCESSWAYS IN URBAN ZONES	<p>Not applicable.</p>
15.1.6C.1.3	PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES	<p>Permitted.</p> <p>(a) & (b) In rural and coastal zones, passing bays are required at spacings not exceeding 100m. Where passing bays are required, they are to be at least 15m long and have a usable access width of 5.5 metres. The private accessway is</p>



		<p>considered to be less than 100m long and therefore no passing bay is required.</p> <p>(c) There is ample area for passing bays and vehicle queuing space at the vehicle crossing to Manawaora Road.</p>
15.1.6C.1.4	ACCESS OVER FOOTPATHS	Not applicable.
15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	<p>Discretionary Activity.</p> <p>(a) WJ have assessed the proposed accesses within their SSR.</p> <p>For Proposed Lot 2 – access will be from the existing ROW. WJ have confirmed that there are no existing drainage facilities on the shoulder of the ROW at the proposed access point. WJ have determined that given the operating speeds along the ROW will be low, that the available sight distances in both directions are therefore considered adequate.</p> <p>For Proposed Lots 1 & 3 – the vehicle crossing is existing and WJ have recommended that the crossing is formed in compliance with FNDC Eng Standards 2009 Sheet FNDC/S/6B. It is noted that there are no existing drainage facilities on the eastern shoulder of Manawaora Road at the access point. Given the speed limit along Manawaora Road is 100km/hr, the minimum sight distance requirements are 170m. WJ have determined that the available sight distances along the northbound and southbound lanes are 77m and 55m respectively, which is less than the required sight distances. Given the non-compliance, WJ have recommended mitigation measures and are in support of the location of the crossing given the operating speed is likely to be significantly lower than the posted speed limit and is considered to be the best-case location along the lot boundaries. To address the inadequate sight distances, WJ have recommended that the crossing be extended north, along the eastern side of Manawaora Road, to allow additional safe space for turning. This will be discussed further in this report, as well as being detailed within the SSR. Given the non-compliance of the sight distances at the vehicle crossing to Lots 1 & 3, a technical breach of this rule occurs and consent is triggered. Discretionary Activity.</p> <p>(b) Manawaora Road is a sealed road and therefore, the splays will be surfaced as per this rule. Lot 2 will be accessed via a metalled ROW and therefore this rule does not apply.</p> <p>(c) The crossing to Lots 1 & 3 will service two properties only. The private accessway will be 6m wide for a minimum distance of 6m from the edge of the carriageway.</p>



15.1.6C.1.6	VEHICLE CROSSING STANDARDS IN URBAN ZONES	Not applicable.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	Permitted (a) There will be no need for vehicles to reverse off site. (b) There are no bends or corners located within Easement A. (c) Areas where legal width exceeds formation width, will be grassed. (d) Stormwater will be managed on site.
15.1.6C.1.8	FRONTAGE TO EXISTING ROADS	Permitted. (a) Manawaora Road is considered to meet the legal standards. (b) As above. (c) The configuration of the lots will be such that each lot will only have one road frontage. Proposed Lots 1 & 3 will share a vehicle crossing and then be accessed via private accessway, such that the proposal complies with this rule. (d) There are no known carriageway encroachments.
15.1.6C.1.9 - 11	Not applicable to this development.	

Operative District Plan Overall Status

Subdivision

5.6 The proposal is determined to comply with the **Discretionary** provisions for the Coastal Living zone as the proposed lot sizes exceed 5000m² in area.

Land Use

5.7 The proposal includes development of one dwelling within Lot 1. Both the land use and subdivision components trigger consent as detailed below:

10.7.5.1.1 Visual Amenity

5.7.1 The proposal includes provision for a dwelling within Proposed Lot 1. As the floor area exceeds 50m², consent is triggered under this rule. This aspect has been determined to be a **Restricted Discretionary Activity**.

10.7.5.1.7 Setback from Boundaries

5.7.2 The proposed carparking deck within Proposed Lot 1 will be located 4.546m from the dividing boundary between Lots 1 & 3. Given this is an internal boundary as part of the combined application, it is considered a given that written approval is provided for the proposal and as such no formal written approval letter has been obtained. The proposal is assessed as a **Restricted Discretionary Activity**.



12.2.6.1.4 Indigenous vegetation clearance

5.7.3 Consent is sought for the proposed ‘open areas’ within each of the allotments, given these areas exceed 500m². This has been assessed as a **Restricted Discretionary Activity**.

12.3.6.1.2 Excavations

5.7.4 Retrospective consent is required for the excavations which have occurred within Lot 1. It is estimated that the excavation volume is 382m³ which breaches the permitted threshold of 300m³ as well as the existing cut and fill faces exceeding 1.5m. The excavations for the dwelling are anticipated to meet the permitted threshold given these are anticipated to be less than 300m³ and will occur in a different 12-month period to those already undertaken within the site. The retrospective consent is assessed as a **Discretionary Activity**.

12.4.6.1.2 Fire Risk to Residential Units

5.7.5 The proposed dwelling within Lot 1 will be located less than 20 metres from the proposed revegetated firebreak and screening planting. Consultation has been had with FENZ with their approval received. This aspect is assessed as a **Discretionary Activity**.

15.1.6C.1.5 Vehicle crossing standards in rural and coastal zones

5.7.6 The existing access to Lots 1 & 3 will be upgraded to the required standard as per the SSR, however given that the required sight lines cannot be met, consent is triggered. WJ have recommended mitigation measures within their SSR to account for this. As such, consent will be sought for this as a **Discretionary Activity**.

Overall Combined Status for Subdivision and Landuse

5.8 As per Rules 10.7.5.4, 12.2.6.1, 12.3.6.3, 12.4.6.3 15.1.6C.2 and 13.9 Discretionary Activities, the combined subdivision and landuse application will be assessed as a **Discretionary Activity**. The relevant sections of Chapter 11, 13 and 15 of the ODP will be assessed as part of this application.

Proposed Far North District Plan

5.9 Under the Proposed Far North District Plan (PDP), the site is zoned ‘Rural Lifestyle’. The sites are also within the ‘Coastal Environment’ and ‘High Natural Character’ overlays. The sites are within an area defined as Significant Natural Area based on the EclA and the classification criteria in Appendix 5 of the RPSN as detailed earlier in this report.

5.10 Ana assessment against the PDP rules that have had immediate legal effects is set out in the table below.

Table 4 - ASSESSMENT AGAINST THE PDP RULES THAT HAVE IMMEDIATE LEGAL EFFECT		
Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect:	Not applicable.



	<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>Rules HS-R5, HS-R6, HS-R9</p>	<p>The site does not contain any hazardous substances to which these rules would apply.</p>
Heritage Area Overlays	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>Not applicable.</p> <p>The site is not located within a Heritage Area Overlay.</p>
Historic Heritage	<p>All rules have immediate legal effect (HH-R1 to HH-R10)</p>	<p>Permitted.</p> <p>The archaeological report completed for RC 2250122 identified one terrace within Lot 2 DP 190845. The site is not within Schedule 2 of PDP nor is it within the PDP Maps. The proposal is not considered to have any effect on the recorded archaeological site. Therefore, the proposal is considered to comply with this rule.</p>
Notable Trees	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any notable trees.</p>
Sites and Areas of Significance to Māori	<p>All rules have immediate legal effect.</p>	<p>Not applicable.</p> <p>The site does not contain any scheduled sites and areas of significance to Māori.</p>
Ecosystems and Indigenous Biodiversity	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p>Discretionary</p> <p>The sites are covered in mixed regenerating indigenous and exotic vegetation as detailed in the EclA.</p> <p>Each allotment will have designated areas of 'open space' which will include provision of new open areas and historically cleared areas.</p> <p>Vegetation clearance proposed is not able to comply with the standards in IB-R1. As drafted non-compliance with IB-R1 is a Discretionary Activity. In the most recent s42A ROR it is clarified that where there is</p>



		<p>a non-compliance with IB-R1 the activity moves to assessment under IB-R2 & IB-R3. In our case Rule IB-R3 is applicable. The EclA has confirmed that the sites qualify as SNA.</p> <p>Permitted indigenous vegetation clearance within an SNA is limited to 100m² in any calendar year.</p> <p>The proposed development will breach Rule IB-R3 (PER-1) based on the areas sought.</p>
Subdivision	<p>The following rules have immediate legal effect:</p> <p>SUB-R6 - Environmental Benefit Subdivision.</p> <p>SUB-R13- Subdivision of a site within a heritage area overlay.</p> <p>SUB-R14 - Subdivision of a site that contains a scheduled heritage resource.</p> <p>SUB-R15 - Subdivision of a site containing a scheduled site and area of significance to Māori.</p> <p>SUB-R17 - Subdivision of a site containing a scheduled SNA</p>	<p>Permitted.</p> <p>The site is not an environmental benefit subdivision; the site does not contain any heritage overlays; scheduled heritage resources; a scheduled site and area of significance to Māori or; any SNA's.</p>
Activities on the Surface of Water	<p>All rules have immediate legal effect (ASW-R1 to ASW-R4)</p>	<p>Not applicable.</p> <p>The proposal does not involve activities on the surface of water.</p>
Earthworks	<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>Permitted.</p> <p>Any new earthworks will comply with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).</p>
Signs	<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 applicable.</p> <p>No signs are proposed as part of this application.</p>
Orongo Bay Zone	<p>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</p>	<p>Not applicable.</p> <p>The site is not located in the Orongo Bay Zone.</p>



- 5.11 The proposed development is a **Discretionary Activity** for vegetation clearance within a significant natural area under the notified PDP Ecosystems and indigenous biodiversity Rule IB-R3.
- 5.12 Since notification, submissions on the notified 'Ecosystems and Indigenous Biodiversity' provisions have been heard (Hearing 4 – August 24). It is noted that following that hearing, officers' recommendations are to modify and consolidate the Indigenous Biodiversity rules as they relate to vegetation clearance to better reflect National Policy Statement – Indigenous Biodiversity. The proposed changes would remove from the Indigenous Biodiversity chapter policies references to 'significant natural areas' as defined by the PDP and replace this term with '*areas of significant indigenous vegetation and significant habitat of indigenous fauna*' (Policies IB-P2(a), IB-P5, IB-PX). IB-P10 would remain the list of matters to consider when resource consent is required under IB vegetation clearance rules. Within the policy framework for the protection of indigenous vegetation, Rule IB-R2 provides for some clearance and land disturbance for specified activities. In all zones, this includes clearing a 20m setback from a building used for a vulnerable activity or up to 1,000m² for a single residential unit and associated infrastructure on an existing title.
- 5.13 For clearance activities not listed in IB-R2, the notified IB-R3 permitted rule standard limits indigenous vegetation and associated land disturbance within any calendar year, to 100m² within a Significant Natural Area (SNA) as defined by the PDP. The officer's recommended rule amendment would remove the reference to SNA and apply limits to indigenous vegetation clearance regardless of its significance. Within the Rural Lifestyle zone, the clearance area limit would be 250m². An application to exceed this limit in any calendar year is a Discretionary Activity and would be assessed against the redrafted matters listed in IB-P10 and where relevant IB-P2(a), IB-P4 and IB-PX.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

- 5.14 After review of aerials and a site visit, it has been concluded that there are no known activities listed on the HAIL which have previously been or are currently being undertaken on the sites. As such, it is considered that the proposal is deemed Permitted under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human health (NESCS).

National Environmental Standards for Freshwater 2020

- 5.15 As determined within the EclA, there are no natural inland wetlands associated with the watercourse or elsewhere on the lots. The proposal is not considered to divert hydrology; there are no proposed activities in the bed of any river and no obstructions to fish passage or diversion. It is therefore considered that the proposal does not trigger consent under the NES-F. The proposal is determined to be **Permitted** in terms of this regulation.



- 5.16 No other National Environmental Standards are considered applicable to this development. The activity is considered permitted in terms of these above-mentioned documents.

6. STATUTORY ASSESSMENT

Section 104B of the Act

- 6.1. Section 104B governs the determination of applications for Discretionary and Non-Complying Activities. With respect to both Discretionary and Non-Complying Activities, a consent authority may grant or refuse an application and impose conditions under section 108.

Section 104(1) of the Act

- 6.2. Section 104(1) of the Act states that when considering an application for resource consent-

“the consent authority must, subject to Part II, have regard to –

*(a) Any actual and potential effects on the environment for allowing the activity; and
(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*

(b) Any relevant provisions of –

- (i) A national environmental standard*
- (ii) Other regulations*
- (iii) A national policy statement*
- (iv) A New Zealand Coastal Policy Statement*
- (v) A regional policy statement or proposed regional policy statement*
- (vi) A plan or proposed plan; and*

(c) Any other matter the consent authority considers relevant and reasonable necessary to determine the application.’

- 6.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the Act). As will be discussed below, the proposal will have actual and potential effects that are acceptable. In addition, the proposal will also have positive effects on the environment as the proposal will create additional allotments which are consistent with what is anticipated in this zone and which is of high demand in the area, especially for coastal/rural lifestyle sections. Areas of significance will be set aside for formal protection as well as areas of historic heritage remaining unaffected. The proposal will result in an increase in indigenous floral diversity, restoration of pattern and integrity as detailed within the EclA via revegetation and supplement planting.

- 6.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. The proposed open areas which result in an area of approximately 3117m² is offset via revegetation of areas amounting to 3899m², which results in a net gain. Pest and weed management is also proposed as well as formally protecting large areas within



each of the sites. The proposal is considered to adequately offset the proposed vegetation clearance as detailed within the EclA and as will be discussed further in this report. As noted above, the proposed development itself will generate positive effects that are consistent with the intent of the Coastal Living zone and surrounding environment.

- 6.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided below.
- 6.6. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.' There are no other matters relevant to this application.

7. ENVIRONMENTAL EFFECTS ASSESSMENT

- 7.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.

Subdivision

- 7.2. The proposal is assessed as being a **Discretionary Activity** as per *Section 13.9* of the ODP. In considering whether to impose conditions on applications for discretionary subdivision activities, the Council has full discretion. An assessment has been provided based on following matters listed in *13.10 Assessment Criteria*.

ALLOTMENT SIZES AND DIMENSIONS

- 7.2.1. The intended purpose of the lots is for rural lifestyle living within close proximity to the coast as well as small town amenities, whilst ensuring the indigenous flora and fauna within the sites are protected and enhanced. Each lot is of sufficient area to enable this and with defined cleared areas for future built development, this will ensure that each lot can be developed without adversely affecting the indigenous flora and fauna within the site. Given the extent of the indigenous vegetation within the site, it is considered that any future development within Lot 2 would most likely trigger resource consent for fire risk, however mitigation measures can be easily incorporated into the design of the dwelling and water supply to ensure fire risk is mitigated. Furthermore, it is proposed that the 10m buffer around the existing cleared areas is planted in indigenous low flammable vegetation to further mitigate effects from fire risk. Operational and maintenance requirements can easily be undertaken within the lots.
- 7.2.2. As detailed earlier in this report, the subject sites are effectively split into two, given the existing topography of the site which converges in the middle and then increases in elevation on either side. This ultimately provides a barrier for access between the western and eastern sides of the sites. The proposal will see Lot 2 created within the eastern portion of the site,



with the dividing boundary between all lots being the stream. This will enable lots which are of a more manageable size and more easily accessed. Pest and weed management is offered as part of this application and with the proposed lot sizes, it is considered that the lots will be of a size where this can be easily managed and implemented. Pest and weed management can become overwhelming within large lots such that it becomes hard to keep on top of the requirements, whereas lots of the proposed size will ensure management can be undertaken easily and will encourage future landowners to ensure this is undertaken on an ongoing basis.

7.2.3. In terms of compatibility with the pattern of the adjoining subdivision and land use activities, it is considered that the proposed lot sizes fall within the existing range of lot sizes in the immediately surrounding area. Directly adjoining Lot 2 DP 190845 is Lot 1 DP 190845, which is a 3158m² lot and contains a residential dwelling. Many other allotments to the east and south fall within the range of 5000m² to 9000m², with lots to the west being smaller allotments of around 1000m². There are some allotments to the north which are slightly larger of around 9000m². Therefore, the subject sites fall in an area of medium residential intensity, with many lots containing a residential dwelling and area of bush. This provides a buffer between the smaller more intense Coastal Residential zone and the larger lots. Given that the sites are located in proximity to the higher intensity development to the west, the sites provide a transitional zone. As the proposed lot sizes will be within the existing range in the surrounding environment, it is considered that the proposal is compatible with the existing subdivision patterns and land use activities in the area. No reverse sensitivity or incompatible land use effects are anticipated as the intended use of the proposed allotments will be consistent with the surrounding environment.

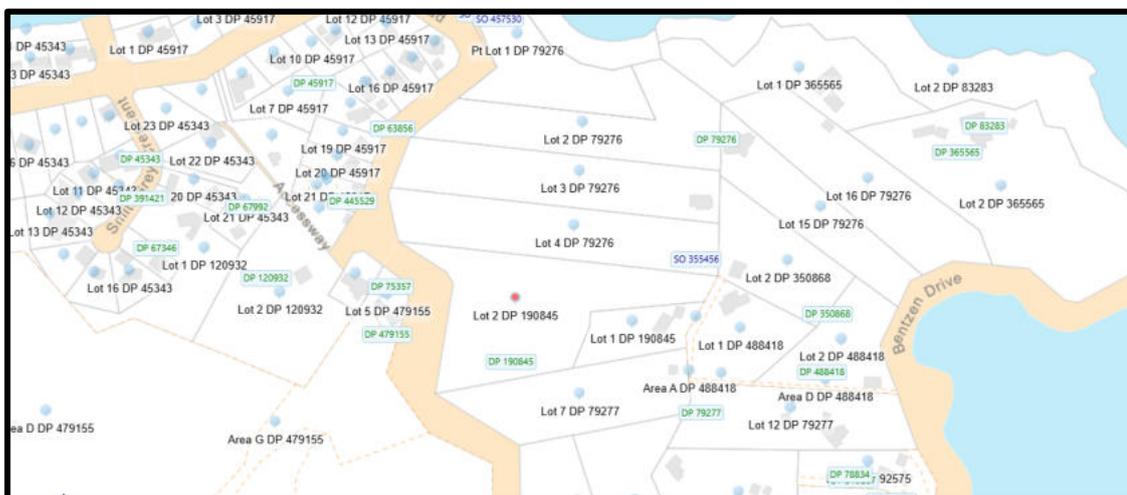


Figure 19: Subject sites and surrounding environment showing lot sizes.

7.2.4. Access arrangements will see Lots 1 & 3 sharing the existing crossing from Manawaora Road. Lot 1 has a secondary crossing which was the original crossing place to the site, which has very restrictive sight lines. It remains in use when needed for manoeuvrability within Lot 1, however with the introduction of the new ROW its use is now limited.



- 7.2.5. Both Lot 2 DP 190846 and Lot 4 DP 79276 have access rights to the right of way from Bentzen Drive, along the eastern boundary of the site. The proposal will see Lot 2 accessed from Bentzen Drive, therefore decreasing the numbers of users by one. The proposal is therefore not considered to have adverse effects on access arrangements as existing provisions will be utilised as will be detailed further in this report.
- 7.2.6. In terms of cumulative and long-term implications for the coastal environment and its preservation, it is considered that these implications are positive and superior compared to what is currently in existence. The proposal will see one additional lot created, which has an existing cleared area within the site suitable for built development. The EclA has recommended formal protection of the vegetated areas within each of the proposed allotments, outside of the designated building areas, as well as revegetation of some areas of the site and pest and weed management. This will provide a superior outcome by enhancing and supporting the indigenous vegetation and habitats within the sites and downstream environment. The sites are of a size where any future development can be adequately serviced to ensure no adverse effects are created from stormwater or wastewater. Given the existing topography of the sites, the proposal is not considered to create an environment which is objectionable to what is currently existing. The proposed additional allotment will be largely indiscernible from what is currently perceived, given the physical constraints of the sites.
- 7.2.7. Overall, it is considered that the proposal provides allotments which are suitable and consistent within the surrounding environment. The cumulative and long-term implications of the proposal are considered to be less than minor, with the preservation of the coastal and rural environment remaining intact.

NATURAL AND OTHER HAZARDS

- 7.2.8. The sites are not shown to be affected by flood susceptibility or coastal erosion under the NRC Hazard Maps.
- 7.2.9. As mentioned earlier in this report, it has been determined that the subject sites are not classified as containing activities listed on the HAIL and therefore, is deemed to be permitted in terms of the NESCS.
- 7.2.10. In regard to s106 of the Act, it is considered that there is no significant risk from natural hazards applicable, which would allow Council to refuse subdivision consent. The proposal is not considered to accelerate, worsen or result in material damage of any kind.

WATER SUPPLY

- 7.2.11. The sites are not within an area which are serviced by reticulated water supply and therefore water supply will be via harvesting of rainwater to water tanks on site.
- 7.2.12. The dwelling on Lot 3 and approved under RC 2250122 has approved provisions for water supply which will remain unchanged as part of this proposal. There is an existing condition within RC 2250122 approved decision document which requires the recommendations provided from FENZ for RC 2250122 are adhered to prior to the occupation of the dwelling.



This condition will remain in place and will be required to be implemented as part of RC 2250122. It is anticipated that the construction of the dwelling as part of RC2250122 will be completed prior to titles being issued for the new lots.

7.2.13. In terms of Lot 1 and the proposed dwelling within this allotment, the Applicant has not advised of the volume of water tank storage yet. FENZ were contacted as part of the pre-application process and advised that 10,000L of water storage for firefighting purposes would be required for any future dwelling. The Applicant is aware of this and will provide this in addition to potable water supply.

7.2.14. Lot 2 will be vacant as part of the proposal and therefore water supply will be provided for at the time of built development on the lot.

7.2.15. The following consent notice condition is offered in terms of water supply for firefighting purposes for Lots 1 & 2:

'Upon construction of any habitable building, sufficient water supply for firefighting purposes is to be provided and be accessible by firefighting appliances in accordance with current Council's engineer standards and more particularly with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008'. An alternative means or volume of water storage will require written approval from Fire and Emergency NZ.'

[Lots 1 & 2]

STORMWATER DISPOSAL

7.2.16. Councils' infrastructure is not available to this site. Therefore, stormwater must be managed on site.

7.2.17. As with water supply, the dwelling on Lot 3 and approved under RC 2250122 has provided existing provisions for stormwater which will remain unchanged as part of this proposal. The impermeable surface coverage remains permitted in terms of the District Plan rules for the Coastal Living Zone.

7.2.18. Given the above, it is considered that the standard stormwater condition will be imposed as a consent notice condition for Lots 1 & 2. The standard consent notice condition can also be imposed on the title for Lot 3 to account for any future development not approved under RC 2250122.

7.2.19. The EclA has also provided recommendations to ensure there are no adverse effects from increased runoff from future built development within the lots, on the stream which passes through the central gully of the site. The EclA has recommended:

- *Stormwater roof runoff conveyed to potable water tanks on the corresponding lot with discharge and overflow from the potable water tanks directed to a dispersal device.*
- *Hardstand areas sheetflow runoff to low-lying grassed areas. Where sheet flow is not practicable, concentrated flows must be managed with swales to direct runoff to silt traps with suitably sized grate/scruffy dome inlets, piped to a dispersal device. Alternatively, the*



driveways may be formed to shed runoff to catchpits directed to an outlet as specified below via sealed pipes.

- *It should be noted that the creek with threatened receptors sensitive to sediment and turbidity should be a primary consideration in moderation of point source inputs.*

7.2.20. The recommendations within the EclA are consistent with the recommendations within the SSR. As such, a consent notice condition with reference back to the SSR is considered suitable in this instance for Lots 1 & 2. The stormwater attenuation for Lot 3 has been approved under RC 2250122 and is not considered to have adverse effects on the creek within the site.

7.2.21. It is considered that the allotments have adequate area for stormwater disposal and therefore, no effects will be created that are more than minor.

SANITARY SEWAGE DISPOSAL

7.2.22. Councils' infrastructure is not available to the sites. WJ have completed a wastewater assessment within the SSR.

7.2.23. An effluent system has been designed for the dwelling to be contained within Lot 3, approved under RC 2250122, which will remain unchanged as part of this proposal.

7.2.24. The proposed built development on Lot 1 has not had an effluent system designed yet and Lot 2 will be vacant, with no existing wastewater management system present. As such, a new site-specific design will be required for future development within these lots. WJ have completed a concept design for the lots, which found that they would be suitable for a future onsite wastewater management system. It is noted that wastewater disposal will be located within the protected bush areas.

7.2.25. It is therefore considered that the proposal will not create any adverse or cumulative effects in relation to wastewater disposal. It is anticipated that a consent notice condition will be imposed for Lots 1 & 2 which will require a site specific TP58 report to be submitted at the Building Consent Stage, for any building that requires effluent disposal.

ENERGY SUPPLY, TOP ENERGY TRANSMISSION LINES, & TELECOMMUNICATIONS

7.2.26. Energy supply and telecommunications are not a requirement for the Coastal Living zone.

7.2.27. The site is not located within 20 metres of an electrical transmission line designed to operate at or above 50kV. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal.

EASEMENTS FOR ANY PURPOSE

7.2.28. The scheme plan details the proposed and existing easements. All existing easements currently registered on the titles will remain. There is only one proposed easement which is shown as Easement A which provides right of way over Lot 3 to service Lot 1. This will encapsulate the existing metalled drive which crosses through Lot 3.



PROVISION OF ACCESS

7.2.29. Access to Lot 2 will be via the existing ROW from Bentzen Drive and access to Lots 1 & 3 will be via the existing crossing place from Manawaora Road. WJ have completed an assessment of the proposed access and vehicle crossings which are detailed below.

Proposed Lot 2

7.2.30. Lot 2 is to be accessed via the existing right of way from Bentzen Drive. Both of the parent lots currently have rights of access to the right of way, such that the proposal will see a decrease in the total number of users. The existing right of way is considered to be 5 metres wide and of metal formation. A new vehicle crossing place will be required to be formed to access the site, as indicated in Figure 16 below (taken from WJ report).

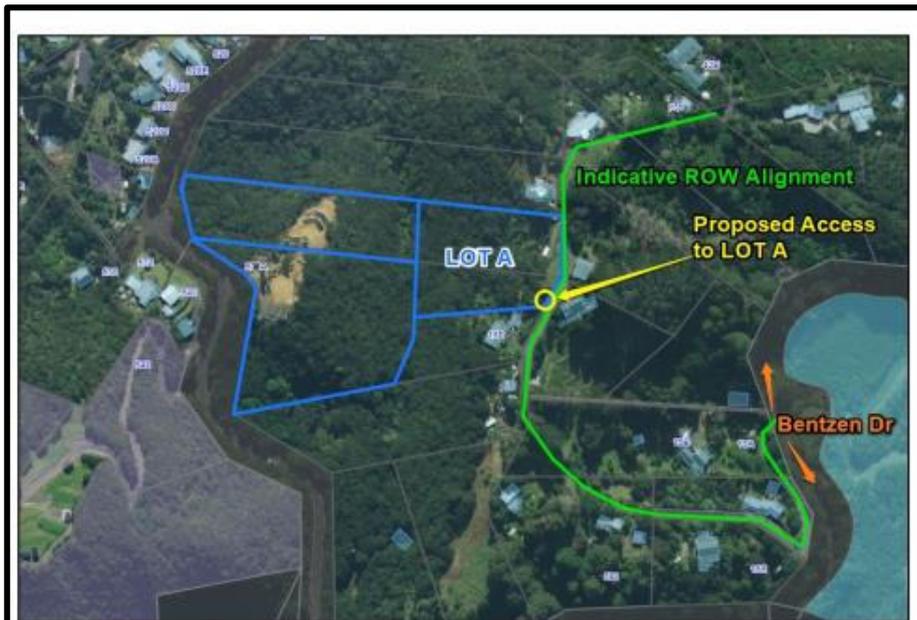


Figure 7: Aerial imagery of the ROW off Bentzen Drive and proposed Lot A access point.



Figure 8: Site Photo – View of Metalled ROW from proposed Lot A access point, facing southwest.

Figure 20: Existing ROW to service Proposed Lot 2 and proposed access location.



7.2.31. Given that the proposal will see a decrease in the number of allowable users from the ROW, it is considered no adverse effects in terms of traffic are anticipated. Access to the site from the ROW can be formed within the right of way boundaries, without adversely affecting other users of the ROW. Other users can be notified when works for the crossing are to be undertaken such that there will be minimal effects to users.

Proposed Lots 1 & 3

7.2.32. Access to Lots 1 & 3 will be via the existing crossing place from Manawaora Road. As detailed earlier in this report, the crossing location cannot meet the required sight distances. As a result, WJ have recommended that ‘to address inadequate visibility of oncoming vehicles for vehicles turning into the vehicle crossing from the northbound lane, the crossing be extended to the north, along the eastern side of Manawaora Road, to allow additional space for turning vehicles.’

7.2.33. An image of the proposed vehicle crossing is shown below, as per WJ’s SSR.

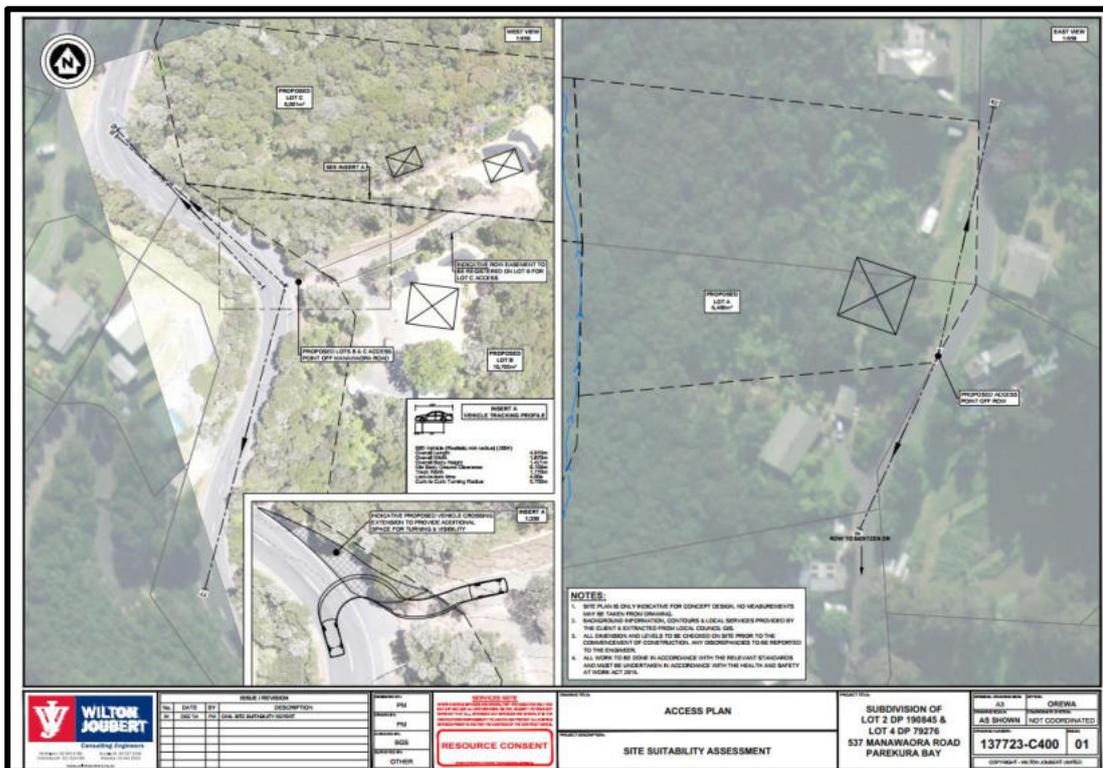


Figure 21: Proposed vehicle crossing design to Lots 1 & 3.

7.2.34. WJ have noted that in support of the proposed access layout, the operating speed of the road is likely to be much lower than the posted speed limit of 100km/h given the winding nature of the road, mitigating the effects of the limited sight distance. The access point as located is also the best-case location for the proposed lots along the lot boundaries, such that there is not considered to be an any better locations for a crossing place.



7.2.35. Given WJ have provided a crossing design which can aid in mitigating effects from the non-compliant sight distances, it is considered that with this construction being imposed as a condition of consent, the proposed access will not create adverse traffic effects.

Private accessway to Lots 1 & 3

7.2.36. A right of way is to be located over the existing access to Lot 1 over Lot 3. A right of way agreement has already been drawn up by the owner of the parent lot for Lot 3, with the ROW being created as part of this application. As can be seen on the aerial images and approved plans under RC 2250122, access to the dwelling within Lot 3 veers to the right from the crossing place, with access to Lot 1 veering to the left, such that ultimately there will only be one user (Lot 1) of the proposed right of way. Nonetheless, Appendix 3B-1 requires a 5 metre legal width and a carriageway width of 3 metres for private accessways that service 2 HEs. This is provided for.

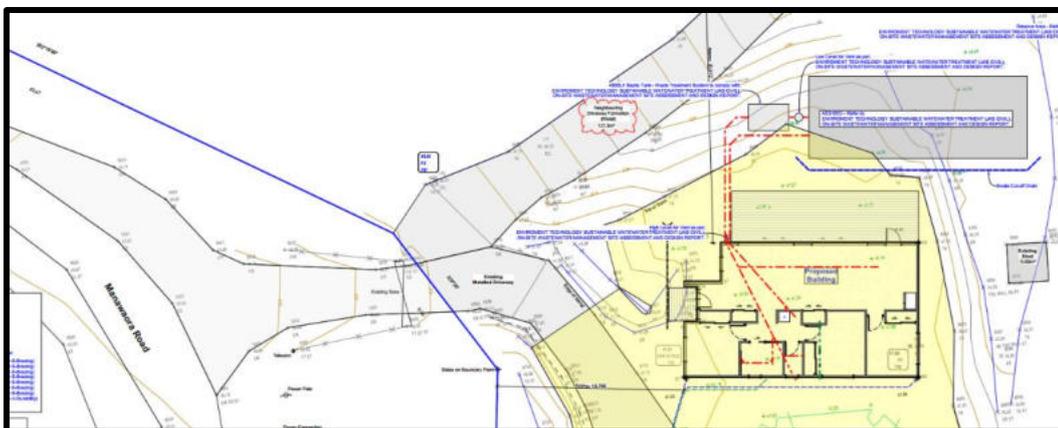


Figure 22: Snip of the approved plans of RC2250122 which shows the access to the approved dwelling within Lot 3 veering to the right with the access to Lot 1 veering to the left.



Figure 23: Driveway to Lot 3 veers to the right, with driveway to Lot 1 veering to the left.



Figure 24: Existing accessway within right of way.



- 7.2.37. The accessway is of metal formation and the Geotechnical Memo by Soil and Rock Consultants provided as part of RC 2250122 stated that *'we understand from the contractor that the ground was stripped and benched before fill was placed in 150 – 200mm layers and compacted with an 18 tonne padfoot roller.'* Soil & Rock Consultants carried out Scala Penetrometer and hand auger hole testing to assess the characteristics of the fill material insitu. A recommended minimum setback distance of 1.5m from the edge for vehicles traversing the area was recommended, where the slope is greater than 1V:3H. This was understood to not affect the formed portion of the accessway as the slope with 1.5m of the formed driveway does not exceed 1V:3H. No further works were therefore considered to be required.
- 7.2.38. As such, it is considered that the existing accessway to be contained within the proposed ROW meets the requirements under Appendix 3B-1 and no further works for this accessway are anticipated.

Conclusion

- 7.2.39. Overall, it is considered that with the proposed access design for Lots 1 & 3, effects from access and traffic will be less than minor. Access to Lot 2 will be from the existing ROW, with a decrease in allowable traffic volumes as a result of the proposal on the ROW. Internal access to Lots 1 & 3 is provided for via existing measures, with construction of the crossing to Lot 2 required and upgrading of the crossing to Lots 1 & 3. The proposed access arrangements are supported by Wilton Joubert as detailed within the SSR.

EFFECT OF EARTHWORKS AND UTILITIES

- 7.2.40. Some earthworks are required and conditioned under RC 2250122 which do not form part of this consent application. Retrospective consent is also being sought for earthworks that have previously been undertaken within Lot 4 DP 79276, which will be assessed further in this report. Earthworks that form part of the subdivision application are limited to the construction of the crossing to Lot 2 and the upgrading of the crossing to Lots 1 & 3. No additional earthworks are anticipated, given the right of ways are already constructed.
- 7.2.41. The required earthworks can be managed via standard practice and compliance with the required guidelines/standards. Given the minor extent of excavations required, it is not considered additional reports or plans are required to support the application.

BUILDING LOCATIONS

- 7.2.42. Proposed Lot 3 will contain the dwelling approved under RC 2250122. The dwelling on Lot 1 is provided for as part of this application, with Lot 2 being vacant. There are existing cleared areas and proposed open areas within each of the sites which will be designated for built development, access and associated servicing. As supported by the Landscape Assessment, EclA and SSR, these building sites are considered suitable from a visual and ecological viewpoint for built development. The remainder of the vegetation on the sites will be formally protected as per the EclA, with landscaping incorporated into the design of future buildings as detailed within the Landscape Assessment.



- 7.2.43. Soil and Rock Consultants have completed a Geotechnical Assessment of the building locations within Lots 1 & 2 (see **Appendix 15**). Stability analysis of the sites was undertaken and it was concluded that *'the proposed/nominated building platforms were suitable from a deep seated 'global' land stability perspective contingent upon the recommendations of this report being adopted.'* Soil & Rock have recommended that any future earthworks or development/construction should be subject of proposal-specific geotechnical assessment and advice including further quantitative stability analysis. Any future earthworks would also require geotechnical analysis and any future retaining structures would be required to be Engineer designed. This can be offered as a consent notice condition on the titles of the proposed lots.
- 7.2.44. The sites are not shown to be subject to inundation. Passive solar gain can be achieved within the lots.

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

Vegetation and fauna

- 7.2.45. The information provided within the EclA is accepted and adopted as part of this application and is recommended that the EclA is referred to encapsulate the scope of the superior outcomes achieved by the proposal. A summary of the EclA in terms of effects on indigenous vegetation clearance, protection and revegetation will be provided for below.
- 7.2.46. The areas outside of the proposed 'open areas' within each lot are to be formally protected. There is a 10m fire buffer zone to be created around the open areas within each lot which will have manual selective removal of high flammability vegetation and replacement with low flammability vegetation. The fire buffer planting is stated to contribute to formal effects management for the residential clearance.
- 7.2.47. The total new vegetation clearance across the sites (3117m²) will be offset by 3899m² net gain of revegetation, which will increase indigenous floral diversity, restoration of pattern and integrity. Further revegetation areas, formal pest and weed management and formal protection of vegetation within each of the sites will encompass the higher value vegetation on the lower contours of the sites.
- 7.2.48. The EclA concluded that *'implementation of effects management has been determined to be sufficient mitigation for progression of the proposal with a less than minor level of impact.'* The EclA lists an array of controls which are anticipated to be included within the conditions of consent and/or consent notice conditions on the decision document. These controls are summarised on Pages 6 & 7 of the EclA.
- 7.2.49. The EclA has noted that there is potential for weka and kiwi to be present in the areas of clearance however this is unlikely to affect any of the species in an adverse way. Pre works site check for daytime sheltering birds has been recommended. A full restriction on cats and



mustelids are proposed, with restrictions being placed on dogs on site as per Council's standard requirements for kiwi present zones. This will ensure that bird species on site are not adversely affected. Pest management will also contribute to the protection of bird species.

- 7.2.50. The combination of effects management recommendations to be included in an Offset Management Plan (OMP) has been assessed as sufficient to reduce potential adverse ecological effects to less than minor. The preparation of an OMP that references the EclA is expected to be a condition of consent.
- 7.2.51. Overall, it has been concluded within the EclA that offset is considered the practicable primary form of effects management. The open spaces have been considered as the most suitable for each of the sites given these areas are partially cleared already and contain reduced representation of site vegetation as well as access already being provided to these areas of the site, reducing the need for larger vegetation clearance. Protection and restoration will ensure that the functionality and integrity of the fauna and flora within the site are maintained and enhanced for future generations. The effects of the proposal, provided the recommendations within the EclA are adhered to, are therefore concluded to be less than minor in terms of effects on vegetation, fauna and landscape. The proposal is considered to result in the significant enhancement of biodiversity values and ongoing management.

Landscape

- 7.2.52. A Landscape Assessment (LA) has been completed in support of the proposal. This is attached within **Appendix 8**. The conclusions and recommendations within the Landscape Assessment are accepted and adopted as part of this application. A summary of the findings and the effects will be summarized below.
- 7.2.53. The Landscape Assessment has supported the recommendations within the EclA. It has been stated with the LA that *'the progressive management of the fire buffers will allow the establishment and growth of replacement species that will maintain the shelter and containment/screening afforded by the existing vegetation.'* Supplement planting will also be provided within Lots 2 & 3 to enhance the existing vegetation within the lots.
- 7.2.54. Design controls have been recommended for future built development which will control building height, external finishes and lightings. Details on these controls is provided for within Section 2(Pages 5 & 6) of the LA.
- 7.2.55. The LA assessed the effects on the landscape values of the site and surrounding environment and found that the change of biophysical attributes of the site will be small, with the resulting level of effects low. The proposal will enable built development which is consistent with the existing character of the surrounding environment, with the design controls proposed limiting the scale and external finish of the buildings. This will result in an effect of experiential attributes as low. The LA concluded that overall, the potential landscape effects will be low as well as effects on natural character.



Heritage

7.2.56. Horizon Archaeology had completed an Archaeological Assessment in support of RC2250122 for 537 Manawaora Road (Lot 2 DP190845), which identified the previously recorded single terrace (Q05/294) southeast of the high point of the subject site. Horizon Archaeology determined that the area which has been excavated for the proposed building platform, services and access did not have any evidence of archaeological features and that the proposed activity will not affect the recorded terrace Q05/294. Horizon Archaeology recommended that an ADP is in place during any future works. A further assessment has been provided by Horizon Archaeology for the proposed subdivision (Archaeological Assessment dated 20th September 2024 and included within **Appendix 9**). This assessment covered the eastern portions of the sites (Lot 2 DP 190845 and Lot 4 DP 79276), with the assessment concluding that there were no recorded archaeological sites present on the new lot nor unrecorded sites identified. No archaeological authority was determined to be required with the subdivision and any built development on the lots recommended to take place under an ADP. It is anticipated that an advice note will be placed on the decision document advising that the subdivision is to proceed under the guidance of an Accidental Discovery Protocol.

Conclusion

7.2.57. The EclA and LA have provided detailed assessment of the effects of the proposal and have included recommendations to ensure that effects are maintained to a less than minor level. Design controls, revegetation, protection of vegetation, pest and weed management and more have been offered to offset the effects of the open spaces within the site. The proposal has taken into account the effects of the proposal and provided pathways to ensure that a superior outcome is achieved whilst also considering the effect of future built development and providing controls to ensure the character and value of the surrounding environment is maintained and enhanced. Overall, the proposal is considered to have a positive effect on vegetation, fauna and landscape.

SOIL

7.2.58. The subdivision will create a total of one additional lifestyle allotment. The soils within the sites are not considered to be highly versatile under the RPS and NPS for HPL. The site is zoned Coastal Living and proposed to be rezoned as Rural Lifestyle. As such, assessment of the proposal against the NPS for HPL is not considered a requirement.

7.2.59. The proposed lot sizes are of ample area to ensure the life supporting capacity of soils are not jeopardized.

ACCESS TO WATERBODIES

7.2.60. The site does not adjoin the CMA or any rivers or lakes.

LAND USE INCOMPATIBILITY

7.2.61. The proposed allotments are being created in an area where there is already a number of rural residential and rural lifestyle allotments. These proposed allotments are generally consistent



with other lifestyle allotments in the vicinity. No reverse sensitivity effects are anticipated as the proposed allotments are of sufficient size to accommodate a residential dwelling without adversely affecting the indigenous vegetation or biodiversity within the sites. Furthermore, design controls have been recommended which will ensure that effects on adjoining properties will be less than minor. Given the spatial and vegetated separation between the proposed dwelling location and adjoining properties, cumulative effects are considered to be less than minor.

7.2.62. The proposal will see opportunity for activities within each of the lots which is consistent with other activities in the surrounding environment. Each lot has a suitable building area which enables built development to comply with the permitted bulk scale and location rules for the underlying zone. As has been discussed within this report, the proposed allotments are considered to be consistent with existing subdivision patterns and land use activities in the area.

PROXIMITY TO AIRPORTS

7.2.63. Not applicable as the subject site is not located in close proximity to an airport.

NATURAL CHARACTER OF THE COASTAL ENVIRONMENT

7.2.64. The proposal is considered to enhance the natural character of the coastal environment via formal protection of the remainder of the indigenous vegetation within the sites, pest and weed management controls, revegetation of some areas as well as imposing landscaping and natural recessive colours of future built development within the sites. These controls currently do not exist for the sites and will provide a positive outcome for not only the biodiversity within the sites but within the downstream and surrounding environment. This has been detailed in depth within the LA and EclA as well as within earlier sections of this report.

7.2.65. The proposed subdivision is not considered to be objectional within the surrounding environment and is not considered to result in adverse effects on the character of the Coastal Environment. An assessment of the objectives and policies within the New Zealand Coastal Policy Statement will be undertaken further in this report.

ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE

7.2.66. The proposal promotes energy efficiency and renewable energy, which can be accommodated on the sites. This is at the discretion of the new owners.

NATIONAL GRID CORRIDOR

7.2.67. The site is not located within the national grid corridor.



Land Use

- 7.3. The land use component is to be assessed as a Discretionary Activity. The relevant criteria within Chapter 11, 12 and 15 of the District Plan are utilised in assessing the environmental impacts of this development. An assessment that corresponds with the scale and significance of the effects on the environment is provided below:

Visual Amenity

- 7.4. The proposal includes provision for a dwelling within Lot 1. A concept design has been provided by Herbst Architects, however it is noted that the design is conceptual only but is intended to convey the character and general scale of the proposed building.
- 7.5. A Landscape Assessment (LA) has been prepared by Simon Cocker Landscape Architects in support of the application. Although the building design may slightly change to what has been shown within the Plan Set from Herbst Architects, the integration of the built form into the site will be governed by a suite of design controls provided within the Landscape Assessment prepared by Mr Cocker. These controls include restrictions on building height, external finishes, design controls, infrastructure and building curtilage controls and external lighting. The design controls will *'assist with the reduction of the potential prominence of built form and infrastructure in relation to neighbouring residential properties and within the wider landscape'*, as detailed within the Landscape Assessment.
- 7.6. The assessment criteria within *Section 11.5 Visual Amenity in the General Coastal, South Kerikeri Inlet and Coastal Living Zones* of the ODP has been provided below.
- (a) The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.*
 - (b) The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.*
 - (c) The location and design of vehicle access, manoeuvring and parking areas.*
 - (d) The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.*
 - (e) The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.*
 - (f) Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.*
 - (g) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.*
 - (h) the extent to which private open space can be provided for future uses;*
 - (i) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*



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

- 7.7. The matters within the above-mentioned criteria have been discussed in detail within the accompanying Landscape Assessment and we accept and adopt the assessment made by Mr Cocker.
- 7.8. The combination of the recommended design controls as well as the proposed revegetation, replacement vegetation and progressive management of the vegetated areas will ensure that the building is integrated into a vegetative setting. This will ensure that the visual effects as seen from neighbouring properties and public areas will be less than minor. The effects on landscape and natural character values are also assessed as being less than minor as well as visual amenity effects. Given the spatial and vegetated separation between the proposed dwelling location and adjoining properties, cumulative effects are considered to be less than minor. Overall, it is considered that effects from the proposal will be less than minor subject to the recommendations within Mr Cocker's Landscape Assessment being adhered to.

Setback from Boundaries

- 7.9. The proposed dwelling itself will be located in excess of 10metres from the proposed and existing boundaries, however the attached car parking deck will be located 4.546m from the proposed dividing boundary between Lots 1 & 3. As this boundary is a proposed dividing boundary as part of the subdivision application, written approval is considered to have been obtained as part of this process and as such no formal written approval has been included. The owners of this allotment form part of this subdivision and land use application and are aware of the proposed dwelling plans and have designed the subdivision accordingly. As such, effects can be discounted to a certain degree. Nonetheless, assessment of the relevant criteria within Chapter 11 has been undertaken below.

(a) Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites.

(b) The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.

(c) The extent to which the buildings restrict visibility for vehicle manoeuvring.

(d) The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting.

(e) The extent to which provision has been made to enable and facilitate all building maintenance and construction activities to be contained within the boundaries of the site

- 7.10. The proposed dwelling is to be constructed on an existing cleared area of the site. Given the elevation, the proposed dwelling is not anticipated to be visible from Manawaora Road and no setback infringement occurs along the road boundary, such that the proposal is not considered to adversely affect the character and form of the road. The scale and proportion of the



proposed dwelling is considered consistent with other built development in the area. The proposed dwelling is not considered to intrude on to the street scene given it is setback in excess of 73 metres from the road boundary. Outlook and privacy of adjacent properties is not considered to be affected given the dwelling is orientated to the north, with the adjacent dwelling being located to the south of the dwelling. Given the physical constraints on the site (vegetation, topography and the restrictions on clearance), it is considered that it was always anticipated built development would occur within this portion of the site. Vehicle manoeuvring will not be restricted. A Landscape Assessment and EclA has been completed for the site which have incorporated adequate measures to visually mitigate the dwelling. Maintenance and construction activities can easily be contained within the site boundaries.

- 7.11. Overall, it is considered that the proposed setback infringement will not create any adverse effects on adjacent landowners and is suitable given the constraints of the site.

Indigenous Vegetation Clearance

- 7.12. As detailed earlier in this report, total vegetation clearance within each of the lots will exceed the permitted allowance of 500m² under the ODP. Consent is being sought both for some retrospective clearance, and clearance associated with subdivision activities and future development. A total of 1428m² is proposed within Lot 1, 1381m² within Lot 2 and 1573m² within Lot 3 (this includes the already consented 515m² as part of RC2250122). Consent is also sought for infringements of PDP rules IB-R1 and IB-R4. The infringements under the ODP and PDP have been assessed as a Discretionary Activity.
- 7.13. It is worth noting that the clearance required for fire risk mitigation which consists of removing highly flammable native vegetation over a 5-6 year period and replanting with low to moderate-low flammability native species, is exempt under both the ODP and PDP.
- 7.14. An assessment of Section 12.2.7 has been undertaken below. It is noted that there is no assessment criteria listed within the PDP for the infringements and as such, the PDP assessment will form part of the below assessment.

(a) the significance of the area assessed using the criteria listed in Method 12.2.5.6;

- 7.14.1. The above criterion refers to a version of criteria that has been superseded by Appendix 5 of the RPSN. The vegetation and its endemic and fauna habitat values are described within the EclA. The areas of open space within the proposed allotments has been determined to be of low or negligible value. The areas to be cleared tend to include lower value, highly flammable shrubs and trees. There may be potential for weka and kiwi to be present within the footprint of the clearance areas, however they can be relocated prior to clearance. Additional offset revegetation planting will increase ecological value around the development areas by reintroducing species more appropriate to this coastal location.

(b) the location and scale of any activity and its potential to adversely affect the natural functioning of the ecosystem;



7.14.2. The proposal will result in open areas designated for residential development. The offered locations have been assessed as areas with the least valuable vegetations on each of the sites and include an area already consented for a dwelling and associated access and infrastructure within Proposed Lot 3. Resident fauna, such as kiwi can be successfully relocated within each of the sites. The overall natural functioning of the site is unlikely to be affected. Revegetation planting will enhance ecological values by introducing a greater variety of indigenous species that also better support native fauna.

(c) the potential effects on the biodiversity and life supporting capacity of the area;

7.14.3. The development within each of the sites is expected to have a less than minor adverse effect on biodiversity and life supporting capacity of the area. The site vegetation forms part of the wider PNA Russell Forest. The remainder of the sites outside of the open areas will remain intact, with the higher value creek and lower elevation areas being avoided. Revegetation and the removal of the weed and pest species will improve biodiversity on the sites.

(d) the extent to which the activity may adversely affect cultural and spiritual values;

7.14.4. The proposal is not expected to affect Māori cultural or spiritual values. The archaeological report did not identify any sites that would be potentially affected. The identified archaeological site within Proposed Lot 3 will remain unaffected. The proposal has been sent through to representatives of the relevant Iwi. At the time of lodgement, Ngati Manu had responded with no objections raised.

(e) the extent to which the activity may impact adversely on visual and amenity values;

7.14.5. Potential adverse effects on visual and amenity values have been assessed throughout this report. These effects are considered to be less than minor. The development areas only have distant views of the CMA and the proposed revegetation and design controls will ensure visual effects from future built development are less than minor.

(f) the extent to which adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided, remedied or mitigated;

7.14.6. The indigenous vegetation within the proposed open areas has been determined to be of low or negligible value. The lower gully and creek have higher value and have been avoided. Fauna habitat may potentially be within the clearance areas, however kiwi or weka can be relocated in accordance with protocols prior to development. The overall significance of the sites in terms of the higher value lower gully and creek and as a fauna habitat will not be diminished. Proposed revegetation will further improve the sites ecological value.

(g) the extent to which any proposed measures will result in the permanent protection of the area, and the long term sustainability of revegetation and enhancement proposals;

7.14.7. The proposal includes permanent protection of the areas outside of the proposed open areas within each of the lots. Revegetation is proposed to offset the loss of vegetation within each



of the lots. The offered revegetation and protection areas will improve biodiversity within the sites and surrounding environment.

(h) whether a voluntary agreement by a landowner to protect indigenous vegetation and/or habitats is registered with the Council;

7.14.8. The proposal does include provision to register protected indigenous vegetation within the balance areas of each of the lots. Protection will also be managed in accordance with the OMP and ongoing restriction and/or eradication of potential fauna predator.

(i) whether dogs, cats or mustelids will be excluded;

7.14.9. Dogs, cats and mustelids are to be managed through the OMP offered as a condition of consent.

(j) proposals for the re-establishment of populations of threatened species, either in areas where the species previously inhabited or other suitable habitat, and/or replanting or restoration of habitats and indigenous vegetation;

7.14.10. The proposal includes the removal of weed and other highly flammable vegetation species to be replaced with higher value native vegetation of low flammability as well as supplement planting areas in Lots 2 & 3. This will result in an overall improvement of biodiversity within the sites. Where present, kiwi can be successfully relocated.

(k) the environmental effect of the increase in residential intensity and/or extra lots in relation to the benefits of achieving permanent legal protection of areas of significant indigenous vegetation and/or significant habitats of indigenous fauna;

7.14.11. The addition of one allotment is enabled by the ODP. The proposed development areas avoid higher value ecological areas on the sites and will include offset planting to compensate for the loss of vegetation and fauna habitat within the proposed open areas. Permanent protection of the balance areas within each of the lots has been provided for, providing a superior outcome.

(l) the value of vegetation in protecting the life supporting capacity of soil, maintaining or improving water quality and reducing the potential for downstream siltation and flooding;

7.14.12. The vegetation within the open areas is of low value. The higher value areas are being retained and are not adversely affected by the proposal. The development consent will formalise restrictions on predator species being introduced to the site, thereby contributing to fauna habitat value. The ecological environment immediately surrounding the lower gully and creek will not be impacted. In contrast, revegetation and supplement planting will provide a more diverse and robust variety of native plants and will strengthen the vegetative buffer between the designated open areas and the lower gully and creek area.

(m) the extent to which the activity may adversely affect areas of known high density kiwi habitat;



7.14.13. The sites are identified as a kiwi-present kiwi habitat environment. Potential effects on kiwi habitat can be mitigated through the authorised relocation of kiwi from within the development area prior to clearance and ensuring the predator species are not introduced to the site by residents or visitors to the properties.

(n) the environmental effects of a proposed development in relation to the benefits of achieving permanent protection and/or management of areas of significant indigenous vegetation or significant habitats of indigenous fauna;

7.14.14. As detailed in (k) above, mitigation includes permanent protection of the balance areas of the lots as well as offsetting loss of vegetation in the development areas with revegetation of more appropriate and higher value indigenous species. The sites will be actively managed on an ongoing basis in terms of weed and pest management as well as provide habitat for kiwi, weka and herpetofauna.

(o) the extent to which there are reasonable alternatives to provide for sustainable management;

7.14.15. Development opportunities are limited both in terms of ecological values and also practical access and cost. The proposed open areas are in existing cleared areas of the sites as well as close to existing access points, which lessens the impact of construction activity and vehicles needing to access the site. The proposed open areas are considered the best locations to avoid higher value ecological features and reduce visual impacts of buildings in the landscape.

(p) the extent to which the habitat policies of any national policy statement, the Regional Policy Statement for Northland and the District Plan are implemented;

7.14.16. The RPSN and the NPS-IB are relevant to this application. These have been discussed further in this report.

(q) the extent to which other animals or plants that will be introduced as a result of the application and may have a significant adverse effect on indigenous ecosystems are excluded or controlled;

7.14.17. Predator species that potentially endanger kiwi will be excluded from the site, The development of the curtilage areas within the sites will introduce domestic landscape planting including lawn grass and garden areas. With an OMP in place that includes weed control, this is unlikely to result in significant adverse effects.

(r) the effectiveness of any proposed pest control programme

7.14.18. Pest control will form part of the OMP requirements and will complement existing pest control activities.



- 7.15. Overall, the LA and EclA have determined that the effects of the open areas will be less than minor, given these will be offset by revegetated areas, supplement planting and formal protection of the majority of each of the lots. The coastal hillside is fragmented with development with a bush setting and the proposal achieves a superior outcome by mitigating visual effects to a less than minor degree. The naturalness, character and amenity of the site and surrounding environment will be maintained and a superior outcome achieved compared to what is currently in existence.

Earthworks

- 7.16. It is estimated that 382m³ of excavations have occurred within Lot 1 with a cut height exceeding 1.5m. As part of the construction of the proposed dwelling within Lot 1, there will be only minimal excavations required for the foundations and drainage.
- 7.17. Soil & Rock Consultants have completed a Geotechnical Investigation (see **Appendix 15**) for the proposed subdivision and have provided detail on the works that have occurred within Lot 1. It is stated that *'two near-level benches by way of fill batters inclined at approximately 25 degrees on the downslope benches, and a cut batter inclined at approximately 28 degrees on the upslope side of the upper bench'* have been formed. It is understood that the *'works were undertaken by an experienced contractor and some degree of compaction was applied to the material during placement.'*
- 7.18. Soil & Rock have also noted that the existing fill batters were covered in geotextile at the time of the investigation and has recommended that these remain until the site is developed. Small/low vegetation planting was also recommended to protect the slopes. Shallow surface drains or small bunds were recommended to intercept surface runoff and protect the benches from saturation and erosion.
- 7.19. Due to the volume of excavations and height of the existing cut and fill faces, retrospective consent is required. Assessment of Section 12.3.7 has been undertaken below.
- (a) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline;*
 - (b) any effects on the life supporting capacity of the soil;*
 - (c) any adverse effects on stormwater flow within the site, and stormwater flow to or from other properties in the vicinity of the site including public roads;*
 - (d) any reduction in water quality;*
 - (e) any loss of visual amenity or loss of natural character of the coastal environment;*
 - (f) effects on Outstanding Landscape Features and Outstanding Natural Features (refer to Appendices 1A and 1B in Part 4, and Resource Maps);*
 - (g) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna;*
 - (h) the extent to which the activity may adversely affect heritage resources, especially archaeological sites;*



- (i) the extent to which the activity may adversely affect the cultural and spiritual values of Maori, especially Sites of Cultural Significance to Maori and waahi tapu (as listed in Appendix 1F in Part 4, and shown on the Resource Maps);*
- (j) any cumulative adverse effects on the environment arising from the activity;*
- (k) the effectiveness of any proposals to avoid, remedy or mitigate any adverse effects arising from the activity;*
- (l) the ability to monitor the activity and to take remedial action if necessary;*
- (m) the criteria in Section 11.20 Development Plans in Part 2.*
- (n) the criteria (p) in Section 17.2.7 National Grid Yard.*

7.20. The site is not shown to be susceptible to natural hazards, and the proposal is not considered to exacerbate any hazards. The life supporting capacity of soils is not anticipated to be affected, due to nature of the works and the purpose being for residential activities. The site consists of dense bush which will act as a buffer for absorption of stormwater runoff from the excavated areas. A consent notice condition has been offered for a site-specific stormwater report to be provided for at the time of a building consent application for the site. There are existing swale drains which run along the cut face adjoining the access. These swale drains collect runoff from the cut faces as well as the impermeable access areas. As a result of this proposal, no adverse effects are anticipated in regard to stormwater flow to or from other properties. The road is located upslope of the site, and no effects are therefore anticipated on the road regarding runoff.



Figure 25: Existing cut face (left) within Proposed Lot 1. Right image shows existing driveway to Lot 1 building area (Dec 2025)

7.21. No reduction in water quality is anticipated. The excavated area covers the proposed building platform, areas for servicing, access and parking. As has been assessed earlier in this report, no adverse effects regarding visual amenity are considered to be created. The area which has been subject to excavation was a previously cleared area. The area where the excavation has



occurred appears to be located outside of the areas of HNC within the site. The excavated area is not considered to have adverse effects on areas of significant vegetation or habitats, as it is relatively small compared to the large amount of indigenous bush existing on the site. Furthermore, this excavated area is for the purpose of the first residential dwelling on the site and as there is no approved building envelope within the site, some excavation and indigenous vegetation clearance would be required in any instance, as has occurred on many sites in the surrounding environment.

- 7.22. As determined by Horizon Archaeology, there were no archaeological features found within the excavated area. No effects on the cultural and spiritual values of Māori are anticipated. Applicable cumulative effects could arise from sediment and stormwater runoff. However, as previously explained, the majority of the excavated area will be covered with the proposed development, such that sediment and stormwater runoff will be contained. A silt and sediment erosion control plan can be provided to Council prior to construction of a dwelling. With the mitigation methods existing on site as well as the requirement of sediment and erosion control as part of the build, it is considered that adverse effects will be mitigated to a less than minor degree. Monitoring of the activity can easily be undertaken on site and as part of the build.
- 7.23. In regards to 11.20 Development Plans, all machinery can be contained within the site boundaries and due to the existing bush on site as well as the topography, visual impact would be considered to be low. Vehicular access is existing. Hours of operation and noise generation would be within normal limits for this area. Criteria relating to mining is not applicable to this proposal. The site is not located within the National Grid Yard.

Fire Risk to Residential Units

- 7.24. Due to the existing vegetation and topography of the site, the proposed development within Lot 1 will be located within the 20m buffer to the tree dripline. An assessment of the relevant assessment criteria within 12.4.7(f) has been carried out below;

(j) in respect of fire risk to residential units:

- (i) the degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa; and*
- (ii) any mitigation measures proposed to reduce the fire risk; and*
- (iii) the adequacy of the water supply; and*
- (iv) the accessibility of the water supply to fire service vehicles*

- 7.25. Fire and Emergency NZ (FENZ) have been contacted as part of this application process, with their written approval provided within the application. The EclA recommended that the designated building area and access be encompassed by a 10m fire buffer replanted in low flammability native vegetation. A minimum of 5 metre clearance is to be provided to the revegetated fire buffer. No water storage has yet been designed for the proposed dwelling.
- 7.26. FENZ advised that their minimum water storage volume requirement is 10,000L. A consent notice condition has been offered to be issued on the new title for Proposed Lot 1 which



requires sufficient water storage volume for firefighting purposes to be provided for at the time of a dwelling constructed on the lot. This can be addressed as part of the BC for such a development. Access to and within the site is easily achieved for fire appliances. As such, it is considered that with the proposed mitigation measures, the degree of fire risk to the dwelling will be mitigated to a less than minor degree.

- 7.27. The Landscape Assessment prepared by Simon Cocker Landscape Architects, recommended that – *‘these buffer areas – generally 10m in width – shall be subject to progressive replacement of very high, high and moderate to high flammability species, and infill planting with low and low to moderate flammability species.*

The replacement / infill planting will be undertaken such that the final density of planting / existing vegetation is 1.4m spacings. The proposed management of this area, and the replacement with lower flammable species will be undertaken over a 5–6 year period, with initially selective thinning of the existing kānuka to create ‘light well’ gaps, some 6–8m apart. These gaps will be planted with the replacement species.

In subsequent years, additional kānuka will be removed and replaced, with a view to eventually removing and replacing all of the kānuka within the identified fire-safe zone.

The progressive management is proposed to allow the establishment and growth of replacement species that will maintain the shelter and containment / screening afforded by the existing vegetation.’

- 7.28. It is considered that the above recommendation will be issued as a condition of consent to ensure the works are undertaken within the 5-6 year period.
- 7.29. Overall, given approval has been obtained by FENZ, the offered consent notice condition and the implementation of selective manual removal of high flammability vegetation and replacement with low flammability vegetation within the designated 10m fire buffer, effects of fire risk are mitigated to a less than minor degree.

Vehicle Crossing

- 7.29.1. Property Access has been detailed earlier within this report as well as within the SSR from WJ. It is not considered necessary to revisit the previous comments made. As previously determined, the dispensations required are not considered to create more than minor effects on the surrounding environment.

Summary

- 7.29.2. The development is not considered out of the ordinary within the surrounding environment or within the Coastal Living zone in general. The proposal is supported by an array of Professional Reports which provide adequate mitigation measures to ensure that all effects are less than minor. No cumulative effects or effects on adjoining properties are anticipated, as all effects will be managed within the site boundaries.
- 7.29.3. It is therefore considered that the proposal will not create any effects that are more than minor.



8. POLICY DOCUMENTS

8.1. In accordance with section 104(1)(b) of the Act the following documents are considered relevant to this application.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

8.2. As discussed in the sections above the proposal is permitted in terms of the relevant National Environmental Standard documents.

8.3. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of the above-mentioned documents.

National Policy Statements

8.4. There are currently 10 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement for Electricity Networks
- New Zealand Coastal Policy Statement
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023
- National Policy Statement for Infrastructure 2025
- National Policy Statement for Natural Hazards 2025

8.5. The following NPS are considered applicable to this proposal.

National Policy Statement for Indigenous Biodiversity

8.6. The NPS-IB is considered applicable to the proposal given the indigenous vegetation within the sites. An assessment of the one objective and 17 policies of the NPS-IB have been undertaken below.

2.1 Objective

The objective of this National Policy Statement is:

(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and

(b) to achieve this:

- *through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and*
- *by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and*



- *by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and*
- *while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.*

8.6.1. The EclA concludes that *'These integrated mechanisms will serve to commend persistent indigenous habitat and character within the proposal, with a level of effects that can be addressed through the EMH to obtain a VERY LOW impact (EIANZ 2018) or less than minor level of effect.'*

8.6.2. It is therefore considered that with the recommendations within the EclA adhered to in conjunction with the recommendations of the Landscape Assessment, the effects of the proposal on indigenous biodiversity will be less than minor. Iwi have been advised of the application, with only one response received from Ngati Manu, which indicated support of the proposal in principle. No other responses have been received at the time of lodgement of this application. Formal protection has been offered, recognising that the landowners are stewards of indigenous biodiversity. Protection and restoration have been proposed to achieve the maintenance and enhancement of indigenous biodiversity within the sites. Social, economic and cultural wellbeing is provided for.

Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decisionmaking principles and takes into account the principles of the Treaty of Waitangi.

8.6.3. The principles of the Treaty of Waitangi have been a consideration of this proposal, and the proposal is not considered to be objectionable to these principles.

Policy 2: Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:

- (a) managing indigenous biodiversity on their land; and*
- (b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and*
- (c) actively participating in other decision-making about indigenous biodiversity.*

8.6.4. Iwi have been advised of the application, with only one response received from Ngati Manu, which indicated support of the proposal in principle. No other responses have been received at the time of lodgement of this application.

Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.

8.6.5. A precautionary approach is not considered necessary given the EclA and Landscape Assessment have assessed the effects of the proposal and recommended mitigation measures which will ensure the proposal has a less than minor effect on the indigenous biodiversity within the site.



Policy 4: Indigenous biodiversity is managed to promote resilience to the effects of climate change.

- 8.6.6. The sites are not shown to be adversely affected by climate change, given the elevation of the sites and the distance from the CMA. Resilience will be promoted by enhancing the indigenous biodiversity within the site via the measures proposed within the EclA.

Policy 5: Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.

- 8.6.7. Indigenous biodiversity within the site will be managed as per the EclA.

Policy 6: Significant indigenous vegetation and significant habitats of indigenous fauna are identified as SNAs using a consistent approach.

Policy 7: SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.

Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.

Policy 9: Certain established activities are provided for within and outside SNAs.

- 8.6.8. SNAs are considered applicable to this proposal as identified in the ECIA. The area located outside of the 'open space' areas will be formally set aside for protection. These areas have been identified as having the highest value.

Policy 10: Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.

- 8.6.9. The proposal is considered to contribute to the social, economic and cultural well-being as the proposal will enable one additional allotment, where all lots have suitable areas which can be developed for residential use. The subdivision process will provide professionals within the Northland area employment to undertake the subdivision process, as well as attracting people to the area via providing the availability of one additional allotment, contributing to economic wellbeing. Social wellbeing will be provided for by providing an allotment in an area which is already developed with residential development, providing opportunity for social and cultural activities.

Policy 11: Geothermal SNAs are protected at a level that reflects their vulnerability, or in accordance with any pre-existing underlying geothermal system classification.

Policy 12: Indigenous biodiversity is managed within plantation forestry while providing for plantation forestry activities.

- 8.6.10. Not applicable as the sites are not known to contain geothermal SNAS nor areas of plantation forestry.

Policy 13: Restoration of indigenous biodiversity is promoted and provided for.



Policy 14: Increased indigenous vegetation cover is promoted in both urban and nonurban environments.

8.6.11. As detailed within this report, restoration is provided for as per the EclA.

Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.

8.6.12. The site is identified as having kiwi and other fauna present and restrictions have been offered as per the EclA. This is considered to ensure maintenance of their populations.

Policy 16: Regional biodiversity strategies are developed and implemented to maintain and restore indigenous biodiversity at a landscape scale.

Policy 17: There is improved information and regular monitoring of indigenous biodiversity.

8.6.13. Indigenous biodiversity will be maintained and restored by implementing the recommendations within the EclA. Monitoring can be undertaken as part of the weed and pest management plan.

Summary

8.6.14. The proposal is therefore considered consistent with the NPS-IB, given the recommendations and conclusions stated within the EclA and Landscape Assessment.

New Zealand Coastal Policy Statement 2010

8.7. The New Zealand Coastal Policy Statement 2010 is considered to be relevant to the application as the application site is located within the coastal environment under the NRC Regional Policy Statement. The site is also partially covered by the High Natural Character Overlay which coincides with the area of PNA across the sites. Assessment of the relevant objectives and policies of the NZCPS has been undertaken below:

Objectives

Objective 1: To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:

- *maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature;*
- *protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and*
- *maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.*



8.7.1. The sites do not include any marine or intertidal areas, estuaries or dunes. The proposal is considered to maintain as well as enhance the natural and biological and physical processes in the coastal environment by ensuring formal protection of the indigenous vegetation located outside of the proposed residential envelopes on each of the sites. This will ensure that runoff from the residential sites is filtered through natural process prior to reaching the stream located at the base of the gully which then leads to the CMA. Ecosystems on site will be formally protected as well as weed and pest management implemented which will enhance these natural ecosystems, providing a superior outcome for the ecosystems not just within the site but the surrounding areas as well.

Objective 2: To preserve the natural character of the coastal environment and protect natural features and landscape values through:

- *recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;*
- *identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and*
- *encouraging restoration of the coastal environment.*

8.7.2. The EclA recognised and identified the characteristics and qualities of the sites and how these contribute to natural character, natural features and landscape values. The Landscape Assessment also prepared for the proposal has touched on these as well. Both of the supporting reports determined that the proposal will not have a more than minor effect on these features, so long as the recommendations with the reports are adhered to. As a result, the proposal will result in a superior outcome via the measures proposed and discussed throughout this report. The proposal will result in preservation as well as restoration of the natural areas within the sites.

Objective 3: To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:

- *recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;*
- *promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;*
- *incorporating mātauranga Māori into sustainable management practices; and*
- *recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.*

8.7.3. Iwi have been advised of the application, with only one response received from Ngati Manu, which indicated support of the proposal in principle. No other responses have been received at the time of lodgement of this application.

Objective 4: To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:



- *recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;*
- *maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and*
- *recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland.*

8.7.4. The sites do not directly adjoin the CMA and there are no existing or proposed public walking access within the sites as part of this application, nor are these considered necessary given the location of the sites from the CMA. The subject sites are not considered to be adversely affected from climate change in terms of coastal processes, given the distance from the CMA as well as the higher elevation of the residential envelopes within the sites.

Objective 5: To ensure that coastal hazard risks taking account of climate change, are managed by:

- *locating new development away from areas prone to such risks;*
- *considering responses, including managed retreat, for existing development in this situation; and*
- *protecting or restoring natural defences to coastal hazards.*

8.7.5. The sites are not shown to be affected by coastal hazard risks.

Objective 6: To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:

- *the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;*
- *some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;*
- *functionally some uses and developments can only be located on the coast or in the coastal marine area;*
- *the coastal environment contains renewable energy resources of significant value;*
- *the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;*
- *the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;*
- *the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; and*
- *historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.*



8.7.6. The EclA and Landscape Assessment have determined suitable areas for residential development within the subject sites which will not have a more than minor effect on the coastal environment and natural values within the sites and surrounding environment. This is consistent with Point 1 of this Objective, as a suitable area for residential development has been found within each of the sites, whilst enabling the protection of the values of the coastal environment. The sites are zoned as Coastal Living and the proposed subdivision is not considered out of character within the zone or surrounding environment in general. The proposal will result in one additional allotment, which is consistent with adjoining sites and the proposed land use activities are also existing within the surrounding environment. The proposal is considered to enable functional use of the site whilst providing for social, economic and cultural wellbeing by enabling the opportunity to build on the sites and provide a better use for an underutilised portion of land. No renewable energy resources are proposed. No protection of living marine resources are proposed. The proposal does not include activities within the CMA. An Archaeological Assessment has been completed for the proposal, with no sites found to be adversely affected. Heritage NZ have also provided approval to the proposal, such that effects on historic heritage are considered to be less than minor.

Objective 7: To ensure that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment, including the coastal marine area

8.7.7. The proposal will not affect NZ international obligations regarding the coastal environment, including the CMA.

Policies

Policy 1: Extent and characteristics of the coastal environment

1. *Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.*
2. *Recognise that the coastal environment includes:*
 - *the coastal marine area;*
 - *islands within the coastal marine area;*
 - *areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;*
 - *areas at risk from coastal hazards;*
 - *coastal vegetation and the habitat of indigenous coastal species including migratory birds;*
 - *elements and features that contribute to the natural character, landscape, visual qualities or amenity values;*
 - *items of cultural and historic heritage in the coastal marine area or on the coast;*
 - *inter-related coastal marine and terrestrial systems, including the intertidal zone; and*



- *physical resources and built facilities, including infrastructure, that have modified the coastal environment*

8.7.8. The effects of the proposal in terms of the coastal environment have been detailed in depth within the EclA and Landscape Assessment, with both reports concluded that so long as the recommendations within the reports are adhered to, the proposal will have a less than minor effect. The proposal has recognized the extent and characteristics of the coastal environment and therefore is consistent with this policy.

Policy 2: The Treaty of Waitangi, tangata whenua and Māori

In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:

1. *recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;*
2. *involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;*
3. *with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori¹ in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;*
4. *provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga², may have knowledge not otherwise available;*
5. *take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and*
 - *where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and*
 - *consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;*
6. *provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:*
 - *bringing cultural understanding to monitoring of natural resources;*
 - *providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua;*
 - *having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaitai or other non commercial Māori customary fishing;*



7. *in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:*
- *recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and*
 - *provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.*

8.7.9. Iwi have been advised of the application, with only one response received from Ngati Manu, which indicated support of the proposal in principle. No other responses have been received at the time of lodgement of this application.

Policy 3: Precautionary approach

1. *Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse.*
2. *In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that:*
 - *avoidable social and economic loss and harm to communities does not occur;*
 - *natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and*
 - *the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations.*

8.7.10. The effects of the proposal have been assessed and found to be less than minor. Therefore, a precautionary approach is not considered necessary in this instance.

Policy 4: Integration

Provide for the integrated management of natural and physical resources in the coastal environment, and activities that affect the coastal environment. This requires:

1. *co-ordinated management or control of activities within the coastal environment, and which could cross administrative boundaries, particularly:*
 - *the local authority boundary between the coastal marine area and land;*
 - *local authority boundaries within the coastal environment, both within the coastal marine area and on land; and*
 - *where hapū or iwi boundaries or rohe cross local authority boundaries;*
2. *working collaboratively with other bodies and agencies with responsibilities and functions relevant to resource management, such as where land or waters are held or managed for conservation purposes; and*
3. *particular consideration of situations where:*



- *subdivision, use, or development and its effects above or below the line of mean high water springs will require, or is likely to result in, associated use or development that crosses the line of mean high water springs; or*
- *public use and enjoyment of public space in the coastal environment is affected, or is likely to be affected; or*
- *development or land management practices may be affected by physical changes to the coastal environment or potential inundation from coastal hazards, including as a result of climate change; or*
- *land use activities affect, or are likely to affect, water quality in the coastal environment and marine ecosystems through increasing sedimentation; or*
- *significant adverse cumulative effects are occurring, or can be anticipated.*

8.7.11. Not applicable to this proposal as the proposal does not involve activities which would cross the CMA boundary, nor any areas of public space and no effects on water quality or coastal hazards are anticipated.

Policy 5: Land or waters managed or held under other Acts

1. *Consider effects on land or waters in the coastal environment held or managed under:*
 - *the Conservation Act 1987 and any Act listed in the 1st Schedule to that Act; or*
 - *other Acts for conservation or protection purposes; and, having regard to the purposes for which the land or waters are held or managed:*
 - *avoid adverse effects of activities that are significant in relation to those purposes; and*
 - *otherwise avoid, remedy or mitigate adverse effects of activities in relation to those purposes.*
2. *Have regard to publicly notified proposals for statutory protection of land or waters in the coastal environment and the adverse effects of activities on the purposes of that proposed statutory protection*

8.7.12. The proposal does include formally protecting the indigenous vegetation within the sites and outside of the areas of development. This is considered to provide a superior outcome by formally protecting the areas of high natural character and PNA within the sites. The subject application is not determined to be required to be publicly notified as will be detailed further in this report.

Policy 6: Activities in the coastal environment

1. *In relation to the coastal environment:*
 - *recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities important to the social, economic and cultural well-being of people and communities;*
 - *consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;*



- *encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;*
 - *recognise tangata whenua needs for papakāinga³, marae and associated developments and make appropriate provision for them;*
 - *consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area;*
 - *consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;*
 - *take into account the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of future generations;*
 - *consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;*
 - *set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and*
 - *where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.*
2. *Additionally, in relation to the coastal marine area:*
- *recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area, including the potential for renewable marine energy to contribute to meeting the energy needs of future generations;*
 - *recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area;*
 - *recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places;*
 - *recognise that activities that do not have a functional need for location in the coastal marine area generally should not be located there; and*
 - *promote the efficient use of occupied space, including by:*
 - *requiring that structures be made available for public or multiple use wherever reasonable and practicable;*
 - *requiring the removal of any abandoned or redundant structure that has no heritage, amenity or reuse value; and*
 - *considering whether consent conditions should be applied to ensure that space occupied for an activity is used for that purpose effectively and without unreasonable delay*

8.7.13. The proposal does not include any changes to the public infrastructure, supply and transport of energy or extraction of minerals. The proposal will result in one additional allotment which



is anticipated to be easily absorbed into the existing environment including the roading network. The proposal is not considered to result in sprawling or sporadic development given only one additional allotment will be created which is consistent with lots in the surrounding environment. Papakainga development or development of a marae is not applicable to this proposal. The proposal will not compromise activities of national or regional significance. The EclA and Landscape Assessment have determined that the proposal will maintain and enhance the surrounding environment, provided their recommendations within the reports are adhered to. Renewable energy is not a consideration of this proposal. Visual effects have been detailed in depth within this report and the accompanying Landscape Assessment, with effects considered to be less than minor with the recommended mitigation measures imposed. The sites are setback a sufficient distance from the CMA and other water bodies such that no adverse effects on these features are anticipated. The indigenous vegetation outside of the areas set aside for residential development will be formally protected. Heritage sites have been identified and development proposed outside of these areas. The proposal does not involve activities within the CMA and as such subclause (2) of this rule is not considered applicable.

Policy 7: Strategic planning

1. *In preparing regional policy statements, and plans:*

- *consider where, how and when to provide for future residential, rural residential, settlement, urban development and other activities in the coastal environment at a regional and district level; and*
- *identify areas of the coastal environment where particular activities and forms of subdivision, use, and development:*
 - *are inappropriate; and*
 - *may be inappropriate without the consideration of effects through a resource consent application, notice of requirement for designation or Schedule 1 of the Resource Management Act process; and provide protection from inappropriate subdivision, use, and development in these areas through objectives, policies and rules.*

2. *Identify in regional policy statements, and plans, coastal processes, resources or values that are under threat or at significant risk from adverse cumulative effects. Include provisions in plans to manage these effects. Where practicable, in plans, set thresholds (including zones, standards or targets), or specify acceptable limits to change, to assist in determining when activities causing adverse cumulative effects are to be avoided*

8.7.14. The sites are zoned as Coastal Living and resource consent is being applied for combined subdivision and land use activities as a Discretionary Activity. The RPS has identified portions of the sites as High Natural Character, which coincides with the areas of PNA within the sites. The sites are also identified as being within the Coastal Environment. This application has determined that effects from the proposal will be less than minor.

Policy 11: Indigenous biological diversity (biodiversity)

To protect indigenous biological diversity in the coastal environment:

1. *avoid adverse effects of activities on:*



- *indigenous taxa⁴ that are listed as threatened⁵ or at risk in the New Zealand Threat Classification System lists;*
 - *taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;*
 - *indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare⁶;*
 - *habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;*
 - *areas containing nationally significant examples of indigenous community types; and*
 - *areas set aside for full or partial protection of indigenous biological diversity under other legislation; and*
2. *avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:*
- *areas of predominantly indigenous vegetation in the coastal environment;*
 - *habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;*
 - *indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;*
 - *habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes;*
 - *habitats, including areas and routes, important to migratory species; and*
 - *ecological corridors, and areas important for linking or maintaining biological values identified under this policy.*

8.7.15. The EclA has assessed the effects of the proposal on indigenous biodiversity and determined that so long as the recommendations of the report are adhered to, then the effects of the proposal will be less than minor. Indigenous vegetation outside of the proposed areas of development will be formally protected as well as weed and pest management undertaken, enhancing these areas of the site. The sites have not been identified as containing any areas of wetlands. The proposal is considered to protect indigenous biodiversity within the site.

Policy 13: Preservation of natural character

1. *To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:*
- *avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and*
 - *avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; including by:*
 - *assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and*



- *ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.*
2. *Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:*
- *natural elements, processes and patterns;*
 - *biophysical, ecological, geological and geomorphological aspects;*
 - *natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;*
 - *the natural movement of water and sediment;*
 - *the natural darkness of the night sky;*
 - *places or areas that are wild or scenic;*
 - *a range of natural character from pristine to modified; and*
 - *experiential attributes, including the sounds and smell of the sea; and their context or setting*

8.7.16. As detailed within this report, the proposal is not considered to have adverse effects on natural character. The proposal has been assessed against the relevant requirements within the EclA and Landscape Assessment with mitigation measures proposed to ensure effects of the proposal will be less than minor on the natural features and characteristics. The proposal is considered to be consistent with development in the area and is considered to be of low density.

Policy 14: Restoration of natural character

Promote restoration or rehabilitation of the natural character of the coastal environment, including by:

1. *identifying areas and opportunities for restoration or rehabilitation;*
2. *providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;*
3. *where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:*
 - *restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or*
 - *encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or*
 - *creating or enhancing habitat for indigenous species; or*
 - *rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or*
 - *restoring and protecting riparian and intertidal margins; or*
 - *reducing or eliminating discharges of contaminants; or*
 - *removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or*



- *restoring cultural landscape features; or*
- *redesign of structures that interfere with ecosystem processes; or*
- *decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area*

8.7.17. Restoration and rehabilitation of the natural character will be achieved via the measures recommended within the EclA such as setting aside areas for formal protection, weed and pest management and ensuring residential development is restricted to certain areas of the sites. Review conditions can be imposed within the Weed and Pest Management Plan to ensure the works are undertaken on an ongoing basis. Given the measures outlined within the EclA, it is considered the proposal promotes the restoration and rehabilitation of natural character.

Policy 15: Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

1. *avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and*
2. *avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment; including by:*
3. *identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to:*
 - *natural science factors, including geological, topographical, ecological and dynamic components;*
 - *the presence of water including in seas, lakes, rivers and streams;*
 - *legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;*
 - *aesthetic values including memorability and naturalness;*
 - *vegetation (native and exotic);*
 - *transient values, including presence of wildlife or other values at certain times of the day or year;*
 - *whether the values are shared and recognised;*
 - *cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features;*
 - *historical and heritage associations; and*
 - *wild or scenic values;*
4. *ensuring that regional policy statements, and plans, map or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policies and rules; and*
5. *including the objectives, policies and rules required by (d) in plans*



8.7.18. The sites are not identified as containing areas of outstanding natural features or landscapes under the RPSN and no adverse effects are anticipated any areas identified as ONF or ONL, as a result of the proposal. Effects on natural character and natural landscapes will be mitigated to a less than minor degree as per the EclA. Assessment of the RPSN will be undertaken further in this report.

Policy 17: Historic heritage identification and protection

Protect historic heritage² in the coastal environment from inappropriate subdivision, use, and development by:

- 1. identification, assessment and recording of historic heritage, including archaeological sites;*
- 2. providing for the integrated management of such sites in collaboration with relevant councils, heritage agencies, iwi authorities and kaitiaki;*
- 3. initiating assessment and management of historic heritage in the context of historic landscapes;*
- 4. recognising that heritage to be protected may need conservation;*
- 5. facilitating and integrating management of historic heritage that spans the line of mean high water springs;*
- 6. including policies, rules and other methods relating to (a) to (e) above in regional policy statements, and plans;*
- 7. imposing or reviewing conditions on resource consents and designations, including for the continuation of activities;*
- 8. requiring, where practicable, conservation conditions; and*
- 9. considering provision for methods that would enhance owners' opportunities for conservation of listed heritage structures, such as relief grants or rates relief.*

8.7.19. An Archaeological Assessment has been completed for the sites, where one site was identified within Lot 3. RC 2250122 approved a dwelling within the parent lot which included built development outside of the historic site. No other sites have been identified. Iwi and Heritage NZ have been contacted as part of the pre-application process with no objections raised. The historic site within Proposed Lot 3 is not proposed to be formally protected. The site has been identified, and the owners are aware of the location. Heritage NZ have also not requested formal protection.

Summary

8.7.20. As assessed above, the proposal is determined to be consistent with the relevant objectives and policies of the NZCPS. The proposal includes mitigation measures to protect, restore and enhance areas of natural features and characteristics within the sites, providing a superior outcome to what is currently in existence.

Regional Policy Statement

8.8. 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 Northlands natural and physical resources.

8.9. The relevant objectives and policies have been assessed below.



Objectives

3.4 Indigenous Biodiversity

Safeguard Northland's ecological integrity by:

- a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and*
- c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.*

- 8.9.1. The proposal includes formal protection of areas of indigenous vegetation outside of the areas identified for residential development. This will ensure the maintenance and enhancement of indigenous ecosystems within the sites which will have a positive flow on effects for the wider environment. Measures have been recommended to ensure that the proposal contributes to the reduction in the overall threat status of such species.

Objective 3.5 – Enabling Economic Wellbeing

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

- 8.9.2. These size allotments are in high demand and are of rare sorts in the current economic climate. The proposal will result in one additional allotment being created from two titles. This will in turn provide employment for local businesses and professionals not only as part of the subdivision process, but also any future building work on the vacant lot, improving economic wellbeing.

Objective 3.6 – Economic Activities – Reverse Sensitivity and Sterilisation

The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:

(a) Reverse sensitivity for existing:

- (i) Primary production activities;*
- (ii) Industrial and commercial activities;*
- (iii) Mining*; or*
- (iv) Existing and planned regionally significant infrastructure; or*

(b) Sterilisation of:

- (i) Land with regionally significant mineral resources; or*
- (ii) Land which is likely to be used for regionally significant infrastructure. *Includes aggregates and other minerals.*



- 8.9.3. No reverse sensitivity effects are anticipated. The proposal will be consistent with existing subdivision patterns and land use activities within the surrounding environment. No sterilisation of land is anticipated.

3.12 Tangata Whenua role in decision-making

Tangata whenua kaitiaki role is recognised and provided for in decision-making over natural and physical resources.

- 8.9.4. Iwi have been advised of the application, with only one response received from Ngati Manu, which indicated support of the proposal in principle. No other responses have been received at the time of lodgement of this application.

3.14 Natural character, outstanding natural features, outstanding natural landscapes and historic heritage

Identify and protect from inappropriate subdivision, use and development;

(a) The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins;

(b) The qualities and characteristics that make up outstanding natural features and outstanding natural landscapes;

(c) The integrity of historic heritage.

- 8.9.5. As discussed in detail within this application and the supporting documents, the qualities and characteristics that make up the natural character of the coastal environment is considered to remain unaffected by the proposal. Historic heritage will also be protected from future development, as identified within this application.

3.15 Active Management

Maintain and / or improve;

(a) The natural character of the coastal environment and fresh water bodies and their margins;

(b) Outstanding natural features and outstanding natural landscapes;

(c) Historic heritage;

(d) Areas of significant indigenous vegetation and significant habitats of indigenous fauna (including those within estuaries and harbours);

(e) Public access to the coast; and

(f) Fresh and coastal water quality by supporting, enabling and positively recognising active management arising from the efforts of landowners, individuals, iwi, hapū and community groups.

- 8.9.6. The proposal includes measures to maintain and improve the natural character of the coastal environment as has been discussed. The proposal is not considered to have any adverse effects on areas of ONL or ONF given there are no known areas within the site or directly adjoining allotments. Areas of significant indigenous vegetation and habitats of indigenous fauna will be enhanced via the protection measures proposed. Public access to the coast is not considered applicable. Fresh and coastal water quality is not considered applicable given no effects on these features are anticipated.



Policies

4.4 Maintaining and enhancing indigenous ecosystems and species

4.4.1 Policy – Maintaining and protecting significant ecological areas and habitats.

1) In the coastal environment, avoid adverse effects, and outside the coastal environment avoid, remedy or mitigate adverse effects of subdivision, use and development so they are no more than minor on:

(a) Indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists;

(b) Areas of indigenous vegetation and habitats of indigenous fauna, that are significant using the assessment criteria in Appendix 5;

(c) Areas set aside for full or partial protection of indigenous biodiversity under other legislation.

(2) In the coastal environment, avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of subdivision, use and development on:

(a) Areas of predominantly indigenous vegetation;

(b) Habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes;

(c) Indigenous ecosystems and habitats that are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass, northern wet heathlands, coastal and headwater streams, floodplains, margins of the coastal marine area and freshwater bodies, spawning and nursery areas and saltmarsh.

(3) Outside the coastal environment and where clause (1) does not apply, avoid, remedy or mitigate adverse effects of subdivision, use and development so they are not significant on any of the following:

(a) Areas of predominantly indigenous vegetation;

(b) Habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes;

(c) Indigenous ecosystems and habitats that are particularly vulnerable to modification, including wetlands, dunelands, northern wet heathlands, headwater streams, floodplains and margins of freshwater bodies, spawning and nursery areas.

(4) For the purposes of clause (1), (2) and (3), when considering whether there are any adverse effects and/or any significant adverse effects:

(a) Recognise that a minor or transitory effect may not be an adverse effect;

(b) Recognise that where the effects are or maybe irreversible, then they are likely to be more than minor;

(c) Recognise that there may be more than minor cumulative effects from minor or transitory effects.

(5) For the purpose of clause (3) if adverse effects cannot be reasonably avoided, remedied or mitigated then it maybe appropriate to consider the next steps in the mitigation hierarchy i.e. biodiversity offsetting followed by environmental biodiversity compensation, as methods to achieve Objective 3.4.



- 8.9.7. The sites are located within the coastal environment and therefore subclauses 1 & 2 are applicable to the proposal. The EclA has determined that adverse effects will be avoided given the recommendations of the report. The Assessment Criteria within Appendix 5 of the RPSN has been assessed within the EclA. Areas are proposed to be set aside for full protection within each of the sites. All effects from the proposal are considered to be less than minor in terms of indigenous vegetation and habitats of indigenous fauna, as per the EclA.

4.4.2 Policy – Supporting restoration and enhancement

Support voluntary efforts of landowners and community groups, iwi and hapū, to achieve Objective 3.15

- 8.9.8. Voluntary protection and weed and pest management control are some of the measures offered by the Applicant as part of the subdivision proposal. These will assist with achieving Objective 3.15 as assessed earlier in this section of the report.

4.5 Identifying the coastal environment, natural character, outstanding natural features, outstanding natural landscapes and historic heritage resources

4.5.1 Policy – Identification of the coastal environment, outstanding natural features and outstanding natural landscapes and high and outstanding natural character

The areas identified in the Regional Policy Statement - Maps will form Northland's:

(a) Coastal environment;

(b) High and outstanding natural character areas within the coastal environment (except where the coastal marine area beyond harbours / estuaries remain unclassified); and

(c) Outstanding natural features and outstanding natural landscapes.

Where following further detailed assessment, an area in the Regional Policy Statement – Maps has been amended in accordance with Method 4.5.4, and the amended area is operative in the relevant district or regional plan, it shall supersede the relevant area in the Regional Policy Statement – Maps.

- 8.9.9. The sites are identified as being within the Coastal Environment with parts of the sites being identified as being of High Natural Character which coincides with the area of PNA within the sites.

4.5.2 Policy – Application of the Regional Policy Statement - Maps

The Regional Policy Statement Maps of high and outstanding natural character and outstanding natural features and outstanding natural landscapes identify areas that are sensitive to subdivision, use and development. The maps of these areas identify where caution is required to ensure activities are appropriate. However, suitably qualified assessment at a site or property-specific level can be used to demonstrate lesser (or greater) sensitivity to particular subdivision, use and development proposals given the greater resolution provided.

- 8.9.10. An EclA as well as a Landscape Assessment and Archaeological Assessment have been prepared in support of the proposed development. It has been recommended within each of



the reports that so long as the recommendations of the reports are adhered to, the proposal will have a less than minor effect on the respective environments subject of each report. Given the low density of the proposal and the significant volunteered measures to ensure effects are less than minor, the proposal is considered to have identified areas where caution should be had and where development can occur within the sites which will have the least impact. The proposal is considered to not result in adverse effects on these environments.

4.5.3 Policy – Assessing, identifying and recording historic heritage

Historic heritage resources (areas, places, sites, buildings, or structures either individually or as a group) are identified taking into account one or more of the following criteria:

(a) Archaeological and / or scientific importance: the resource contributes significantly to our understanding of human history or archaeological research;

(b) Architecture and technology: the structure or building is significant due to design, form, scale, materials, style, period, craftsmanship, construction technique or other unique element / characteristic;

(c) Rarity: the resource or site is unique, uncommon or rare at a district, regional or national level;

(d) Representativeness: the resource is an excellent example of its class in terms of design, type, use, technology, time period or other characteristic;

(e) Integrity: the resource retains a high proportion of its original characteristics and integrity compared with other examples in the district or region;

(f) Context: the resource forms part of an association of heritage sites or buildings which, when considered as a whole, become important at a district, regional or national scale;

(g) People and events: the resource is directly associated with the life or works of a well-known or important individual, group or organisation and / or is associated with locally, regionally or nationally significant historic events;

(h) Identity: the resource provides a sense of place, community identity or cultural or historical continuity;

(i) Tangata whenua: the resource place or feature is important to tangata whenua for traditional, spiritual, cultural or historic reasons; and

(j) Statutory: the resource or feature is recognised nationally or internationally, including: a World Heritage Site under the World Heritage Convention 1972; is registered under the Historic Places Act 1993; or is recognised as having significant heritage value under a statutory acknowledgement or other legislation.

8.9.11. An archaeological assessment has been completed for the proposal. As per this report, there were no archaeological sites located within the new lots. A separate archaeological assessment had been completed for Lot 3 as part of RC2250122, where it was stated that an earlier archaeological survey in the property had identified a single terrace (Q05/294) southeast of the high point of the property. Works were already proposed to be located outside of this area such that no effects of the proposal were anticipated. The proposal is not considered to adversely affect areas of historic heritage, and the proposal will proceed under the guidance of an ADP.

4.6 Managing effects on natural character, features / landscapes and heritage



4.6.1 Policy – Managing effects on the characteristics and qualities natural character, natural features and landscapes

(1) In the coastal environment:

a) Avoid adverse effects of subdivision use, and development on the characteristics and qualities which make up the outstanding values of areas of outstanding natural character, outstanding natural features and outstanding natural landscapes.

b) Where (a) does not apply, avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes. Methods which may achieve this include:

(i) Ensuring the location, intensity, scale and form of subdivision and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins; and

(ii) In areas of high natural character, minimising to the extent practicable indigenous vegetation clearance and modification (including earthworks / disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area and their margins; and

(iii) Encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised.

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

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

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

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

(3) When considering whether there are any adverse effects on the characteristics and qualities⁹ of the natural character, natural features and landscape values in terms of (1)(a), whether there are any significant adverse effects and the scale of any adverse effects in terms of (1)(b) and (2), and in determining the character, intensity and scale of the adverse effects:

a) Recognise that a minor or transitory effect may not be an adverse effect;

b) Recognise that many areas contain ongoing use and development that:

(i) Were present when the area was identified as high or outstanding or have subsequently been lawfully established

(ii) May be dynamic, diverse or seasonal;



- c) Recognise that there may be more than minor cumulative adverse effects from minor or transitory adverse effects; and*
- d) Have regard to any restoration and enhancement on the characteristics and qualities of that area of natural character, natural features and/or natural landscape.*

8.9.12. As detailed within this report, the site does not include areas of ONL, ONC or ONF as mapped by the RPSN, such that no adverse effects on these areas are anticipated. In terms of (b), these items have been taken into consideration as part of the proposal, with measures imposed to ensure that all effects will be less than minor. Built development will occur within areas of the site which have already been compromised by existing activities. The EclA has taken into consideration the items within (3) to ensure effects will be less than minor.

4.6.2 Policy – Maintaining the integrity of heritage resources

(1) Protect the integrity of historic heritage resources that have been identified in plans in accordance with Policy 4.5.3 and Method 4.5.4(3):

a) By avoiding significant adverse effects of subdivision, use and development and avoiding, remedying or mitigating other adverse effects (including cumulative adverse effects) on historic heritage in the following way:

(i) Requiring careful design and location of subdivision, use and development to retain heritage buildings and other physical elements of historic heritage and where practical enhance public use and access;

(ii) Restricting the demolition / relocation of and / or inappropriate modifications, additions or alterations to physical elements of historic heritage;

(iii) Recognising that the integrity of many historic heritage resources relies on context and maintain these relationships in the design and location of subdivision, use and development;

(iv) Recognising the collective value of groups of heritage buildings, structures and / or places, particularly where these are representative of Northland's historic settlements, architecture or periods in history and maintain the wider character of such areas; and

(v) Restricting activities that compromise important spiritual or cultural values held by Māori / Mana Whenua and / or the wider community in association with particular heritage places or features.

(2) Despite the above:

a) Clause 1 does not apply where natural hazards threaten the viability of regionally significant infrastructure and / or public health and safety; or

b) Regionally significant infrastructure proposals that cannot meet 4.6.2(1) may still be appropriate after assessment against the matters in Policy 5.3.3(3).

8.9.13. As mentioned, there is one archaeological site within Proposed Lot 3 which was identified as part of an earlier archaeological assessment. Development within Proposed Lot 3 will be as per RC 2250122, such that no adverse effects are anticipated.

4.7 Supporting management and improvement



4.7.1 Policy – Promote active management

In plan provisions and the resource consent process, recognise and promote the positive effects of the following activities that contribute to active management:

- a) Pest control, particularly where it will complement an existing pest control project / programme;*
- b) Soil conservation / erosion control;*
- c) Measures to improve water quality in parts of the coastal marine area where it has deteriorated and is having significant adverse effects, or in freshwater bodies targeted for water quality enhancement;*
- d) Measures to improve flows and / or levels in over allocated freshwater bodies;*
- e) Re-vegetation with indigenous species, particularly in areas identified for natural character improvement;*
- f) Maintenance of historic heritage resources (including sites, buildings and structures);*
- g) Improvement of public access to and along the coastal marine area or the margins of rivers or lakes except where this would compromise the conservation of historic heritage or significant indigenous vegetation and / or significant habitats of indigenous fauna;*
- h) Exclusion of stock from waterways and areas of significant indigenous vegetation and / or significant habitats of indigenous fauna;*
- i) Protection of indigenous biodiversity values identified under Policy 4.4.1, outstanding natural character, outstanding natural landscapes or outstanding natural features either through legal means or physical works;*
- j) Removal of redundant or unwanted structures and / or buildings except where these are of historic heritage value or where removal reduces public access to and along the coast or lakes and rivers;*
- k) Restoration or creation of natural habitat and processes, including ecological corridors in association with indigenous biodiversity values identified under Policy 4.4.1, particularly wetlands and / or wetland sequences;*
- l) Restoration of natural processes in marine and freshwater habitats.*

8.9.14. The Applicant has offered weed and pest management control within the sites. Soil conservation/erosion control will also be undertaken during any excavations. Re-vegetation is proposed as per the EclA and the Landscape Assessment. The archaeological site will remain unaffected. Protection of indigenous biodiversity is proposed via the formal protection of areas within the sites.

4.7.3 Policy – Improving natural character

Except where in conflict with established uses promote rehabilitation and restoration of natural character in the manner described in Policy 4.7.1 in the following areas:

- (a) Wetlands, rivers, lakes, estuaries, and their margins;*
- (b) Undeveloped or largely undeveloped natural landforms between settlements, such as coastal headlands, peninsulas, ridgelines, dune systems;*
- (c) Areas of high natural character;*
- (d) Land adjacent to outstanding natural character areas, outstanding natural features, and outstanding natural landscapes;*



- (e) Remnants of indigenous coastal vegetation particularly where these are adjacent to water or can be linked to establish or enhance ecological corridors; and*
- (f) The areas or values identified in Policy 4.4.1 (protecting significant areas and species).*

8.9.15. Rehabilitation and restoration of natural character will be undertaken within the sites and areas of high natural character via the measures proposed and discussed throughout this report.

8.1 Tangata Whenua - Participation in decision-making, plans, consents and monitoring

8.1.1 Policy – Tangata whenua participation

The regional and district councils shall provide opportunities for tangata whenua to participate in the review, development, implementation, and monitoring of plans and resource consent processes under the Resource Management Act 1991.

8.9.16. The proposal has been circulated to the relevant Iwi groups with no objections raised.

Summary

8.10. As assessed above, the proposal is considered to be consistent with the objectives and policies of the RPSN which is supported by the EclA and Landscape Assessment prepared for this application. The proposal includes adequate measures to ensure adverse effects are not created and the proposal provides a superior outcome compared to what is currently in existence.

Far North Operative District Plan

Relevant objectives and policies

8.11. The relevant objectives and policies of the Plan are those related to Subdivision, Coastal Environment and the Coastal Living Zone, Earthworks, Indigenous Vegetation, Natural Hazards and Transportation Chapter. The proposal is considered to create no more than minor adverse effects on the surrounding environment. The proposal is considered to be consistent with the character of the surrounding area and is considered to have negligible effects on the amenity value of the area, as the lot sizes in the locality already reflect the size of the lots proposed. The proposal is considered to be consistent with the objectives and policies of the Plan.

Assessment of the objectives and policies within the Subdivision Chapter

8.12. The following assessment is based upon the objectives and policies contained within Sections 13.3 and 13.4 of the District Plan.

Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.



13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.

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

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

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

13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.

- 8.12.1. The proposal will be consistent with the purpose of the Coastal Living zone which is essentially rural residential development whilst maintaining a high level of amenity associated with the coast. Social, cultural and economic well-being will be provided for as discussed throughout this report. Life supporting capacity of soils will not be jeopardized, and no reverse sensitivity effects are anticipated. The proposal is not anticipated to exacerbate natural hazards. The proposal includes vegetation, protection and enhancement of areas within each of the sites providing a superior outcome for natural features within the site and surrounding environment. Heritage resources are not anticipated to be adversely affected. Water supply, stormwater management and wastewater disposal have been detailed within this application. The proposal provides a superior outcome as the proposed lot sizes and intended land use activities are already existing within the surrounding environment, such that the proposal provides consistency with the



surrounding environment. The proposed protection, revegetation and enhancement of the indigenous vegetation within the sites will also provide a superior outcome and environmental benefit. The proposal is not known to affect the relationship between Māori and their ancestral lands, water, sites, waahi tapu and other taonga. Electricity supply is not a requirement for a subdivision within the Coastal Living zone. Energy efficient design will be designed at the time of built development on the lots, with the allotments providing ample opportunities to take advantage of energy efficient designs. Alternative transport options, communications and local services are not a consideration of this coastal/rural subdivision. The site is not located within the National Grid.

Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

- (a) natural character, particularly of the coastal environment;*
- (b) ecological values;*
- (c) landscape values;*
- (d) amenity values;*
- (e) cultural values;*
- (f) heritage values; and*
- (g) existing land uses.*

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

13.4.7 That the need for a financial contribution be considered only where the subdivision would:

- (a) result in increased demands on car parking associated with non-residential activities; or*



(b) result in increased demand for esplanade areas; or

(c) involve adverse effects on riparian areas; or

(d) depend on the assimilative capacity of the environment external to the site.

13.4.8 That the provision of water storage be taken into account in the design of any subdivision.

13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.

13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.

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

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

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

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

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

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

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



(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

(c) encouragement of pedestrian and cycle use;

(d) access to alternative transport facilities;

(e) domestic or community renewable electricity generation and renewable energy use.

13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:

(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;

(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and

(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.

8.12.2. There will be no adverse impacts on any of the items listed within Policy 13.4.1. Vehicular access has been assessed by Wilton Joubert and the existing provisions and recommendations are considered adequate for the proposal. Pedestrian access has not been a consideration of this coastal/rural subdivision. The proposal is not anticipated to exacerbate natural or other hazards. Connection to utility services is not a consideration of this proposal. The proposed subdivision will utilise existing crossing places and internal accessways. WJ have provided mitigation measures to ensure safe access to the proposed lots is achievable. The proposal does include protection, restoration and enhancement of indigenous vegetation and fauna as well as natural character of the coastal environment as addressed within the EclA and Landscape Assessment. Financial contribution is not considered necessary. Water storage has been addressed within this report. Bonus development donor and recipient areas are not considered necessary given the protection measures proposed. The sites are not within the Conservation zone. Māori and their culture and traditions are not anticipated to be affected.

8.12.3. In terms of Policy 13.4.13, the proposal is considered to achieve this policy given the recommendations within the EclA and Landscape Assessment. The objectives and policies of the coastal environment, coastal living zone and relevant chapters of Part 3 of the Plan will be



undertaken below. No specific conditions in relation to Policy 13.4.15 are considered necessary. The sites are not located within the National Grid Corridor.

Assessment of the objectives and policies within the Coastal Environment

8.13. The following assessment is based upon the objectives and policies contained within Sections 10.3 and 10.4.

Objectives

10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.

10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:

(a) the natural character of the coastline and coastal environment;

(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;

(c) outstanding landscapes and natural features;

(d) the open space and amenity values of the coastal environment;

(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).

10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.

10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.

10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.

10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.

10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.

10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.

10.3.9 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

8.13.1. The proposal is supported by an array of Professional Reports which each provide recommendations to ensure there are no adverse effects created. The proposal will result in the preservation and enjoyment of items within Policy 10.3.2 as detailed within this assessment and the supporting EclA and Landscape Assessment. Iwi have been advised of the application, with only one response received from Ngati Manu, which indicated support of the proposal in principle. No other responses have been received at the time of lodgement of this application.



Public access is not considered relevant. No activities which cross the CMA boundary are proposed. Water storage has been addressed within this report. Superior outcomes are achieved through protection, revegetation and enhancement of the vegetation within the site and mitigation measures for the design of the future dwelling within Lot 1.

Policies

10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:

- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*
- (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*
- (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
- (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*
- (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*
- (f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and*
- (g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and*
- (h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.

10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.

10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.

10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".



10.4.6 That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.

10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:

- (a) parking;*
- (b) rubbish disposal;*
- (c) waste disposal;*
- (d) dinghy racks.*

10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.

10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.

10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.

10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;*
- (b) the number of buildings and intensity of development;*
- (c) the colour and reflectivity of buildings;*
- (d) the landscaping (including planting) of the site;*
- (e) the location and design of vehicle access, manoeuvring and parking areas.*

- 8.13.2. As detailed above, the application is supported by an array of Professional Reports which provide recommendations which will be adopted to ensure no adverse effects are created and the coastal environment is enhanced. The proposal is not considered to be sprawling or sporadic subdivision given the lot sizes and proposed land use activities are consistent with development in the surrounding environment. Ecological values will be enhanced. Public access is not considered applicable. The proposal is not considered to affect access of tangata whenua to their ancestral lands or sites of significance to Māori. The proposal involves superior outcomes and permanent protection, rehabilitation and enhancement of the natural character of the coastal environment and as such, should be encouraged by Council as per Policy 10.4.6. The proposal does not involve maritime facilities. The site is not shown to be affected by natural hazards. Water storage has been assessed within this application. Stormwater and wastewater can be adequately provided for within each of the proposed allotments without creating adverse downstream effects. Natural character and amenity will be maintained as detailed within the Landscape Assessment.



Assessment of the objectives and policies within the Coastal Living Zone

8.14. The following assessment is based upon the objectives and policies contained within Sections 10.7.3 and 10.7.4.

Objectives

10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.

10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.

8.14.1. The proposal will provide one additional allotment from two titles, which is considered to be of low density. No adverse effects are anticipated. Natural character will be maintained and enhanced as a result of the subdivision.

Policies

10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.

10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.

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

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

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

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

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

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

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



- 8.14.2. The proposal is not anticipated to create adverse effects on the subdivision, use and development on the coastal environment as has been discussed throughout this report. Infrastructure will be provided for within the allotments at the time of built development. The existing vehicle crossing to Lots 1 & 3 will be upgraded to ensure safe access can be maintained. The proposal is considered to restore, enhance and rehabilitate the character of the zone as detailed within this report. Indigenous vegetation links will be enhanced via protection and rehabilitation. Fauna will be protected via restrictions on cats and dogs. Historic heritage will not be adversely affected, and the visual impacts of buildings will be less than minor with the recommendations of the Landscape Assessment imposed.

Assessment of objectives and policies within the Indigenous Flora and Fauna Chapter

- 8.15. An assessment of the objectives and policies within Sections 12.2.3 and 12.2.4 have been provided below.

Objectives

12.2.3.1 To maintain and enhance the life supporting capacity of ecosystems and the extent and representativeness of the District's indigenous biological diversity.

12.2.3.2 To provide for the protection of, and to promote the active management of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

12.2.3.3 To recognise issues of wellbeing including equity for landowners in selecting methods of implementation.

12.2.3.4 To promote an ethic of stewardship

- 8.15.1. The life supporting capacity of ecosystems will be enhanced by the proposal as well as the biodiversity in across the sites, as determined within the EclA and LA. Formal protection has been provided for within large areas of each of the allotments as well as active management via pest and weed management control. The proposal provides for a superior outcome compared to what is currently in existence.

Policies

12.2.4.1 That areas of significant indigenous vegetation and significant habitats of indigenous fauna be protected for the purpose of promoting sustainable management with attention being given to:

(a) maintaining ecological values;

(b) maintaining quality and resilience;

(c) maintaining the variety and range of indigenous species contributing to biodiversity;

(d) maintaining ecological integrity; and

(e) maintaining tikanga Maori in the context of the above.

Note: In determining whether a subdivision, use or development is appropriate in areas containing significant indigenous vegetation and significant habitats of indigenous fauna, Council shall consider each application on a case by case basis, giving due weight to Part II of the Act as well as those matters listed above.



12.2.4.2 That the significance of areas of indigenous vegetation be evaluated by reference to the criteria listed in Appendix III of the Northland Regional Policy Statement (refer also to definition of “significant” in 12.2.5.6).

12.2.4.3 That adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided, remedied or mitigated by:

- (a) seeking alternatives to the disturbance of habitats where practicable;
- (b) managing the scale, intensity, type and location of subdivision, use and development in a way that avoids, remedies or mitigates adverse ecological effects;
- (c) ensuring that where any disturbance occurs it is undertaken in a way that, as far as practicable:
 - (i) minimises any edge effects;
 - (ii) avoids the removal of specimen trees;
 - (iii) does not result in linkages with other areas being lost;
 - (iv) avoids adverse effects on threatened species;
 - (v) minimises disturbance of root systems of remaining vegetation;
 - (vi) does not result in the introduction of exotic weed species or pest animals;
- (d) encouraging, and where appropriate, requiring active pest control and avoiding the grazing of such areas.

12.2.4.4 That clearance of limited areas of indigenous vegetation is provided for.

12.2.4.5 That the contribution of areas of indigenous vegetation and habitats of indigenous fauna to the overall biodiversity and amenity of the District be taken into account in evaluating applications for resource consents.

12.2.4.6 That support is given to programmes for weed and pest control, including support for community pest control areas established by the Northland Regional Council under the Regional Pest Management Strategies, in areas of significant indigenous vegetation and significant habitats of indigenous fauna and surrounding lands.

12.2.4.7 That community awareness of the need and reasons for protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna be promoted.

12.2.4.8 That restoration and enhancement of indigenous ecosystems is based on plants that would have occurred naturally in the locality and is sourced from local genetic stock where practicable.

12.2.4.9 That the Council will work with landowners and communities to ensure outcomes are achieved in an effective and equitable manner.

12.2.4.10 In order to protect areas of significant indigenous fauna:

- (a) that dogs (excluding working dogs), cats, possums, rats, mustelids and other pest species are not introduced into areas with populations of kiwi, dotterel and brown teal;
- (b) in areas where dogs, cats, possums, rats, mustelids and other pest species are having adverse effects on indigenous fauna their removal is promoted.

12.2.4.11 That when considering resource consent applications in areas identified as known high density kiwi habitat, the Council may impose conditions, in order to protect kiwi and their habitat.

12.2.4.12 That habitat restoration be promoted.

12.2.4.13 That the maintenance of riparian vegetation and habitats be recognised and provided for, and their restoration encouraged, for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, preservation of natural character and the maintenance of general ecosystem health and indigenous biodiversity.



12.2.4.14 That when considering an application to clear areas of significant indigenous vegetation or significant habitats of indigenous fauna, enabling Māori to provide for the sustainable management of their ancestral land will be recognised and provided for by Council.

- 8.15.2. There are significant areas within each of the lots to be formally protected. The EclA has assessed the proposal against the RPSN criteria and determined that the clearance areas are of low significance. The proposal has included sufficient mitigation measures to ensure effects on indigenous vegetation and fauna are less than minor. Clearance has been limited to areas as recommended by the EclA. The EclA and LA have assessed the site and wider context and determined that the proposal will have positive effects. Weed and pest control will be provided for. Careful selection of plants has been provided for within the EclA and LA. A full restriction on cats is offered and controls on dogs. Habitat restoration has been provided for. Iwi have been advised of the application, with only one response received from Ngati Manu, which indicated support of the proposal in principle. No other responses have been received at the time of lodgement of this application.

Assessment of objectives and policies within the Soils and Minerals Chapter

- 8.16. An assessment of the objectives and policies within Sections 12.3.3 and 12.3.4 have been provided below.

Objectives

12.3.3.1 To achieve an integrated approach to the responsibilities of the Northland Regional Council and Far North District Council in respect to the management of adverse effects arising from soil excavation and filling, and minerals extraction.

12.3.3.2 To maintain the life supporting capacity of the soils of the district.

12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.

12.3.3.4 To enable the efficient extraction of minerals whilst avoiding, remedying or mitigating any adverse environmental effects that may arise from this activity.

- 8.16.1. Adverse effects in regards to soil excavation and filling are not anticipated. The works have already been undertaken, and appropriate measures have been implemented on site to prevent soil erosion and sedimentation. Life supporting capacity of soils will be maintained. Extraction of minerals is not proposed.

Policies

12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated.

12.3.4.2 That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.

12.3.4.3 That where practicable, activities associated with soil and mineral extraction be located away from areas where that activity would pose a significant risk of adverse effects to the environment and/or to human health. Such areas may include those where:

(a) there are people living in close proximity to the site or land in the vicinity of the site is zoned Residential, Rural Living, Coastal Residential or Coastal Living;

(b) there are significant ecological, landscape, cultural, spiritual or heritage values;

(c) there is a potential for adverse effects on lakes, rivers, wetlands and the coastline;



(d) natural hazards may pose unacceptable risks.

12.3.4.4 That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.

12.3.4.5 That soil conservation be promoted.

12.3.4.6 That mining tailings that contain toxic or bio-accumulative chemicals are contained in such a way that adverse effects on the environment are avoided.

12.3.4.7 That applications for discretionary activity consent involving mining and quarrying be accompanied by a Development Plan.

12.3.4.8 That as part of a Development Plan rehabilitation programmes for areas no longer capable of being actively mined or quarried may be required.

12.3.4.9 That soil excavation and filling in the National Grid Yard are managed to ensure the stability of National Grid support structures and the minimum ground to conductor clearances are maintained.

12.3.4.10 To ensure that soil excavation and filling are managed appropriately, normal rural practices as defined in Chapter 3 will not be exempt when determining compliance with rules relating to earthworks, except if the permitted standards in the National Grid Yard specify that activity is exempt.

- 8.16.2. Adverse effects are not anticipated. The works have already been undertaken with appropriate mitigation methods in place to prevent soil erosion. The site is within a rural area as it is akin to a Rural Living / transitional type zoning. Soil and mineral extraction are not proposed. No adverse effects on people and the environment are anticipated. The works have already been undertaken, and all effects have been managed within the site boundaries. Soil conservation will be maintained. The proposal does not involve mining tailings or mining or quarrying. The site is not within the National Grid Yard.

Assessment of objectives and policies within the Natural Hazards Chapter.

- 8.17. An assessment of the objectives and policies within Sections 12.4.3 and 12.4.4 have been provided below.

Objectives

12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well being of the community.

12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.

12.4.3.3 To ensure that natural hazard protection works do not have adverse effects on the environment.

12.4.3.4 To ensure that the role in hazard mitigation played by natural features is recognised and protected.

12.4.3.5 To improve public awareness of natural hazards as a means of helping people to avoid them.



12.4.3.6 To take into account reasonably foreseeable changes in the nature and location of natural hazards.

12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

- 8.17.1. The proposal has reduced the fire risk hazard by removing highly flammable vegetation within the designated fire buffer area and replacing this with low flammable native species over a period of 5-6 years. Water storage for firefighting supply will be provided at the time of BC application for a dwelling within Lots 1 & 2. Approval from FENZ has been provided with this application. As mentioned within this application, it is considered that the proposal has incorporated effective measures to ensure that the fire risk hazard is not exacerbated. No natural hazard protection works relate to this proposal. There are no natural features which play a role in hazard mitigation located on the site. However, it has been recognised that CMA is located within proximity to the site which is another water source if it is required. Public awareness has been raised through the District Plan and resource consent requirement. It is considered that the methods provided within this application do not have adverse effects on the environment and take into account reasonably foreseeable changes in the nature and location of natural hazards. As mentioned above, methods have been incorporated into the proposal to decrease the fire risk as well as approval being sought and provided from Fire and Emergency NZ.

Policies

12.4.4.1 That earthworks and the erection of structures not be undertaken in areas where there is a significant potential for natural hazards unless they can be carried out in such a way so as to avoid being adversely affected by the natural hazards, and can avoid exacerbating natural hazards.

12.4.4.2 That the natural character of features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land values and assets from natural coastal hazards, is protected and enhanced.

12.4.4.3 That protection works for existing development be allowed only where they are the best practicable option compatible with sustainable management of the environment.

12.4.4.4 That the sea level rise, as predicted by the Intergovernmental Panel of Climate Change or Royal Society of NZ, be taken into account when assessing development in areas potentially affected.

12.4.4.5 That information on known natural hazards be made available in order that the public can make informed resource management decisions.

12.4.4.6 That the adverse effects on people, property and the environment from coastal hazards in Coastal Hazard Areas, as identified by the Northland Regional Council, are avoided

12.4.4.7 That the risk to adjoining vegetation and properties arising from fires be avoided

12.4.4.8 That the location, intensity, design and type of new coastal subdivision, use and development be controlled so that the need for hazard protection works is avoided or minimised.



12.4.4.9 That the role of riparian margins in the mitigation of the effects of natural hazards is recognised and that the continuing ability of riparian margins to perform this role be assured.

- 8.17.2. The subject sites are located in the Coastal Living zone, and it is considered that the sites were created for the purpose of single residential development occurring. Mitigation methods have been proposed which will decrease the fire risk potential, such that the proposal will not exacerbate the risk of fire on-site. No protection works are required as part of the proposal. The property is not known to be affected by sea level rise, due to its elevation above sea level. The applicant is aware that the proposed dwelling is located within 20m of vegetation and has provided adequate mitigation methods to decrease the fire risk. The subject site is not known to be susceptible to Coastal Hazards. The proposal has incorporated adequate mitigation methods to decrease the fire risk from the vegetation on the subject and adjoining site, as has been discussed earlier in this report. The site is not affected by coastal or flood hazards. The proposal does not include riparian margins.

Assessment of the objectives and policies within the Transportation Chapter

- 8.18. The following assessment is based upon the objectives and policies contained within Sections 15.1.3 and 15.1.4.

Objectives

- 15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.*
15.1.3.2 To provide sufficient parking spaces to meet seasonal demand in tourist destinations.
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.
15.1.3.4 To ensure that appropriate and efficient provision is made for loading and access for activities.
15.1.3.5 To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.

- 8.18.1. WJ have assessed the access arrangements and have provided recommendations to mitigate effects to a less than minor degree. Seasonal demand is not considered applicable. Car parking can be provided for at the time of built development. Cycling and pedestrian access is not considered applicable.

Policies

- 15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.*
15.1.4.2 That the need to protect features of the natural and built environment be recognised in the provision of parking spaces.
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.
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.
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.



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.

15.1.4.7 That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.

15.1.4.8 That alternative options be considered to meeting parking requirements where this is deemed appropriate by the Far North District Council.

- 8.18.2. Traffic effects have been discussed throughout this report and have been found to be less than minor. Parking spaces are existing for Lot 3 and will be designed at the time of built development on the other two lots, with the design already being shown for the proposed dwelling within Lot 1. Loading spaces are not applicable. The site does not have direct access from a State Highway. Lots 1 & 3 will utilise the existing access point from Manawaora Road, with a new access to Lot 2 being constructed from the right of way off Bentzen Drive. Cycle and pedestrian traffic will remain unaffected by the proposal.

Proposed District Plan

- 8.19. Under the Proposed District Plan, the sites are zoned Rural Lifestyle and within the Coastal Environment Overlay and therefore an assessment of the objectives and policies within this chapter has been included below. The subject application also includes the requirement for consent under IB-R1 and IB-R4 as a **Discretionary** Activity. The proposal is considered to create no more than minor adverse effects on the environment and is consistent with the intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

Objectives and Policies within the Subdivision Chapter

Objectives

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

- a) achieves the objectives of each relevant zone, overlays and district wide provisions;*
- b) contributes to the local character and sense of place;*
- c) avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;*
- d) avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;*
- e) does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and*
- f) manages adverse effects on the environment.*

SUB-O2 - Subdivision provides for the:

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



SUB-O3 - Infrastructure is planned to service the proposed subdivision and development where:

- a) there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and*
- b) where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.*

SUB-O4 - Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

- a. public open spaces;*
- b. esplanade where land adjoins the coastal marine area; and*
- c. esplanade where land adjoins other qualifying waterbodies.*

- 8.19.1. The proposal is considered to achieve the objectives of the zone, as will be discussed. The proposal will contribute to the local character by providing additional lots which are of similar size to those in the surrounding environment. No reverse sensitivity effects are anticipated. The proposal is not considered to exacerbate natural hazards. The site is not considered to be highly productive land as discussed throughout his report. The proposal has provided for the protections, restoration and enhancement of the indigenous vegetation within the site which contributes to the natural character of the coastal environment. Infrastructure will be provided for onsite. The proposal does not include any public open spaces or esplanade areas.

Policies

SUB-P1 - Enable boundary adjustments that:

- a) do not alter;*
- b) are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.*

SUB-P2 - Enable subdivision for the purpose of public works, infrastructure, reserves or access.

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

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

SUB-P4 - Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

SUB-P5 - Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:

- a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;*



- b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;*
- c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;*
- d. contributing to a well connected transport network that safeguards future roading connections; and*
- e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.*

SUB-P6 - Require infrastructure to be provided in an integrated and comprehensive manner by:

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and*
- b. ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.*

SUB- P7 - Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.

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

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

SUB-P9 - Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

SUB-P10 - To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.

SUB-P11 - Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale, density, design and character of the environment and purpose of the zone;*
- b. the location, scale and design of buildings and structures;*
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- d. managing natural hazards;*
- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and*
- f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*



- 8.19.2. The proposal does not include a boundary adjustment or subdivision for public infrastructure, reserves or access. The proposed lots are considered consistent with allotments in the surrounding area as has been detailed within this report. Although the lot sizes do not comply with the minimum lot sizes for the zone, the sites are considered to have suitable areas for future built development and servicing as well as access as determined by WJ. The proposal is not considered to have adverse effects on the natural environment, historic heritage or natural hazards. SUB-P5 is not considered applicable. The proposed allotments are able to contain onsite servicing as determined by WJ. No esplanade reserves are proposed. The proposed lots are not zoned RP. The proposal does not involve subdivision of a Detached Minor Residential Unit (DMRU). The proposal is considered to achieve SUB-P11 as has been detailed within this application.

Objectives and Policies for the Rural Lifestyle Zone

Objectives

RLZ-O1 - The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.

RLZ-O2 - The predominant character and amenity of the Rural Lifestyle zone is characterised by:

- a. low density residential activities;*
- b. small scale farming activities with limited buildings and structures;*
- c. smaller lot sizes than anticipated in the Rural Production Zone;*
- d. a general absence of urban infrastructure;*
- e. rural roads with low traffic volumes;*
- f. areas of vegetation, natural features and open space.*

RLZ-O3 - The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.

RLZ-O4 - Land use and subdivision in the Rural Lifestyle zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zones

- 8.19.3. The proposal is considered to be of low density and have ample area for small scale productive activities (such as gardening) within each allotment. The proposal is considered to be consistent with the character and amenity of the zone, as the residential activities will be low density and the lots have ample opportunity for small scale productive activities. The lots will be serviced by onsite infrastructure. The addition of one allotment is considered to be easily absorbed into the surrounding environment. Areas of indigenous vegetation will be protected, enhanced and rehabilitated. No incompatible activities are proposed. Primary production activities will not be affected.

Policies



RLZ-P1 Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including:

- a. low density residential activities;*
- b. small scale farming activities;*
- c. home business activities;*
- d. visitor accommodation; and*
- e. small scale education facilities.*

RLZ-P2 Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle zone because they are:

- a. contrary to the density anticipated for the Rural Lifestyle zone;*
- b. predominately of an urban form or character;*
- c. primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living; or*
- d. commercial, rural industry or industrial activities that are more appropriately located in a Settlement zone or an urban zone.*

RLZ-P3 Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zone.

RLZ-P4 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale and character of the rural lifestyle environment;*
- b. location, scale and design of buildings or structures;*
- c. at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;**
- d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- e. the adequacy of roading infrastructure to service the proposed activity;*
- f. managing natural hazards;*
- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and*
- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

- 8.19.4. The proposal is considered consistent with the scale and character of the surrounding environment. No reverse sensitivity effects are anticipated. The proposal is considered to achieve RLZ-P4 as detailed within this application.



Objectives and Policies of the Coastal Environment

Objectives

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

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

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

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

- 8.19.5. The natural character has been identified and enhancement measures proposed to ensure that the environment is maintained and enhanced. Natural character will be preserved and restored. Iwi have been contacted as part of the proposal with only one response received to date which did not raise any objections. The sites are not within urban zones.

Policies

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

- a. *the presence or absence of buildings, structures or infrastructure;*
- b. *the temporary or permanent nature of any adverse effects;*
- c. *the location, scale and design of any proposed development;*
- d. *any means of integrating the building, structure or activity;*
- e. *the ability of the environment to absorb change;*
- f. *the need for and location of earthworks or vegetation clearance;*
- g. *the operational or functional need of any regionally significant infrastructure to be sited in the particular location;*
- h. *any viable alternative locations for the activity or development;*
- i. *any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
- j. *the likelihood of the activity exacerbating natural hazards;*
- k. *the opportunity to enhance public access and recreation;*
- l. *the ability to improve the overall quality of coastal waters; and*
- m. *any positive contribution the development has on the characteristics and qualities.*

- 8.19.6. The sites are located within the coastal environment as well as containing areas of HNC. These areas have been addressed within the EclA and Landscape Assessment. The sites are not shown to contain areas of ONC, ONL or ONF as per the RPSN or PDP. Visual qualities, character and integrity of the coastal environment will be preserved. CE-P5 is not applicable as the sites are not within an urban zone. CE-P6 is not applicable as no farming activities are proposed. CE-P7 is not applicable as the sites are not zoned as Māori Purpose. The proposal is consistent with CE-P8 as the restoration and enhancement of the sites is proposed as detailed within this application. The proposal will not result in loss/destruction of the characteristics and qualities



of ONC areas. CE-P10 has been addressed in detail within this application, and it is considered that the proposal does not result in adverse effects in terms of this items given the recommendations proposed and adopted within the EclA and Landscape Assessment.

Objectives and Policies of Ecosystems and Indigenous Biodiversity

- 8.19.7. Set out below are the notified provisions. As previously stated, officers' recommendations would amend the objectives, policies and rules to remove the reference to significant natural areas and whether a site is within the coastal environment or not. Currently, the notified provisions remain relevant and are commented on accordingly. The proposed PDP definition of a significant natural area (SNA) includes those areas assessed to meet the criteria set out in Appendix 5 of the RPSN. Based on the EclA, the vegetation on the site is to be defined as an SNA.

Objectives

IB-O1 - Areas of significant indigenous vegetation and significant habitats of indigenous fauna (Significant Natural Areas) are identified and protected for current and future generations.

IB-O2 - Indigenous biodiversity is managed to maintain its extent and diversity in a way that provides for the social, economic and cultural well-being of people and communities.

IB-O3 - The relationship between tangata whenua and indigenous biodiversity, including taonga species and habitats, is recognised and provided for.

IB-O4 - The role of tangata whenua as kaitiaki and landowners as stewards in protecting and restoring significant natural areas and indigenous biodiversity is provided for.

IB-O5 - Restoration and enhancement of indigenous biodiversity is promoted and enabled.

Policies

IB-P1 - Identify Significant Natural Areas by:

- a. using the ecological significance criteria in Appendix 5 of the RPS or in any more recent National Policy Statement on indigenous biodiversity;*
- b. including areas that meet the ecological significance criteria as Significant Natural Areas in Schedule 4 of the District Plan and on the planning maps where this is agreed with the landowner and verified by physical inspection where practicable;*
- c. encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development;*
- d. providing assistance to landowners to add Significant Natural Areas to Schedule 4 of the District Plan; and*
- e. requiring an assessment of the ecological significance for indigenous vegetation clearance to establish permitted activity thresholds in Rule IB R2-R4.*

IB-P2 - Within the coastal environment:



- a. *avoid adverse effects of land use and subdivision on Significant Natural Areas; and*
- b. *avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on areas of important and vulnerable indigenous vegetation, habitats and ecosystems.*

IB-P3 - Outside the coastal environment:

- a. *avoid, remedy or mitigate adverse effects of land use and subdivision on Significant Natural Areas to ensure adverse effects are no more than minor; and*
- b. *avoid, remedy or mitigate adverse effects of land use and subdivision on areas of important and vulnerable indigenous vegetation, habitats and ecosystems to ensure there are no significant adverse effects.*

IB-P4 - If adverse effects on indigenous species, habitats and ecosystems located outside of the coastal environment cannot be avoided, remedied or mitigated in accordance with IB-P3, consider whether it is appropriate to apply the following steps as an effects management hierarchy:

- a. *biodiversity offsetting to address more than minor residual adverse effects to achieve a no net loss and preferably net gain in indigenous biodiversity; and*
- b. *environmental biodiversity compensation to address more than minor residual adverse effects where it is not practicable to achieve biodiversity offsetting.*

IB-P5 - Ensure that the management of land use and subdivision to protect Significant Natural Areas and maintain indigenous biodiversity is done in a way that:

- a. *does not impose unreasonable restrictions on existing primary production activities, particularly on highly versatile soils;*
- b. *recognises the operational need and functional need of some activities, including regionally significant infrastructure, to be located within Significant Natural Areas in some circumstances;*
- c. *allows for maintenance, use and operation of existing structures, including infrastructure; and*
- d. *enables Māori land to be used and developed to support the social, economic and cultural well-being of tangata whenua, including the provision of papakāinga, marae and associated residential units and infrastructure.*

IB-P6 - Encourage the protection, maintenance and restoration of indigenous biodiversity, with priority given to Significant Natural Areas, through non-regulatory methods including consideration of:

- a. *assisting landowners with physical assessments by suitably qualified ecologists to determine whether an area is a Significant Natural Area;*
- b. *reducing or waiving resource consent application fees;*
- c. *providing, or assisting in obtaining funding from other agencies and trusts;*
- d. *sharing and helping to improve information on indigenous biodiversity; and*
- e. *working directly with iwi and hapū, landowners and community groups on ecological protection and enhancement projects.*



IB-P7 - Encourage and support active management of pest plants and pest animals.

IB-P8 - Promote the protection of species that are endemic to Northland by eco-sourcing plants from within the ecological district.

IB-P9 - Require landowners to manage pets and pest species, including dogs, cats, possums, rats and mustelids, to avoid risks to threatened indigenous species, including avoiding the introduction of pets and pest species into kiwi present or high-density kiwi areas where appropriate.

IB-P10 - Manage land use and subdivision to address the effects of the activity requiring resource consent for indigenous vegetation clearance and associated land disturbance, including (but not limited to) consideration of the following matters where relevant to the application:

- a. the temporary or permanent nature of any adverse effects;*
- b. cumulative effects of activities that may result in loss or degradation of habitats, species populations and ecosystems;*
- c. the extent of any vegetation removal and associated land disturbance;*
- d. the effects of fragmentation;*
- e. linkages between indigenous ecosystems and habitats of indigenous species;*
- f. the potential for increased threats from pest plants and animals;*
- g. any downstream adverse effects on waterbodies and the coastal marine area;*
- h. where the area has been mapped or assessed as a Significant Natural Areas:

 - the extent to which the proposal will adversely affect the ecological significance, values and function of that area;*
 - whether it is appropriate or practicable to use biodiversity offsets or environmental biodiversity compensation to address more than minor residual adverse effects;**
- i. the location, scale and design of any proposed development;*
- j. the extent of indigenous vegetation cover on the site and whether it is practicable to avoid or reduce the extent of indigenous vegetation clearance;*
- k. the functional or operational needs of regionally significant infrastructure;*
- l. any positive contribution any proposed biodiversity offsets or environmental biodiversity compensation will have on indigenous biodiversity; and*
- m. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

8.19.8. The PDP seeks to ensure that areas of significant indigenous vegetation and habitats are identified and protected for current and future generations. The EclA provides a comprehensive assessment of ecological values and documents the vegetation and fauna species present on the site. The se range from low significance in terms of the RPSN Appendix 5 criteria that are to be utilised in accordance with IB-P1.

8.19.9. The sites are within the coastal environment, therefore IB-P2 is relevant. The sites are deemed to be a significant natural area as per the PDP definition part (b) and the conclusions reached in the EclA. Adverse effects on significant natural areas are to be avoided. The proposal includes



the removal of vegetation and fauna habitat that forms part of the SNA. This results in potential adverse effects including the removal of vegetation required to accommodate future built development and potential injury to fauna species, which will be avoided through pre-development site check and relocation to other parts of the sites if necessary. As currently notified, and unlike NPS-IB, there is currently no policy provision to offset adverse effects on a SNA in the Coastal Environment which means that the proposed vegetation clearance activity is contrary to Policy IB-P2. It may be that the plan writer did not anticipate the application of the proposed land use rule IB-R3 to such proposals where sites are assessed by an ecologist to be SNA. Clearly there is a contradiction between future zone policies that enable greater residential intensification of this location and those that seek to avoid all adverse effects on an SNA.

- 8.19.10. Notwithstanding the above conflict, the proposal includes mitigation that would include offset replanting within the perimeter bush areas and supplement planting within Lots 2 & 3. Active management of weed and pest species is proposed. Permanent protection of the balance areas within each lot will be provided for.
- 8.19.11. Proposed policy IB-P10 includes a list of matters to be considered when deciding an application for indigenous vegetation clearance. These are commented on as follows:
- 8.19.12. Temporary or permanent adverse effects as detailed at length within the AEE can be mitigated through conditions of consent. Cumulative effects will be mitigated through enhancement of habitat. Vegetation removal is limited to the development areas as described above. There will be no fragmentation nor any disruption to linkages. Conditions of consent requiring ongoing management of pest and weed species will address any proposed threats. There will be no downstream effects on waterbodies. The ecological significance, values and function of the area will not be adversely affected. Offsetting in this case is considered practicable. The location, scale and design of the development is the most appropriate option for the site as detailed at length in the AEE. The site is covered in vegetation such that any development of the site is unable to avoid removal. The sites selected minimizes the clearance. The development does not involve regionally significant infrastructure. Revegetation and protection of areas have been provided for as a superior outcome. No known spiritual or cultural values held by tangata whenua have been highlighted within the development area.
- 8.19.13. As detailed above, changes to the notified objectives and policies have been recommended to the hearings panel. Rather than repeating the full commentary in this report, a table detailing these changes with comments relevant to this application is located within Appendix 2: Statutory Considerations of the EclA [pg. 50 - 54]. In conclusion, the recommended amendments to the objectives and policies are such that the proposal will aligns with the proposed amendments, such that the proposal will be consistent with those future objectives and policies.

Summary

- 8.20. The above assessment of the relevant policy documents demonstrates that the proposal will be consistent with the relevant objectives and policies of those statutory documents, with the exception of the notified policy IB-P2. The amendments to the objectives and policies through the s42A right of reply from Council are such that the proposal would become consistent with



the proposed policy in relation to Indigenous Vegetation. It can therefore be concluded that the development will avoid adverse effects on the coastal environment and heritage values within the site.

9. SECTION 125 – LAPSING OF CONSENT

- 9.1. The Act prescribes a standard consent period of five years in which all works must be undertaken, but this may be amended as determined by the Council. It is requested that the standard provisions for the subdivision component be applied in this instance.
- 9.2. In terms of the period for the landuse consent, it is requested this is increased to 10 years to enable the subdivision component to be completed and then the build commence. While the PDP is anticipated to be finalised within 2026, the proposal provides a superior outcome as the visual amenity aspect of the proposed dwelling has been assessed. The Visual Amenity rule in the ODP and PDP are similar, with a change being that building a dwelling is a controlled activity regardless of its size. The introduction of a building envelope results in a future controlled activity status similar to what is in the current plan. The remainder of the rules infringed by the future proposal are again very similar to the present situation such that no adverse effects resulting from an extended timeframe are anticipated. It is therefore considered appropriate to enable a longer time period in order to give effect to the building of the dwelling within Lot 1 in general accordance with this application.

10. NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT

Public Notification Assessment

- 10.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 2.

(3) The criteria for step 1 are as follows:

(a) the applicant has requested that the application be publicly notified;

(b) public notification is required under section 95C;

(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 10.1.1. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.



Step 2: Public Notification precluded in certain circumstances.

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity;

(ii) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]

- 10.1.2. The application is a combined Discretionary activity subdivision and land-use consent. No preclusions apply in this instance.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

- 10.1.3. No applicable rules require public notification of the application. The activity will not have a more than minor effect on the environment.

Step 4; Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

- 10.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is for a combined subdivision and land-use application which will see one additional allotment created from two existing titles. The proposal has included protection, revegetation and enhancement of significant areas of the sites which provides a superior outcome and will not only provide benefit to the sites, but also the surrounding environment. There are many allotments in the immediate vicinity which are of similar size to the proposed allotments and hence the proposal is not considered to be exceptional or unusual.



Public Notification Summary

- 10.2. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

- 10.3. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

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

- 10.3.1. No customary rights groups or marine titles groups are considered to be affected. The proposal is not known to be subject to a statutory acknowledgement area. As such, it is considered that no notification is required. Therefore, Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances.

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

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:

(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- 10.3.2. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a prescribed activity but is for a combined subdivision/land-use proposal. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified.

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

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

(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.

- 10.3.3. The proposal does include a setback breach which is considered a boundary activity.



- 10.3.4. In deciding who is an affected person under section 95E, a council under section 95E(2):
- (2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—*
- (a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and*
- (b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and*
- (c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*
- 10.3.5. A Council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval. In this case, the affected boundary is the proposed dividing boundary, such that written approval is considered to be a given as part of this application process. While this is the case, if considered necessary, we can provide a letter or formal written approval from the neighbour.
- 10.3.6. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 7 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment provided within this report is also relied on and the following comments made:
- The size of the proposed allotments is consistent with the character of the allotments in the locality. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
 - The proposal includes protection and enhancement of significant vegetated areas within each of the sites as well as incorporating visual measures into the design of any future built development to ensure visual impact is less than minor. The proposal will see a large environmental and visual benefit.
 - The development is not considered to be contrary to the objectives and policies under the Operative District Plan and Proposed District Plan.
 - The proposal is considered to be consistent with the objectives and policies contained within the relevant NPS, RPS and NZCPS.
 - All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.
- 10.3.7. Therefore, no persons will be affected to a minor or more than minor degree.
- 10.3.8. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited



notification under this section (excluding persons assessed under section 95E as not being affected persons),

- 10.3.9. The proposal is to subdivide the sites to create one additional allotment as well as provision for a dwelling within one of the allotments. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

- 10.4. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

- 10.5. Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

11. PART 2 ASSESSMENT

- 11.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 11.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. It is considered that the proposal will safeguard the life-supporting capacity of air, water, soil and ecosystems. In addition, the proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.
- 11.3. Section 6 of the Act sets out a number of matters of national importance. The subject site is not located near any lakes, rivers or wetlands. The subject site is located within the coastal environment under the RPS, and no adverse effects are anticipated given the enhancement measures detailed within this application. The areas of significant indigenous vegetation and fauna will be protected and enhanced. Public access is not considered relevant in this case. The site does not contain any areas identified as being a Site of Cultural Significance to Māori. The relationship of Māori and their culture is considered to remain unaffected by the proposal. Historic heritage and protected customary rights will not be affected by the proposal. The proposal is not considered to exacerbate natural hazards. It is considered that the effects of this proposal on Section 6 of the Act are considered to be less than minor.
- 11.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 11.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.



- 11.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

12. CONCLUSION

- 12.1. The proposal is to undertake a subdivision of two allotments to create one additional allotment within underutilised areas of the sites. Provision for a dwelling within Proposed Lot 1 also forms part of this application as well as consent for indigenous vegetation clearance and retrospective consent for excavations. The proposal proposes significant protection, rehabilitation and enhancement of the significant indigenous vegetation and fauna within the site which will provide a positive benefit to the sites and surrounding natural environment.
- 12.2. Consent is also sought under the PDP for the indigenous vegetation clearance enabled within the sites.
- 12.3. Due to the existing pattern of development in the area, it is not considered that there are any adverse cumulative effects, and the proposal does not result in degradation of the character of the surrounding environment.
- 12.4. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 12.5. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 12.6. The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.
- 12.7. As a Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the Operative District Plan and Proposed District Plan. In accordance with sections 104, 104B, 105 and 106 of the Act in relation to discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

13. LIMITATIONS

- 13.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North



District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

- 13.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 13.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 13.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





**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 **NA120C/718**
Land Registration District **North Auckland**
Date Issued 04 December 1998

Prior References
NA36A/786 NA36A/787

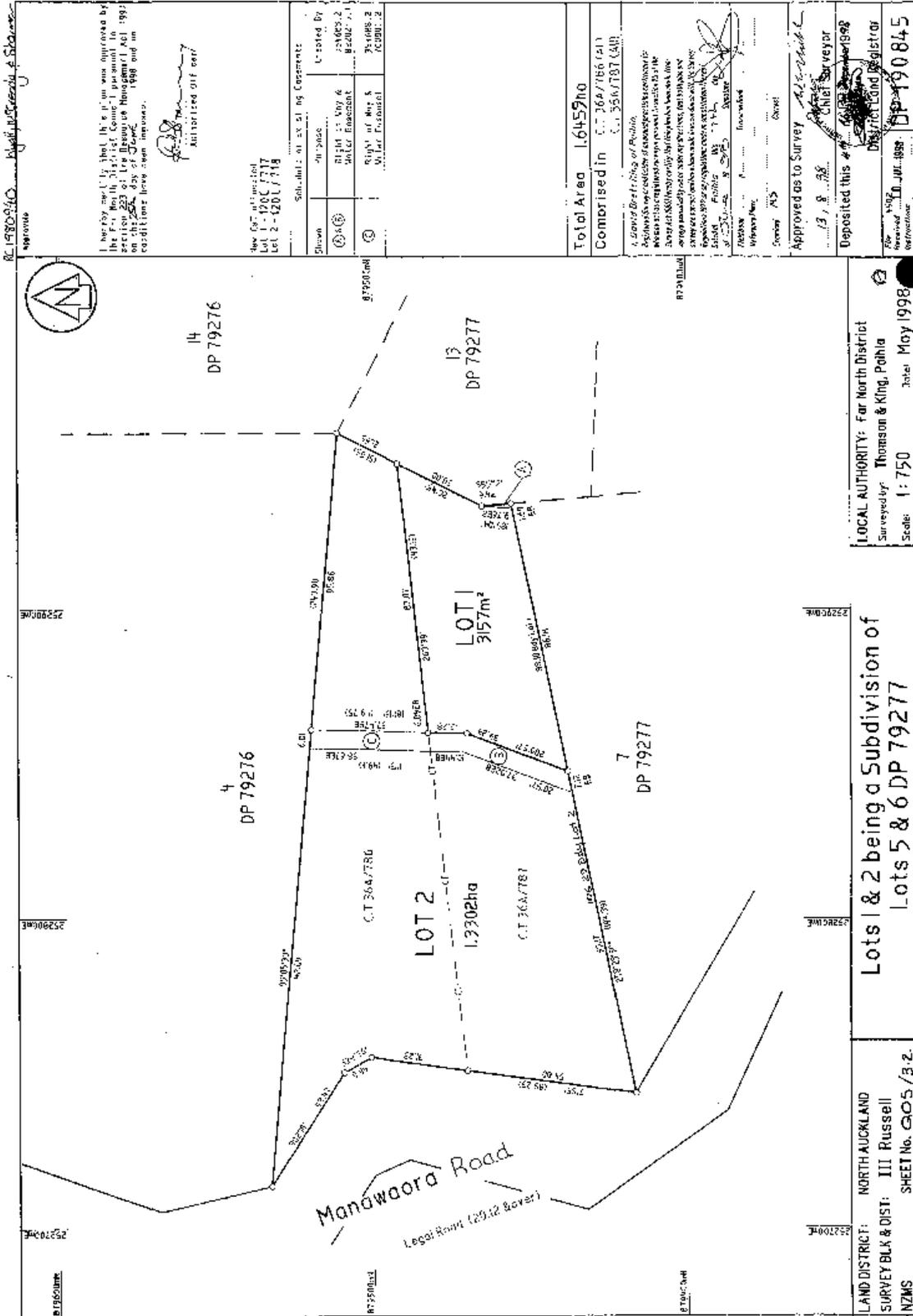
Estate Fee Simple
Area 1.3302 hectares more or less
Legal Description Lot 2 Deposited Plan 190845

Registered Owners
Stephen Ross Hill, Frances Ann Hill and Philip Jackson Armitstead

Interests

Appurtenant hereto are rights of way and water rights specified in Easement Certificate 354688.2 - 4.12.1998 at 2.35 pm
Subject to a right of way and water right over parts marked C and B on DP 190845 specified in Easement Certificate
354688.2 - 4.12.1998 at 2.35 pm

The easements specified in Easement Certificate 354688.2 are subject to Section 37 (1) (a) Counties Amendment Act 1961



I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 and that the conditions hereon are approved.

[Signature]
Authorized Officer

Sub-plan of existing easements:
 Shown: (1) Right of Way & Water Easement (2) Right of Way & Water Easement (3) Right of Way & Water Easement
 Created By: 23/05/2002, 23/05/2002, 23/05/2002

Approved: 19/04/2002
 Lot 2 - 4201.71m²
 Lot 2 - 4201.71m²

Total Area: 1.6452ha
 Comprised in: C.T. 36A/786 (all) C.T. 36A/787 (all)

[Signature]
Surveyor

Approved as to Survey: *[Signature]*
 Deposited this 19th day of April 1998
 District Land Registrar
 DP 190845

21 DEC 1998



**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 **NA36A/780**
Land Registration District **North Auckland**
Date Issued 22 December 1976

Prior References

NA30A/1337

Estate Fee Simple
Area 9911 square metres more or less
Legal Description Lot 4 Deposited Plan 79276

Registered Owners

John Alexander Gibbs and Leona Kathrine Gibbs as to a 1/2 share
Bianca Vera Gibbs and Benjamin William Maunder-Sceats as to a 1/2 share

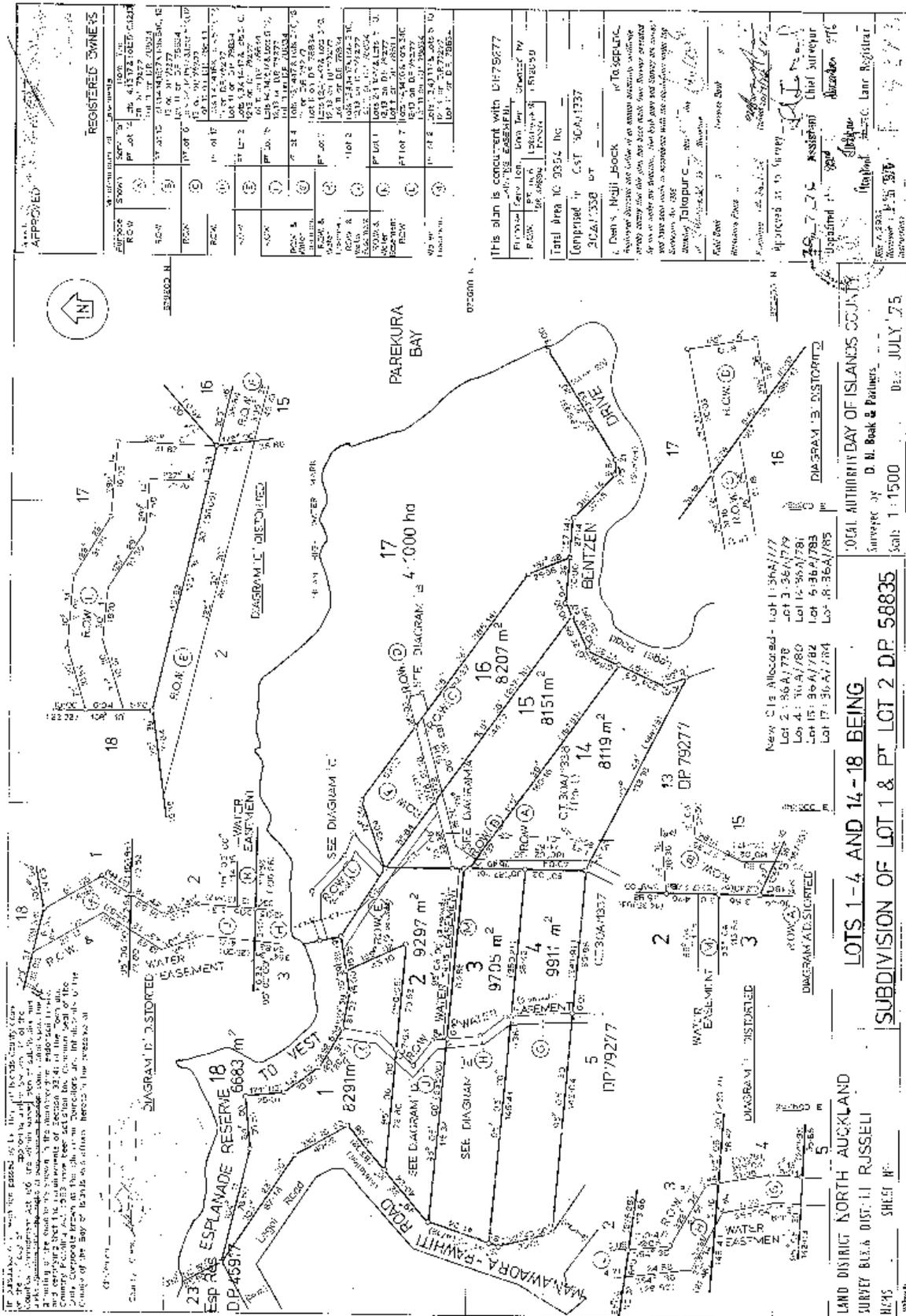
Interests

Appurtenant hereto is a right of way created by Transfer 512068

Appurtenant hereto are rights of way and water rights specified in Easement Certificate 354688.2 - 22.12.1976 at 2.35 pm

Subject to a right of way and to a water right over part marked G on DP 79276 specified in Easement Certificate 354688.2 - 22.12.1976 at 2.35 pm

The easements specified in Easement Certificate 354688.2 are subject to Section 37 (1) (a) Counties Amendment Act 1961 12732955.2 Mortgage to ANZ Bank New Zealand Limited - 24.5.2023 at 3:43 pm



REGISTERED OWNERS

Lot No.	Registered Owner	Area
1	Lot 1 DP 4597	8291 m ²
2	Lot 2 DP 7927	9705 m ²
3	Lot 3 DP 7927	9911 m ²
4	Lot 4 DP 7927	9705 m ²
5	Lot 5 DP 7927	819 m ²
6	Lot 6 DP 7927	819 m ²
7	Lot 7 DP 7927	819 m ²
8	Lot 8 DP 7927	819 m ²
9	Lot 9 DP 7927	819 m ²
10	Lot 10 DP 7927	819 m ²
11	Lot 11 DP 7927	819 m ²
12	Lot 12 DP 7927	819 m ²
13	Lot 13 DP 7927	819 m ²
14	Lot 14 DP 7927	819 m ²
15	Lot 15 DP 7927	819 m ²
16	Lot 16 DP 7927	819 m ²
17	Lot 17 DP 7927	4,000 ha
18	Lot 18 DP 4597	6683 m ²

This plan is concurrent with DP 79277

APPROVED

DATE: 15 JULY 75

Scale: 1:1500

LOCAL AUTHORITY: BAY OF ISLANDS COUNTY

Surveyed by: D. M. Beak & Partners

Subdivision of: LOTS 1-4 AND 14-18 BEING SUBDIVISION OF LOT 1 & PT LOT 2 DP 58835

LAND DISTRICT: NORTH AUCKLAND

SURVEY BLOCK: DIST. 11 RUSSELL

Sheet No. 1

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



-  10M FIRE BUFFER
-  SUPPLEMENT PLANTING

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

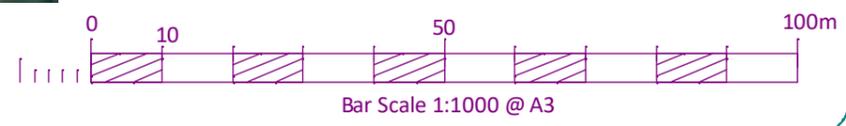
Local Authority: Far North District Council
 Comprised in: NA36A/780 & NA120C/718
 Total Area: 2.3213ha
 Zoning: Coastal Living
 Resource features: NIL

EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY & WATER RIGHT	(B) (C)	LOT 3 HEREON	354688.2
	(D)	LOT 1 HEREON	

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A)	LOT 3 HEREON	LOT 1 HEREON

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

AREAS MARKED (E) (F) (G) ARE TO BE SUBJECT TO BUSH PROTECTION COVENANTS



THOMSON SURVEY LIMITED
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360
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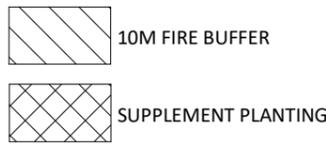
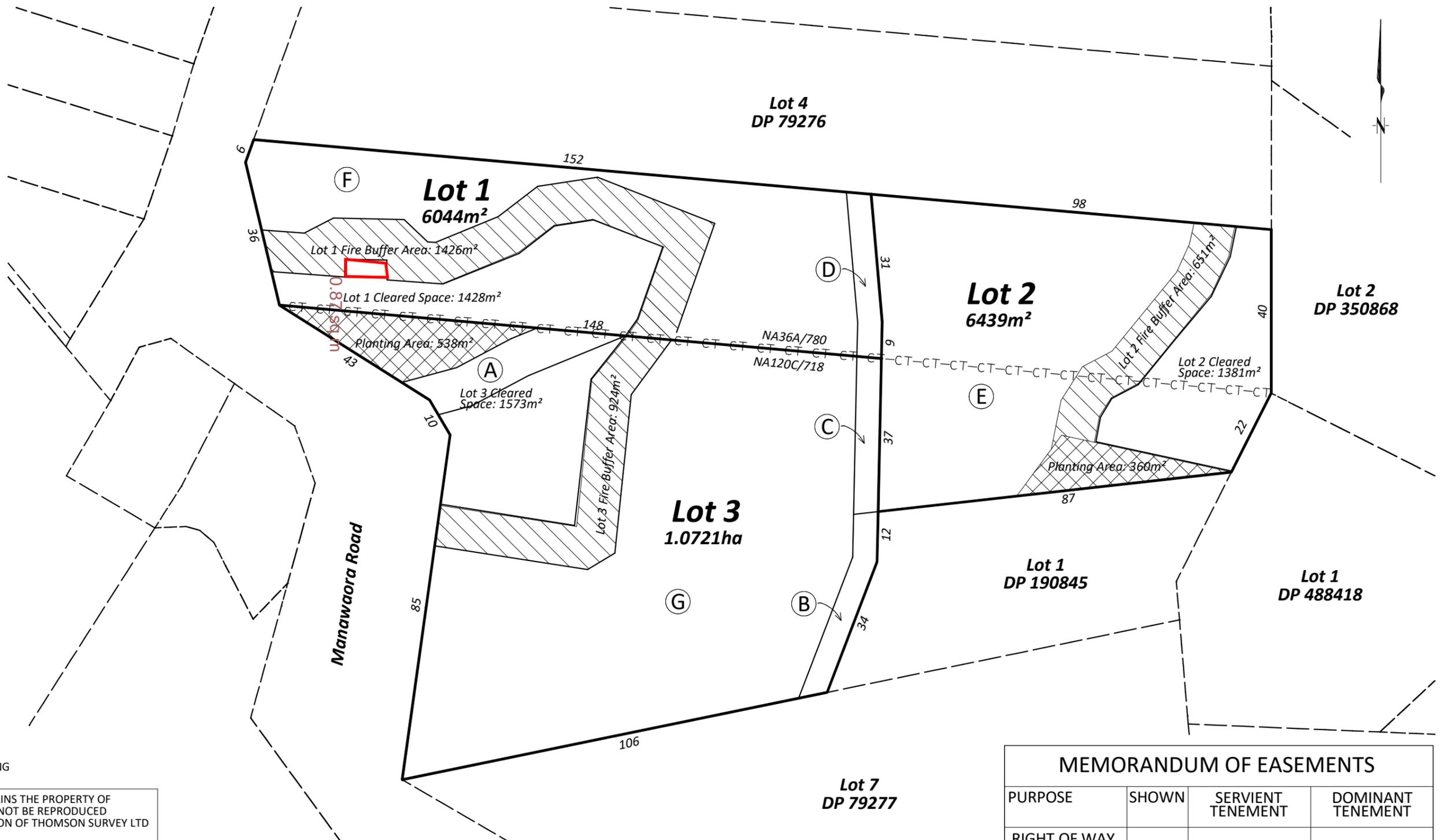
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 4 DP 79276 & LOT 2 DP 190845 MANAWAORA ROAD, RUSSELL

PREPARED FOR: B. SCEATS

Survey Design	Name	Date	ORIGINAL SCALE 1:1000	SHEET SIZE A3
Drawn	KY/SL	11.12.25		
Approved				
Rev	KY	12.02.26		
10828 Scheme 20260212				

Surveyors Ref. No:
10828
 Sheet 1 of 1



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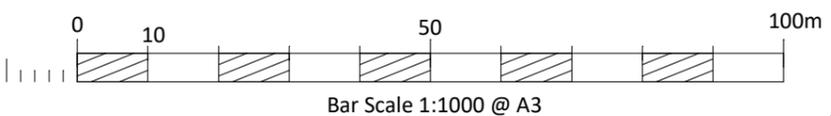
Local Authority: Far North District Council
 Comprised in: NA36A/780 & NA120C/718
 Total Area: 2.3213ha
 Zoning: Coastal Living
 Resource features: NIL

EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY & WATER RIGHT	(B) (C)	LOT 3 HEREON	354688.2
	(D)	LOT 1 HEREON	

AREAS MARKED (E) (F) (G) ARE TO BE SUBJECT TO BUSH PROTECTION COVENANTS

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A)	LOT 3 HEREON	LOT 1 HEREON

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 www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF
 LOT 4 DP 79276 & LOT 2 DP 190845
 MANAWAORA ROAD, RUSSELL**

PREPARED FOR: B. SCEATS

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey		1:1000	A3
Design			
Drawn	KY/SL 11.12.25		
Approved			
Rev	KY 12.02.26		
10828 Scheme 20260212			

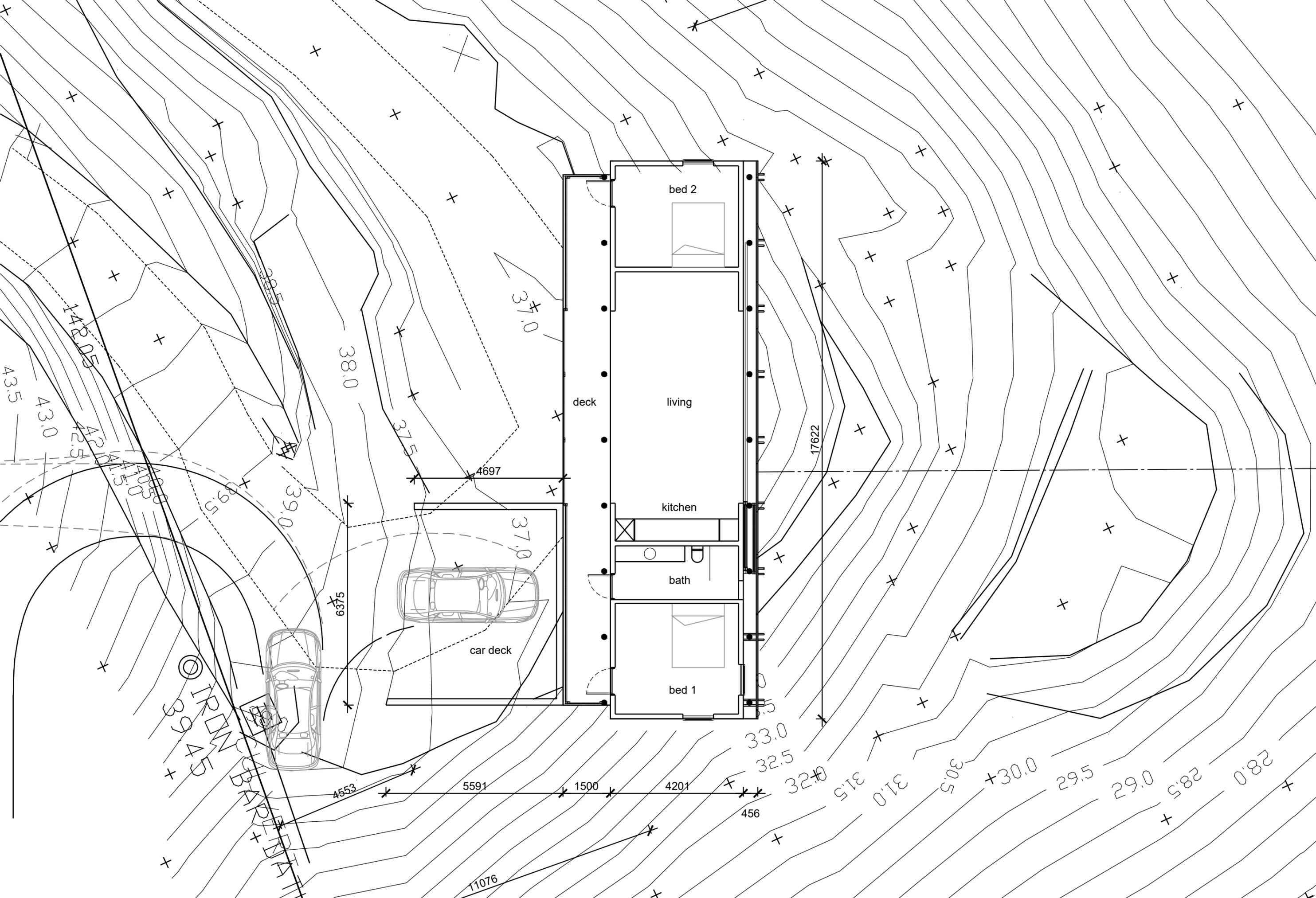
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10828
 Sheet 1 of 1

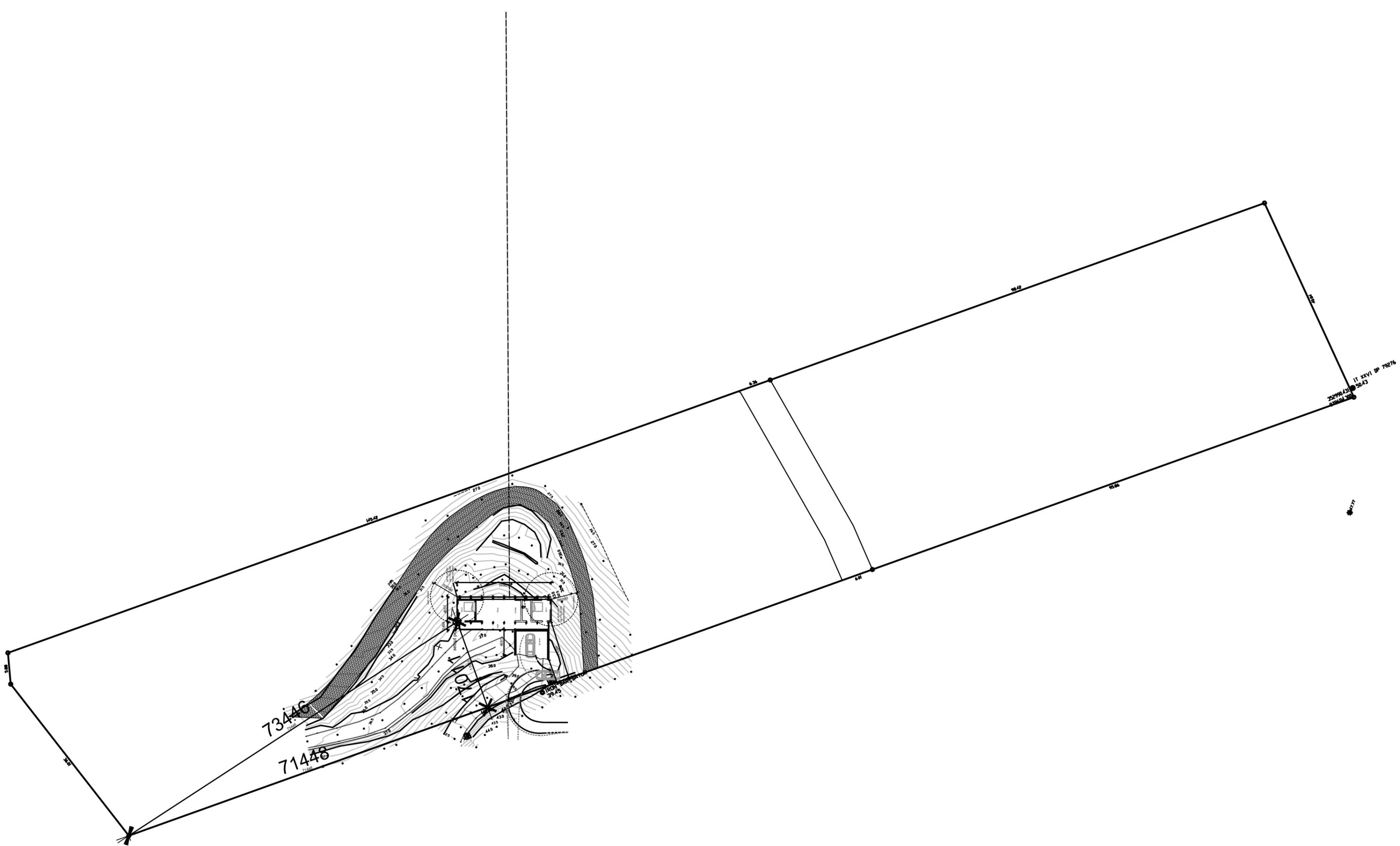
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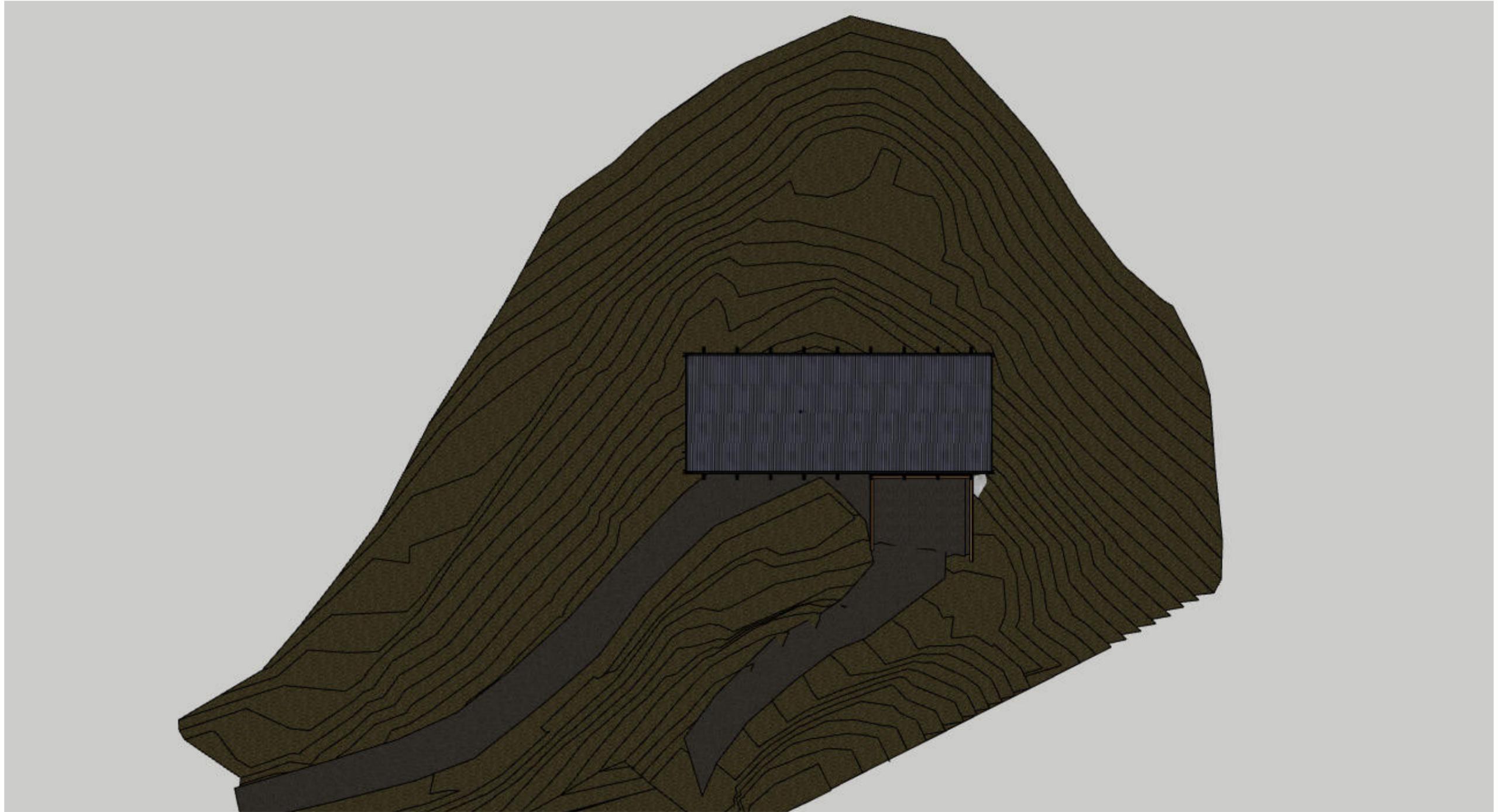
RESOURCE CONSENT PACKAGE

REVISION A 10 NOVEMBER 2025

HERBSTARCHITECTS











2505_BEN'S PLACE
RESOURCE CONSENT PACKAGE
VIEW 3_SOUTH WEST ELEVATION

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page 8



2505_BEN'S PLACE
RESOURCE CONSENT PACKAGE
VIEW 4_SOUTH EAST ELEVATION

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page 9



2505_BEN'S PLACE
RESOURCE CONSENT PACKAGE
VIEW 5_NORTH WEST ELEVATION

HERBSTARCHITECTS

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page 10



2505_BEN'S PLACE
RESOURCE CONSENT PACKAGE
VIEW 6_NORTH EAST ELEVATION

HERBSTARCHITECTS

Revision A 10 November 2025

page 11

SITE	537 Manawaora Road, Parekura Bay
LEGAL DESCRIPTION	Lot 2 DP 190845 & Lot 4 DP 79276
PROJECT	2-into-3 Lot Subdivision
CLIENT	Ben Sceats & Steve Hill
REFERENCE NO.	137723
DOCUMENT	Civil Site Suitability Report
STATUS/REVISION NO.	01 – Resource Consent
DATE OF ISSUE	13 December 2024

Report Prepared For	Email
Steve Hill	steve@hillybillys.com
Ben Sceats	bensceats@gmail.com

Authored by	G.M. Brant <i>(BE(Hons) Civil)</i>	Civil Engineer	gustavo@wjl.co.nz	
	P.McSweeney <i>(BE(Hons) Civil)</i>	Civil Engineer	patrick@wjl.co.nz	
Reviewed & Approved by	B. Steenkamp <i>(CPEng, BEng Civil, CMEngNZ, BSc (Geology))</i>	Senior Civil Engineer	bens@wjl.co.nz	

1 EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Legal Description:	Lot 2 DP 190845 & Lot 4 DP 79276
Lot Sizes:	<p>Existing Lots Lot 2 DP 190845 – 13,302m² Lot 4 DP 79276 – 9,911m²</p> <p>Proposed Lots Proposed Lot A – 6,486m² Proposed Lot B – 10,705m² Proposed Lot C – 6,001m²</p>
Development Type:	2-into-3 Lot Subdivision
Scope:	<p>Civil Site Suitability Investigation:</p> <ul style="list-style-type: none"> - Wastewater Assessment - Stormwater Assessment - Potable Water Assessment - Access Assessment
Development Proposals / Technical Reports Supplied:	<ul style="list-style-type: none"> • Preliminary Subdivision Scheme Plan, supplied by Northland Planning 14.11.2024. • Geotechnical Investigation Report by Soil & Rock Consultants (Job No. NL240127 RevA, dated 15.10.2024)
District Plan Zone:	Coastal Living Zone
Wastewater:	<p>The following is an indicative PCDI wastewater design for a 4-bedroom dwelling – Secondary Level Treatment or higher:</p> <p>Daily Wastewater Production: 1,080L/day Daily Application Rate: 3mm/day Disposal Area: 360m² Reserve Area: 108m² (30%)</p> <p>Alternative designs to the below are also acceptable subject to detailed design.</p>
Stormwater Management – District Plan Rules:	<p>Permitted Activity: 10.7.5.1.6 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m² whichever is the lesser.</p> <p>Restricted Discretionary Activity: 10.7.5.3.8 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.</p>
Stormwater Management:	To comply with the parameters of the Permitted Activity Rule (10.7.5.1.6), the lots must not exceed an impermeable area of 600m ² . Any future

development of the proposed lots which does not comply with Permitted Activity Rule (10.7.5.1.6) will require a stormwater report including a District Plan Assessment and WQV attenuation design.

Stormwater runoff from the roof of any future buildings must be captured by a gutter system and conveyed to potable water tanks on the corresponding lot. Discharge and overflow from the potable water tanks should be directed to a dispersal device.

Hardstand areas may shed runoff to lower-lying grassed areas via even sheet flow. Where even sheet flow is not practicable, concentrated flows must be managed with swales. Swales are to direct runoff to silt traps with suitably sized grate / scruffy dome inlets, from which runoff may be piped to a dispersal device.

Alternatively, the driveways may be formed to shed runoff to catchpits installed per E1 of the NZ Building Code. Runoff collected via catchpits is to be directed to an outlet as specified below via sealed pipes.

Potable Water:

Any future development at the proposed lots should be provided with a potable water supply in accordance with Countryside Living Toolbox guidelines (2 x 25,000L tanks per dwelling or otherwise confirmed by the client).

Firefighting Water:

Buildings require a minimum on-site firefighting water supply of 45m³, to be provided via on-site rainwater tanks separate to the potable water supply.

The above requirement can be waived or adjusted if a different agreement is specifically made with the New Zealand Fire Service for the subject site or subdivision.

Access:

- The accessways are to be formed per the minimum specifications outlined in FNDC Appendix 3B-1.
- Lots B & C crossing to be formed per FNDC/S/6B. Extension of the crossing is proposed to allow additional space and visibility for vehicles turning into the crossing from the Manawaora Road northbound lane.
- Adequacy of available sight distances at proposed Lots B & C crossing is at council's discretion. Note mitigating circumstances / recommendations in Section 9.3.

2 INTRODUCTION

2.1 SCOPE OF WORK

Wilton Joubert Limited (WJL) was engaged by the clients to undertake a civil site suitability assessment (wastewater, stormwater, potable water & access assessment) to support a 2-into-3 lot subdivision of Lot 2 DP 190845 & Lot 4 DP 79276, as depicted to us on the Preliminary Subdivision Scheme Plan supplied by Northland Planning (14 November 2024). Refer Figure 1 below.

It is our understanding that the client intends to subdivide the two existing coastal living properties into three individual allotments. At the time of report writing, no development plans have been supplied to WJL for the future development of the proposed lots. The three proposed lots will be referred to herein as Lots A, B & C for the purposes of the suitability assessment. See Figure 2 below.

Any revision of the supplied drawings and/or development proposals with wastewater, stormwater and/or access implications should be referred back to us for review. This report is not intended to support Building Consent applications for the future proposed lots, and any revision of supplied drawings and/or development proposals including those for Building Consent, which might rely on wastewater, stormwater and/or access assessments herein, should be referred to us for review.



Figure 1: Subdivision Scheme Plan supplied by Northland Planning (14.11.2024). Yellow lines indicate the parent lots boundaries and red line indicates proposed new lot extent.

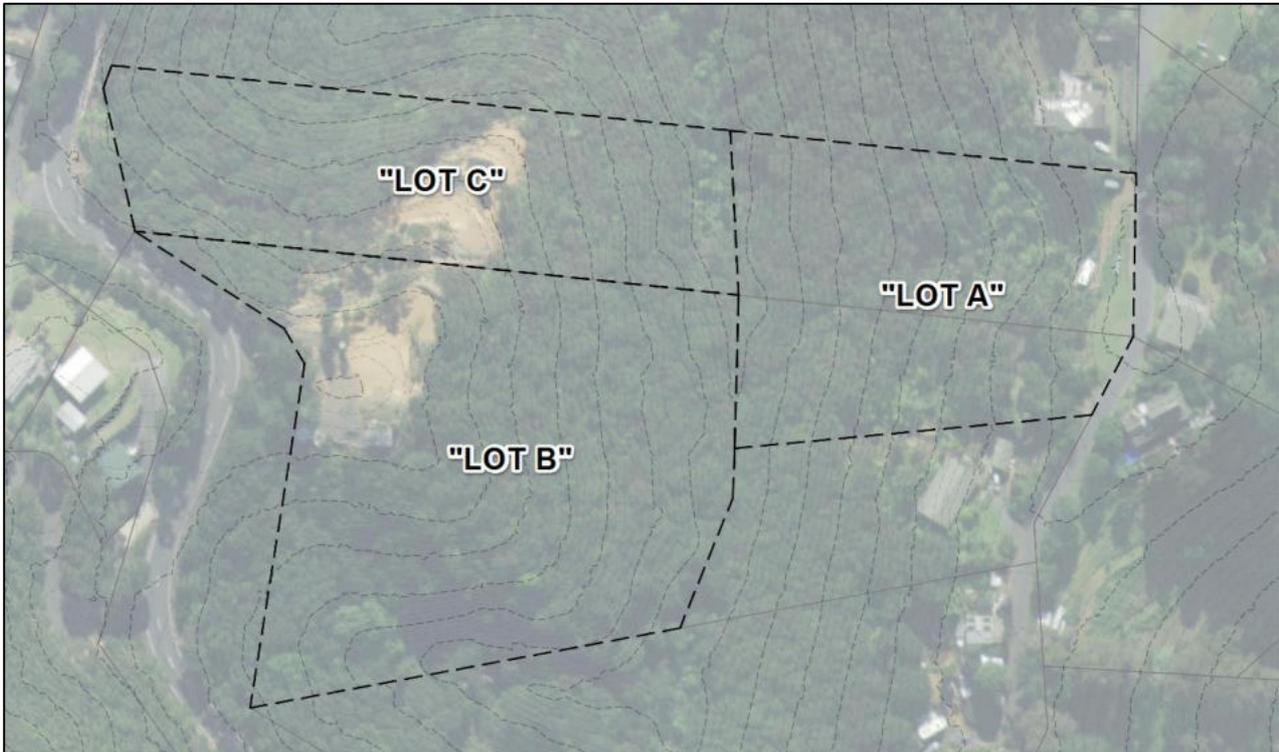


Figure 2: Indicative scheme plan showing proposed lots A-C.

3 SITE DESCRIPTION

The subject site at 537 Manawaora Road consists of two parent lots - Lot 2 DP 190845 & Lot 4 DP 79276 – encompassing areas of 13,302m² and 9,911m² respectively. The site is located off the eastern side of Manawaora Road in Parekura Bay, an approximately 21km drive east of Russell Township, Bay of Islands.

From the existing crossing and entrance to the site off Manawaora Road, the topography falls away with two crest formations to the northeast and southeast, gully formations directly north and south of the site entrance, and a generally uniform slope to the east of the entrance falling into a stream (advised by the client, not sighted) running along the boundary of proposed lots A shared with lots B & C.

From the eastern boundary of the parent lots, bordering an existing metalled Right of Way (ROW) formed off Bentzen Drive, the topography falls generally uniformly to the aforementioned stream. LINZ LiDAR elevation data indicates that slopes throughout the property vary between 10 - 18° in the proposed development areas on Lots B & C (outdated as earthworks have since been undertaken in this area) and 18 - 30° elsewhere across the site.

The vast majority of the site is bush-covered, with some small areas being cleared and pasture covered, and the development areas at Lot B & C having some earthworks already undertaken.

The Parekura Bay marine environment is offset ~150m north of the northern boundary of Parent Lot 4.

FNDC GIS maps indicate that no reticulated services are available to the properties.

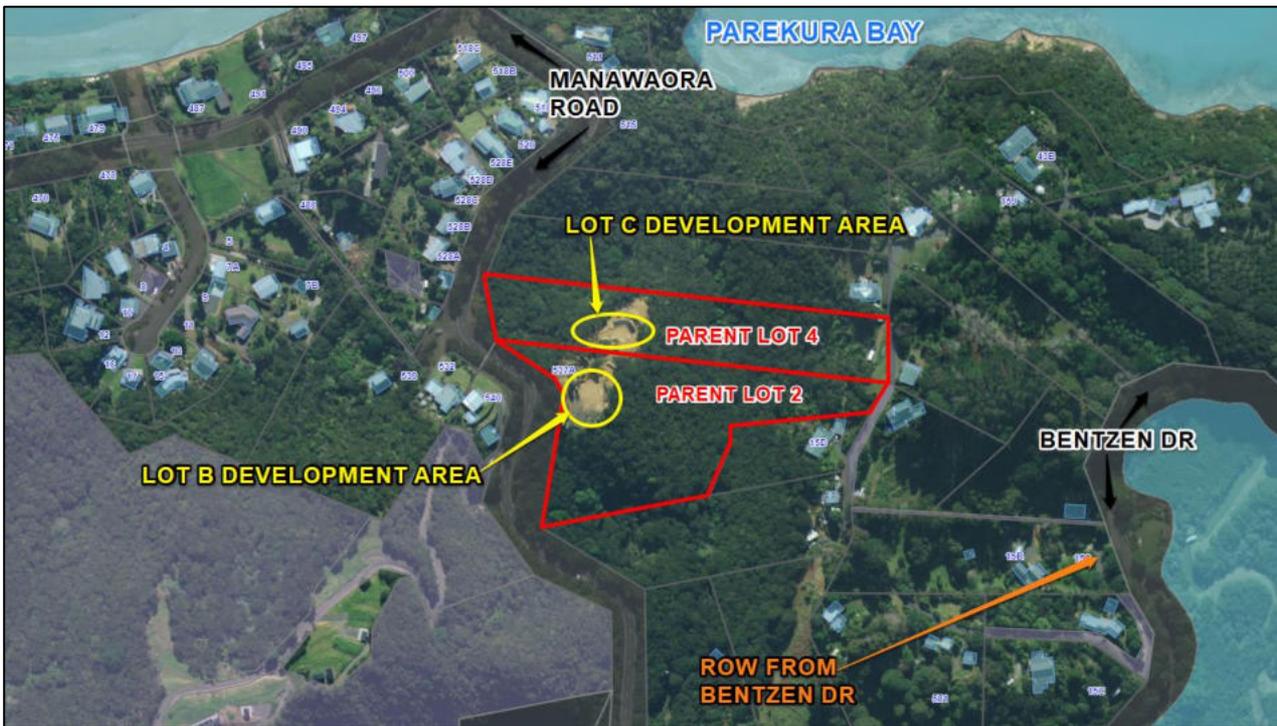


Figure 3: Snip from FNDC GIS Maps Showing Parent Lot's Boundaries.

4 PUBLISHED GEOLOGY

Local geology across the subject site is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; **Waipapa Group sandstone and siltstone (Waipapa Composite Terrane)** described as; "Massive to thin bedded, lithic volcanoclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous argillite." (ref: GNS Science Website).

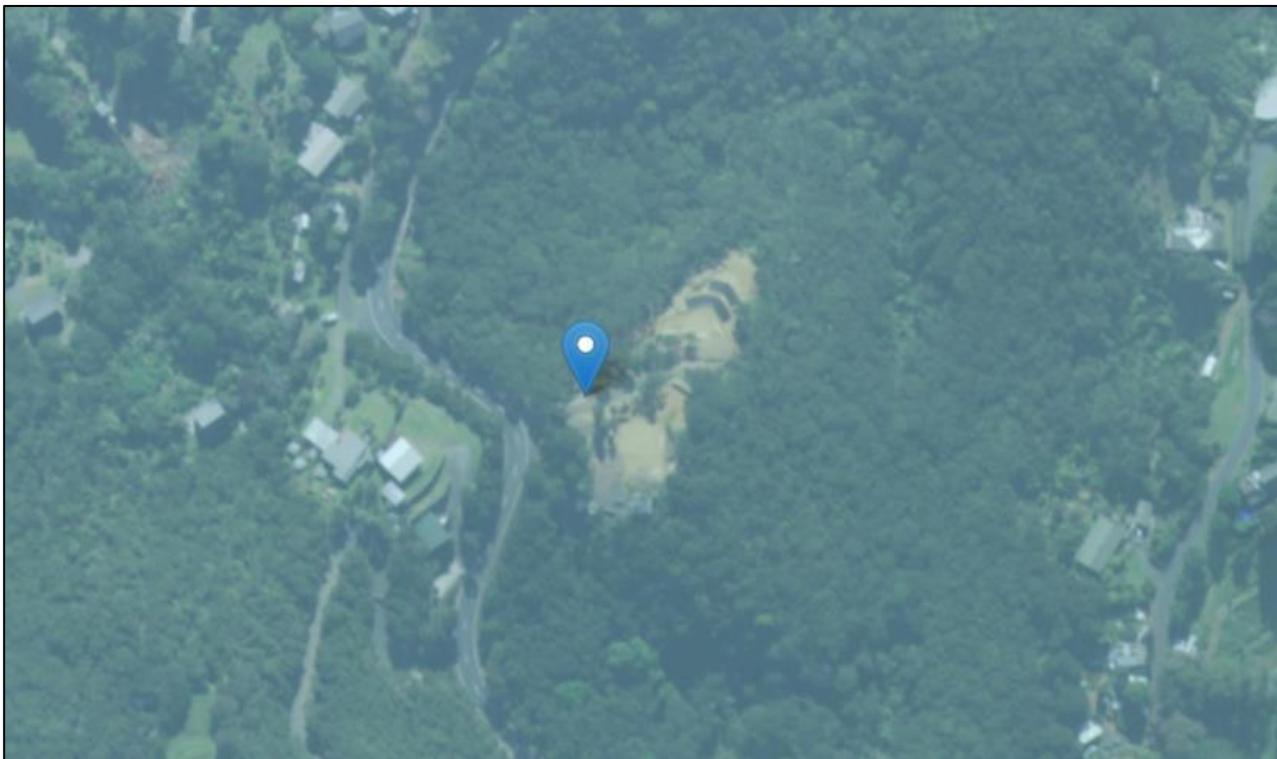


Figure 4: Screenshot from New Zealand Geology Web Map hosted by GNS Science.

In general terms, the natural subsoils encountered during WJL’s hand auger testing within proposed Lot B consisted predominantly of Clayey SILT. Approximately 200mm of TOPSOIL was overlying the investigated area. Refer to the appended ‘BH Log’.

The Geotechnical Investigation Report by Soil & Rock Consultants (Ref No: NL240127, dated: 15.10.2024), provided to us by the client, concludes similar soil characteristics at Lot A & Lot C. In general terms, the natural subsoils encountered during Soil & Rock Consultants’ hand auger testing consisted predominantly of Clayey SILT and SILT. Approximately 200mm-400mm of TOPSOIL was overlying the investigated area.

Given the above, the site’s soils have been classified as Category 5 in accordance with the TP58 design manual.

5 WASTEWATER

To our knowledge, no existing wastewater management system is present within proposed lots. As such, a new site-specific design in accordance with the ASNZS: 1547 / TP58 design manual will be required by FNDC for any future development within proposed Lots. This should be conditioned as part of the Resource Consent process.

5.1 DESIGN PARAMETERS

The following table is intended to be a concise summary of the design parameters, which must be read in conjunction with the relevant report sections as referenced herein.

As no development proposals are available at this stage for the eventual residential development within the proposed lots, our recommendations have been based on a moderate size dwelling containing 4 bedrooms.

Given the subsoils encountered, we recommend Secondary Level Treatment or higher for any new wastewater treatment system within the proposed lots.

Due to the site’s steep slopes a conservative daily irrigation rate of 3mm/day is recommended. Additionally, future disposal fields are recommended to be located in areas of existing vegetation to aid in wastewater treatment and provide additional ground stability where practicable.

Any future disposal must be outside of any cut/fill areas as this is not suitable for wastewater treatment.

Alternative designs to the below are also acceptable subject to detailed design.

5.1.1 Summary of Preliminary Design Parameters for a PCDI Secondary Treatment System

Development Type:	Residential Dwellings
Effluent Treatment Level:	Secondary (<BOD5 20 mg/L, TSS 30 mg/L)
Fill Encountered in Disposal Areas:	No
Water Source:	Rainwater Collection Tanks
Site Soil Category (TP58):	Category 5 – Clayey SILT & SILT
Estimate House Occupancy:	6 Persons
Loading Rate:	PCDI System – 3mm/day (conservative loading rate recommended due to site’s steep slopes)

Estimated Total Daily Wastewater Production per Lot:	1,080L
Typical Wastewater Design Flow Per Person:	180L/pp/pd (Estimated – introduction of water conservation devices may enable lower design flows)
Application Method:	Surface Laid PCDI Lines (recommended to be located within existing vegetated areas to improve wastewater treatment and ground stability)
Loading Method:	Dosed
Minimum Tank size:	>1,080L
Emergency Storage:	24 hours
Estimated Min. Disposal Area Requirement:	360m ²
Required Min. Reserve Area:	30%
Buffer Zone:	Required
Cut-off Drain:	Required

5.2 REQUIRED SETBACK DISTANCES

The disposal and reserve areas must be situated outside the relevant exclusion areas and setbacks described within Table 9 of the PRPN: Exclusion areas and setback distances for on-site domestic wastewater systems:

Feature	Primary treated domestic type wastewater	Secondary and tertiary treated domestic type wastewater	Greywater
<i>Exclusion areas</i>			
Floodplain	5 percent annual exceedance probability	5 percent annual exceedance probability	5 percent annual exceedance probability
<i>Horizontal setback distances</i>			
Identified stormwater flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area	5 metres	5 metres	5 metres
River, lake, stream, pond, dam or natural wetland	20 metres	15 metres	15 metres
Coastal marine area	20 metres	15 metres	15 metres
Existing water supply bore	20 metres	20 metres	20 metres
Property boundary	1.5 metres	1.5 metres	1.5 metres
<i>Vertical setback distances</i>			
Winter groundwater table	1.2 metres	0.6 metres	0.6 metres

Figure 5: Table 9 of the PRPN (Proposed Regional Plan for Northland).

5.3 NORTHLAND REGIONAL PLAN ASSESSMENT

Any future wastewater disposal system should meet the compliance points below, stipulated within Section C.6.1.3 of the Proposed Regional Plan for Northland:

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:	
#	Rule
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
2	The volume of wastewater discharged does not exceed two cubic metres per day, and
3	The discharge is not via a spray irrigation system or deep soakage system, and
4	The slope of the disposal area is not greater than 25 degrees, and
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand

	Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:
	a) dose loaded, and
	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
	For the discharge of wastewater onto the surface of slopes greater than 10 degrees:
	a) the wastewater, excluding greywater, has received at least secondary treatment, and
	b) the irrigation lines are firmly attached to the disposal area, and
6	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
7	the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
	the following reserve disposal areas are available at all times:
9	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and
10	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
11	the discharge does not contaminate any groundwater water supply or surface water, and
12	there is no surface runoff or ponding of wastewater, and
13	there is no offensive or objectionable odour beyond the property boundary.

It is likely that due to the steep nature of the lots, Rule 4 stipulated within Section C.6.1.3 of the Proposed Regional Plan for Northland will be breached. As such, it is expected that approval from Northland Regional Council will be required for future on-site wastewater treatment designs.

6 STORMWATER MANAGEMENT

6.1 ASSESSMENT CRITERIA

The site lies within the Far North District. The stormwater assessment has been completed in accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan.

As below, the site resides in a Coastal Living Zone.

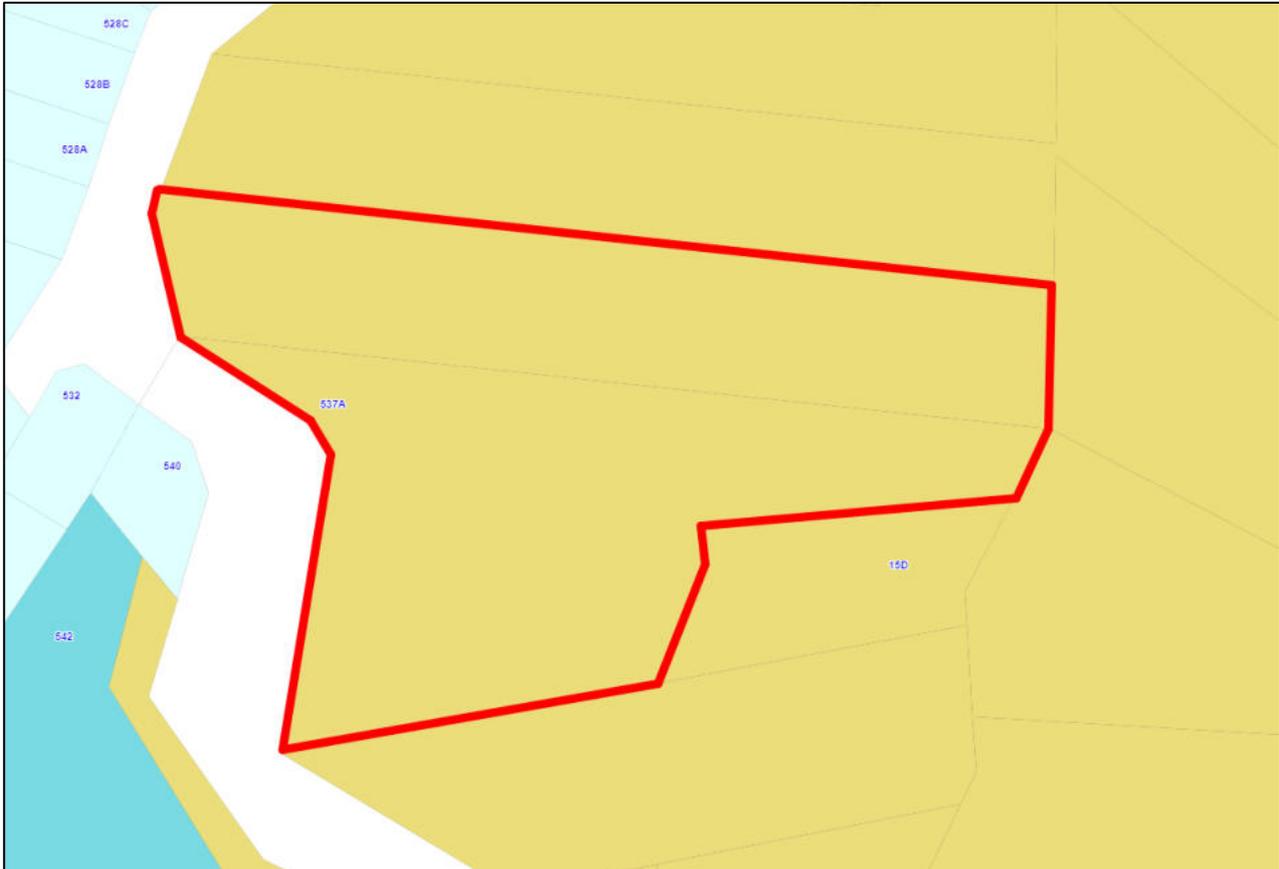


Figure 6: Snip of FNDC Maps Showing Site in Coastal Living Zone.

The following Stormwater Management Rules Apply:

Permitted Activity: 10.7.5.1.6 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m² whichever is the lesser.

Restricted Discretionary Activity: 10.7.5.3.8 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.

To comply with the parameters of the Permitted Activity Rule (10.7.5.1.6), the lots must not exceed an impermeable area of 600m² or 10% of the site area, whichever is the lesser. As 10% of the site area for each proposed lot is more than 600m², the maximum permitted coverage for each lot will therefore be 600m².

Any future development of the proposed lots which does not comply with Permitted Activity Rule (10.7.5.1.6) will require a stormwater report, including a District Plan Assessment.

The subject site borders the Parekura Bay marine environment which is a coastal environment subject to coastal inundation as per the NRC Natural Hazards map. Due to the subject site's position in the larger catchment and proximity to the coast, we believe that flood control attenuation measures implemented on-site will at best have little to no beneficial effects, and at worst may worsen local flood hazards by modifying the time of peak flow occurrence to coincide with those of other properties located upstream within the larger catchment.

Water Quality Volume Control attenuation should be provided for runoff resulting from impermeable areas exceeding the Permitted coverage to mitigate the adverse effects of runoff on the receiving stream.

In accordance with Table 4-1 of the Engineering Standards, Water Quality Volume (WQV) control is to cater for the 90th percentile of the 24-hour storm event. Indicative tank attenuation design parameters are given below to demonstrate the feasibility of implementing attenuation on-site, with TP108 methodology utilised in WQV Control calculations for a predevelopment 90th percentile rainfall value of 25mm.

Additionally, we recommend utilising Low Impact Design Methods as a means of stormwater management. Design guidance should be taken from 'The Countryside Living Toolbox' design document, and where necessary, 'Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual' Auckland Regional Council (2003).

Stormwater management recommendations are provided below.

6.2 PRIMARY STORMWATER

6.2.1 Stormwater Runoff from Roof Areas

Stormwater runoff from the roof of any future buildings must be captured by a gutter system and conveyed to rainwater tanks on the corresponding lot.

Discharge and overflow from the rainwater tanks should be directed to a dispersal device as specified below via sealed pipes.

6.2.2 Stormwater Runoff from Hardstand Areas

Where driveways are formed perpendicular to the slope of the topography, the driveway may shed runoff to lower-lying grassed areas via even sheet flow, well clear of any structures and effluent disposal trenches / fields. Runoff passed through grassed areas will be naturally filtered of entrained pollutants and will act to mitigate runoff by way of ground recharge and evapotranspiration.

Where even sheet flow is not practicable, concentrated flows must be managed with swales as specified below to prevent erosion/scouring. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate. Swales are to direct runoff to silt traps with suitably sized grate / scruffy dome inlets, from which runoff may be piped to the discharge point.

Alternatively, the driveways may be formed to shed runoff to catchpits installed per E1 of the NZ Building Code. Runoff collected via catchpits is to be directed to an outlet as specified below via sealed pipes.

Due to water quality concerns, runoff resulting from hardstand areas should not be allowed to drain to the potable water tanks.

6.2.3 Stormwater Runoff Discharge Point

Runoff from rainwater tanks and hardstand areas (where applicable in accordance with 6.2.2 above) should be directed to a minimum 6.0m long dispersal bar outlet located downslope of the development area and well clear / downslope of any wastewater fields/trenches.

The dispersal bar(s) should discharge runoff to the ground surface via even sheet flow upslope of the existing stream located through the middle of the parent lots. The bar(s) should be located in the existing vegetated areas – the drainage lines from the tanks to the bars should daylight outside vegetated/bushed areas to a surface-pinned and snaked draincoil line to avoid trenching in vegetated areas. See the appended Site Plan and Dispersal Device Detail for clarification.

6.2.4 Water Quality Volume Attenuation Feasibility

If the lot's Permitted impermeable coverage is exceeded by future development, on-site runoff attenuation will be required in accordance with the criteria outlined in Section 6.1 of this report. It is recommended that attenuation is provided via a detention volume in the upper section of the site's potable water tanks.

The below detention configurations have been provided to demonstrate that on-site attenuation in compliance with the applicable criteria is feasible. The detention design should be finalised at building consent.

The below configurations assume that the detention volume is contained within 2 x 25,000L rainwater tanks of 3500mmØ or greater. Refer to the appended calculations for clarification.

Impermeable Coverage Scenario Detention Setups

	Permitted Coverage Exceedance			
	100m ²	150m ²	200m ²	250m ²
Detention Orifice Diameter (mm)	15	15	15	15
Orifice height below Overflow Outlet Invert (mm)	>120	>180	>230	>290
Total Detention Volume Provided (m ³)	2.2	3.3	4.4	5.5

The above coverage scenarios are only intended to demonstrate the feasibility of on-site attenuation via rainwater tanks, and are not an indication of anticipated future development coverage.

6.3 DISTRICT PLAN ASSESSMENT

This section has been prepared to demonstrate the likely effects of the activity on stormwater runoff and the means of mitigating runoff.

In assessing an application under this provision, the Council will exercise discretion to review the following matters below, (a) through (r). In respect of matters (a) through (r), we provide the following comments:

13.10.4 – Stormwater Disposal

<i>(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.</i>	No discharge permits are required. No resource consent issued documents stipulating specific requirements are known for the subject site or are anticipated to exist.
<i>(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).</i>	The application is deemed compliant with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009
<i>(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.</i>	The application is deemed compliant with the Far North District Council Strategic Plan - Drainage

<p><i>(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.</i></p>	<p>Stormwater management should be provided for the subject lot by utilising Low Impact Design Methods (and attenuation where necessary as outlined in previous sections). Guidance for design should be taken from 'The Countryside Living Toolbox' design document, and where necessary, "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003). All roof runoff will be collected by rainwater tanks for conveyance to a safe outlet point. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.</p>
<p><i>(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.</i></p>	<p>As above. Runoff from any new roof areas will be collected, directed to rainwater tanks and discharged in a controlled manner to a discharge outlet, reducing scour and erosion. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.</p>
<p><i>(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.</i></p>	<p>Runoff from roof areas is free of litter, chemical spillages, or contaminants from roads. Future proposed hardstand areas are best shaped to shed to large grassed areas via sheet flow or to drainage channels where sheet flow is not practicable.</p>
<p><i>(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.</i></p>	<p>No alteration to waterways is proposed.</p>
<p><i>(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.</i></p>	<p>No applicable.</p>
<p><i>(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.</i></p>	<p>Not applicable.</p>
<p><i>(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.</i></p>	<p>Not applicable.</p>
<p><i>(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and</i></p>	<p>No change to the site's existing drainage characteristics are proposed as part of the subdivision. For any future development, outlet</p>

<i>mitigation measures proposed to control any adverse effects.</i>	locations are to be determined during detailed design and are to be located such that there are no adverse effects on adjacent properties.
<i>(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.</i>	Not applicable.
<i>(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.</i>	Not applicable.
<i>(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.</i>	Not applicable.
<i>(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.</i>	Not applicable.
<i>(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.</i>	Not applicable.
<i>(q) The need for and extent of any financial contributions to achieve the above matters.</i>	Not applicable.
<i>(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.</i>	Not applicable.

For any future development on the proposed lots that would be considered a Restricted Discretionary Activity, the Council will exercise its discretion to review the following matters below, (a) through (l) of the FNDC District Plan Cl 10.7.5.3.8.

In respect of matters (a) through (l), we provide the following comments:

<i>(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;</i>	Impermeable surface intensification will result from any future development across the proposed subdivision. Through the implementation of Low impact design principles (and attenuation where applicable as outlined in the previous sections) the adverse effects of runoff can be mitigated to levels similar/equivalent to permitted activity levels. Potable tank discharge and hardstand catchpits / silt traps are to drain to dispersal
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	devices, which will release runoff via even sheet flow to the existing stream through the middle of the parent lots.
<i>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</i>	Potable tank discharge and hardstand catchpits / silt traps are to drain to dispersal devices, which will release runoff via even sheet flow to the existing stream through the middle of the parent lots.
<i>(c) any cumulative effects on total catchment impermeability;</i>	Impermeable surface intensification will result from any future development across the proposed subdivision.
<i>(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;</i>	<p>Runoff from the existing/future roof and hardstand areas is to be collected and directed to stormwater management devices via sealed pipes, mitigating the potential for runoff to pass over / saturate the surrounding soils.</p> <p>Specific consideration of works that may impact local surface water drainage patterns will be given at detailed design. Adequate drainage infrastructure is available to the proposed sites to maintain controlled and safe discharge that will mimic the natural drainage patterns of the site.</p>
<i>(e) the physical qualities of the soil type;</i>	Waipapa Group sandstone and siltstone (Waipapa Composite Terrane) – moderate drainage
<i>(f) Any adverse effects on the life supporting capacity of the soils;</i>	Runoff from the proposed roof and hardstand areas is to be collected and directed to stormwater management devices via sealed pipes, mitigating the potential for contamination of surrounding soils and harm to life.
<i>(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;</i>	As shown in the appended Site Plan C001, the proposed lots are large enough to simultaneously accommodate for on-site stormwater and effluent disposal (i.e set backs between water sources and effluent disposal comply with Table 9 of the PRPN).
<i>(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i>	Impermeable accessways will be necessary for vehicle and pedestrian access to future structures at the proposed lots.
<i>i) the extent to which land scaping and vegetation may reduce adverse effects of runoff;</i>	Any future plantings implemented by the owner will aid in the treatment and velocity reduction of runoff. No specific planting regime is recommended as part of the stormwater management system described herein.

<i>(j) Any recognised standards promulgated by industry groups;</i>	N/A
<i>(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.</i>	Through the implementation of Low impact design principles the adverse effects of runoff can be mitigated to levels similar/equivalent to permitted activity levels. Potable tank discharge and hardstand catchpits / silt traps are to drain to dispersal devices, which will release runoff via even sheet flow to the existing stream through the middle of the parent lots.
<i>(l) The extent to which the proposal has considered and provided for climate change;</i>	The attenuation options given in Section 6.2.4 account for future climate change via a 20% increase in the post-development rainfall values utilised in the detention volume sizing calculations.

7 POTABLE WATER SUPPLY

For future development at the proposed lots, potable rainwater tanks should be provided in accordance with the Countryside Living Toolbox requirements. It is recommended to provide at least 2 x 25,000L tanks for potable water usage. The type of tank and volume is for the client to confirm.

8 FIREFIGHTING WATER

As the proposed lots are not within a 90m distance of an open utilisable water body and all future dwellings are anticipated to be serviced by non-reticulated water supply, The New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZPAS 4509:2008) states that buildings require a minimum on-site firefighting water supply of 45m³.

The firefighting source should be provided for by on-site water tanks, installed/positioned in compliance with Appendix B of SNZPAS4509. The firefighting supply tank(s) must be installed separately to any potable rainwater tanks and must remain full. These tanks must be accessible to fire trucks in the scenario of a fire emergency.

The above requirement can be waived or adjusted if a different specific agreement is made with the New Zealand Fire Service for the subject site or subdivision.

9 ACCESS AND VEHICLE CROSSING

9.1 GENERAL

Lot A

It is proposed that access for Lot A is formed off the existing Right of Way (ROW) on the western side of Bentzen Drive as indicated in Figure 7 below. The existing ROW was observed during a site visit undertaken by WJL on 05.12.2024 as being ~5.0m wide with metal surfacing.

The two parent lots currently have rights to form access off this ROW. As a result of the proposed subdivision, the number of lots with rights to form access off the ROW will reduce from two (both parent lots) to one (Proposed Lot A only).

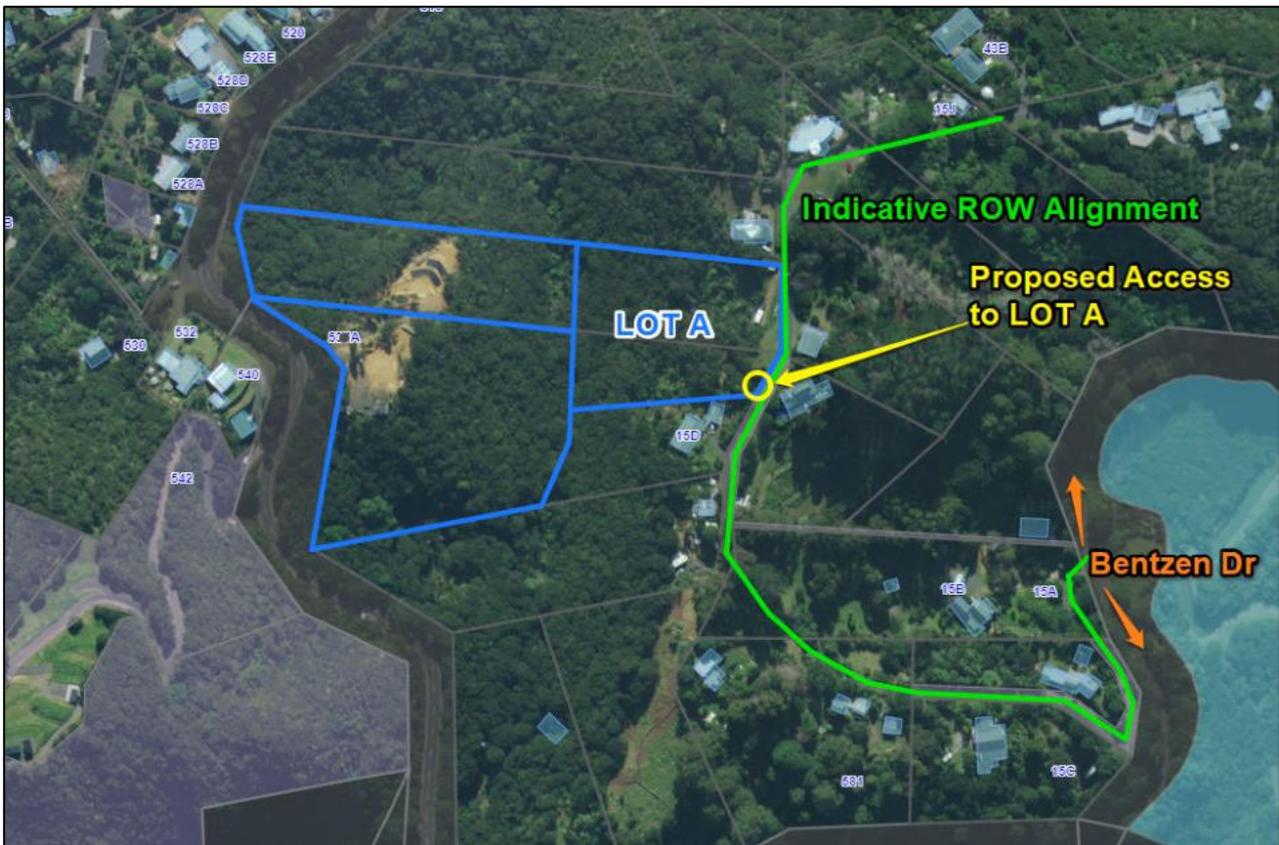


Figure 7: Aerial imagery of the ROW off Bentzen Drive and proposed Lot A access point.



Figure 8: Site Photo – View of Metalled ROW from proposed Lot A access point, facing southwest.



Figure 9: Site Photo – View of Metalled ROW from proposed Lot A access point, facing northeast.

Lots B & C

It is proposed that Lots B & C are accessed off the eastern side of Manawaora Road. The section of Manawaora Road along the parent lot’s western boundaries is generally winding, with lower operating speeds than the posted speed limit of 100km/hr. The proposed access point is located on the outside of a road corner. Due to the limited sight distance available along Manawaora Road for any access point along the western boundary of Lot C, it is proposed that both Lots B & C are to be accessed from the same crossing, with a ROW on Lot B serving Lot C.

The existing access for parent Lot 2 DP 190845 is located in proximity to a “blind corner” for vehicles in the northbound lane of Manawaora Road (see Figure 11). This is addressed in Section 9.2 below.



Figure 10: Aerial imagery of proposed Lots B & C access point off Manawaora Road.



Figure 11: Google Street View image – View of Manawaora Road from access point (right), facing northwest.



Figure 12: Google Street View image – View of Manawaora Road from access point, facing southwest.

9.2 VEHICLE CROSSINGS

Lot A

As the access will be formed off an existing ROW, the minimum specifications for access dimensions apply per Figure 13 below.

There are no existing drainage facilities on the shoulder of the ROW at the proposed access point. Runoff generated on the future accessway is to be managed in accordance with Section 6.2.2 of this report.

Lots B & C

The vehicle crossing providing access to Lots B & C is to be formed in compliance with the Far North District Council Engineering Standards (2009) Sheet FNDC/S/6B. There are no existing drainage facilities on the eastern shoulder of Manawaora Road at the proposed access point, as the topography falls away into the site from the sealed shoulder.

Additionally, to address inadequate visibility of oncoming vehicles available for vehicles turning into the vehicle crossing from the northbound lane, it is proposed that the crossing be extended to the north, along the eastern side of Manawaora Road, to allow additional space for turning into the access. See the appended Access Plan C400 for clarification.

9.3 SIGHT DISTANCES

Lot A

Sight distances from the proposed lot access in the northern and southern directions are 62m and 46m respectively. Given that the carriageway is a metalled private ROW and operating speeds will be low, the available sight distances in both directions is considered adequate from the proposed access point.

Lots B & C

Manawaora Road has a posted speed limit of 100km/hr (NZTA National Speeds Limits Register). The Far North District Council Engineering Standards (2009) – Sheet FNDC / S / 6 notes that the minimum required sight distance is 170m.

The available sight distances along the northbound and southbound lanes from the proposed crossing are 77m and 55m respectively (refer to Access Plan C400) - less than the minimum given in FNDC / S / 6. The suitability of the access point will therefore be at council's discretion.

In support of the suitability of the proposed access point we note the following mitigating circumstances/recommendations:

- The operating speed of the road is likely to be significantly lower than the posted speed limit due to the winding nature of the road section in proximity to the site, mitigating the effects of limited sight distance,
- The proposed access point, being located on the outside of the road corner, is at the best-case location of the proposed lots of any points available along the lot boundaries.

9.4 VEHICLE ACCESS

Future accessway formations are to be constructed in accordance with Appendix 3B-1 of the FNDC Engineering Standards 2009.

The accessway within Lot B serving Lot C is to be registered as a Right of Way easement and formed to the minimum standards for at least 2 household equivalents.

The Far North District Plan Section 15.1.6C.1.5 notes that *“All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle”* and *“Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.”*

APPENDIX 3B-1: STANDARDS FOR PRIVATE ACCESS

(Reference: *Part 3 District Wide Provisions, Section 15.1 Traffic, Parking and Access and Zone Maps*)

Zone	No. of H.E.s	Legal Width	Carriageway Width	Maximum Gradient		Kerb	Foot-path	Storm-water Drain ¹
				Unsealed	Sealed			
Residential	1	-	3.0	1:6	1:4	-	-	Yes
Coastal Residential	2	5.0	3.0	-	1:4	-	-	Yes
Russell Township	3 - 4	7.5	3.0 with passing bays	-	1:4	-	-	Yes
Point Veronica	5 - 8	7.5	5.0	-	1:4	Yes	-	Yes
Commercial	1	-	3.0	1:8	1:5	-	-	Yes
Industrial	2 - 4	8.0	6.0	-	1:5	-	-	Yes
Orongo Bay Special Purpose	>5	8.0	6.0	-	1:5	-	-	Yes
Rural Production	1	-	3.0	1:5	1:4	-	-	Yes
Rural Living								
Waimate North Horticultural Processing	2	5	3.0	1:5	1:4	-	-	Yes
Carrington Estate								
General Coastal	3 - 4	7.5	3.0 with passing bays	1:5	1:4	-	-	Yes
Coastal Living								
South Kerikeri Inlet								
Recreational Activities	5 - 8	7.5	5.0	1:5	1:4	-	-	Yes

¹ All private access must have stormwater drainage measures such that adverse effects are not created on adjoining properties or the public road, in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009)

Note 1: H.E. = Household Equivalent represented by 10 vehicle movements

Note 2: Refer to *Rules 15.1.6B.1.1(c) and (d)*.

Note 3: Access for more than 8 Household Equivalents shall be by public road and constructed to a standard identified in *Appendix 3B-2*.

Note 4: Access carriageways in urban zones that serve two or more users shall be sealed or concreted, refer *Rule 15.1.6B.1.2(c)*.

Figure 13: FNDC Operative DP Table 3B-1: Standards for Private Accessways

10 LIMITATIONS

We anticipate that this report is to be submitted to Council in support of a Resource Consent application.

This report has been commissioned solely for the benefit of our client in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent.

No flooding / secondary flow assessment has been included in this report.

Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred back to us for further evaluation. Copyright of Intellectual Property remains with Wilton Joubert Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other civil aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary and does not remove the necessity for the normal inspection of site conditions and the design of foundations as would be made under all normal circumstances.

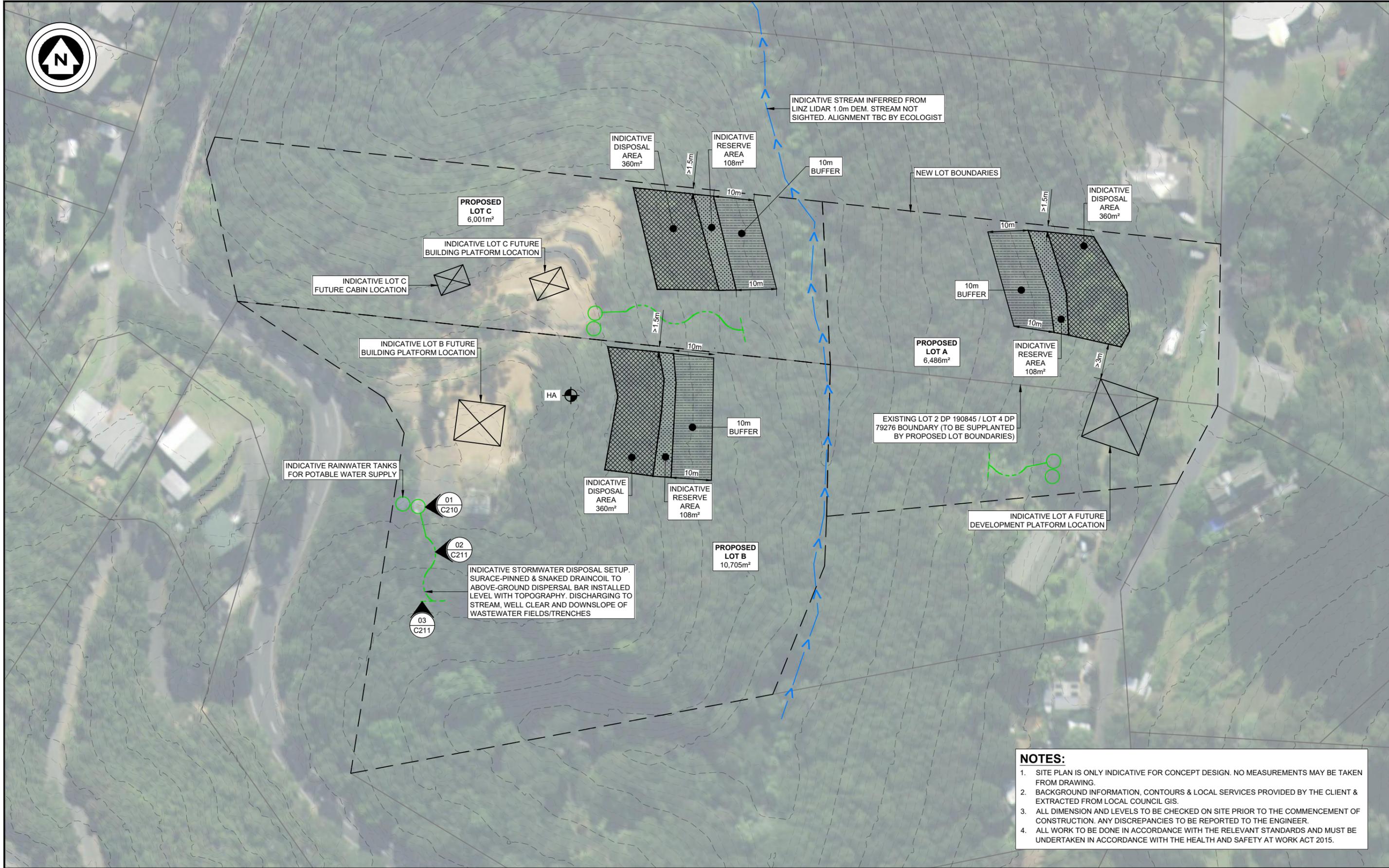
Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

WILTON JOUBERT LIMITED

Enclosures:

- Site Plan – C001 (1 sheet)
- Tank Detail – C210 (1 sheet)
- Dispersal Device Detail – C211 (1 sheet)
- Access Plan – C400 (1 sheet)
- Hand Auger Borehole Records (1 sheets)
- WQV Attenuation Calculation Sheets (4 sheets)



- NOTES:**
1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
 2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
 3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.

WILTON JOUBERT
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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	DEC '24	PM	CIVIL SITE SUITABILITY REPORT

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: BGS
SURVEYED BY: OTHER

SERVICES NOTE
WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE: **SITE PLAN**

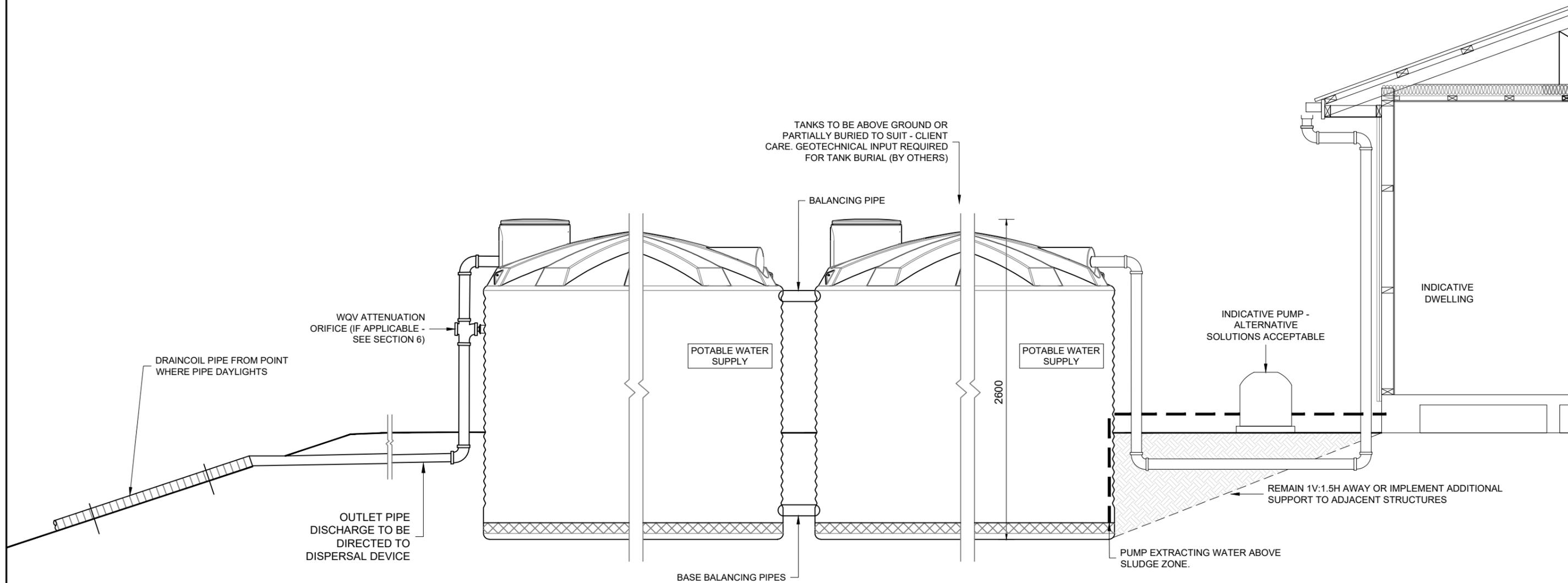
PROJECT DESCRIPTION: **SITE SUITABILITY ASSESSMENT**

PROJECT TITLE: **SUBDIVISION OF LOT 2 DP 190845 & LOT 4 DP 79276 537 MANAWAORA ROAD PAREKURA BAY**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:850	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 137723-C001	ISSUE: 01
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NOTES:

1. NOT TO SCALE. DRAWN INDICATIVELY ONLY. **NOT FOR CONSTRUCTION** - RESOURCE CONSENT CONCEPT DRAWING ONLY.
2. TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
3. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
4. ALL ORIFICE OUTLETS TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH.
5. ASSUMED USE OF A 2 x 25,000 LITRE WATER TANKS OR SIMILARLY APPROVED.



01 **TANK DETAIL**
C200 N.T.S

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RESOURCE CONSENT

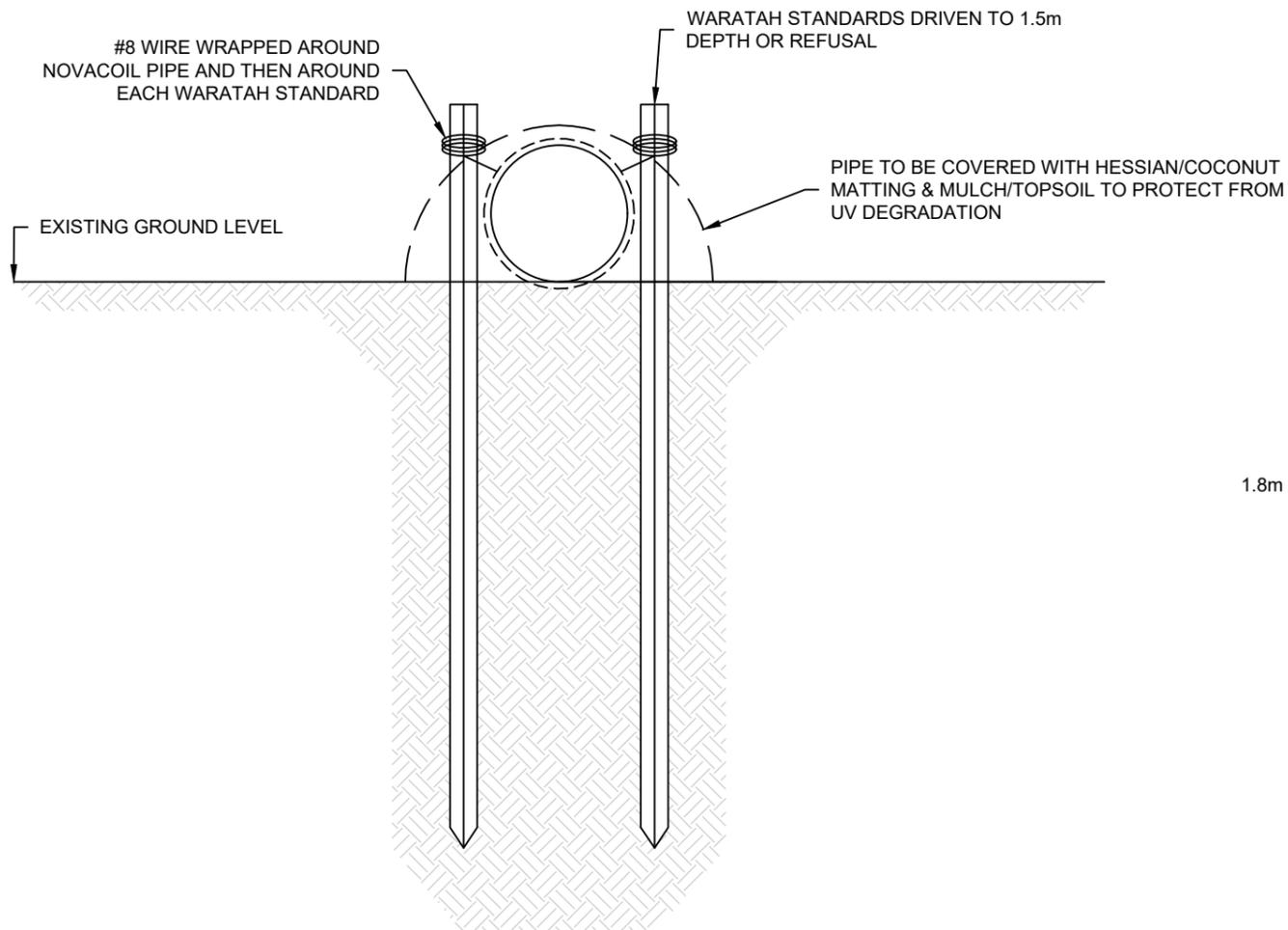
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
TANK DETAIL

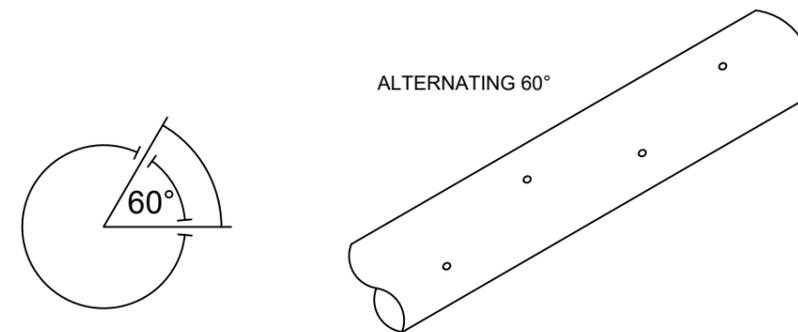
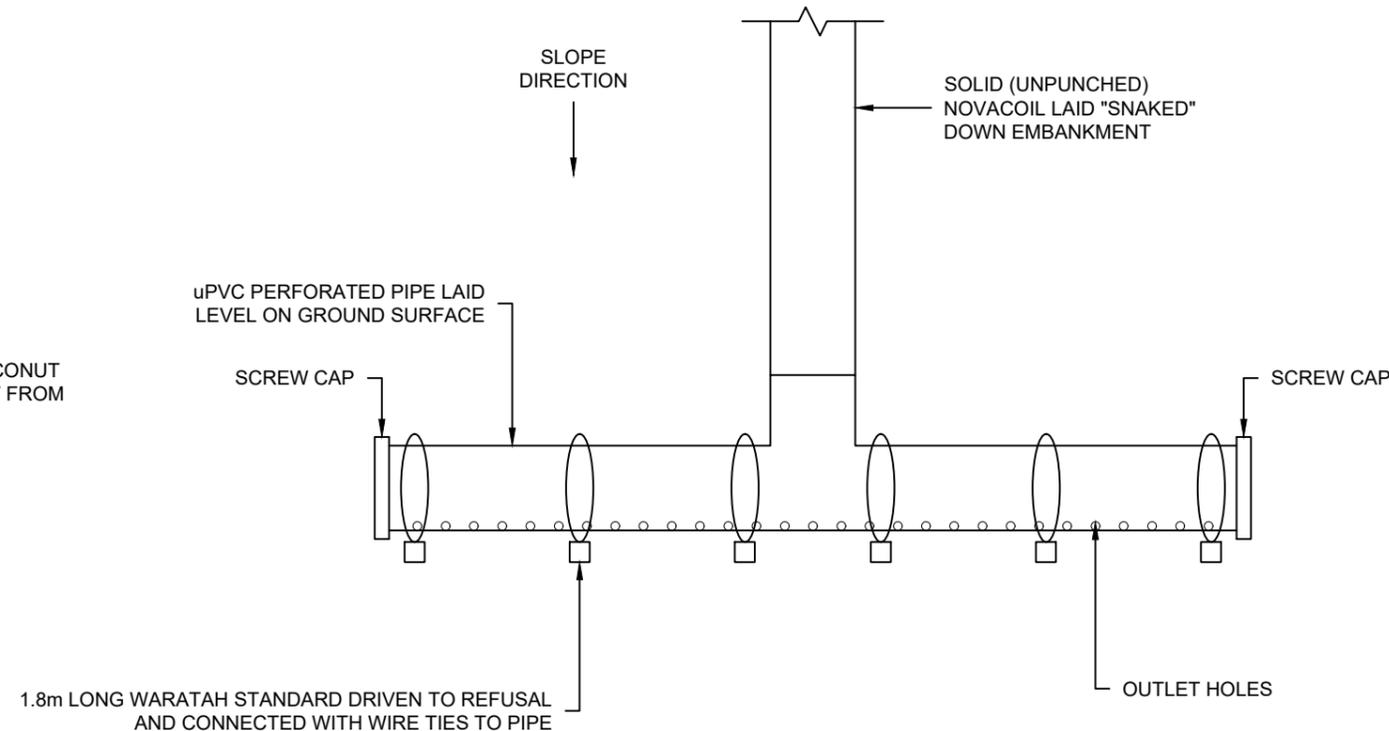
PROJECT DESCRIPTION:
SITE SUITABILITY ASSESSMENT

PROJECT TITLE:
SUBDIVISION OF LOT 2 DP 190845 & LOT 4 DP 79276 537 MANAWAORA ROAD PAREKURA BAY

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: N.T.S	CO-ORDINATE SYSTEM: NOT COORDINATED
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02 SURFACE LAID PIPE DETAIL
C200 N.T.S



PIPE OUTLET HOLE ARRANGEMENT DETAIL

03 DISPERSAL BAR DETAIL
C200 N.T.S

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	DEC '24	PM	CIVIL SITE SUITABILITY REPORT

DESIGNED BY:	PM
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DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
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PROJECT DESCRIPTION:
SITE SUITABILITY ASSESSMENT

PROJECT TITLE:
SUBDIVISION OF LOT 2 DP 190845 & LOT 4 DP 79276 537 MANAWAORA ROAD PAREKURA BAY

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WEST VIEW
1:650

EAST VIEW
1:650



PROPOSED LOT C
6,001m²

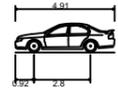
SEE INSERT A

INDICATIVE ROW EASEMENT TO BE REGISTERED ON LOT B FOR LOT C ACCESS

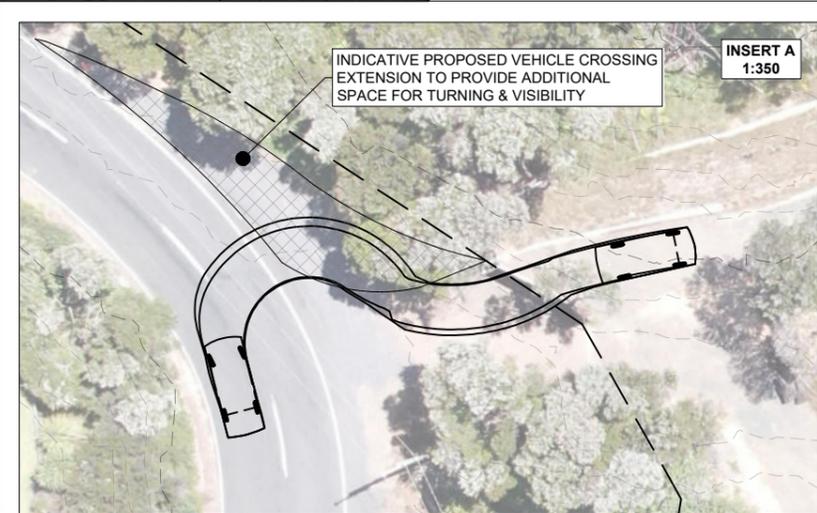
PROPOSED LOTS B & C ACCESS POINT OFF MANAWAORA ROAD

PROPOSED LOT B
10,705m²

INSERT A
VEHICLE TRACKING PROFILE

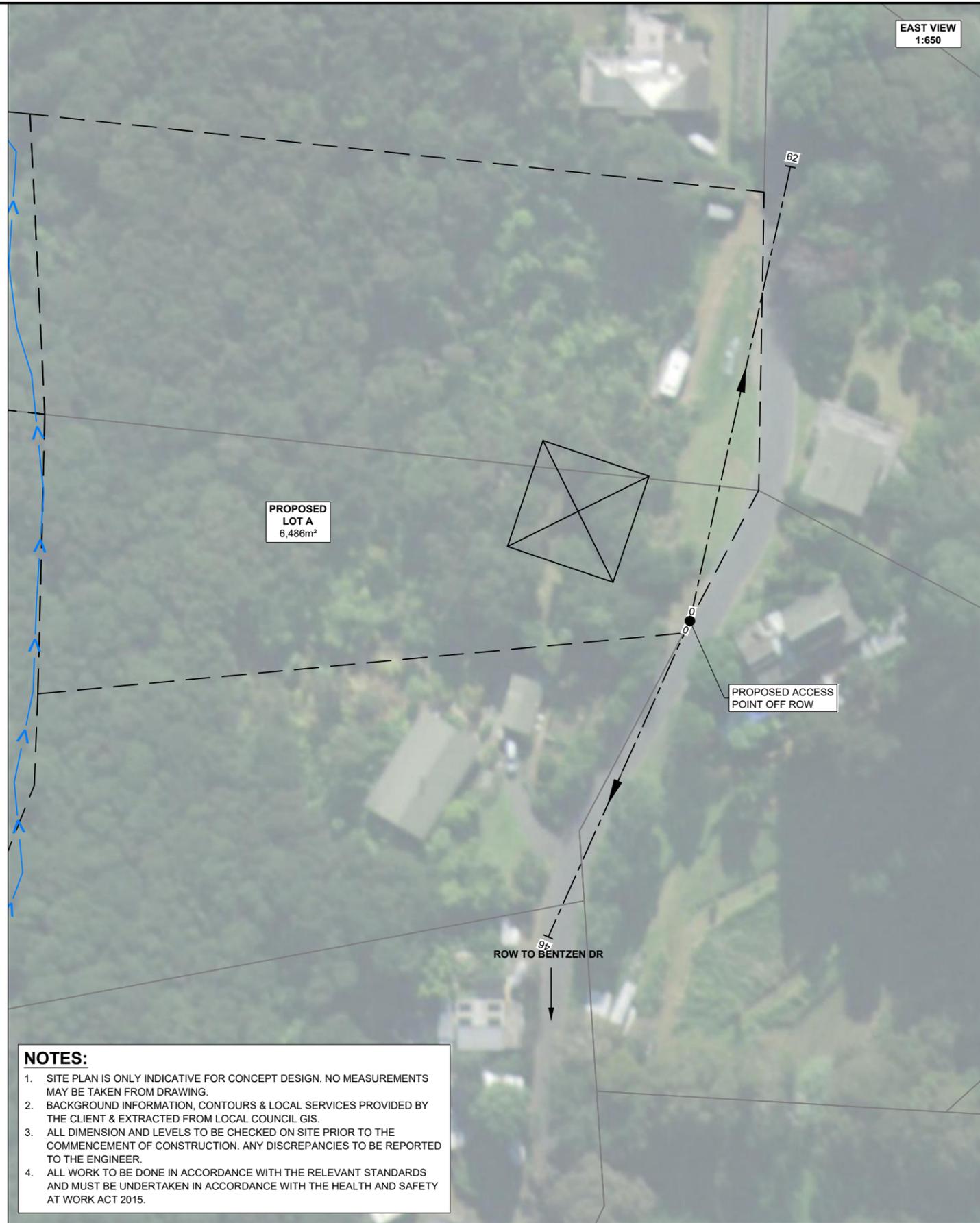


B85 Vehicle (Realistic min radius) (2004)	4.910m
Overall Length	1.870m
Overall Width	1.421m
Overall Body Height	0.159m
Min Body Ground Clearance	1.770m
Track Width	4.00s
Lock-to-lock time	5.750m
Curb to Curb Turning Radius	



INDICATIVE PROPOSED VEHICLE CROSSING EXTENSION TO PROVIDE ADDITIONAL SPACE FOR TURNING & VISIBILITY

INSERT A
1:350



PROPOSED LOT A
6,486m²

PROPOSED ACCESS POINT OFF ROW

ROW TO BENTZEN DR

NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.

WILTON JOUBERT
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RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
ACCESS PLAN

PROJECT DESCRIPTION:
SITE SUITABILITY ASSESSMENT

PROJECT TITLE:
SUBDIVISION OF LOT 2 DP 190845 & LOT 4 DP 79276 537 MANAWAORA ROAD PAREKURA BAY

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HAND AUGER : HA02

JOB NO.: 137723 SHEET: 1 OF 1

START DATE: 03/12/2024

NORTHING:

GRID:

DIAMETER: 50mm

EASTING:

SV DIAL:

ELEVATION: Ground

FACTOR:

DATUM:

CLIENT: Ben Sceats & Steve Hill

PROJECT: Wastewater Design

SITE LOCATION: 537A Manawaora Rd, Parekura Bay

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY		
Waipapa Group	TOPSOIL, brown, dry	TS	0.0 - 0.2	Groundwater Not Encountered					
	Slightly Clayey, SILT, yellow/orange, brown, dry, low to medium plasticity	S	0.2 - 1.2						
EOH: 1.20m			1.2						
			1.4						

REMARKS

End of borehole @ 1.20m (Target Depth: 1.20m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM

▼ Standing groundwater level

CHECKED BY: PMS

▽ GW while drilling



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 Phone: 09-945 4188
 Email: jobs@wj.com
 Website: www.wiltonjoubert.co.nz



WQV Control Calculations - 100m² Exceedance

Job Number 137723
 Address 537 Manawaora Road
 Parekura Bay

Date: 13.12.2024
 Initials: PM
 Revision 1

Catchment Information For Pre-Development Conditions

100	m ²	0.0001	km ²	
Group C	soil type	see TP108 page 8 section 3.2 for soil designations		
25.00	P ₂₄	90th Percentile Rainfall - Table 4-1 FNDC ES		
CN				
100	m ²	74		Pervious
0	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	0		
100	m ² tot	74.00		CN -mean TP108 Eq3.4
5.00	la (mm)	Weighted initial abstraction - la (mm)		
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.02	Tp (hrs)	Time to peak		
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
3.662	Q ₂₄ (mm)	Run-Off Depth		
0.37	m ³	Volume		

Catchment Information For Post-Development Conditions

100	m ²	0.0001	km ²	
Group C	soil type	see page 8 section 3.2 for soil designations		
30.00	P ₂₄	90th Percentile + 20% CCF - Table 4-1 FNDC ES		
CN				
0	m ²	74		Pervious
100	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	89		Metal/Gravel
100	m ² tot	98.00		CN -mean TP108 Eq3.4
0.00	la (mm)	Weighted initial abstraction - la (mm)		
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.01	Tp (hrs)	Time to peak		
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
25.580	Q ₂₄ (mm)	Run-Off Depth		
2.56	m ³	Volume		

Total Detention Volume Required: **2.19** m³



WQV Control Calculations - 150m² Exceedance

Job Number 137723
 Address 537 Manawaora Road
 Parekura Bay

Date: 13.12.2024
 Initials: PM
 Revision 1

Catchment Information For Pre-Development Conditions

150	m ²	0.00015	km ²	
Group C	soil type	see TP108 page 8 section 3.2 for soil designations		
25.00	P ₂₄	90th Percentile Rainfall - Table 4-1 FNDC ES		
CN				
150	m ²	74		Pervious
0	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	0		
150	m ² tot	74.00		CN -mean TP108 Eq3.4
5.00	la (mm)	Weighted initial abstraction - la (mm)		
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.02	Tp (hrs)	Time to peak		
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
3.662	Q ₂₄ (mm)	Run-Off Depth		
0.55	m ³	Volume		

Catchment Information For Post-Development Conditions

150	m ²	0.00015	km ²	
Group C	soil type	see page 8 section 3.2 for soil designations		
30.00	P ₂₄	90th Percentile + 20% CCF - Table 4-1 FNDC ES		
CN				
0	m ²	74		Pervious
150	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	89		Metal/Gravel
150	m ² tot	98.00		CN -mean TP108 Eq3.4
0.00	la (mm)	Weighted initial abstraction - la (mm)		
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.01	Tp (hrs)	Time to peak		
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
25.580	Q ₂₄ (mm)	Run-Off Depth		
3.84	m ³	Volume		

Total Detention Volume Required: **3.29** m³



WQV Control Calculations - 200m² Exceedance

Job Number 137723
 Address 537 Manawaora Road
 Parekura Bay

Date: 13.12.2024
 Initials: PM
 Revision 1

Catchment Information For Pre-Development Conditions

200	m ²	0.0002	km ²	
Group C	soil type	see TP108 page 8 section 3.2 for soil designations		
25.00	P ₂₄	90th Percentile Rainfall - Table 4-1 FNDC ES		
CN				
200	m ²	74		Pervious
0	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	0		
200	m ² tot	74.00		CN -mean TP108 Eq3.4
5.00	la (mm)	Weighted initial abstraction - la (mm)		
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.02	Tp (hrs)	Time to peak		
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
3.662	Q ₂₄ (mm)	Run-Off Depth		
0.73	m ³	Volume		

Catchment Information For Post-Development Conditions

200	m ²	0.0002	km ²	
Group C	soil type	see page 8 section 3.2 for soil designations		
30.00	P ₂₄	90th Percentile + 20% CCF - Table 4-1 FNDC ES		
CN				
0	m ²	74		Pervious
200	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	89		Metal/Gravel
200	m ² tot	98.00		CN -mean TP108 Eq3.4
0.00	la (mm)	Weighted initial abstraction - la (mm)		
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.01	Tp (hrs)	Time to peak		
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
25.580	Q ₂₄ (mm)	Run-Off Depth		
5.12	m ³	Volume		

Total Detention Volume Required: **4.38** m³



WQV Control Calculations - 200m² Exceedance

Job Number 137723
 Address 537 Manawaora Road
 Parekura Bay

Date: 13.12.2024
 Initials: PM
 Revision 1

Catchment Information For Pre-Development Conditions

250	m ²	0.00025	km ²	
Group C	soil type	see TP108 page 8 section 3.2 for soil designations		
25.00	P ₂₄	90th Percentile Rainfall - Table 4-1 FNDC ES		
CN				
250	m ²	74		Pervious
0	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	0		
250	m ² tot	74.00		CN -mean TP108 Eq3.4
5.00	la (mm)	Weighted initial abstraction - la (mm)		
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.02	Tp (hrs)	Time to peak		
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
3.662	Q ₂₄ (mm)	Run-Off Depth		
0.92	m ³	Volume		

Catchment Information For Post-Development Conditions

250	m ²	0.00025	km ²	
Group C	soil type	see page 8 section 3.2 for soil designations		
30.00	P ₂₄	90th Percentile + 20% CCF - Table 4-1 FNDC ES		
CN				
0	m ²	74		Pervious
250	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	89		Metal/Gravel
250	m ² tot	98.00		CN -mean TP108 Eq3.4
0.00	la (mm)	Weighted initial abstraction - la (mm)		
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.01	Tp (hrs)	Time to peak		
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
25.580	Q ₂₄ (mm)	Run-Off Depth		
6.40	m ³	Volume		

Total Detention Volume Required: **5.48** m³

ECOLOGICAL IMPACT ASSESSMENT (ECIA)



PROPOSED SUBDIVISION
537 MANAWAORA ROAD, PAREKURA BAY
LOT 2 DP 190845 & LOT 4 DP 79276



PO Box 229, KERIKERI
PH 021 151 8315

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This report may be cited as-

BAY ECOLOGICAL CONSULTANCY LTD 3/ 03/2026 ECOLOGICAL IMPACT ASSESSMENT (EcIA) PROPOSED SCEATS SUBDIVISION LOT 2 DP 190845 (NA120C/718) & LOT 4 DP 79276 (NA36A/780)

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ECOLOGICAL IMPACT ASSESSMENT (EcIA)

PROPOSED SUBDIVISION

LOT 2 DP 190845 (NA120C/718) & LOT 4 DP 79276 (NA36A/780)

3th MARCH 2026



EXECUTIVE SUMMARY

Bay Ecological Consultancy Ltd has been requested by applicant Ben Sceats to undertake an Ecological Impact Assessment (EcIA) in regards to a subdivision proposal encompassing *LOT 2 DP 190845 (NA120C/718; 13296.15m²) & LOT 4 DP 79276 (NA36A/780; 9896.64m²)*.

The subdivision will result in the creation of 3 new Lots in the Coastal Living Zone (FNDOP):

- **Proposed Lot 1** 6044 m²
- **Proposed Lot 2** 6439 m²
- **Proposed Lot 3** 10721m² in current ownership of Steve Hill with approval to build a dwelling including vegetation clearance (2250122-RMALUC)

The eastern boundary of proposed Lots 1 & 3 is an unnamed coastal creek that flows north in the basal gully contour approx. 100m to Parekura Bay. Beyond this, proposed Lot 2 will be formed from natural combination of the northwestern facing slope of the current parent parcels.

Access to proposed Lot 2 will be from an existing gravelled ROW from Bentzen Drive. Proposed Lot 1 will have ROW over proposed Lot 3 from a shared access from Manawaora Rd.

A desktop review of available ecological background was followed by a site visit on the 30th November 2024 to ground truth expectations and gauge the proposal against site context. Site photos are provided for illustration.

This review followed structure and content requirements of the EIANZ EcIA Guideline (2018)¹ as the best practice standard for ecological impact assessment in NZ and with regard to non statutory NZ guideline documents

- *Guidelines for the application of ecological significance criteria for indigenous vegetation and habitats of indigenous fauna in the Northland Region (Wildlands 2019)*
- *Department of Conservation guidelines for assessing significant ecological values (Davis et al 2016)*

Enabling earthworks, vegetation clearance and common effects of residential occupation may be managed to a *LOW EIANZ or less than minor* impact through a series of rigorous measures following the effects management hierarchy (EMH), incorporating some further offered prior through 2250122-RMALUC.

¹ Roper- Lindsay, J; Fuller, S.A; Hooson, S; Sanders, S.A; Usher, G. T. (2018) Ecological Impact Assessment. EIANZ Guidelines for use in New Zealand: terrestrial and freshwater ecosystems. 2nd Ed.

SUMMARY ECOLOGICAL CONTEXT

- Site associations vary with microsite conditions e.g. exposure; topography and moisture. Mapped predicted ecosystem type² *WF11 Kauri podocarp broadleaved* was refined on the upper slopes as *AS1 Kānuka & native shrubs* with a largely homogenous character of kānuka dominant canopy /common and largely unpalatable pioneer species/ frequent exotic component of hakea; wattle; gorse, tobacco weed. It tends to poor condition *AS3 Kānuka with exotic grasses*, particularly on upper proposed Lot 2.
- The central gully contains taller and more diverse occurrences including maturing podocarps and broadleaves reflecting shelter and moisture elevated by the topography, more akin to *OF1 Kānuka forest*. However, there is no strong coastal character.
- An A3 type creek in the central gully contour originates as a spring upstream offsite, terminating approx. 100m offsite across the beach to Parekura Bay. It is mapped in the most recent NIWA DN3 Northland river network.³
- Fish passage is as natural, without artificial impediment. There are no site FWFD records. From wider records and professional experience from similar local creeks there is likely a common association of common bully; shortfin eel; īnanga (*Threatened- Nationally Vulnerable*); redfin bully (*At Risk- Naturally Uncommon*); smelt and banded kōkopu (*At Risk – Naturally Uncommon; Regionally Significant*) at a minimum. Their presence contributes to identified values of the creek as defined in the *NPS-FM (2020)*. It is considered to have *HIGH* significance as per Appendix 5 (PNRP).
- There is no *natural inland wetland* associated with the creek or elsewhere on the Lots.
- Birds recorded during 5 minute bird counts were common native and exotic insectivores. The area is mapped *Kiwi Present (DoC 2018)*. North Island weka (*At Risk – Relict*) were also noted in local assessment although none were observed or heard during the current site visit.
- There is no formal pest control plan in place.
- Significance of the combined parent parcel *HIGH* as potential habitat for fauna; creek; integral connectivity within the broadly mapped *Russell Forest PNA (#Q05/002)*⁴; basic habitat and physical and functional buffering to the aquatic environments as riparian vegetation - erosion control.
- The primary effect is vegetation clearance, followed by intensification of residential occupation adjacent the shrubland ecosystem. Designated clearance envelopes are pre emptively sited at easy accessible contour in vegetation impacted by edge effects and exotics. The have been previously clear prior to approx. mid 1980s and occupy de minimus and depauperate representation of wider site and mapped values and characteristics, by virtue of presence rather than quality. Lot 1 in particular has a recently cleared area and earthworks, scaffolding from that of a long standing caravan and lawn area as holiday retreat. Proposed Lot 2 is very open with low diversity and a strong exotic component.
- Clearance areas comprise senescing kānuka canopy; weed species; and mixed common early successional broad leaved shrubs. Any understorey is open and thin, without a diversity of ground cover other than exotic weeds, hardy seral saplings, silver fern and scattered *Carex*. They are largely edge in character, adjacent access and established clearance since the 1950s for pastoral use and later basic holiday occupation.

²https://services2.arcgis.com/J8errK5dyxu7Xjf7/arcgis/rest/services/Northland_Biodiversity_Ranking/FeatureServer

³ <https://www.arcgis.com/apps/mapviewer/index.html?layers=32b2c685379741b9a7ccd55dbe01a2ba>

⁴ Booth(2005) Natural Areas of the Whangaruru Ecological District. Reconnaissance Report for the Protected Natural Areas Programme. DoC Whangarei

SUMMARY EFFECTS MANAGEMENT

Vegetation clearance is the primary effect. Clearance is of two functional and methodology types

- **COMPLETE CLEARANCE** Mechanical clearance for open space residential occupation and infrastructure
- **FIRE BUFFER CLEARANCE** manual selective clearance of mānuka ; kānuka & high flammability exotic species e.g. gorse; pampas replanted in diverse low flammability native vegetation

In terms of the proposed Lot 2 the vegetation is considered of *NEGLIGIBLE* value, tending to *AS3 Kānuka with exotic grass* at best and the fire buffer revegetation an improvement on overall condition, supported by proposed pest and weed control.

The proposed Lot 1 house site comprises *AS1 kānuka with native shrubs to AS3 kānuka with exotic grass* with an open senescing canopy, strong edge character & exotic component of *LOW* ecological significance. Proposed Lot 3 is already largely cleared as part of *2250122-RMALUC*, with the remainder with fidelity to that of proposed Lot 1.

Clearance cannot be mitigated completely at the point of impact as a portion is permanent. In response, total clearance of 3117m² is to be countervailed by a far commensurate offset area with *net gain* and *additionality* achieved through appropriate measurable currencies- increase in indigenous floral diversity, restoration of pattern and integrity as per *Appendix 3 NPSIB (2023)* and aligned methodologies of *RPS 4.4.2*.

- ✓ 3001m² approx. - revegetation of designated clearance area fire resistant species buffer 10m wide
- ✓ 898m² dense infill revegetation of open area southern Lot 2 adjacent Lot 1 DP190845

Additional potential, but avoidable effects of development are hydrological change; ongoing encroachment, weed and pest incursion. In response, implementation of effects management is considered sufficient mitigation for progression of the proposal with a *less than minor* level of impact:

- Vegetation clearance shall not exceed the maximum areas shown in an approved Scheme Plan and positioned generally in accordance with such. Currently clear areas on both Lots will be maintained as such for additional fire safety to allow alternative retreat and utility e.g. existing access to Lot 1 and open grass areas of Lot 2 adjacent Bentzen Drive.
- Best practice clearance methods to be used –
 - Manual clearance should be undertaken from the outer edge to give opportunity for any wildlife to move back into remaining cover
 - Kiwi dog check prior to site works
 - Manual cutting and stumping of large exotic specimens is recommended in the buffer areas, rather than a site scrape. This minimizes damage of remaining fire resistant natives; protects soil structure for the revegetation and retains slope stabilizing root tensile strength while new plants establish
 - Avoidance of peak bird breeding season and kiwi dog check prior to clearance
 - Machinery clean of soil and debris prior to site entry
- Within three months of the completion of vegetation clearance, an as-built plan will be provided to Far North District Council showing the extent of existing and newly cleared areas
- Within twelve months of the completion of vegetation clearance provide evidence that planting plan has been implemented of indigenous species aligned with *WF11 Kauri podocarp broadleaved forest type* with coastal influence, incorporating canopy species as larger grade to hasten food provision and height heterogeneity
- Consent conditions to include no outdoor fires; no floodlighting; outdoor lighting to be hooded and no blue light spectrum to avoid impacts on local seabirds and nocturnal species
- Maintenance & enhancement of the edge through the bolstered fire resistant 10m buffer will protect habitat and cover from ingress and disturbance from imbedded residential occupation, providing joint protective and amenity function within the landscape.

- The creek is by definition a river⁵ and mapped in the 2025 NIWA Northland DN3. Through deliberate avoidance the development upholds *NPS – FM (2020) Policy 7: The loss of river extent and values is avoided to the extent practicable*. The proposed building envelopes do not occupy critical source areas (CSAs), seepage or overland flow path that through formation may **divert** contributing hydrology. No activities in the bed of any river is proposed; no new crossings; structures; obstruction to fish passage or diversion is considered. Uncontrolled point source discharge of stormwater and intersection of works with the creek directly should be avoided. Infill revegetation and protection of catchment slopes is a key theme of the proposal to enhance capacity to intercept and control precipitation and surface/ groundwater as natural defence.
- Increased density and diversity of planting will provide functional habitat that is resilient to loss of any species or cohort of species e.g. aging uniform kānuka cohort impacted severely by weeds at edges and in natural gaps
- Management will heighten social ecosystem services for future residents and road users such a sense of place through more pronounced reference canopy species selection, protection of fauna and green infrastructure.
- Formal management of all indigenous vegetation onsite by the OMP specifying monitoring and reporting procedures prepared by a suitably qualified and experienced ecologist designed in general accordance with the EclA to remedy existing issues and mitigate loss of cover by increasing biodiversity, functionality as habitat and type representation of that remaining.
- Indigenous site vegetation outside of the residential envelopes including the fire buffers and revegetation is to be formally protected through a statutory mechanism. This will ensure current and future owners avoid further impact during development or residential occupation.

Application of the effects management hierarchy (EMH) is considered protective of the wider site ecological unit, including the coastal creek, further terrestrial vegetation, *High Natural Character (RPS #12/43 Parekura Bay)* and the identified *Russell Forest PNA (#Q05/003)*.

Avoidance of the identified environment and mature vegetation dating prior to the 1950s has been a primary ecological consideration. The designated envelopes occupies lower value vegetation in comparison not only to the Lot but also the wider extent of the *Russell Forest PNA* which encompasses much of the Russell Peninsula coastline.

Utilising the existing infrastructure adjacent will minimise fragmentation.

Management will confer gross ecological benefit and amenity value, to restore and enhance biodiversity values, maintaining the continuity of natural processes and systems of the local ecosystems. Wider habitat, linkage and buffering of the broader vegetation with which the area has connectivity is maintained, hydrological features and *High Natural Character* are protected, aligned with aspirations of the objectives and policies of the FNDP Chapter 12 and Coastal Policy Statement (11). There will be no loss of identified values of the creek as per *NPS-FM Policy 7*⁶. No *net loss* is achieved, rather a *net gain* and *additionality* through density and diversity, in keeping with the aspiration of *Appendix 3 NPSIB (2023) and RPS 4.4.2*. In this regard, the permanent removal of vegetation will have a *VERY LOW* or *less than minor* effect.

⁵ RMA **RIVER** a continually or intermittently flowing body of fresh water. This definition includes streams and modified watercourses, but specifically excludes artificial watercourses like irrigation canals, water supply races, and farm drainage canals.

⁶ NPS-FM (October 2024 Amendment Version) **Policy 7**: The loss of river extent and values is avoided to the extent practicable. *loss of value, in relation to a natural inland wetland or river, means the wetland or river is less able to provide for the following existing or potential values:(a) any value identified for it under the NOF process(b) any of the following values, whether or not they are identified under the NOF process:(i) ecosystem health(ii) indigenous biodiversity(iii) hydrological functioning(iv) Māori freshwater values(v) amenity values*

PROPOSAL SUMMARY

The Sceats proposal is a subdivision of two Lots under separate ownership at Pakarua Bay on the Russell Peninsula.

- *LOT 2 DP 190845 (NA120C/718; 13296.15m²) Steve Hill*
- *LOT 4 DP 79276 (NA36A/780; 9896.64m²) Ben Sceats*

The neighbouring parent parcels run east west between the Manawaora Rd and Bentzen Lane ridge lines at approx. 42masl, encompassing a central gully creek 11masl.

The subdivision will result in the creation of 3 new Lots in the Coastal Living Zone (FNDOP) as a *Non Complying* activity:

- **Proposed Lot 1** -6044 m²
- **Proposed Lot 2** -10721 m²
- **Proposed Lot 3** -6439 m²

The house sites are in edge cover on the upper elevations adjacent the existing roads. Vegetation clearance and earthworks are required to enable residential occupation on the upper, easier accessible contour on the sloping site, with existing access formation to minimise fragmentation. All Lots have had long standing clear areas remnant from early pastoral and then holiday occupation e.g. for access; caravans. This dates from prior 2006, decreased slowly over time from consistently wider open space since the 1950s. These are conservatively estimated from aerial review.

Clearance is of two functional and methodology types

- **COMPLETE CLEARANCE** mechanical clearance for open space residential occupation and infrastructure
- **FIRE BUFFER CLEARANCE** manual selective clearance of mānuka ; kānuka & high flammability exotic species e.g. gorse; pampas **replanted** at higher density in diverse low flammability native vegetation with fidelity to coastal WF11 type.

Fire buffer planting contributes to formal effects management for the residential clearance which includes further revegetation areas; formal pest & weed control and a statutory protection mechanism to encompass remainder higher value vegetation on lower contour. The total residential clearance area of approx. 3117m² is countervailed by revegetation offset of 3899m² with net gain and additionality achieved through appropriate measurable currencies-increase in indigenous floral diversity, restoration of pattern and integrity.

TABLE 1: PROPOSED SCHEME PLAN

CLEARANCE	PROPOSED LOT		
	1	2	3
TOTAL PROPOSED OPEN AREA	1428 m ²	1381m ²	1573m ²
CLEAR SINCE PRIOR 2006	Access & caravan site 300 m ² (240m ² +60m ²)	Grass adjacent Bentzen Dr 450m ²	Grass adjacent Manawaora Rd 515m ²
NEW CLEARANCE REQUIRED	1128 m ²	931 m ²	1058 m ² (265.50m ² cleared prior to 2023 purchase)
FIRE BUFFER	1426m ²	651m ²	924m ²
REVEGETATION	1426 m ²	651m ² + 360m ²	924m ² +538m ²

FIG 1: SITE LOCATION



FIG 2: PROPOSED SCHEME PLAN

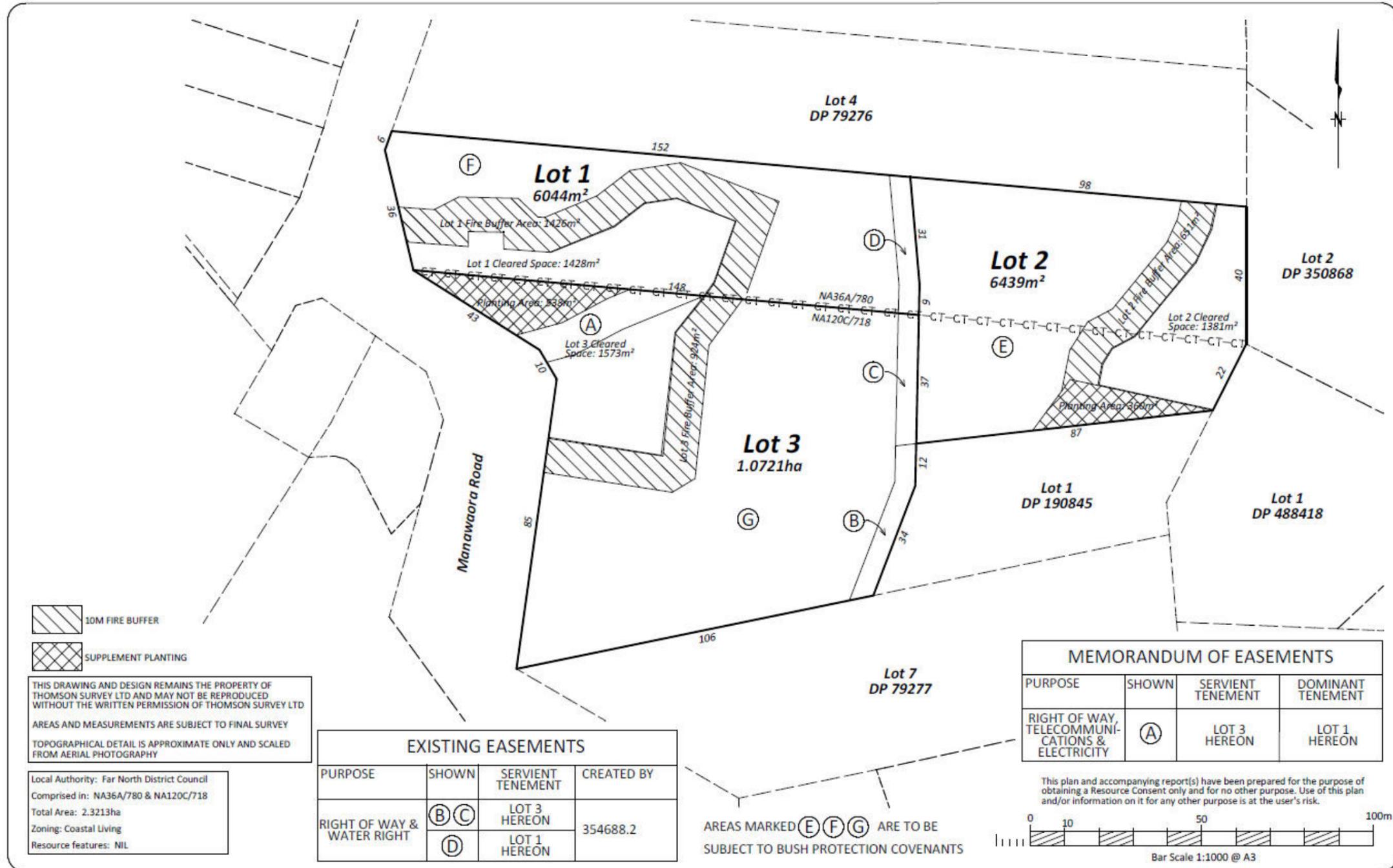
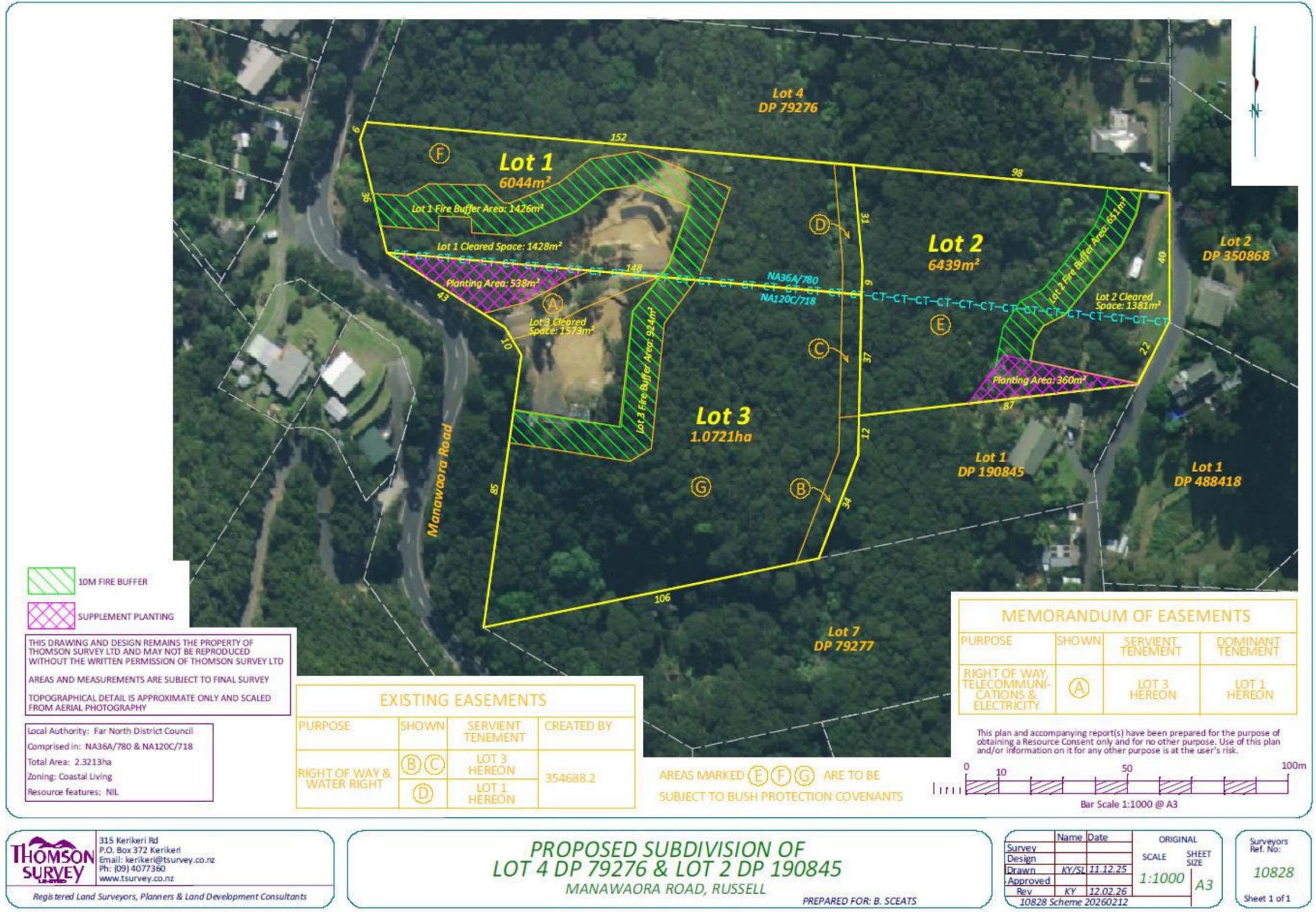


FIG 3: PROPOSED SCHEME PLAN AERIAL OVERLAY



SITE CONTEXT

A desktop review was undertaken of the available ecological site context and surrounding area in the potential zone of influence (ZOI). This standard EclA desktop scoping phase assists in determining priorities for field work, informed assessment of significance and targeted impact management. Although generally from broad scale mapping, requiring finer ground truthing, it may suggest potential species occurrence and associations; and underlying abiotic influences of soils and hydrology including presence and *values*⁷ of waterways.

TABLE 2: SITE SUMMARY

DESCRIPTION	LOT 4 DP 79276 (NA36A/780)	LOT 2 DP 190845 (NA120C/718)
OWNER	HILL	SCEATS
AREA	9896.64m ²	13296.15m ²
PROPOSED LOTS	LOT 1 6044 m ²	LOT 2 6439 m ²
		LOT 3 10721 m ²
FNDOP ZONE	COASTAL LIVING	
FNDPP	RURAL LIFESTYLE	
COASTAL ENVIRONMENT RPS	✓	
ECOLOGICAL DISTRICT	WHANGARURU	
COVER	<ul style="list-style-type: none"> AS1-AS3 Broad cover of kānuka dominated scrub with regenerating totara, tree fern & shrub sapling understory. Limited to largely unpalatable early successional species. Scattered podocarps rimu totara and tānekaha Dominant weed component in some areas previously cleared- gorse, tobacco weed, wild ginger, blackberry; hakea; sweet pea shrub 	
SOIL TYPE ⁸	<ul style="list-style-type: none"> MRH Marua Clay Loam 	
POTENTIAL ECOSYSTEM ⁹	<ul style="list-style-type: none"> WF11: Kauri, podocarp, broadleaved forest 	
TEC CLASSIFICATION ¹⁰	<ul style="list-style-type: none"> CLASS V UNDER PROTECTED > 30 % left and 10-20% protected 	
MAPPED SNA, NORTHLAND BIODIVERSITY RANKING - TERRESTRIAL TOP 30 SITES; RANKED RIVERS; KNOWN WETLANDS; RANKED WETLANDS	<ul style="list-style-type: none"> Site vegetation encompassed in the Russell Forest PNA Q05/003¹¹ No ranked rivers No mapped wetlands (none also identified through fieldwork) 	
ADJACENT RANKED AREAS	BOI Significant Ecological Marine Area -PAREKURA BAY	
NATURALLY RARE ECOSYSTEMS ¹²	-	
KIWI DENSITY DoC 2018	Kiwi Present	

Key sources of the desktop review included:

- Booth, A. (2005) *Natural Areas of Whangaruru Ecological District*.
- Forester & Townsend (2004) *Threatened plants of the Northland Conservancy*
- LRIS portal <https://iris.scinfo.org.nz/>
- NRC Local Mapping – Leathwick (2018); Singers (2018); Manaaki Whenu Landcare
- REC Classification <https://data.mfe.govt.nz/layer/51845-river-environment-classification-new-zealand>
- TEC Classification <https://ourenvironment.scinfo.org.nz/>

⁷ Values (NPS FM 2020 Amendment No.1 (2022) (i) ecosystem health; (ii) indigenous biodiversity; (iii) hydrological function; (iv) Maori freshwater values; (v) amenity values

⁸ <https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=fd6bac88893049e1beae97c3467408a9>

⁹ https://services2.arcgis.com/J8errk5dyxu7Xjf7/arcgis/rest/services/Northland_Biodiversity_Ranking/FeatureServer/0

¹⁰ https://ourenvironment.scinfo.org.nz/maps-and-tools/app/Habitats/lenz_tec

¹¹ Booth A (2005) *Natural Areas of Whangaruru Ecological District. Reconnaissance Report for the Protected Natural Areas Programme. DoC, Whangarei.*

¹² Williams et al (2007) *New Zealand's historically rare terrestrial ecosystems set in a physical and physiognomic framework* *New Zealand Journal of Ecology* 31(2): 119-128

HISTORIC REVIEW

A review of available historic photography and topographical maps was made to illustrate long term cover patterns. The wider area shows the typical historic pastoral pattern of remnant vegetation on steeper contour and in gullies visible in comparison to the grazed plateaus and more gentle slopes.

From 1942 mapping onward, the focus areas adjacent Manawaora Rd and Bentzen Drive are shown as open to the central creek, with gradual regeneration, but retaining grassed areas adjacent Bentzen Drive (proposed Lot 2) and access with caravans on proposed lots 1 & 3 from the 1980s. The location of the watercourses are shown in the early topographic maps FIGS 4 & 6.

This site configuration seen as established in the 2003 FNDC/LINZ photo (*refer FIG 9*) continued until more recent clearance (2023) as development commences.

FIG 4: SITE LOCATION NZMS1/N12 1942



FIG 5: RETROLENS 1951

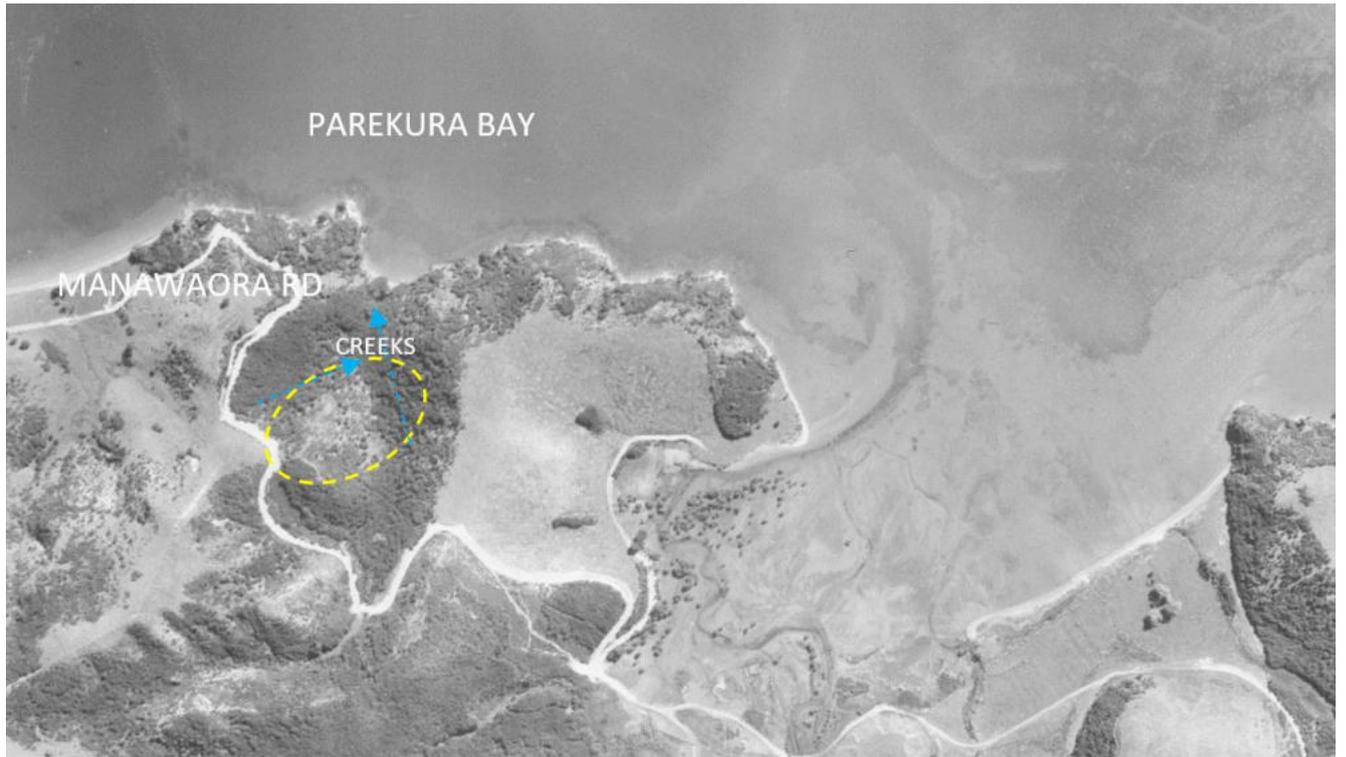


FIG 6: SITE LOCATION 1979 NZMS1/N12 WITH WATERCOURSES SHOWN

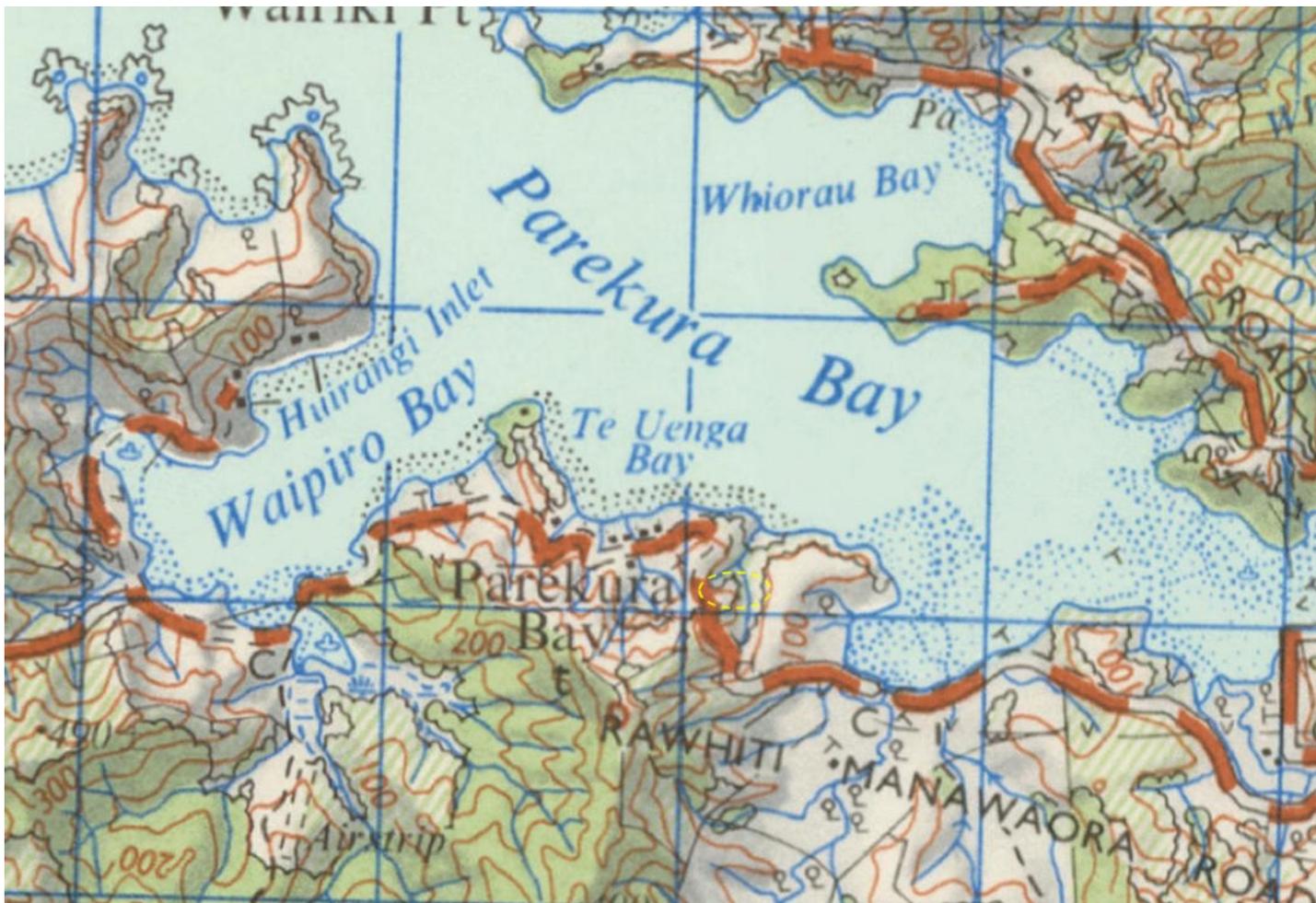


FIG 7: RETROLENS¹³ 1972

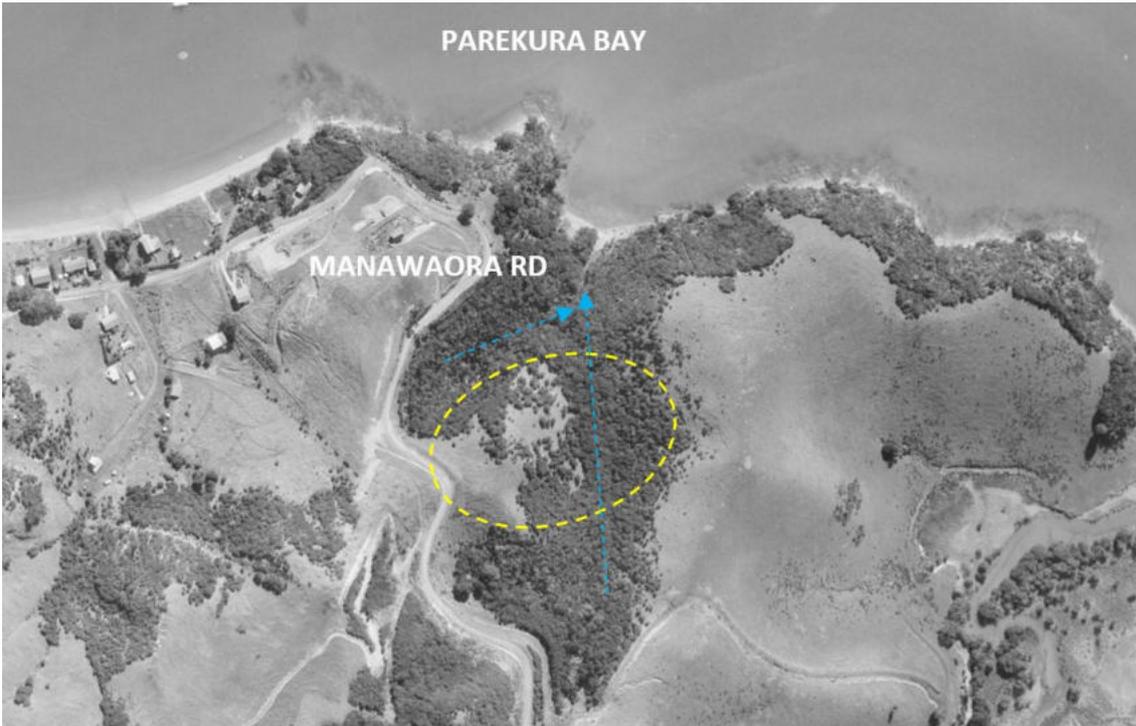


FIG 8: SITE LOCATION 1982 LINZ



¹³ All Retrolens aerial photography - Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0

FIG 9: SITE LOCATION 2003 LINZ



FIG 10: SITE LOCATION 2014 LINZ



FIG 10: SITE LOCATION 2023



SOILS

In conjunction with species associations, soil characteristics are useful guide for any revegetation or amenity planting. Mapped changes in geology are often accompanied by tributary seepages to creeks and/or wetland depending on topography and cover. Site soils are mapped as *Marua Clay Loam – Hill Country Variant (MRH)*

TABLE 3: MAPPED SOIL TYPE

SOIL TYPE NZRLI	SOIL TYPE FSL	DESCRIPTORS	PREDICTED FOREST TYPE
MARUA CLAY LOAM MRH – Hill Country Variant	MOTTLED ORTHIC BROWN (BOM)	<p>MARUA SUITE- Young greywacke soil</p> <ul style="list-style-type: none"> • P retention is moderate to very high • Micronutrient molybdenum creates a significant response in these soils • Good root penetration but pug and compact easily if worked when wet sealing soil surfaces • usually contain 2:1 clay minerals. • Secondary iron oxides tend to be evenly dispersed through the soil and give a yellowish brown colour to the upper part of the B horizon. • in a subhorizon of the B within 60 cm of the mineral soil surface, or at the base of the B if shallower, have matrix colour value 4 or less and moderately or strongly pedal polyhedral peds (20 mm or less in size) • Moderately to well drained occur in places in which summer dryness is uncommon and that are not waterlogged in winter • Weak or very weak soil strength to depth on Holocene land surfaces on hilly or steep slopes prone to slipping and slump terrace formation 	WF11

Site soils were inspected along tracks and cut faces during site visit and readily conformed to mapped description. However, some areas are confounded by historic site scrapes back to subsoils for access and contouring.

POTENTIAL ECOSYSTEM TYPE

Broad ecosystem classification¹⁴ shows the potential vegetation type mapped as correlated with soil type, topography and climate -**WF11 KAURI BROADLEAVED PODOCARP FOREST TYPE**.

WF11 was formerly the dominant forest type in Northland, occurring from sea level to 300 m, typically on shallow to steep hillslopes and ridges. It is the most widespread ecosystem unit but also very relictual compared to former extent. Frequently the only representation remaining is poor kānuka and mānuka dominated early successional cover on depleted soils. Recent LUC mapping¹⁵ gives the Lots as **LU 1.3.3 Residual Native Cover – Mānuka/Kānuka**. This broad digitalization does not take into account the more diverse older gully cover.

TABLE 4: MAPPED POTENTIAL ECOSYSTEM TYPE

ECOSYSTEM CLASSIFICATION	TYPE DISTRIBUTION	TYPE DESCRIPTION
WF11 KAURI PODOCARP BROADLEAVED FOREST	<i>Warm climatic zone from the Three Kings Islands and Te Pahi south to Mahia and New Plymouth.</i>	<ul style="list-style-type: none"> • <i>Kauri, podocarp, broadleaved forest with occasional rimu, miro, kahikatea, kauri, taraire, tawa, tōwai, kohekohe, pūriri and rewarewa.</i> • <i>Drivers of composition are fertility, drainage and altitude</i> • <i>Altitude variants - taraire and kohekohe more abundant at lower altitudes, and tawa and tōwai more common at higher altitudes.</i> • <i>Broadleaved species in gullies</i> • <i>Commonly a secondary derivative of kauri forest</i> • <i>Rainfall 1000–2500mm.</i>

¹⁴ Singers & Rogers (2014) A classification of NZs terrestrial ecosystems. DoC Wellington

Singers, N. (2018) A potential ecosystem map for the Northland Region: Explanatory information to accompany the map. Prepared for Northland Regional Council.

¹⁵ Manaaki Whenua Landcare (2023) Northland Landuse Information Classification v1.0 layer for NRC

VALUES MAPPING

There are no NRC Biodiversity Terrestrial Ranking Top 30% or Top 30% +5 unit¹⁶ units in a ZOI of the proposal.

The Lots are encompassed in the broad *PNA Russell Forest* unit (# Q05/003). Significance of the PNA in the accompanying documentation below *Table 4*. Although dated (2005), the underlying assessment may serve to direct further site consideration.

TABLE 5: PNA Q05/001 (BOOTH 2005)

RUSSELL FOREST (#Q05/003)	SITE
<i>Representative forest and scrub types including unmodified</i>	Includes common kānuka association. Site portion mapped as forest ¹⁷ c.f. shrubland ¹⁸ / scrub ¹⁹ , however is aligned with the latter two categories
<i>Representative wetland types and Threatened & At Risk fish species in these and waterways.</i>	Potentially <i>Threatened & At Risk-Declining</i> native fish species recorded in similar creeks locally – habitat present and connected to sea without fish passage obstruction
<i>Intact sequences throughout full altitudinal range ‘mountain to sea’</i>	Site provides near coast cover. Primary variation in associations onsite due to time since modification rather than altitudinal variation.
<i>Supports large number of Threatened and At Risk flora and fauna including invertebrates; fish and birds. Near the distributional limit of 3 species of forest gecko Auckland Green; Northland Green Gecko & Forest gecko</i>	Fish as before No herptofauna sighted

FIG 10: PNA Q05/001 BOOTH 2005 & NRPS HNC #12/43



¹⁶ This layer identifies the top 5 % of additional High priority terrestrial sites that would potentially make the largest additional gains assuming management is applied to the top 30% of sites as identified in the ranking of terrestrial ecosystem areas derived from a ranking analysis of indigenous-dominated terrestrial ecosystems for the Northland Region.

¹⁷ **FOREST:** A tall, predominantly closed canopy consisting mainly of tree species

¹⁸ **SHRUBLAND:** Successional vegetation dominated by seral species such as mānuka , kānuka , mahoe etc or shrubs such as hangehange, bracken, kumerahou.

¹⁹ **SCRUB:** seral communities, often dominated by or with a large component of exotic species such as gorse, Hakea, tobacco weed, etc. and/or commonly lacking a closed canopy and in which an understorey is either absent or composed primarily of exotic species.

There are currently no FNDC *Significant Natural Areas (SNAs)* as per the *National Policy Statement for Indigenous Biodiversity (2023)*, subject to *Subpart 2 Clause 3.10*. However as per *Subpart 2 Clause 3.16*, significant adverse effects on indigenous biodiversity outside of such areas in regard to new subdivision, development or use must be managed by applying the effects management hierarchy (EMH).

The site is also included in the *NRPS (2018) High Natural Character* mapping as *Parekura Bay (Unit #12/43)*, ecological aspects of which may be considered as a surrogate guide for significance consideration. Values are given in the documentation for the much wider unit as:

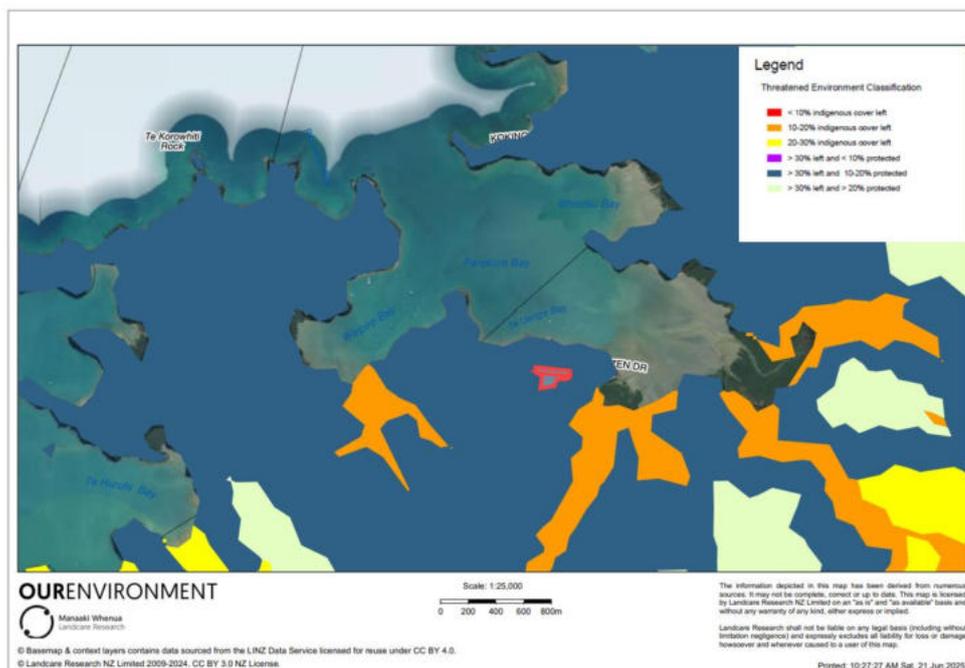
TABLE 6: RPS (2018) PAREKURA BAY (UNIT #12/43)

NRPS PAREKURA BAY (UNIT #12/43)	SITE
<i>Hillslopes with kānuka dominant shrubland & forest</i>	Present onsite in variable condition tending from AS1 – poor AS3/ open. The clearance cover is scrubland as opposed to forest.
<i>Gullies with mixed broadleaved forest with some native conifers</i>	Gully has wider biodiversity pūriri, totara; karaka; tanekaha & rimu as individuals
<i>Mixed broadleaved forest with pohutukawa & totara on headland between Te Uenga & Waipiro Bay</i>	Site is outside this area
<i>Part of larger area of indigenous vegetation, with some relatively mature. A few obvious human structures but minimal human-mediated hydrological or landform changes.</i>	No fish obstruction; riparian area of creek diverse and habitat for fish present with no obstruction (e.g. culverts)

The site shows some basic alignment with those values listed in both mapping layers. Pest and weed management would promote heightened fidelity of significant species and associations with the documented values.

The TEC is most appropriately applied to help identify priorities for formal protection against clearance and/or incompatible land-uses, and to restore lost linkages and buffers. The first two classes of the national TEC mapping have been incorporated into national and regional policy to address biodiversity protection on private land and as a measure of significance of any site vegetation. Vegetation onsite is not included in these categories (*refer FIG 11 below*).

FIG 11: TEC CLASSIFICATION



The site and surrounding area is mapped²⁰ *CLASS V Underprotected (> 30% left and 10-20% protected)*²¹. Indigenous vegetation and habitats in the mapped environment i.e *kānuka/mānuka indigenous cover LUC 1.3.3* is considered less reduced and fragmented than the first four categories but lacking sufficient legal protection. Commitment to formal protection is considered of benefit to the site and wider local ecosystem in this class.

The near shore environment and CMA includes *Northland Coastal Significant Marine Mammal & Seabird Management Area: Parekura Bay*. These layers are broad and can capture the majority of the CMA, comprising the large and diverse harbour and estuarine habitat together with many small to moderate sized islands. There are several inlets extending well inland, with varying levels of buffering, some with extensive mangroves, most with little saltmarsh. Ecological significance is *Moderate-High* and recorded species include pelagic birds with threat status²² that may use the area for roosting, nesting or resting.

FIG 12: NORTHLAND COASTAL SIGNIFICANT MARINE MAMMAL & SEABIRD MANAGEMENT AREA: PAREKURA BAY



²⁰ Threatened Environment Classification (2012) Landcare Research Manaaki Whenua. Based on Land Environments New Zealand (LENZ), classes of the 4th Land Cover Database (LCDB4, based on 2012 satellite imagery) and the protected areas network (version 2012, reflecting areas legally protected for the purpose of natural heritage protection).

²¹ Northland Regional Policy Statement 2018 Appendix 5; Land Environments New Zealand Level VI; Land Cover Database 4 (2012); Protected Areas Network (2012) **Acutely Threatened** (<10% Indigenous Cover remains); **Chronically Threatened** (10-20% Indigenous Cover remains); **At Risk** (20-30% Indigenous Cover Remains); **Critically Underprotected** (>30% cover, <10% protected); **Underprotected** (>30% Indigenous cover remains, 10-20% protected); **Better Protected** (>30 indigenous cover, >20% protected)

²² Robertson, H. et al (2021) Conservation status of birds in Aotearoa New Zealand. New Zealand Threat Classification Series 36

SITE VISIT

TERRESTRIAL VEGETATION

A comprehensive site visit was made on the 30th November 2024 with specific regard to the proposed scheme, prior reporting, aerial photography and desktop review. Walk through visual vegetation survey was undertaken to characterise the site associations and habitat for significance and waterway context.

From professional experience of the wider peninsula, the kānuka dominated associations of varying integrity are primary local ecosystems, of a similar cohort due to reversion of historic pastoral conversion prior to the 1950s.

The landscape pattern observed today is a snapshot of remnant indigenous character, comprising a secondary derivate of the predicted **WF11 Kauri podocarp broadleaved type**, kānuka dominant with the substorey associations influenced by moisture, aspect, edge effects and subdued by temporal layers of repeated clearance and pest influence. Although contiguous with broader extent of the PNA, the composition is simple in terms of biodiversity. Weed influx demonstrates transition to podocarp or broadleaved dominated forest without intervention is not a guaranteed outcome. The site is unlikely to recover a broader regenerative association beyond unpalatable dominance at all tiers due to pest influence and low fertility soils further degraded by historic use, despite local seed source.

Site cover does not comprise any representative forest type other than as kānuka dominated cover, derivative of historic WF11 type. The onsite expression on the upper ridge contour and clearance areas is more closely aligned with variants of kānuka dominated ecosystem types AS1 Kānuka shrubland & native shrubs, and on proposed Lot 2 is at the poorer end of the scale as AS3 Kānuka with exotic grass, than the more established OF1 Kānuka forest & tall shrubland that occupies the riparian gully (refer Table 7 below).

The exotic component is frequent, amongst largely unpalatable short stature pioneer species under a senescing kānuka canopy, including previously cleared areas nominated for development in the current proposal.

TABLE 7: CURRENT REFINED SITE ECOSYSTEM TYPES

ECOSYSTEM CLASSIFICATION	TYPE DISTRIBUTION	TYPE DESCRIPTION
OF1 KĀNUKA FOREST AND TALL SHRUBLAND	NORTH OF 39°S Lowland areas from sea level to 500 m Moderate species richness average 41 -17 trees species -exotics prominent average 19% of total species richness	<ul style="list-style-type: none"> dominant kānuka with diagnostic co-occurrence of <i>Cyathea dealbata</i>, <i>Doodia australis</i> understorey of <i>Coprosma rhamnoides</i>; mahoe; mingimingi(<i>Leucopogon fasciculatus</i>); hangehange (<i>Geniostoma ligustrifolium</i>) & silver fern (<i>Alsophila tricolor</i>); mamaku <i>Sphaeropteris medullaris</i> ground layer bracken, <i>Uncinia uncinata</i>, <i>Oplismenus imbecillis</i>, <i>Blechnum novae-zealandiae</i>, <i>Dianella nigra</i>, <i>Microlaena stipoides</i>, <i>Lotus pedunculatus</i> and occasional <i>Doodia australis</i>; <i>Cirsium</i>; <i>Prunella vulgaris</i>
AS1 KĀNUKA SHRUBLAND WITH NATIVE SHRUBS	NORTHERN HALF OF THE N.I, SI NORTH OF WAITAKI RIVER Wide elevational range, from just above sea level to 1000 m Moderately low species richness average 27 species 14 % (5 species) exotic	<ul style="list-style-type: none"> SHORTER STATURE SHRUBLAND DRIER & LESS DIVERSE THAN OF1 dominated by kānuka canopy shrubs <i>Coprosma rhamnoides</i>, <i>Leptecophylla juniperina</i> and <i>Leucopogon fasciculatus</i> frequent. <i>Kunzea ericoides</i> is the only indicator species AS3 Kānuka shrubland with exotic grass -most degraded form or early successional with exotic grasses

A distinct coastal component *WF4 Pōhutukawa pūriri broadleaved type* is absent other than offsite mature remnant pohutukawa adjacent the foreshore. This ecosystem, colloquially known as coastal broadleaved forest, predominately occurs 800 m of the shore exposed to coastal winds and salt spray. Very limited examples of this type remain today due to NZs coastal concentrated population distribution. Frequently the only representation remaining are pōhutukawa, as an iconic species with these and other sizeable tree species persisting in isolation, randomly protected from historic clearance by topography and amenity value.

Tānekaha and totara fills the niche as the dominant podocarp where kauri seed source has been lost, as onsite, often associated with historic burning. Although unpalatable, like also present, they provide territorial space and possum nesting trees for a greater density, which may then browse the associated broadleaved component in gullies.

At the upper contour the shrub component beneath open kānuka canopy includes a frequent exotic component, as a more apparent edge effect.

Although there is proximate seed source and local frugivore populations, regeneration and diversity remains commonly unpalatable species at the seedling and sapling layer e.g. *Pomaderris*; *Coprosma rhamnoides*; horopito; silverfern (*Alsophila tricolor*); *Carex*; tōtara; tānekaha; mapou; mingimingi and scattered cabbage tree. More palatable species are naturally abundant pioneers *Coprosma robusta*, mahoe; five finger, *Geniostoma* and scattered karo. Within the central riparian gully between proposed Lots 1; 2 & 3, height and biodiversity are greater, albeit as individuals. Here, species composition reflects shelter and moisture – patē (*Schefflera digitata*) is present with karaka; cabbage tree; *C. areolata*; rimu; seedlings of pūriri; nīkau; higher *Coprosma* diversity; mahoe; *Pseudopanax*; mamaku and ponga (*Cyathea cunninghamii*).

Ground cover consistently comprises *Gleichenia microphylla*; *Gahnia*; *Morelotia*; *Schoenus tendo* suggesting the poor or shallow clay subsoil. Grasses *Oplismenus hirtellus subsp. imbecillis* & *Rytiosperma spp* are common, as typical for kānuka habitats, along with ubiquitous ground cover species *Uncinia uncinata*, *Dianella nigra*, *Microlaena stipoides*; *Carex spp*; and mosses.

Doodia australis (rasp fern) is a site wide prevalent species. Other common local ferns are present- *Parablechnum novae-zealandiae*; rosy maidenhair (*Adiantum hispidulum*); *Doodia australis*; *Sticherus*; *Hypolepsis ambigua* hounds tongue with occasional huruhuruwhenua (*Asplenium oblongifolium*).

Specific search for *Threatened* and *At Risk* species identified from desktop review²³ and professional expectation was made, unsuccessfully. There are no kauri, planted or otherwise. None are considered in proximity to any proposed works to invoke the relevant Biosecurity Order 2022 (National PA Pest Management Plan).

²³ Russell Forest PNA documentation; ala.org.au; inaturalist; nzpcn.org.nz

Wild ginger, gorse; hakea; privet, tobacco weed, sweet pea bush (*Polygala mytifolia*); pampas and *Aristea* as ground cover are key site weed species, present frequently tending to the upper contour within more open cover. Outliers of wild ginger are also present throughout. Gorse seed can continue to germinate from soil seed banks for up to 50 years and will likely be an ongoing weed in light gaps while ginger and tobacco weed are the priority weeds in shaded and the gully. Within dense indigenous cover weeds were minimal. Notably we did not encounter obvious *Tradescandia* or mothplant infestation.

PROPOSED VEGETATION CLEARANCE

The designated clearance areas (approx. 4380m²) have been chosen to avoid higher value elements in terms of both cover and habitat. Their contribution is a minimal and depauperate representation of the wider sites values and characteristics, by virtue of presence rather than biodiversity/quality, including open grass areas since the 1950s, highly compromised by exotics. Condition of the designated clearance areas is constrained by the existing infrastructure, which has induced edge effects.

The locations adjacent roads avoids fragmentation of interior of the site with more mature diverse vegetation and headwater coastal creek, and are not considered to represent primary irreplaceable habitats or restrict use of the site as a corridor for any highly mobile species. Cover ranges from 2 <4m tall. It does not include remnant forest and is not within 20m of any riparian margin.

Specific search for *Threatened* and *At Risk* species identified from desktop review²⁴ and professional expectation was made, unsuccessfully. There are no kauri considered in proximity to any proposed works to invoke the relevant Biosecurity Order 2022 (National PA Pest Management Plan).

The species present are uniformly highly adaptable seral pioneers with large open areas and decrepit kānuka individuals. The composition is simple - kānuka dominant with a contribution of *Coprosma* spp, hangehange; infrequent mahoe, mapou, cabbage tree ranging from 2 – 4m tall and less than 600mm in diameter. It is open and in exotic dominated groundcover from continued weed influx, with frequent gorse and tobacco weed; individual scattered forest *Carex* spp and seral mapou and *Coprosma* seedlings.

Larger stature podocarps have been avoided and no rare individual flora species are recorded or observed within them.

²⁴ PNA documentation; ala.org.au; inaturalist; nzpcn.org.nz

TABLE 8: PROPOSED CLEARANCE AREAS

CLEARANCE AREA	COVER
PROPOSED LOT 1	<ul style="list-style-type: none"> • Final area 1428 of which approx 300m² clear since 1950s for access and caravan • Development centered around the original cleared area • Adjacent Manawaora Rd • AS1 Kānuka shrubland at edge of lower envelope and sapling layer of versatile seral species common site wide • Highly weedy edge character with dense exotic component before transition to taller stature more diverse AS1/OF1 kānuka forest in gully off upper contour. Exotic component includes dense ginger and gorse. • No podocarps or large stature broadleaves in clearance area
PROPOSED LOT 2	<ul style="list-style-type: none"> • Final area 1381m² includes approx. 450m² open grass since 1950s • Thin & open seral kānuka shrubland AS1-AS3 (<i>most degraded form or with grasses</i>) adjacent ROW off Bentzen Drive. • Understorey sparse largely unpalatable & frequent exotics at all tiers • Open exotic herbaceous & grass areas • No podocarps or large stature broadleaves in clearance area • Has been used partly for berm; caravan site; neighbours view shaft This area is already edged by the open grass and a caravan site, with some apparent established historic ingress from neighboring Lot 1 DP 190845 to the south boundary. • transition to taller stature more diverse AS1/OF1 kānuka forest in gully off upper contour
PROPOSED LOT 3	<ul style="list-style-type: none"> • Total final clearance 1573m²; 515m² original grassed area since the 1950s; another 265.50 cleared prior to 2023 purchase • Access from Manawaora Rd • Open AS1 Kānuka shrubland at edge of lower envelope • <i>shrubs Coprosma rhamnoides, silverfern and Leucopogon fasciculatus mapou and hangehange</i> but understorey is open. Transition to taller stature more diverse AS1/OF1 kānuka forest in gully off upper contour • No large broadleaves or podocarps in clearance area

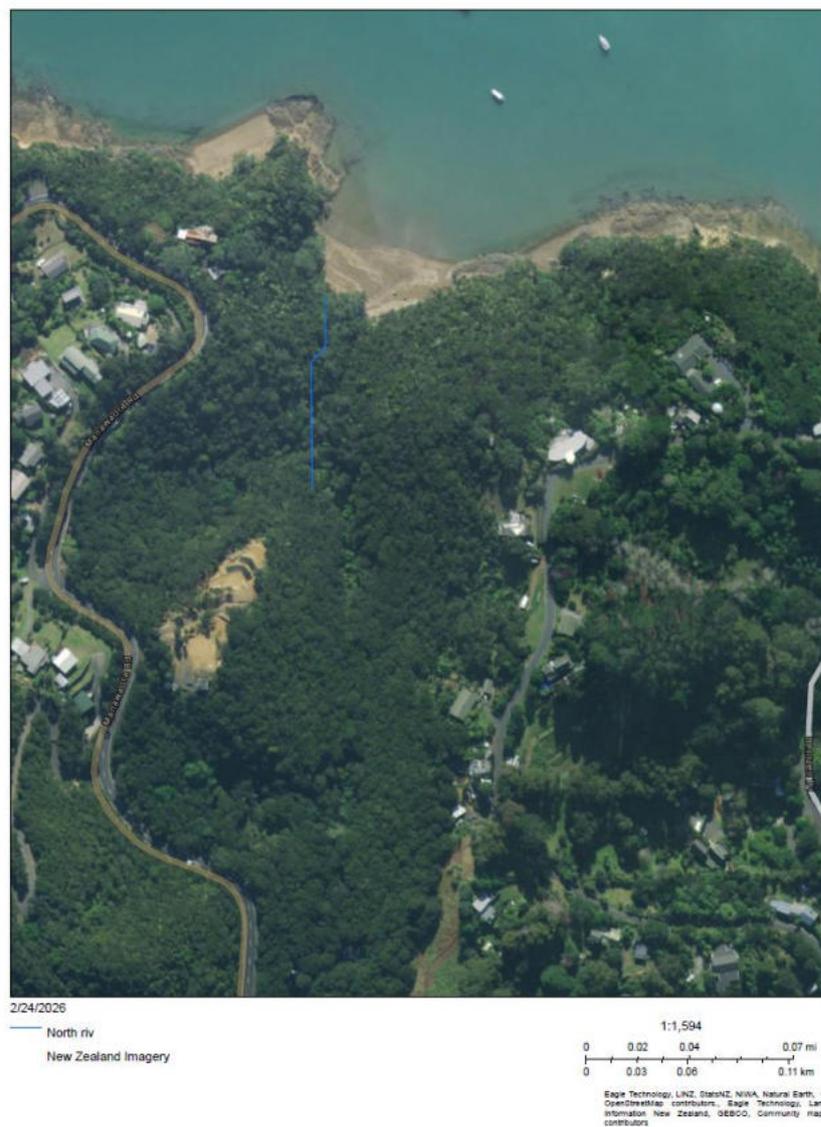
WATERWAY

A short creek flow flows through the central gully. It is mapped in the recent Northland Digital River Network (DN; NIWA 2025). Although the mapping shows it not extending through the site, the DN blue segments underestimate the locations of supposedly permanently-flowing channels in steeper terrain²⁵ and may require field validation. Ground truthing for this report shows it extension further. It is ephemeral in this upper extent offsite toward the southern gully head and Manawaora Rd. It is shown in the early topographic maps (*refer FIGS 4 & 6*).

From professional experience it is closest in character to an A3 type²⁶ described as:

very small, gentle gradient streams on sandy substrates occurring in coastal locations; widespread in coastal parts of the Eastern Northland unit; low flow $0.07 \text{ m}^{-3} \text{ sec}^{-1}$

FIG 12: CREEK DN NORTHLAND NIWA 2025



²⁵ NIWA for MfE (May 2024) Digital Networks: challenges, solutions, and case studies to inform nationwide integrated freshwater-land mapping

²⁶ Leathwick (2018) Indigenous Biodiversity Rankings for the Northland Region

There is no *natural inland wetland* present NPS-FM (2020), including associated with the creek. The creek discharges to Parekura Bay across the beach, and may be considered a direct CSA to the CMA.²⁷

FISH

A formal fish survey was outside the scope of reporting.

There are no site specific *Freshwater Fish Database (NIWA NZFFD)* records. NIWA has combined REC V2 classification with monitoring data to extrapolate a wide range of instream water quality and fish habitat parameters for LINZ (2020) mapped NZ rivers. Although not available for the site creek this resource gives *potential* fish species when compared with similar short local A3 creeks discharging to Parekura Bay, as well as local FWFD records, tabulated below and in line with our own professional experience. The lower creek high tide salt wedge is shown in the *NRC Predicted Īnanga Spawning* mapping.²⁸

TABLE 9: PREDICTED FRESHWATER FISH SPECIES

LOCAL PREDICTED SPECIES (NIWA) & FWFD RECORDS	COMMON NAME	THREAT STATUS
<i>Anguilla australis</i>	SHORTFIN EEL	NOT THREATENED
<i>Galaxias fasciatus</i>	BANDED KŌKOPU	AT RISK- NATURALLY UNCOMMON REGIONALLY SIGNIFICANT
<i>Galaxias maculatus</i>	ĪNANGA	THREATENED- NATURALLY VULNERABLE
<i>Gobiomorphus cotidianus</i>	COMMON BULLY	NOT THREATENED
<i>Gobiomorphus huttoni</i>	REDFIN BULLY	AT RISK- NATURALLY UNCOMMON
<i>Retropinna retropinna</i>	COMMON SMELT	NOT THREATENED

From incidental visual assessment, the creek has good potential habitat in terms of hydraulic heterogeneity and cover availability e.g. undercut banks; pools; rocks; woody debris; and unidentified bullies were spooked with water disturbance. Site extent provides ideal habitat for the predicted near coastal headwater creek species.

REDFIN BULLY (NOT TAKEN ONSITE) © BAY ECOLOGICAL CONSULTANCY 2026



²⁷ **CSA Critical source areas** within a catchment contribute a disproportionately large quantity of contaminants to water (relative to their extent). They are the combination of a source of contaminants (drainage area) and a transport pathway (eg. point source outlets; surface run-off, ephemeral drainage). Minimising either the source or the transport pathway will decrease the risk. Targeted avoidance/mitigations specific to critical source areas is an efficient and cost-effective approach to effects management.

²⁸ <https://localmaps.nrc.govt.nz/localmapviewer/?map=3a43eac0021047d6863a9e095da67738>

Values²⁹ of the creek (river) were considered. These translate to potential significance aspects for consideration against *RPS 2018 Appendix 5* criteria. Avoidance of *extent* and *values* loss in regard to rivers is core policy³⁰ of the NPS – FM (2020) and as such they must also be addressed in any effects management.

TABLE 10: CREEK VALUES NPS-FM (2020)

VALUE NPS-FM (2020)	UNNAMED SITE A3 CREEK
ECOSYSTEM HEALTH	Fish passage available throughout Water source for terrestrial fauna Provides habitats and conditions necessary to support freshwater fish species including those with threat status e.g. inanga refer Table 9 Riparian margin and ecotone has moderate diversity, density and lesser exotic impact in comparison to upper slopes
INDIGENOUS BIODIVERSITY	Entire site is KIWI PRESENT including creek margins Representative biodiversity for local A3 coastal creek environment Not pelagic or wetland bird habitat Inanga are <i>Threatened- Nationally Vulnerable</i>
HYDROLOGICAL FUNCTION	Flow and fish passage unconstrained throughout extent e.g. no perched culverts; weirs No natural inland wetland Low sediment deposition; high visual clarity (to bottom at all depths) Slows stormwater to CMA Freshwater source to Parekura Bay Diversity of fish habitat e.g. pools; riffles; instream debris; overhangs
MAORI FRESHWATER VALUES	Outside the scope of reporting likely functional and intrinsic
AMENITY VALUE	Heightened amenity for residents and basic opportunity for recreational contact, not considered to provide food provision Site portion not visible from CMA or beach

Preliminary stormwater consideration³¹ recommends:

- Stormwater roof runoff conveyed to potable water tanks on the corresponding lot with discharge and overflow from the potable water tanks directed to a dispersal device.
- Hardstand areas sheetflow runoff to lower-lying grassed areas. Where sheet flow is not practicable, concentrated flows must be managed with swales to direct runoff to silt traps with suitably sized grate / scruffy dome inlets, piped to a dispersal device. Alternatively, the driveways may be formed to shed runoff to catchpits directed to an outlet as specified below via sealed pipes.

It should be noted that the creek with threatened receptors sensitive to sediment and turbidity should be a primary consideration in moderation of point source inputs.

²⁹ Values (NPS FM 2020 Amendment No.1 (2022) (i) ecosystem health; (ii) indigenous biodiversity; (iii) hydrological function; (iv) Māori freshwater values; (v) amenity values

³⁰ **Policy 3:** *Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.* **Policy 7:** *The loss of river extent and values is avoided to the extent practicable.* **Policy 9:** *The habitats of indigenous freshwater species are protected.*

³¹ Wilton Joubert Limited (13/12/24) Civil Site Suitability Report 537 Manawaora Road, Parekura Bay. Ref: 137723

FAUNA

Primary observations were made in addition to consideration of creek and vegetation significance, to complement characterisation of the site.

AVIFAUNA

Six 5 Minute Bird Counts were undertaken across the site and ZOI on the morning of the site visit under clear calm conditions

- Bottom of creek outflow across the beach
- Each clearance area (3)
- Mid Lot 2
- Lower Lot 1 adjacent creek

Conspicuous birdlife consisted of frequent common exotic and native insectivorous generalists i.e. grey warbler; multiple fantail; kingfisher on margins of bush and wetland. Tūi and kākūpa were sighted crossing cover in the near distance. These not likely to favour the kānuka and weed dominated vegetation onsite, unable to satisfy their frugivorous and nectivorous dietary components. The insectivores are versatile in their habitat occupation and the proposal areas are unlikely to represent primary irreplaceable habitats.

The property is classed as *Kiwi Present (DoC 2018)*. Kiwi are now considered *Not Threatened*, predicted to increase by > 10% over three generations due to the intensive in situ control of predators by many community groups and government agencies, ex situ management, and translocations to secure sites. However qualifiers to this status include *CD – Conservation Dependent, with RF- Recruitment Failure & PD – Partial Decline* from predation of chicks / decline of breeding individuals, both of which mean an uncontrolled environment will lead to further loss. Creek with adjacent cover and a beach in easily achievable proximity represents high territorial economics if supported by predator control.

Weka are noted as present in the prior assessment. Due to their breeding rate they can maintain an occupancy to 2.6 birds/ ha. They were once common in Northland and across the North Island until a suspected disease wiped out nearly all but Gisbourne populations in the 1930s. Weka were rereleased locally into the Rawhiti area in the late 1960s onwards by the then national Wildlife Service, and established well, able to travel some distance.³² Versatile in their habitat occupation, the main threats to weka are considered predation and drought,³³ not unlike kiwi.

No kiwi or weka were encountered, however this is not unexpected due to their habit. No burrows were found directly within or nearby the proposal areas however kiwi will shelter in unexpected places –tangles of tall grass; at the base of tree ferns under fronds or amongst woody forest debris.

Regardless, a check/ run through with a kiwidog should be made prior to siteworks for daytime sheltering birds, starting on the inner parameter to allow any present to move off into cover if disturbed. Clearance should be undertaken outside breeding season for ease of process. A certified kiwi handler must move them physically if necessary, to avoid contravening the Wildlife Act (1953). A check for weka nests is also prudent at the time - woven in dense vegetation, usually under a low object or within a burrow.

³² One of the 1967 originals lost during transit in Auckland was captured 72kms away 6 weeks later.

³³ Beauchamp, A.J.; Miskelly, C.M. 2013 [updated 2017]. Weka. In Miskelly, C.M. (ed.) New Zealand Birds Online. www.nzbirdsonline.org.nz

The site creek is not suitable habitats for *highly mobile* specialised wetland birds known to the wider area e.g. bittern (*Threatened – Nationally Critical*); pāteke (*Anas chlorotis Threatened – Nationally Increasing*).

Despite specific search no roosting trees or ground burrows for pelagic birds listed in CMA *Parekura Bay* mapping documentation were observed within the works area or ZOI. These are typically indicated by aggregation of multiple individuals, often audible at dawn and dusk, or extensive guano wash of trunks/ branches, neither present.

All birds observed or potentially onsite are vulnerable to mammalian predators, particularly ground nesting/ dwelling species e.g. kiwi. Pest control increases functional habitat, and allows recruitment, as opposed to the simple provision of cover. There is currently no formalized pest control plan undertaken.

HERPTOFAUNA

Onsite vegetation presents habitat for a range of lizards frequently described in local PNA surveys and reporting- most commonly Northland green gecko (*Naultinus grayii*; *At Risk-Declining*), and the Pacific gecko (*Dactylocnemis pacificus*; *At Risk-Relict*). No diurnal species were encountered onsite despite visual survey. This included disturbing longer groundcover, debris and scrutiny of taller vegetation; trunks and potential basking sites e.g. sunny trunks and open edges; banks & rocks. A nocturnal herptofauna survey was beyond the scope of this review. Pest control is key to presence and under those circumstances species may occupy favourable habitat even in close proximity to the proposed increase of residential occupation. Cats are large consumers of herptofauna.

SIGNIFICANCE

Appendix 5 is the standard Northland criteria for assessing significance of an ecological site, and directly reflects those contained in Appendix 1 of the recently mandated *National Policy Statement for Indigenous Biodiversity (2023)* including consideration of *Representativeness; Diversity & Pattern; Rarity and Distinctiveness & Ecological Context*. The *ecological site* includes the entire vegetation of the Lots, with comment then given on the clearance areas. In particular, this ecological condition/quality is important in assessment because it contributes to the way an activity may affect a feature and may be used to focus management of effects.

TABLE 11: ASSESSMENT OF SIGNIFICANT INDIGENOUS VEGETATION AND SIGNIFICANT HABITATS OF INDIGENOUS FAUNA IN TERRESTRIAL, FRESHWATER AND MARINE ENVIRONMENTS NORTHLAND REGIONAL POLICY STATEMENT (2018) APPENDIX 5

(1) REPRESENTATIVENESS	CREEK	TERRESTRIAL
<p>(A) Regardless of its size, the ecological site is largely indigenous vegetation or habitat that is representative, typical and characteristic of the natural diversity at the relevant and recognised ecological classification and scale to which the ecological site belongs</p> <p>(i) if the ecological site comprises largely indigenous vegetation types: and</p> <p>(ii) Is typical of what would have existed circa 1840</p> <p>(iii) Is represented by the faunal assemblages in most of the guilds expected for the habitat type</p> <p>(B) The ecological site</p> <p>(i) Is a large example of indigenous vegetation or habitat of indigenous fauna</p> <p>(ii) Contains a combination of landform and indigenous vegetation and habitats of indigenous fauna that is considered to be a good example of its type at the relevant and recognised ecological classification and scale</p>	<p>A) Yes some instream macrophytes and riparian indigenous with minimal exotics in lower gully. Weed ingress likely over time from upper open ridges without management</p> <p>(ii) YES; no fish passage obstruction; margin and outlet across beach intact. Low sedimentation</p> <p>(iii) YES including species with threat status e.g. Threatened - Nationally vulnerable inanga; At Risk - Naturally Uncommon & banded kōkopu Regionally Significant</p> <p>B) i) Typical size for A3 short coastal type</p> <p>(ii) Freshwater fish and instream habitat heterogeneity.</p> <p>MODERATE-HIGH</p>	<p>A(i) as kānuka shrubland AS1 the wider site is contiguous with larger extent of broadly mapped Russell forest. Clearance areas are open and weedy constrained by high use areas and edge character adjacent access akin to AS3 rather than AS1 clear; open or edge with exotics</p> <p>(ii) secondary expression of WF11 kānuka dominant no distinct coastal association. Clearance areas depauperate expression tending to AS3</p> <p>(iii) common insectivorous birds; Kiwi Present Zone; weka locally recorded; fish in gully, no apparent herptofauna</p> <p>B) Overall Lots as an ecological site is considered part of the wider peninsula vegetation & contiguous Russell PNA Focus clearance area is not representative of wider site values edge effects has subdued pattern and representativeness</p> <p>LOW</p>
<p>(2) RARITY/ DISTINCTIVENESS</p> <p>(A) The ecological site comprises indigenous ecosystems or indigenous vegetation types that:</p> <p>(i) Are acutely or chronically threatened land environments associated with LENZ Level 4</p> <p>(ii) Excluding wetlands, are now less than 20% original extent</p> <p>(iii) excluding man made wetlands are examples of wetland classes that either otherwise trigger Appendix 5 criteria or exceed any of the following area threshold</p> <p>(a) Saltmarsh 0.5ha</p> <p>(b) Shallow water lake margins and rivers 0.5ha</p> <p>(c) Swamp >0.4</p> <p>(d) Bog >0.2 ha</p> <p>(e) Wet heathlands >0.2 ha</p> <p>(f) Marsh; fen; ephemeral wetland or seepage/flush >0.05ha</p> <p>(B) Indigenous vegetation or habitat of indigenous fauna that supports one or more indigenous taxa that are threatened, at risk, data deficient, or uncommon either nationally or within the relevant ecological scale</p> <p>(C) The ecological site contains indigenous vegetation or an indigenous taxon that is</p> <p>(i) endemic to the Northland/ Auckland region</p> <p>(ii) At its distribution limit in the Northland region</p> <p>(D) The ecological site contains indigenous vegetation or an association of indigenous taxa that</p> <p>(i) Is distinctive of a restricted occurrence</p> <p>(ii) Is part of an ecological unit that occurs on an originally rare ecosystem</p> <p>(iii) Is an indigenous ecosystem and vegetation type that is naturally rare or has developed as a result of an unusual environmental factor(s) that occur or are likely to occur in Northland:</p>	<p>A(i) no</p> <p>(ii) - no</p> <p>B) Freshwater fish likely with threat status No waterfowl/ wetland birds, no threatened avifauna dependant on</p> <p>C) no</p> <p>D) (i) Coastal A3 creek Ino obstruction – freshwater fish association including inanga (<i>Threatened Nationally Vulnerable</i>) & banded kōkopu (<i>At Risk - Naturally Uncommon Regionally Significant</i>) likely</p> <p>HIGH</p>	<p>A(i) no</p> <p>(ii) No. No WF4; WF11 representation</p> <p>B) no not critical habitat or conditions for wider site species with threat status</p> <p>C) NI Brown Kiwi (Not Threatened) potentially use site clearance area unlikely to provide critical habitat</p> <p>D) No. No rarity values present as inherent in wider Russell Forest</p> <p>LOW</p>
<p>(3) DIVERSITY AND PATTERN</p> <p>(A) Indigenous vegetation or habitat of indigenous fauna that contains a high diversity of:</p> <p>(i) Indigenous ecosystem or habitat types; or</p> <p>(ii) Indigenous taxa</p> <p>(B) Changes in taxon composition reflecting the existence of diverse natural features or ecological gradients; or</p> <p>(C) Intact ecological sequences</p>	<p>A) (i) & (ii); (B) coastal instream habitat diversity allowing occupation of fish association with different requirements eg. pools undercut banks rapid-riffle sequence; vegetation lacks distinct coastal WF4 component but rather OF1 kānuka with simple diversity some podocarps. Common insectivorous birds</p> <p>C) Connection to up and downstream further extent in short series to CMA across beach outlet no artificial obstruction or flow alteration</p> <p>MODERATE- HIGH</p>	<p>A(i) & (ii) NO blanket AS1- AS3 with some individual trees as broader diversity in the riparian gully. Clearance areas exotic & diversity constrained as edge, simple habitat as cover.</p> <p>B) & C) diversity in shady gully riparian area but otherwise subdued by infrastructure encompassing the larger gully and hillslopes, weeds and edge effects. SPattern and equence of cover to coast constrained by historic clearance likely from the point of pastoral use as per wider Russell Peninsula, with little recovery of canopy diversity beyond kānuka dominance.</p> <p>LOW</p>
<p>(4) ECOLOGICAL CONTEXT</p> <p>(A) Indigenous vegetation or habitat of indigenous fauna is present that provides or contributes to an important ecological linkage or network, or provides an important buffering function: or</p> <p>(B) The ecological site plays an important hydrological, biological or ecological role in the natural functioning of a riverine, lacustrine, palustrine, estuarine, plutonic (including karst), geothermal or marine system</p> <p>(C) The ecological site is an important habitat for critical life history stages of indigenous fauna including breeding/ spawning, roosting, nesting, resting, feeding, moulting, refugia or migration staging point (as used seasonally, temporarily or permanently</p>	<p>A) Series coastal creek – CMA unobstructed required to diadromous fish</p> <p>B) Freshwater input low nutrient and sediment to CMA Parekura BAy</p> <p>C) native diadromous freshwater fish habitat. Freshwater source for local terrestrial fauna</p> <p>HIGH</p>	<p>A) B) Contributes to wider Russell PNA vegetated linkage across the Peninsula; riparian protection in gully and habitat for avifauna and fish with gully creek. De minimus clearance footprint value compromised by edge effects, exotics, low diversity</p> <p>C) As part of wider territory the clearance areas are unlikely to provide any critical habitat for or highly mobile species or resident insectivorous birds or kiwi/ weka if present</p> <p>LOW- MODERATE</p>

The significance ratings for each of the 4 criteria in RPS *Appendix 5* are combined to give an overall single value according to *EIANZ Table 6* below. This should not however suppress any impact consideration of a single value or component, particularly if effects may extend to a wider ZOI. It is considered well established that the Russell Forest PNA as an ecological unit has a *VERY HIGH* level of significance. The site contributes as part of a wider kānuka shrubland in the Parekura Bay area, however the designated clearance areas are a minimal and depauperate representation of the wider values and characteristics, with *Negligible* (Lot 2) - *LOW* (Lot 1 & 3) significance by mere virtue of presence of cover/ extent, rather than quality or composition.

The creek as an entity has *HIGH* significance and identified *values* (refer *Table 10 & 11*) should be considered in any necessary effects management. In general identified site significance is considered concentrated in the gully with higher territorial economics and diversity. The clearance cover is assessed as *LOW*.

TABLE 12: SCORING FOR SITES COMBINING VALUES FOR SIGNIFICANCE CRITERIA (TABLE 6 EIANZ)

VALUE	EXPLANATION
VERY HIGH	Area Rates VERY HIGH for 4 or all of the matters in Appendix 5 RPS. Likely to be nationally important and recognised as such
HIGH	Area rates HIGH for 2 of the assessment matters. Moderate and LOW for the remainder
MODERATE	Area rates HIGH for one matter, MODERATE & LOW for the remainder Area rates MODERATE for 2 or more of the criteria. LOW or very LOW for the remainder. Likely to be significant in the ED
LOW	Area rates LOW or VERY LOW for all but one MODERATE. Limited ecological value other than as habitat for local tolerant species.
NEGLECTIBLE	Area rates VERY LOW for 3 matters and MODERATE- LOW or LOW for the remainder.

There is *potential* for the weka and kiwi to be present in the footprint of clearance, as part of the wider site territory, unlikely to affect any of these species in a significant adverse way. We recommend a pre works site check for daytime sheltering birds. No highly mobile species³⁴ are likely dependant on the areas for any part of their lifecycle. Individual site species significance was also considered, as per *Table 13* below.

TABLE 13: FACTORS TO CONSIDER IN ASSESSING SPECIES VALUE (TABLE 5 EIANZ 2018)

VALUE	EXPLANATION	SPECIES
VERY HIGH	Nationally Threatened species (Critical, Endangered or Vulnerable) found in the Zone of Influence or likely to occur there, either permanently or occasionally	ĪNANGA IN CREEK THREATENED -NATIONALLY VULNERABLE
HIGH	Nationally At Risk species (Declining) found in the Zone of Influence or likely to occur there, either permanently or occasionally	
MODERATE-HIGH	Species listed in any other category of At Risk category (Recovering, Relict or Naturally Uncommon) found in the Zone of Influence or likely to occur there, either permanently or occasionally.	Redfin Bully At Risk- Naturally Uncommon Banded Kokopu At Risk- Naturally Uncommon/ Regionally significant NI weka At Risk Relict
MODERATE	Locally uncommon/rare species but not Nationally Threatened or At Risk.	NI Brown Kiwi Regionally Important; Conservation Dependant.
LOW	Species Not Threatened nationally and common locally.	Flora species
NEGLECTIBLE	Exotic species, including pests	Weed species in clearance areas

³⁴ NPSIB (2023) *Appendix 2: Specified highly mobile fauna*

There are currently 10 recognised species of kānuka, some of which have a restricted ecological niche and threat status, elevated in part as a precautionary measure due to potential threat posed by myrtle rust. All *Myrtaceae* species are at risk of infection by myrtle rust (*Austropuccinia psidii*), however an area should not be classified as significant based purely on their presence without broader consideration.

The site species, *Kunzea robusta*, is *Not Threatened*, common and widespread in the Whangaruru Ecological District and therefore not considered significant under Appendix 5: *Criteria Rarity 2(B)* for species value alone, in accordance with regional guidance³⁵. We assign it a LOW value as per *EIANZ Table 5* criteria.

Kiwi may be considered a *MODERATE* value species as *Regionally Important; Conservation Dependant*. Flora are *LOW* value species, common in the ED & onsite. Fish likely *VERY HIGH* value īnanga (*Threatened -Nationally Vulnerable*) & *MODERATE -HIGH* banded kōkopu (*At Risk -Naturally Uncommon Regionally Significant*) & *Redfin Bully* (*At Risk -Naturally Uncommon*), as are NI weka.

SUMMARY OF ECOLOGICAL ISSUES IDENTIFIED

In summary, key environmental issues existing prior to proposal development are identified below. These are a combination of implied, from desktop review, and observed:

TABLE 14: CURRENT SITE ISSUES IDENTIFIED PRIOR TO PROPOSAL

EXISTING ISSUE	STATUS	MANAGEMENT
STATE OF EXISTING NATIVE ECOSYSTEMS	Weed ingress Majority of site simple biodiversity Kānuka canopy open; senescing Risk of further edge effects – progressive loss of integrity from weeds or ongoing encroachment into higher value riparian gully	Weed control; Buffer planting prevent inadvertent clearance; bolster & natural regeneration of absent podocarps and broadleaved canopy species; reduce edge effects Pest control to maintain/ bolster fauna values
FORMAL PROTECTION OF SIGNIFICANT VALUES	Voluntary	Formalised weed & pest control Formal protection

Issues identified are common throughout Northland ecosystems, representing a baseline for cumulative effects that may occur with the increase of residential occupation but alternatively also be addressed by the proposal to provide a positive effect.

³⁵ Wildlands (2019) Guidelines for the application of ecological significance criteria for indigenous vegetation and habitats of indigenous fauna in the Northland Region. Contract Report 4899a;

EIANZ METHODOLOGY

Assessment of effects follows the systematic process of the EIANZ³⁶ Guidelines as best practice.

DEVELOPMENT PHASE

The primary potential effects from are limited to

- Vegetation clearance
- Earthworks and stormwater/ sediment discharge to creek

RESIDENTIAL OCCUPATION

Additional potential, but avoidable effects of include

- pets within a *Kiwi Present* kiwi zone (DoC 2018)
- landscaping/ alteration of the *HIGH* ecological value gully vegetation and headwater creek respectively resulting in encroachment or hydrological change
- lighting and disturbance effects on habitat

Standard criteria are utilised in a matrix framework to determine the impact of a proposal on a habitat, incorporating a three step process:

- **ECOLOGICAL VALUES** are ranked on a scale of *Negligible, Low, Moderate, High, or Very High*.
- **MAGNITUDE OF EFFECTS** on these values is ranked on a similar scale (EIANZ TABLE 8) Magnitude is determined by a combination of scale (temporal and spatial) of effect and degree of change that will be caused in or to the ecological component. It should initially be considered in a raw or unmitigated form.
- **OVERALL LEVEL OF EFFECT** is determined by a combination of value and the magnitude of the effect. (EIANZ TABLE 10)

ECOLOGICAL VALUES

As before allocated vegetation clearance has **LOW** overall significance, tending to **NEGLECTIBLE** on proposed Lot 2. Value of the vegetation is seated in landscape and hydraulic connectivity as cover providing amenity; basic habitat and sediment/ erosion protection moderation of stormwater. Adverse effects to the **HIGH** significance gully vegetation and creek with linkage to the shoreline. Utilising open, weedy upper ridge locations with connection to existing access will minimise further possible fragmentation and interaction of the proposal with broader site values in gully. Clearance have been orientated to avoid any larger stature podocarps or broadleaves. No kauri (*Threatened – Nationally Vulnerable*) are present/designated for removal.

Function and values of both are related to their occupancy and landscape connectivity, rather than quality, including basic habitat and sediment/ erosion protection moderation of stormwater. The species cleared are largely locally common & exotic; there are no rare ecosystems represented. Landscape permeability for low or ground dwelling fauna will be retained allowing natural dispersal across the wider extent of local cover and within potential meta populations. Any fauna utilising the clearance areas are generalists without obligate adaption/co occurrence or parasitic relationship or to any floral association or habitat present.

³⁶ Environmental Institute of Australia and New Zealand

The interaction of magnitude of effect and ecological value (or significance) of species and habitat gives the **unmitigated level of effect** as per *EIANZs Table 10* (below). This resultant level of effects is then a guide to the extent and nature of the ecological management required to render them acceptable in the statutory framework.

MAGNITUDE OF EFFECTS

Consideration of a raw proposal form **without any mitigation** is best practice methodology. We considered the magnitude of effects of the suggested permanent clearance and introduction of residential occupation, as the primary focus, as **MODERATE** in terms of a change from the current ecological context, as per EIANZ criteria below. This incorporates the quality of vegetation to be removed in absolute terms of cover, species value and its minimal role in ecosystem function. Unconstrained clearance of higher value gully vegetation or stormwater inputs to the gully creek would be a **HIGH** magnitude of effects, to be avoided.

TABLE 15: CRITERIA FOR DESCRIBING MAGNITUDE OF EFFECT (EIANZ 2018 TABLE 8)

MAGNITUDE	DESCRIPTION
VERY HIGH	Total loss of, or very major alteration to, key elements/features/ of the existing baseline conditions, such that the post-development character, composition and/or attributes will be fundamentally changed and may be lost from the site altogether; AND/OR Loss of a very high proportion of the known population or range of the element/feature
HIGH	Major loss or major alteration to key elements/features of the existing baseline conditions such that the post-development character, composition and/or attributes will be fundamentally changed; AND/OR Loss of a high proportion of the known population or range of the element/feature
MODERATE	Loss or alteration to one or more key elements/features of the existing baseline conditions, such that the post-development character, composition and/or attributes will be partially changed; AND/OR Loss of a moderate proportion of the known population or range of the element/feature
LOW	Minor shift away from existing baseline conditions. Change arising from the loss/alteration will be discernible, but underlying character, composition and/or attributes of the existing baseline condition will be similar to pre-development circumstances or patterns; AND/OR Having a minor effect on the known population or range of the element/feature
NEGLIGIBLE	Very slight change from the existing baseline condition. Change barely distinguishable, approximating to the 'no change' situation; AND/OR Having negligible effect on the known population or range of the element/feature

The interaction of magnitude of effect and ecological value (or significance) of species and habitat gives the **unmitigated level of effect** as per *EIANZs Table 10* (below). This resultant level of effects is then a guide to the extent and nature of the ecological management required to render them acceptable in the statutory framework.

Impact management should enable maintenance or improvement of existing biodiversity (EIANZ 2018).

TABLE 16: CRITERIA FOR DESCRIBING LEVEL OF EFFECTS (EIANZ TABLE 10)

		ECOLOGICAL &/OR CONSERVATION VALUE				
		VERY HIGH	HIGH	MODERATE	LOW	NEGLIGIBLE
MAGNITUDE	VERY HIGH	Very High	Very High	High	Moderate	Low
	HIGH	Very High	Very High	Moderate	Low	Very Low
	MODERATE	Very High	High	Moderate	Very Low	Very Low
	LOW	Moderate	Low	Low	Very low	Very Low
	NEGLIGIBLE	Low	Very Low	Very Low	Very Low	Very Low
	POSITIVE	Net Gain	Net Gain	Net Gain	Net Gain	Net Gain

In this regard we consider **UNMITIGATED** impacts as:

- **VEGETATION CLEARANCE** -
VERY LOW as an interaction between a *MODERATE level* of effects on *LOW* value elements
- **GULLY CREEK & CLEARANCE OF RIPARIAN GULLY VEGETATION** -
potentially VERY HIGH as an interaction between a *HIGH* level of effects *HIGH* value elements

Effects management is to be applied directly adjacent to the point of impact where the effects have occurred, with additionality measures including the remaining indigenous cover.

Designated building areas and access are to be encompassed by 10m firebuffer replanted in low flammability native vegetation to prevent edge effects and weed.

This represents:

- 3117m² loss vs 3899m² gain

The proposed revegetation areas represent a *NET GAIN*³⁷ and *ADDITIONALITY* in density; protection and biodiversity over the current status that would not have occurred in the absence of the subdivision proposal.

Replanting of the fire buffer zone cannot be considered mitigation in mere terms of cover, as already occupied in part by indigenous cover. Reduction of the extant exotic component and increased biodiversity overall is appropriate currency to mitigate the permanent loss. In light of the senescing canopy, exotic component and absent or early successional ground cover, replanting with a more biodiverse secondary association will improve quality of vegetation as habitat, ensure resilience of remaining cover and ‘short circuit’ an otherwise prolonged successional process. Larger grades of the key coastal canopy species are to be used to promote maturity of food source and vertical heterogeneity at the site. Natural succession is by no means a guaranteed outcome of simple pioneer species revegetation e.g. monoculture mānuka . In terms of the proposed house sites and access the vegetation the fire buffer revegetation an improvement on overall condition.

³⁷ net gain means that the measurable positive effects of actions exceed the point of no net loss.

Gains in functional habitat for a broader range of fauna as well as improved amenity appeal may also be achieved through formalized control.

Avoidance of adverse effects has been a primary consideration, as per PNRP Policy **D.2.18 *Managing Adverse Effects on Indigenous Biodiversity*** and the EMH cascade (NPSIB 2023).

Wildlife management is to include kiwi relocation prior to clearance as necessary, avoiding mortality/ injury risk through appropriate and standardized wildlife management techniques. The loss of the designated area as habitat is not a significant adverse effect for wildlife as it is common and extensive elsewhere onsite.

Sediment and stormwater control will be primary to avoidance of effects in the creek. Lighting of this area is to be avoided in residential design.

As per regulatory requirements, application of the EMH is tabulated as below:

TABLE 17: SEQUENTIAL APPLICATION OF THE EFFECTS MANAGEMENT HEIRARCHY TO PERMANENT LOSS

APPROACH	APPLICATION
(a) ADVERSE EFFECTS ARE AVOIDED WHERE PRACTICABLE	Ecological constraints have been identified in the design process. Avoidance of the HIGH significance gully and creek is avoided and considered outside a ZOI. Designated clearance has been located at the upper contour adjacent existing edge influence of the road to avoid fragmentation for access/ power. Area has NEGLIGIBLE (exotic) – LOW indigenous flora species value requiring weed control of SUSTAINED CONTROL (RPMS) weed species regardless.
(b) WHERE ADVERSE EFFECTS CANNOT BE AVOIDED, THEY ARE MINIMISED WHERE PRACTICABLE	The absolute removal of portion of vegetation in the footprint cannot be minimised at the point of impact – it is permanent
(c) WHERE ADVERSE EFFECTS CANNOT BE MINIMISED, THEY ARE REMEDIED WHERE PRACTICABLE	The absolute removal of portion of vegetation in the footprint cannot be remedied at the point of impact – it is permanent
(d) WHERE MORE THAN MINOR RESIDUAL ADVERSE EFFECTS CANNOT BE AVOIDED, MINIMISED, OR REMEDIED, BIODIVERSITY OFFSETTING IS PROVIDED WHERE POSSIBLE	An offset is proposed in accordance with RPS 4.4.1, NPSIB Appendix 3; NPS-FM Appendix 6 & with reference to the best practice for offsetting in NZ ³⁸ . It addresses identified values of the vegetation/habitat lost to provide net gain with additionality
(e) WHERE BIODIVERSITY OFFSETTING OF MORE THAN MINOR RESIDUAL ADVERSE EFFECTS IS NOT POSSIBLE, BIODIVERSITY (AQUATIC) COMPENSATION IS PROVIDED	N/A
(f) IF BIODIVERSITY (AQUATIC) COMPENSATION IS NOT APPROPRIATE, THE ACTIVITY ITSELF IS AVOIDED.	N/A

In the development footprint (point of impact) the vegetation loss will be permanent with residual adverse effect. In response an offset is proposed to address the loss of identified values in accordance with the *RPS 4.4.1, NPSIB (2023) APPENDIX 3 PRINCIPALS FOR OFFSETTING* cascade, referencing best practice for offsetting in NZ³⁸.

The definition of offsetting³⁸ is given as

³⁸ New Zealand Government (2014). Guidance on Good Practice Biodiversity Offsetting in New Zealand. DoC, Wellington.

Measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity impacts arising from project development after appropriate prevention and mitigation measures have been taken. The goal of biodiversity offsets is to achieve no net loss and preferably a net gain of biodiversity on the ground.

The proposed offset area represents *NO NET LOSS*³⁹ or “like for like” while further outcomes of *net gain*⁴⁰ and *additionality*⁴¹ in cover and habitat is achieved through appropriate measurable currencies- increase in indigenous floral diversity, restoration of pattern and integrity directly adjacent to the point of impact that would not have occurred in the absence of the proposal. This primarily takes the form of active restoration to increase habitat and quality supported by pest and weed control, while providing a light and disturbance buffer to internal habitat of the remaining vegetation and creek/ wetland.

The area lost (43117m²) is to be exceeded by the replacement offset (3899m²). This includes:

- ✓ revegetation enhancement of open and highly weedy areas on Lots 2 & 3 -898 m²
- ✓ 10m buffer surrounding the clearance envelope low flammability diverse mix with broad temporal fruit supply; appropriate to predicted forest type and location WF11 with coastal influence – 3001 m²

We recommended varietals are not used, plants are eco- sourced from east coast Northland and no kauri should be introduced. A broader range of root types and higher transpiration potential over that of kānuka dominance is also better protection in the long term against slips and slump terrace formation, typical of the *MRH* site soils.

Other positive effects will be:

- increase the ability of the site to accommodate the stormwater dispersal to ground protective of the creek
- visual definition of the protected areas to future owners to prevent future clearance
- Increase site seed sources for natural regeneration
- Increased diversity & territorial economics for fauna over the current early successional state e.g. berries; nectar
- Pest control will heighten functional habitat and landscape permeability value for low or ground dwelling fauna, allowing natural dispersal across the wider extent of local cover and within potential meta populations

In addition to final stormwater detailed design it is considered that the concomitant offset of vegetation heightens and protects the function of the remaining extent of the vegetation to retain reduce sediment input, addressing potential residual effects on the receiving wetland and downstream CMA.

Within a short timeframe the offset can be inacted to confer net ecological benefit in conjunction with biodiversity and amenity value. In this manner, previously identified values will be amplified, allowing continuity of natural processes.

³⁹ no net loss means that the measurable positive effects of actions match any loss of extent or values over space and time, taking into account the type and location of the wetland or river

⁴⁰ net gain means that the measurable positive effects of actions exceed the point of no net loss.

⁴¹ **ADDITIONALITY (NPSIB 2024):** A biodiversity offset achieves gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the offset, such as gains that are additional to any minimisation and remediation undertaken in relation to the adverse effects of the activity.

TABLE 18: APPLICATION OF NPSIB APPENDIX 3: PRINCIPALS FOR OFFSETTING

PRINCIPAL	APPLICATION
(1) Adherence to effects management hierarchy: A biodiversity offset is a commitment to redress more than minor residual adverse effects and should be contemplated only after steps to avoid, minimise, and remedy adverse effects are demonstrated to have been sequentially exhausted.	Offset is appropriate in the hierarchy, which has avoided effects through designation of the current weed & edge impacted vegetation with habitat disturbance adjacent roads as the clearance footprint - preferable over other better quality vegetation and to minimise further fragmentation for infrastructure e.g. access; power. Loss of vegetation irreversible at point of impact
(2) When biodiversity offsetting is not appropriate: Biodiversity offsets are not appropriate in situations where indigenous biodiversity values cannot be offset to achieve a net gain. Examples of an offset not being appropriate include where: (a) residual adverse effects cannot be offset because of the irreplaceability or vulnerability of the indigenous biodiversity affected: (b) effects on indigenous biodiversity are uncertain, unknown, or little understood, but potential effects are significantly adverse or irreversible: (c) there are no technically feasible options by which to secure gains within an acceptable timeframe.	(a) the species cleared are largely locally common, senescing, recent; exotic; there are no rare ecosystems represented as per on upper contour. It does represent irreplaceable habitat with obligate adaption or co occurrence or parasitic relationship to any flora or fauna species present. General habitat tends to scrub ⁴² with lower fruiting and nectar provision than a more mature diverse forest (b) Effect is known – loss of common flora local species, habitat and feeding patch -able to be bolstered/ reintroduced in offset.. (c) a Offset Management Plan will ensure the majority of species will establish quickly
(3) NET GAIN: This principle reflects a standard of acceptability for demonstrating, and then achieving, a net gain in indigenous biodiversity values. Net gain is demonstrated by a like-for-like quantitative loss/gain calculation of the following, and is achieved when the indigenous biodiversity values at the offset site are equivalent to or exceed those being lost at the impact site: (a) types of indigenous biodiversity, including when indigenous species depend on introduced species for their persistence; and (b) amount; and (c) condition (structure and quality).	A, B & C Achievable as given before in offset scope, as given in Table 19
(4) ADDITIONALITY: A biodiversity offset achieves gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the offset, such as gains that are additional to any minimisation and remediation undertaken in relation to the adverse effects of the activity.	As per 1; 2 & 3 above
(5) LEAKAGE: Biodiversity offset design and implementation avoids displacing harm to other indigenous biodiversity in the same or any other location.	Weeds removed either be chipped or moved offsite, not disposed off into other site vegetation
(6) LONG-TERM OUTCOMES: A biodiversity offset is managed to secure outcomes of the activity that last at least as long as the impacts, and preferably in perpetuity. Consideration must be given to long-term issues around funding, location, management and monitoring.	Offset Management Plan (OMP) to ensure parameters include revegetation composition and success, timing, works envelopes, monitoring.
(7) LANDSCAPE CONTEXT: Biodiversity offsetting is undertaken where this will result in the best ecological outcome, preferably close to the impact site or within the same ecological district. The action considers the landscape context of both the impact site and the offset site, taking into account interactions between species, habitats and ecosystems, spatial connections, and ecosystem function.	Directly adjacent Expected ecosystem type at the offset location is the same and abiotic context factors are contiguous e.g. soil type, moisture, wind direction, topography is consistent The offset will be protective of the creek adjacent to bolster the riparian margin
(8) TIME LAGS: The delay between loss of, or effects on, indigenous biodiversity values at the impact site and the gain or maturity of indigenous biodiversity at the offset site is minimised so that the calculated gains are achieved within the consent period or, as appropriate, a longer period (but not more than 35 years).	Larger grades of the key coastal canopy species are to be used to minimise maturity lag Infill restoration allows for some larger stature indigenous individuals to be retained and provide vertical heterogeneity and as visual amenity mitigation Where possible larger exotics should be stumped and poisoned to enable continued tensile strength of roots to retain soil on slopes adjacent the creek and wetland
(9) SCIENCE AND MĀTAURANGA MĀORI: The design and implementation of a biodiversity offset is a documented process informed by science and mātauranga Māori.	The offset design is based on professional reporting of a SQEP, with reference to desktop review of accepted qualitative data and context, best practice industry documentation. NB The application of mātauranga Māori is outside the scope of this reporting
(10) TANGATA WHENUA AND STAKEHOLDER PARTICIPATION: Opportunity for the effective and early participation of tangata whenua and stakeholders is demonstrated when planning biodiversity offsets, including their evaluation, selection, design, implementation, and monitoring.	It is envisioned this report and recommendations herein will be reviewed by appropriate stakeholders and may be thereafter incorporate feedback from that exercise.
(11) TRANSPARENCY: The design and implementation of a biodiversity offset, and communication of its results is undertaken in a transparent and timely manner.	As required

⁴² **SCRUB:** seral communities, often dominated by or with a large component of exotic species such as gorse, Hakea, tobacco weed, etc. and/or commonly lacking a closed canopy and in which an understorey is either absent or composed primarily of exotic species.

In order to ensure the required measurable biodiversity outcomes are achieved, and there is no residual change to *values* in the immediate ZOI, a quantifiable currency is required that can be monitored, as below

TABLE 19: OFFSET GAINS AS PER NPSIB APPENDIX 3 (3) &(4)

MEASURABLE PARAMETER	REVEGETATION & ENHANCEMENT	MEASUREMENT
AREA	The area lost (3117m ²) is to be exceeded by the replacement offset (3899m ²). This includes: <ul style="list-style-type: none"> • revegetation enhancement of open and highly weedy areas on Lots 2 & 3 -898 m2 • 10m buffer surrounding the clearance envelope low flammability diverse mix with broad temporal fruit supply; appropriate to predicted forest type and location WF11 with coastal influence –3001m² 	m ²
DIVERSITY	A greater diversity of indigenous flora species is proposed. These include higher value canopy species in comparison to kānuka/exotic dominance currently – kōwhai; kohekohe; rewarewa; karaka; pūriri	Numerical increase of appropriate species not currently present
DENSITY	Planting will be at an increased density to that as current which is impacted by edge effects and weed presence	Direct measurement of spacing
PATTERN	Planting of indigenous canopy species will restore WF11 pattern & coastal character	Number of WF11 coastal species used
INTEGRITY	Weed density will be removed as current	Indigenous vs exotic dominance with a standard of 90%
TIMING	Successful establishment of restoration planting within first planting season post earthworks measured by date of completion	Date completed
STORMWATER	The discharge does not result in cause any conspicuous change in colour or visual clarity of the receiving water; conspicuous oil or grease films, scums or foams, or floatable or suspended material; any emission of objectionable odour in the receiving water; more than 15 milligrams per litre of total petroleum hydrocarbons. Discharge is diffuse and there is no significant scour, erosion or loss of vegetation at discharge sites or source areas (CSA)-buildings sites	As given

Success of an offset relies on methodology to ensure goals are achieved as per as *NPSIB Appendix 3 (5)* above, contained in an Offset Management Plan, provided for Sec223 condition as standard.

Recognition of the significance of the creek as the receiving environment promotes the intent of NPS-FM (2020) policies and pre-emptive avoidance of effects through best practice stormwater design. It is well documented that increased turbidity and sediment loads have negative impacts on aquatic communities. Sedimentation or stockpiling can cause smothering of small waterways with low flow and wetland vegetation; eutrophication; infilling and alteration of invertebrate species composition. Together these effects adversely affect a waterway as habitat for freshwater fish. Sediment control is proposed for the clearance, to be reassessed once final contour is revealed and earthworks demarcated. Cleared or chipped vegetation should not be stockpiled where it can enter the waterway.

Final residential stormwater discharge should be diffuse and at a velocity sufficient to avoid adverse effects such as scouring or erosion and to maintain aquatic habitat condition. Interaction is to be controlled by engineering best practice to avoid impacts from development and residential infrastructure in accordance with parameters of GD01, GD05 & TP 90. The buffer vegetation is a positive effect of the proposal to provide joint functional purpose of aquatic function (attenuation; sediment control; bank stabilization) and amenity with the rural landscape. In this regard the waterway is unlikely subject to potential effects.

Further covalent effects management may be provided within the Offset Management Plan, to remedy existing issues and avoid effects of the development and residential occupation. **This is considered sufficient for progression of the proposal with a *less than minor* level of impact.**

We recommend:

- Best practice clearance methods to be used
 - fauna check prior to clearance
 - Machinery clean of soil and debris prior to site entry
 - Designated development earthworks envelopes are recommended to ensure contractors avoid accidental incursion and unquantified effects e.g. pushing fill back into vegetation, an unintentional communitality in many such situations.
- Site procedures should include contingencies in the event of
 - discharge of fuels;
 - clearance of undesignated areas;
 - actions to take if native fauna is discovered in works area, injured or killed (contact consulting ecologist & /or DoC hotline -800 DOC HOT 0800 362 468)
- In terms of avoidance of potential biosecurity impacts from mass planting:
 - plants should be checked prior to import to site for Argentinian Ants, myrtle rust and other obvious invertebrate or weed species in containers.
 - No kauri are designated for planting
- In the first planting season following approval implement a planting plan designed by a suitably qualified and experienced professional incorporating recommendations of this report
 - indigenous local species
 - aligned with *WF11 forest type* as appropriate to ground moisture conditions
 - high density
 - coastal influence
 - low flammability
 - incorporating canopy species as larger grade to hasten food provision and height heterogeneity
- Formal management of all indigenous vegetation onsite specifying monitoring and reporting procedures prepared by a suitably qualified and experienced ecologist designed in general accordance with the EclA to remedy existing issues and mitigate loss of cover by increasing biodiversity, functionality as habitat and type representation of that remaining.
- Pest and weed control objectives
 - No cats; dogs or mustelids including contractors dogs
 - Browser control to allow establishment of revegetation and natural regeneration as the site develops.
 - Predator control to provide higher functionality of cover as habitat
 - Consent conditions to include no outdoor fires; no floodlighting of riparian area ; outdoor lighting to be hooded and no blue light spectrum to avoid impacts on local nocturnal species
 - Ongoing prevention/ removal of exotic infestations enabling increased and more diverse natural regeneration assisted by the browser control; buffer planting and infill
 - Observe Northland Regional Pest Management Plan obligations (NRPMP) including site priority Sustained Control Species and the absence of any NRPMP Exclusion; Eradication or Progressive containment species
 - Exotic vegetation which could adversely affect natural regeneration or local forest health is not introduced. This includes environmental weeds⁴³ and those listed in the National Pest Plant Accord⁴⁴.
- Within twelve months of the completion of vegetation clearance provide evidence that planting plan has been implemented.

⁴³ McAlpine, K & Howell, C. Clayson (2024) List of environmental weeds in New Zealand. Science for Conservation Series 340, DoC Wellington

⁴⁴ Latest List - <https://www.mpi.govt.nz/dmsdocument/3664-National-Pest-Plant-Accord-manual-Reprinted-in-February-2020-minor-amendments-only>

TABLE 20: POTENTIAL ADVERSE EFFECTS & PROPOSED MANAGEMENT

IMPACT MANAGEMENT			
	AVOID	REMEDY	MITIGATE
CLEARANCE	<p>Building site designated to avoid high value elements as practicable building envelopes to be marked to avoid unforeseen clearance or disturbance to habitat</p> <p>Best practice method - manual and selective in fire buffer area</p> <p>Further edge effects or encroachment from clearance/ occupation avoided by maintenance requirement of buffer revegetation</p> <p>OFFSET PLANTING REQUIRED</p> <p>Vegetation clearance shall not exceed the maximum areas shown in an approved Scheme Plan and positioned generally in accordance with such.</p>		<p>Formal weed control to protection of existing and new vegetation to ensure extent is maintained.</p> <p>Formal pest control to increase effective current & remaining habitat</p>
IMPORT OR STOCKPILING OF MATERIALS	<p>Not to be located outside clearance envelopes</p> <p>No fill to be stockpiled against trees or in vegetation edges; where it may enter waterway</p> <p>Earthworks best practice GD05</p>		<p>Check for pest species</p> <p>Biosecurity protocol incorporated in Offset Management Plan OMP</p>
STORMWATER & SEDIMENT	<p>Best practice industry standards e.g.TP 90; GD01, GD05</p> <p>Offset planting of clearance edges to increase interception of diffuse sources- Weed / pest control to ensure resilience of ecosystem to intercept natural and generated stormwater</p>		
RISK TO THREATENED FAUNA	<p>Preworks check to be made by ecologist/ kiwi dog for species identified in this EclA</p> <p>Contractors awareness of key species likely to be present to avoid contravening Wildlife Act</p> <p>No cats/ standard dog controls as commiserate with Kiwi Density Zone</p> <p>No dogs for contractors working or visiting onsite</p> <p>Planting and pest control to be prioritised in development time frame - first planting season after consent</p>		<p>Pest control will also prevent excursion offsite</p>
BIOSECURITY	<p>Plants to be checked prior to import to site for Argentinian Ants, myrtle rust and other obvious invertebrate of weed species in containers</p> <p>Plants to be appropriate to local potential species composition WF9 no exotics introduced</p> <p>No kauri designated for planting</p> <p>Machinery should be cleaned prior to entering site</p> <p>WPMP to include standard biosecurity measures</p>		
CONSTRUCTION NOISE	<p>Machinery to be serviced, appropriate and in good condition</p> <p>Hours of work specified; crepuscular hours avoided</p>		
LIGHT THROW	<p>No flood lighting of buffers</p> <p>Downward facing external lighting or construction lighting; no blue light or high white spectrum LED with hoods to avoid light spillage and limit effects on nocturnal wildlife including pelagic birds</p>		
IRRESPONSIBLE USE OR DECLINE OF PLANTING	<p>No introduction of listed weeds; introduction of exotic aquatic plants or fish</p> <p>Maintain vegetation condition</p> <p>No deposition of vegetation or sediment where it may enter the wetland/ creek</p> <p>No open fires</p> <p>No disposal of waste or garden waste</p> <p>Monitoring of plantings & pest control in OMP</p>		

Pest control is required indefinitely to retain biodiversity and functionality of habitat, as opposed to simple existence of vegetated cover. High value fauna present may exist in proximity to peri urban areas as long as there is sufficient functional habitat and pest control. Long term pest management coupled with habitat preservation will ensure the sites ability to support more individuals and concomitantly increasing survival.

Cats and dogs are a primary threat to ground dwelling fauna. Cats are to be excluded as standard in a *Kiwi Present* zoning, with controls on dogs as standard Council procedure for the zone.

In terms of the ecological values ascertained wider onsite and described in the mapped significance and character layers, no aspects are considered to be at risk from the development either on or offsite, providing typical management is applied to the development protective of those characteristics and qualities e.g. weed/pest/ pet control; buffer planting ; best practice stormwater and earthworks control with adherence to NES- F (2020) protective regulations for hydrological maintenance and fish passage.

CONCLUSION

Reporting included review of the proposal and ecological context, the latter from aerial photography, mapping and databases, complimented by fieldwork.

In terms of the *effects management hierarchy*, offset is considered the practicable primary form of effects management, as permanent loss of extent of vegetation at the point of impact cannot be avoided, minimised or remedied.

Positioning of the proposed envelopes has considered their reduced representation of site vegetation; in open, weedy edge cover adjacent long existing access and use; minimal access works requirement and location outside of any CSA. Condition of the designated clearance areas is constrained by the existing infrastructure, which has induced edge effects.

Total clearance 3117m² is to be countervailed by a commensurate area with *net gain* and *additionality* achieved through appropriate measurable currencies- increase in indigenous floral diversity, restoration of pattern and integrity.

Potential threats to the success of the revegetation include those common to any scheme - failure of plantings; weed and pest influence. An OMP will be developed as standard methodology to remedy existing issues and mitigate loss of cover by increasing biodiversity, functionality as habitat and representation of that remaining.

Protection and restoration are underlying motifs of the proposal, to be undertaken with regard to the long term functionality and integrity of the wider environment, recognising the connectivity of the site waterway. Subject to the best practice stormwater and sediment control combined with the impact management provided in this EclA, the significant gully creek and species therein will not be subject to adverse effects, including loss of *values* (NPS – FM 2020).

These integrated mechanisms will serve to commend persistent indigenous habitat and character within the proposal, with a level of effects that can be addressed through the EMH to obtain a *VERY LOW* impact (EIANZ 2018) or *less than minor* level of effects.



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APPENDIX 1: SITE PHOTOS

Typical edge of currently cleared areas ginger and gorse exotic grasses and herbaceous species ; beyond the upper slope edge the riparian slopes are more diverse with scattered podocarps e.g. totara, tanekaha and infrequent rimu as shown; site diversity in AS1 remains restrained, with silver fern, hangehange and mapou most frequently; the site kanuka canopy is exhibiting senescence due to natural remnant age and cover is open throughout with limited regeneration due to lack of seed source and browse



THE CREEK EXIBITS RIFFLES AND POOLS THROUGHOUT WITH CLOSE COVER; SUBSTRATE HETEROGENEITY AND CLOSE COVER 90-100% SHADE; TERMINUS ACROSS THE BEACH TO PAREKURA BAY



CREEK EMERGES FROM GULLY BETWEEN POHUTUKAWAS (OFFSITE); PAREKURA BAY BELOW



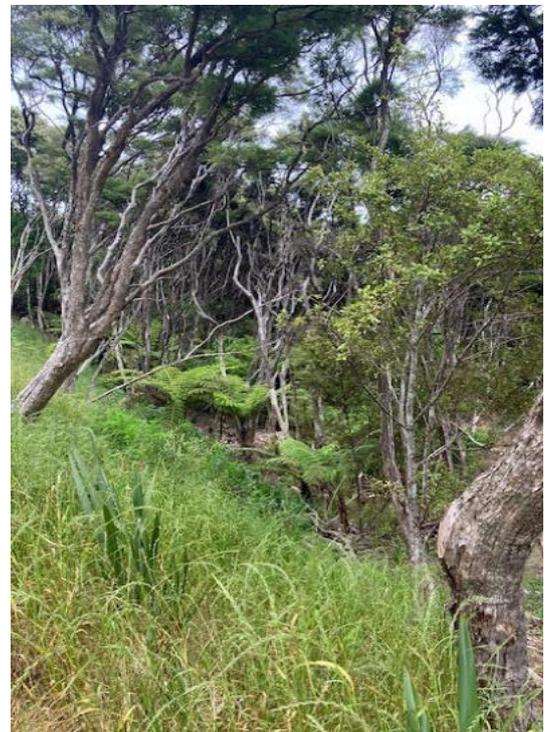
HANGEHANGE FREQUENT IN SHRUBLAYER- HIGHLY FECUND IT PERSISTS UNDER GRAZING DESPITE PALATABILITY;
KANUKA CANOPY OPEN THROUGHOUT APPROACHING SENESCENCE AS A COHORT; COMMON SITE SPECIES
COPROSMA AUTUMNALIS/ ROBUSTA; MATIPO AND SILVERFERN; RASP FERN ARE DENSER ON MOISTER SHADY
RIPARIAN SLOPES WITH BROWSE APPARENT ON MAHOE



LOOKING FROM PROPOSED LOT 2 BACKTOWARD CLEARANCE ON PROPOSED LOT 1 AND MANAWAORA RD;
VEGETATION BEYOND THE SLOPE EDGE PROPOSED LOT 3 TENDING TOWARD AS1 KANUKA WITH NATIVE SHRUBS
COMPOSITION REMAINS SIMPLE MATIPO; COPROSMA ROBUSTASILVER FERN ARE FREQUENT AMONGST
ENGRESS OF GORSE AND GINGER



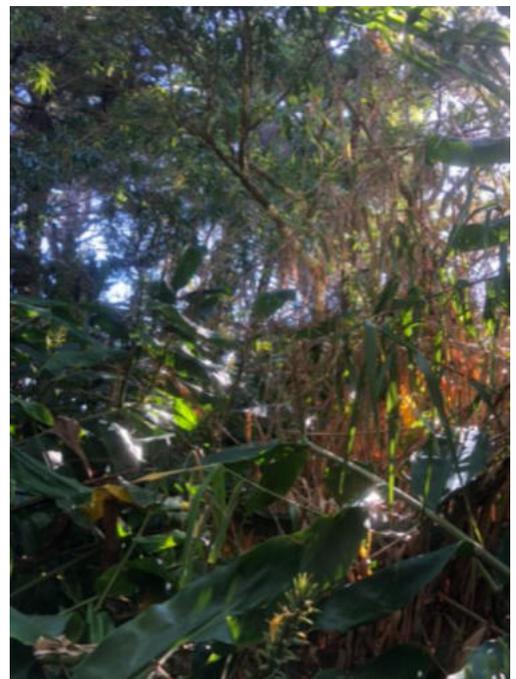
CLOCKWISE:VIEW FROM PROPOSED LOT 2 WEST TO SLOPE OF PROPOSED LOT 3 KANUKA WITH SCATTERED TOTARA FORM CANOPY INCREASING IN DENSITY DOWNSLOPE INTO GULLY; ABUNDANT SEEDER SWEET PEA SHRUB OCCUPIES OPEN AREAS SUPPRESSING NATIVE REGENERATION; OPEN GRASSED AREA WITH PROPOSED LOT 2 CLEARANCE AREA LONG STANDING SINCE THE 1950S; OPEN ORIGINAL DRIVEWAY OF PROPOSED LOT 1 TO MANAWAORA RD SINCE THE 1950S FORMERLY TO ACCESS HOLIDAY CARAVAN WILL BE KEPT OPEN AS ADDITIONAL FIRE RETREAT AND TURNING FOR FIRE ENGINES;



GORSE IS FREQUENT ON UPPER CLEARANCE AREAS OF ALL PROPOSED LOTS HERE SHOWN RIPARIAN SLOPE OF PROPOSED LOT 2 WITH AS3 KANUKA WITH EXOTIC GRASSES SILVER FERN



PROPOSED LOT 2 OPEN SINCE 1950S TOWARD BENTZEN DRIVE ROW ; GINGER IS A DOMINANT GROUND COVER I SOME AREAS THROUGHOUT EDGE CHARACTER



APPENDIX 2: STATUTORY CONSIDERATIONS

PROPOSED DISTRICT PLAN- APPENDIX 1.1 OFFICERS RECOMMENDED

ADMENDMENTS TO ECOSYSTEMS

OBJECTIVES		PROPOSAL
IB-01	<i>Areas of significant indigenous vegetation and significant habitats of indigenous fauna (Significant Natural Areas) are identified and protected for current and future generations.</i>	The proposal remedies and protects the vegetation as functional habitat through formal pest and weed control. It includes a formal protection instrument for the majority of the sites. The waterway is protected by the firebuffer in association with engineered stormwater and sediment control.
IB-02	<i>Indigenous biodiversity is managed to maintain its extent and diversity in a way that provides for the social, economic and cultural well-being of people and communities.</i>	The clearance areas allow practicable and reasonable use of the site for residential occupation
IB-03	<i>The relationship between tangata whenua and indigenous biodiversity, including taonga species and habitats, is recognised and provided for.</i>	OUTSIDE SCOPE OF THIS REPORT
IB-04	<i>The role of tangata whenua as kaitiaki and landowners as stewards in protecting, <u>maintaining</u> and restoring <u>areas of significant indigenous vegetation and significant habitats</u> of indigenous fauna natural areas and indigenous biodiversity is provided for.</i>	OUTSIDE SCOPE OF THIS REPORT
IB-05	<i>Restoration and enhancement of indigenous biodiversity is promoted and enabled.</i>	Formal pest control will be instigated building on voluntary efforts to date to heighten cover as functional habitat. Weed control is a gross positive outcome for the highly impacted site and neighbouring properties Revegetation will include density and additionality, measurable in variety of canopy species appropriate to WF11 predicted ecosystem type with coastal influence – currently absent

POLICIES	PROPOSAL
<p>IB-P1</p> <p>Identify Significant Natural Areas by:</p> <ul style="list-style-type: none"> a. using the ecological significance criteria in Appendix 5 of the RPS or in any more recent National Policy Statement on indigenous biodiversity; b. including areas that meet the ecological significance criteria as Significant Natural Areas in Schedule 4 of the District Plan and on the planning maps where this is agreed with the landowner and verified by physical inspection where practicable; c. encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development; d. providing assistance to landowners to add Significant Natural Areas to Schedule 4 of the District Plan; and e. requiring an assessment of the ecological significance for indigenous vegetation clearance to establish permitted activity thresholds in Rule IB R2-R4.9 <p><u>Ensure that the protection, maintenance and restoration of indigenous biodiversity is done in a way that:</u></p> <ul style="list-style-type: none"> a. recognises and values the mana of tangata whenua as kaitiaki; and b. provides specific opportunities for tangata whenua to exercise kaitiakitanga in accordance with tikanga Māori 	<p style="text-align: center;"><i>OUTSIDE SCOPE OF THIS REPORT</i></p>
<p>IB-P2</p> <p><i>Within the coastal environment:</i></p> <ul style="list-style-type: none"> a. avoid adverse effects of land use and subdivision on: <ul style="list-style-type: none"> <u>i. Threatened and At-Risk indigenous species;</u> <u>ii. areas of significant indigenous vegetation and significant habitat of indigenous fauna Significant Natural Areas;</u> <u>iii. areas of indigenous biodiversity protected under other legislation.</u> b. avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on: <ul style="list-style-type: none"> <u>i. areas of predominately indigenous vegetation; and</u> <u>ii. areas of important and vulnerable indigenous species vegetation, habitats and ecosystems that are particularly vulnerable to modification</u> 	<p>A(i). There are no Threatened or At Risk flora. Preclearance check with kiwidog/ certified handler is recommended. Relocation within the gully protected by pest management and enhanced with wider diversity species is not considered an adverse effect. Exterior lighting is not to include high blue or white spectrum LED for nocturnal fauna and pelagic birds .</p> <p>The clearance areas are positioned at most practicable distance from HIGH value aspects of the riparian slope and headwater creek with potential Threatened & At Risk fish species . The proposal remedies and protects the vegetation as functional habitat through formal pest and weed control</p> <p>(ii). As part of the wider ecological unit the clearance area has values including connectivity; size; habitat and representativeness; physical and functional buffering to the aquatic environment as riparian vegetation e.g. erosion and hydrological control as per RPS (2018) Appendix 5. An increase in density and diversity of remnant vegetation in conjunction with stormwater control allows these values to be maintained for the immediate area resulting in no residual adverse effect. The firebuffer enhances site biodiversity and density of the slope to the waterway to avoid effects of development and occupation on waterways in association with engineered stormwater and sediment control.</p> <p>Intersection with the headwater creek is avoided in the proposal.</p> <p>HIGH values & elements of the Russell forest PNA have been avoided B(i) an offset is proposed to provide a net gain and additionality over the current status. Lot 2 clearance area is not predominantly indigenous</p> <p>(ii) These site elements are avoided i.e. headwater creek</p> <p>Stormwater control will ensure no significant habitat in the creek for Threatened and At Risk fish species or beyond in the CMA is compromised for example seagrass vulnerable to sedimentation from adjacent landuse ; shell fish beds vulnerable to sediment pathogen and nutrient input</p>
<p>IB-P3</p> <p><i>Outside the coastal environment:</i></p> <ul style="list-style-type: none"> a. avoid, remedy or mitigate adverse effects of land use and subdivision on Significant Natural Areas to ensure adverse effects are no more than minor <u>on</u>; <u>i. Threatened and At-Risk indigenous species;</u> <u>ii. areas of significant indigenous vegetation and significant habitat of indigenous fauna;</u> <u>iii. areas of indigenous biodiversity protected under other legislation; and</u> b. avoid, remedy, or mitigate, offset or compensate adverse effects of land use and subdivision on areas of important and vulnerable indigenous vegetation, habitats and ecosystems to ensure there are no significant adverse effects <u>on</u>; <u>i. areas of predominately indigenous vegetation; and</u> <u>ii. indigenous species, habitats and ecosystems that are particularly vulnerable to modification</u> 	

<p>IB-P4</p>	<p><i>If adverse effects on indigenous species, habitats and ecosystems located outside of the coastal environment cannot be avoided, remedied or mitigated in accordance with IB-P3, consider whether it is appropriate to apply the following steps as an effects management hierarchy:</i></p> <p><i>a. biodiversity offsetting to address more than minor residual adverse effects to achieve a no net loss and preferably net gain in indigenous biodiversity; and</i></p> <p><i>b. environmental biodiversity compensation to address more than minor residual adverse effects where it is not practicable to achieve biodiversity offsetting.</i></p> <p><i>Where adverse effects are not otherwise avoided, remedied, mitigated, offset or compensated under IB-P2 and IB-P3 do not apply, significant adverse effects on maintain indigenous biodiversity by:</i></p> <p><i>a. must be managed by applying the effects management hierarchy to any significant adverse effects; and</i></p> <p><i>b. managing any other adverse effects on indigenous biodiversity to maintain indigenous biodiversity across the district</i></p>	<p>Adverse effects are avoided and offset</p> <p>The proposed offset area represents <i>NO NET LOSS</i>⁴⁵ or “like for like” while further outcomes of <i>net gain</i>⁴⁶ and <i>additionality</i>⁴⁷ in cover and habitat is achieved through appropriate measurable currencies- increase in indigenous floral <u>diversity</u>, restoration of <u>pattern</u> and <u>integrity</u> directly adjacent to the point of impact that would not have occurred in the absence of the subdivision proposal. This primarily takes the form of active restoration to increase habitat and quality supported by pest and weed control, while providing a light and disturbance buffer to internal habitat of the remaining more mature and diverse gully/slope vegetation and creek</p>
<p>IB-P5</p>	<p><i>Ensure that the management of land use and subdivision to protect areas of significant indigenous vegetation and significant habitat of indigenous fauna Significant Natural Areas and maintain indigenous biodiversity is done in a way that:</i></p> <p><i>a. does not impose unreasonable restrictions on existing primary production activities, particularly on highly productive land versatile soils;</i></p> <p><i>b. recognises the operational need and functional need of some activities, including regionally significant infrastructure, to be located within areas of significant indigenous vegetation and significant habitat of indigenous fauna Significant Natural Areas in some circumstances;</i></p> <p><i>c. allows for maintenance, use and operation of existing structures, including upgrading of regionally significant infrastructure; and</i></p> <p><i>d. enables Māori land to be used and developed to support the social, economic and cultural wellbeing of tangata whenua, including the provision of papakāinga, marae and associated residential units and infrastructure.</i></p>	<p>N/A</p>
<p>IB-PX</p>	<p><i>Promote the restoration of indigenous biodiversity, with priority given to:</i></p> <p><i>a. areas of significant indigenous vegetation and significant habitat of indigenous fauna whose ecological integrity is degraded;</i></p> <p><i>b. threatened and rare ecosystems representative of naturally occurring and formerly present ecosystems;</i></p> <p><i>c. areas that provide important connectivity or buffering functions;</i></p> <p><i>d. natural inland wetlands where ecological integrity is degraded or these no longer retain their indigenous vegetation or habitat for indigenous fauna;</i></p> <p><i>e. areas of indigenous biodiversity on specified Māori land where restoration is advanced by the Māori landowners; and</i></p> <p><i>f. any other priorities specified in regional biodiversity strategies or any national priorities for indigenous biodiversity restoration</i></p>	<p>a. The property AS1-AS3 vegetation is heavily weed infested including with canopy species including hakea; wattle; privet and Taiwan cherry. The proposal includes formal pest and weed control and revegetation with diverse and dense WF11 coastal species that are otherwise absent to restore pattern, representativeness and integrity.</p> <p>b. the coastal headwater creek onsite will benefit from the pest and weed control in its riparian vegetation. The more diverse and dense fire buffer will protect internal riparian habitat/ cover from ingress and disturbance from residential occupation while providing joint functional purpose of aquatic function (attenuation; shade; sediment control; bank stabilization) and amenity within the landscape.</p> <p>c. as above(b) as buffer to a hydrological landscape corridor through the site and to the CMA. The proposal areas close to existing roads ensures no fragmentation or reduction in effectiveness of the wider combined vegetation as buffers or corridor or connection to other important habitats or ecosystems.</p> <p>d. N/A</p> <p>e. N/A</p> <p>f. As per priorities of the NPSIB there will be no loss of ecosystem representation and extent; reduction in the population size or occupancy of Threatened or At Risk (declining) species that use the vegetation or creek for any part of their life cycle; Disruption to sequences, mosaics, or ecosystem function.</p>
<p>IB-P6</p>	<p><i>Encourage the protection, maintenance and restoration of indigenous biodiversity, with priority given to Significant Natural Areas, through non-regulatory methods including consideration of:</i></p> <p><i>a. assisting landowners with physical assessments by suitably qualified ecologists to determine whether an area is a Significant Natural Area;</i></p> <p><i>b. reducing or waiving resource consent application fees;</i></p> <p><i>c. providing, or assisting in obtaining funding from other agencies and</i></p>	<p>OUTSIDE SCOPE OF REPORTING</p> <p>Owners may opt to join community pest control programmes But are ultimately responsible for upholding and funding consent requirements for pest and weed control</p>

⁴⁵ no net loss means that the measurable positive effects of actions match any loss of extent or values over space and time, taking into account the type and location of the wetland or river

⁴⁶ net gain means that the measurable positive effects of actions exceed the point of no net loss.

⁴⁷ **ADDITIONALITY (NPSIB 2024):** A biodiversity offset achieves gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the offset, such as gains that are additional to any minimisation and remediation undertaken in relation to the adverse effects of the activity.

	trusts; d. sharing and helping to improve information on indigenous biodiversity; e. working directly with iwi and hapū, landowners and community groups on ecological protection and enhancement projects.	
IB-PX	Enable <u>Subdivision and associated land use is:</u> a. <u>enabled where this results in the restoration, enhancement and legal protection and/or restoration of areas of significant</u> of indigenous biodiversity vegetation or <u>significant habitat of indigenous fauna</u> in accordance with SUB-R6 or SUB-R7; or b. <u>considered where this will achieve positive, secure and long-term benefits for indigenous biodiversity through active and ongoing restoration and enhancement activities.</u>	b. Pest and weed control in perpetuity, legal instrument to protect majority of site cover
IB-P7	Encourage and support active management control of pests and <u>enable a timely and efficient response to biosecurity incursions of unwanted organisms plants and pest animals</u>	Pest and weed control will allow any incursion to be noted/ reported
IB-P8	Promote Assist with the protection of species that are endemic to Northland by <u>promoting, supporting and using eco-sourced eco-sourcing plants from within the ecological district</u>	Plants will be ecosourced as appropriate
IB-P9	Require landowners to manage pets and pests <u>species within their property through consent conditions, including dogs, cats, possums, rats and mustelids</u> , where necessary to avoid risks to Threatened and At-Risk indigenous fauna threatened indigenous species including avoiding the introduction of pets and pests <u>species</u> into kiwi present or high-density kiwi areas <u>where appropriate</u>	No cats and dogs as condition of consent
IB-P10	Manage land use and subdivision to address the effects of the activity requiring resource consent for Consider the following matters where relevant when assessing and managing the effects of indigenous vegetation clearance and associated land disturbance, including (but not limited to) consideration of the following matters where relevant to the application: a. the temporary or permanent nature of any adverse effects; b. cumulative effects of activities that may result in loss or degradation of habitats, species populations and ecosystems; c. the extent of any vegetation removal and associated land disturbance; d. the effects of fragmentation; e. linkages between indigenous ecosystems and habitats of indigenous species; f. the potential for increased threats from pests plants and animals; g. any downstream adverse effects on waterbodies and the coastal marine area; h. where the area has been mapped or assessed as <u>significant indigenous vegetation and significant habitat of indigenous fauna</u> a Significant Natural Areas : i. the extent to which the proposal will adversely affect the ecological significance, values and function of that area; ii. whether it is appropriate or practicable to use biodiversity offsets or environmental biodiversity compensation to address more than minor residual adverse effects; i. the location, scale and design of any proposed development; j. the extent of indigenous vegetation cover on the site and whether it is practicable to avoid or reduce the extent of indigenous vegetation clearance; k. the functional or operational needs of regionally significant infrastructure; l. any positive contribution any proposed biodiversity offsetting or environmental biodiversity compensation will have on indigenous biodiversity; and m. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.; n. <u>the extent to which the proposed activity provides for the social, economic and cultural wellbeing of people and communities;</u> o. <u>adopting a precautionary approach where the effects on indigenous biodiversity are uncertain, unknown, or little understood and those effects could cause significant or irreversible damage to indigenous biodiversity;</u> p. <u>promoting the resilience of indigenous biodiversity to climate change and recognising the role of indigenous biodiversity in mitigating the effects of climate change ; and</u> q. <u>the benefits provided by the indigenous biodiversity, including ecosystem services.</u>	The Offset Management Plan will ensure success of the revegetation in the short term <5yrs. Larger grades of the key coastal canopy species are to be used to minimise maturity lag. However the current vegetation is largely of lower stature. Manual selective clearance and Infill restoration in the fire buffer allows for some larger stature indigenous individuals to be retained and provide vertical heterogeneity. Larger exotics can be stumped and poisoned to enable continued tensile strength of roots to retain soil adjacent the creek and wetland b. None anticipated in respect of recommendations of this EclA. Positive effect from formal pest and weed control c. The vegetation removal is to be offset to provide net gain and additionality as per Table 19 and 20. Location of earthworks is adjacent the road to minimise fragmentation and adverse effects to be avoided by engineered sediment & stormwater controls to the creek with retention of an enhanced vegetated buffer 10m wide d. located adjacent established access. Will not impact the use of the Lots as a corridor for highly mobile species and does not represent irreplaceable habitat. Does not intersect any critical source area or seepage to the creek Offset fire buffers will prevent edge effects adjacent vegetation e. as per d. f. formal pest and weed control is proposed g. The development has been located away from high value gully and riparian area with buffers to be retained on the slope to the creek and enhanced. There will be no adverse effect on the creek that may be displaced to the lower offsite creek or CMA h. The proposal has been located to avoid adverse effects high value elements including riparian gully and headwaters. Kiwi salvage will ensure harm is avoided. Relocation within the Lot is not considered an adverse effect. Pest and weed control are a positive effect including to offsite environments. An offset is proposed for the loss of the area of vegetation i. The proposal allows for reasonable use in the most practicable area to avoid effects on high value elements. j. The entire site is vegetated in various associations. The proposal has been located to avoid the HIGH value elements including gully riparian cover of the upper contour. All clearance areas are highly impacted by edge effects. k.n/a l. TABLES 19 & 20. <u>Additionality</u> through diversity and density. A greater diversity of indigenous flora species is proposed to include higher value canopy species in comparison to kānuka/ exotic dominance currently – taraire as predicted dominant WF11 kōwhai; kohekohe; rewarewa; karaka pūriri .Planting will be at an increased density to that as current which is impacted by edge effects and weed presence Planting of indigenous canopy species will restore WF11 pattern & coastal character .Weed density will be removed dominance as current.

		<p>m. outside the scope of this report</p> <p>p. density of riparian cover and regeneration of species enables resilience to weather events.</p> <p>g. Active restoration supported by pest and weed control will provide heightened biodiversity to restore pattern of WF11 & coastal elements formalised pest and weed requirement. Ecosystem services include provisioning; biodiversity; riparian/ water quality protection; nutrient cycling with a more diverse litter and root diversity/ density/ and heightening the amenity value and sense of place in the near coastal environment with recognisable appropriate canopy species</p> <p>Landscape permeability value for low or ground dwelling fauna will be retained allowing natural dispersal across the wider extent of local cover and within potential meta populations.</p> <ul style="list-style-type: none"> • increase the ability of the site to accommodate the stormwater dispersal to ground protective of the creek • visual definition of the protected areas to future owners to prevent future clearance. • Increase site seed sources for natural regeneration • Increased diversity & territorial economics for fauna over the current early successional state e.g. berries; nectar • removal of dense ginger infestations
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Comment on IB-R34

RULE IB—R34 INDIGENOUS VEGETATION CLEARANCE AND ANY ASSOCIATED LAND DISTURBANCE (ALL ZONES)	PROPOSAL
<p>ACTIVITY STATUS:PERMITTED</p> <p>WHERE:</p> <p>PER -1</p> <p>1. A report has been obtained from a suitably qualified and experienced ecologist confirming that the indigenous vegetation does not meet the criteria for a Significant Natural Area and it is submitted to Council 14 days in advance of the clearance being undertaken; and It does not occur in a remnant forest; and</p> <p>2. It does not exceed the following amounts per site over a calendar year 5-year period:</p> <p>i. Māori Purpose zone and Treaty Settlement Land Overlay – 1,500m²;</p> <p>ii. Rural Production zone, and Horticulture zone, Māori Purpose zone and Treaty Settlement Land Overlay — 5,000m² if not in a remnant forest, otherwise 500m² in a remnant forest; or</p> <p>iii. Rural Lifestyle Zone (250m²); or</p> <p>iv. All other zones — 5100m².</p> <p>PER-2</p> <p>1. A report has not been obtained from a suitably qualified and experienced ecologist confirming that the indigenous vegetation does not meet the criteria for a Significant Natural Area and a report has not been submitted to Council 14 days in advance of the clearance being undertaken; and</p> <p>2. It does not exceed 100m² per site in any calendar year</p>	<p>The overall area of the clearance areas is estimated from aerial photography and walk though as heavily weed infested including by canopy exotic woody species comprising only approx. 60% indigenous cover proposed Lots 1 & 3 and 40% proposed Lot 2.</p> <p>It is located in the most practicable area to minimise fragmentation adjacent the long establish roads and grassed areas remnant from the 1950s and avoid high value site vegetation including headwater creek with VERY HIGH freshwater fish values and short connection to the CMA encompassed by more diverse riparian cover on the slopes.</p>

NORTHLAND REGIONAL PLAN⁴⁸

Regard must be had to all the relevant objectives and policies in this Plan when considering an application for a resource consent.

The site has been considered in regard to Northland Regional Policy Statement Appendix 5 (2018) in order to evaluate potential impact of the proposal. Appendix 5 criteria encompass those in **District Plan Methods 12.2.5.6** for evaluating significance. Consideration has also been given to further Northland focused recommendations for significance evaluation⁴⁹.

Throughout the impact assessment process consideration is given to **D.2.18 Managing Adverse Effects on Indigenous biodiversity**

D.2.18 MANAGING ADVERSE EFFECTS ON INDIGENOUS BIODIVERSITY	
POLICY	PROPOSAL
<p>Manage the adverse effects of activities on indigenous biodiversity by:</p> <p>1) in the coastal environment: A) avoiding adverse effects on: i. indigenous taxa that are listed as Threatened or At Risk in the New Zealand Threat Classification System lists, and ii. the values and characteristics of areas of indigenous vegetation and habitats of indigenous fauna that are assessed as significant using the assessment criteria in Appendix 5 of the Regional Policy Statement, and iii. areas set aside for full or partial protection of indigenous biodiversity under other legislation, and B) avoiding significant adverse effects and avoiding, remedying or mitigating other adverse effects on: i. areas of predominantly indigenous vegetation, and ii. habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes, and iii. indigenous ecosystems and habitats that are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, intertidal zones, rocky reef systems, eelgrass, northern wet heathlands, coastal and headwater streams, spawning and nursery areas and saltmarsh, and</p>	<p>1) A(i).Fauna management will be instigated to ensure no adverse effect of physical harm on potential individuals with Threat status in the clearance area i.e herptofauna. Preclearance check with kiwidog/ certified handler will also be made. Relocation within the wider Lot protected by pest management and enhanced with wider diversity species is not considered an adverse effect. The site is positioned at most practicable furthest distance from HIGH value aspects – headwater creek based on ecological; landscape and engineering parameters. Exterior lighting is not to include high blue or white spectrum LED for nocturnal fauna and pelagic birds .No further taxa with Threat status are considered to be compromised by the clearance or occupation. All will reside in immediate proximity to residential occupation in the absence of predation. Enhanced density of offset planting will reduce diffuse runoff and compliment the stormwater controls</p> <p>(ii). As part of a wider ecological unit the clearance area has values including connectivity; size; habitat and representativeness; physical and functional buffering to the aquatic environment as riparian vegetation e.g. erosion and hydrological control as per RPS (2018) Appendix 5. An increase in density and diversity of remnant vegetation in conjunction with stormwater control allows these values to be maintained for the immediate area resulting in no residual adverse effect.</p> <p>(iii) The Russell Forest PNA has been recognised onsite and shared values & elements avoided B(i) an offset is proposed to provide a net gain and additionality over the current status</p> <p>(ii) Stormwater control will ensure no significant habitat in the CMA is compromised eg. seagrass smothered by site contribution of sediment</p> <p>(iii) These elements or elements with direct connection are avoided i.e. headwaters as inanga habitat - CMA</p>
<p>2) outside the coastal environment: A) avoiding, remedying or mitigating adverse effects so they are no more than minor on: i. indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists, and ii. areas of indigenous vegetation and habitats of indigenous fauna, that are significant using the assessment criteria in Appendix 5 of the Regional Policy Statement, and</p>	<p>The clearance area has been designated to avoid high values outside of the coastal environment including fauna; riparian slope cover headwaters</p>

⁴⁸ Northland Regional Plan August 2023

⁴⁹ Wildlands (2019) Guidelines for the application of ecological significance criteria for indigenous vegetation and habitats of indigenous fauna in the Northland region.

<p>iii. areas set aside for full or partial protection of indigenous biodiversity under other legislation, and</p> <p>B) avoiding, remedying or mitigating adverse effects so they are not significant on:</p> <p>i. areas of predominantly indigenous vegetation, and</p> <p>ii. habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes, and</p> <p>iii. indigenous ecosystems and habitats that are particularly vulnerable to modification, including wetlands, wet heathlands, headwater streams, spawning and nursery areas, and</p>	
<p>3) recognising areas of significant indigenous vegetation and significant habitats of indigenous fauna include:</p> <p>a) Significant Ecological Areas, and</p> <p>b) Significant Bird Areas, and</p> <p>c) Significant Marine Mammal and Seabird Areas, and</p>	<p>Significant bird and mammal areas on the adjacent coast are not considered at risk from the proposal which is distanced from the shoreline. No colony trees or nests habitat the ZOI.</p> <p>Protection of site hydrological avoids effects on CMA</p> <p>Lighting with exterior white or blue spectrum LEDs is to be avoided for effects on seabirds; nocturnal fauna</p>
<p>4) recognising damage, disturbance or loss to the following as being potential adverse effects:</p> <p>a) connections between areas of indigenous biodiversity, and</p> <p>b) the life supporting capacity of the area of indigenous biodiversity, and</p> <p>c) flora and fauna that are supported by the area of indigenous biodiversity, and</p> <p>d) natural processes or systems that contribute to the area of indigenous biodiversity, and</p>	<p>a. Connections are not considered compromised. Location adjacent roads minimised fragmentation. Vegetation will be maintained and enhanced by the offset.</p> <p>B; c; d. The life supporting capacity of the area will be improved in terms of diversity and density heightening ecosystem process such as nutrient cycling, regeneration, food provision and shelter.</p> <p>Fauna salvage as standard if appropriate</p> <p>Maintenance of riparian buffer protective of hydrological contribution</p>
<p>5) assessing the potential adverse effects of the activity on identified values of indigenous biodiversity, including by:</p> <p>a) taking a system-wide approach to large areas of indigenous biodiversity such as whole estuaries or widespread bird and marine mammal habitats, recognising that the scale of the effect of an activity is proportional to the size and sensitivity of the area of indigenous biodiversity, and</p> <p>b) recognising that existing activities may be having existing acceptable effects, and</p> <p>c) recognising that minor or transitory effects may not be an adverse effect, and</p> <p>d) recognising that where effects may be irreversible, then they are likely to be more than minor, and</p> <p>e) recognising that there may be more than minor cumulative effects from minor or transitory effects, and</p>	<p>The proposal considered the site as part of the wider Russell Forest PNA values. Offset grossly will provoke enhancement and formal management of the sites overall ecological functionality and contribution to the surrounding landscape through weed and pest management. Recommendation of hooded and no outdoor blue/ bright white LED lighting is in respect to sea birds in the wider area</p> <p>Sensitive headwater and riparian elements have been avoided</p>
<p>6) recognising that appropriate methods of avoiding, remedying or mitigating adverse effects may include:</p> <p>a) careful design, scale and location proposed in relation to areas of indigenous biodiversity, and</p> <p>b) maintaining and enhancing connections within and between areas of indigenous biodiversity, and</p> <p>c) considering the minimisation of effects during sensitive times such as indigenous freshwater fish spawning and migration periods, and</p> <p>d) providing adequate setbacks, screening or buffers where there is the likelihood of damage and disturbance to areas of indigenous biodiversity from adjacent use and development, and</p> <p>e) maintaining the continuity of natural processes and systems contributing to the integrity of ecological areas, and</p> <p>f) the development of ecological management and restoration plans, and</p>	<p>a. The clearance area is designated to poorer quality character adjacent the roads with lesser significance, as habitat rather than vegetation values to avoid fragmentation. Light effects on seabird orientation in the adjacent CMA is addressed through suggested restrictions on utilisation of bright white/ blue light in outdoor lighting. Riparian buffer is to be retained</p> <p>b. Weed control, formal pest control, & planting will enhance site wide habitat and corridor function of remaining vegetation including reduction of open areas and canopy gaps</p> <p>c. n/a riparian buffer to be maintained; silt control</p> <p>d. Extensive planting as to bolster buffering is proposed and the focus area is set back from the wetland & creek. Riparian gully vegetation of higher value is outside ZOI</p> <p>e. Heightened biodiversity and density heighten ecosystem services e.g. nutrient cycling</p> <p>f. Formal pest and weed control will be instigated</p>
<p>7) recognising that significant residual adverse effects on biodiversity values can be offset or compensated:</p> <p>a) in accordance with the Regional Policy Statement for Northland Policy 4.4.1, and 43</p> <p>b) after consideration of the methods in (6) above, and</p>	<p>Offsetting has been designed -</p> <p>NO NET LOSS,</p> <p>NET GAIN (ADDITIONALITY) on area; species composition; density and functionality i.e to protect water quality through bolstered buffer in turn heightening ecosystem function e.g. nutrient cycling; regeneration; food provision for resident species</p>
<p>8) recognising the benefits of activities on biodiversity values that:</p> <p>a) restore, protect or enhance ecosystems, habitats and processes, ecological corridors and indigenous biodiversity, and</p> <p>b) improve the public use, value or understanding of ecosystems, habitats and indigenous biodiversity.</p>	<p>The offset proposal encompasses aspects of restoration through planting area and species selection, enhancing corridor and bolstering ecosystem biodiversity and functionality</p> <p>Viewers from the road will benefit from increased density of recognisable iconic coastal canopy species overtime and the concomitant heightened ecosystem function/services (e.g. bird habitat) contributing to wellness and sense of place</p>

NEW ZEALAND COASTAL POLICY STATEMENT (2010)

The proposal shows fidelity with primary objectives of the NZCPS to achieve sustainable management of the natural and physical resources of the coastal environment in regard to the

OBJECTIVES	
OUTCOME	PROPOSAL
<p>OBJECTIVE 1: To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:</p> <ul style="list-style-type: none"> maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature; protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity. 	<p>The introduction of a more diverse, denser and WF11 emphasis will enhance the ecosystem services of the area beyond the current status which include biological processes such as diffuse runoff interception; varied litter deposition and nutrient cycling; provide seed source and attract frugivores for natural regeneration of currently absent canopy species extending beyond site boundaries.</p> <p>Increased density of cover will compliment engineered stormwater controls to the CMA</p>
<p>OBJECTIVE 2: To preserve the natural character of the coastal environment and protect natural features and landscape values through:</p> <ul style="list-style-type: none"> recognising the characteristics and qualities that contribute to 	<p>The ecological strand of the design will enhance the natural character elements given for the local units through emphasis on coastal character of vegetation currently lacking and heavily impacted by weeds. Offset revegetation composition has been proposed to have a combined coastal influence e.g. pōhutukawa; karaka; pūriri</p>

development. Policies relating to the ecological context of the development have been considered throughout the scope of design.

natural character, natural features and landscape values and their location and distribution;
identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and
encouraging restoration of the coastal environment.

enhancing resultant natural character. Protection and restoration are underlying motifs of the proposal.

The house location is removed from high value site elements to the extent practicable

POLICIES	
POLICY	PROPOSAL
<p>POLICY 1: EXTENT AND CHARACTERISTICS OF THE COASTAL ENVIRONMENT</p> <p>(1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.</p> <p>(2) Recognise that the coastal environment includes:</p> <p>(a) the coastal marine area;</p> <p>(b) islands within the coastal marine area;</p> <p>(c) areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;</p> <p>(d) areas at risk from coastal hazards;</p> <p>(e) coastal vegetation and the habitat of indigenous coastal species including migratory birds;</p> <p>(f) elements and features that contribute to the natural character, landscape, visual qualities or amenity values;</p> <p>(g) items of cultural and historic heritage in the coastal marine area or on the coast;</p> <p>(h) inter-related coastal marine and terrestrial systems, including the intertidal zone; and</p> <p>(i) physical resources and built facilities, including infrastructure, that have modified the coastal environment.</p>	<p>The immediate area of the clearance has a reduced expression of any coastal association, restrained by modification to remnant mature broadleaves in the riparian gully .</p> <p>The site is connected to the CMA by the creek, and avoidance of potential effects has been prioritised</p> <p>There are no colony roost trees/ seabird burrowed ecosystem on site .</p> <p>Planting higher diversity/ density into the adjacent Lot slope will protect from legacy effects of soil erosion and diffuse stormwater, while development aspects will be controlled through stormwater and engineering design to ensure there is no smothering of wetland; creek or sediment to the CMA</p> <p>No high white/ blue spectrum LEDS are to be used in outdoor amenity lighting to avoid effects on pelagic and nocturnal birds that may intermittently utilise the foreshore or pass in flight.</p>
<p>POLICY 3: PRECAUTIONARY APPROACH</p> <p>(1) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse.</p> <p>(2) In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that:</p> <p>(a) avoidable social and economic loss and harm to communities does not occur;</p> <p>(b) natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and</p> <p>(c) the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations.</p>	<p>(1) Fauna survey as precautionary prior to clearance.</p> <p>(2) Density of planting and diversity, provide functional coastal habitat and that is resilient to loss of any species or cohort of species e.g. aging uniform kānuka cohort from pre 1950s impacted severely by weeds</p> <p>Management will heighten social ecosystem services for future residents and road users such a sense of place through more pronounced coastal canopy species selection, protection of fauna and green infrastructure</p>
<p>POLICY 4: INTEGRATION</p> <p>Provide for the integrated management of natural and physical resources in the coastal environment, and activities that affect the coastal environment. This requires:</p> <p>(a) co-ordinated management or control of activities within the coastal environment, and which could cross administrative boundaries, particularly:</p> <p>(i) the local authority boundary between the coastal marine area and land;</p> <p>(ii) local authority boundaries within the coastal environment, both within the coastal marine area and on land; and</p> <p>(iii) where hapū or iwi boundaries or rohe cross local authority boundaries;</p> <p>(b) working collaboratively with other bodies and agencies with responsibilities and functions relevant to resource management, such as where land or waters are held or managed for conservation purposes; and</p> <p>(c) particular consideration of situations where:</p> <p>(i) subdivision, use, or development and its effects above or below the line of mean high water springs will require, or is likely to result in, associated use or development that crosses the line of mean high water springs; or</p> <p>(ii) public use and enjoyment of public space in the coastal environment is affected, or is likely to be affected; or</p> <p>(iii) development or land management practices may be affected by physical changes to the coastal environment or potential inundation from coastal hazards, including as a result of climate change; or</p> <p>(iv) land use activities affect, or are likely to affect, water quality in the coastal environment and marine ecosystems through increasing sedimentation; or</p> <p>(v) significant adverse cumulative effects are occurring, or can be anticipated.</p>	<p>The management including revegetation, pest and weed control is to be implemented as per an integrated Offset Management Plan</p> <p>c. i. no development in the CMA is required</p> <p>ii. the coastal character viewable from the road will be heightened by the planting and species proposed</p> <p>III. as before Policy 3</p> <p>iv. to be controlled by stormwater and engineering design; retention and enhancement of buffer and avoidance through location setback</p> <p>v. Legacy effects on vegetation will be remedied by infill of diverse coastal species</p>

<p>POLICY 11: INDIGENOUS BIOLOGICAL DIVERSITY (BIODIVERSITY) To protect indigenous biological diversity in the coastal environment:</p> <p>(a) avoid adverse effects of activities on:</p> <p>(i) indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists;</p> <p>(ii) taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;</p> <p>(iii) indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;</p> <p>(iv) habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;</p> <p>(v) areas containing nationally significant examples of indigenous community types; and</p> <p>(vi) areas set aside for full or partial protection of indigenous biological diversity under other legislation; and</p> <p>(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:</p> <p>(i) areas of predominantly indigenous vegetation in the coastal environment;</p> <p>(ii) habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;</p> <p>(iii) indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;</p> <p>(iv) habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes;</p> <p>(v) habitats, including areas and routes, important to migratory species; and</p> <p>(vi) ecological corridors, and areas important for linking or maintaining biological values identified under this policy.</p>	<p>Within the coastal environment of the Lots significant elements include the headwater creek & fauna with threat status. These have been avoided in the design which locates the clearance and occupation outside of a buffer of the hydrology in poor quality impacted vegetation. Prior to clearance kiwi management as necessary.</p> <p>The clearance area does not represent irreplaceable habitat for any fauna species, including those with threat status.</p> <p>The clearance area is not considered to impact connectivity of the site or landscape scale Russell Forest PNA</p>
<p>POLICY 14 RESTORATION OF NATURAL CHARACTER Promote restoration or rehabilitation of the natural character of the coastal environment, including by :</p> <p>(a) identifying areas and opportunities for restoration or rehabilitation;</p> <p>(b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;</p> <p>(c) where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:</p> <p>(i) restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or</p> <p>(ii) encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or</p> <p>(iii) creating or enhancing habitat for indigenous species; or</p> <p>(iv) rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or</p> <p>(v) restoring and protecting riparian and intertidal margins; or</p> <p>(vi) reducing or eliminating discharges of contaminants; or</p> <p>(vii) removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or</p> <p>(viii) restoring cultural landscape features; or</p> <p>(ix) redesign of structures that interfere with ecosystem processes; or</p> <p>(x) decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.</p>	<p>Opportunity for gross improvement in coastal character and resilience identified throughout the EclA process and encompassed in the Offset design to ensure functionality of wider habitat and ecosystem processes.</p> <p>Approaches will include C(i) – (vi) as appropriate</p> <p>Reduction of weeds as seed source e.g. ginger; gorse; tobacco weed; flowering cherry will have benefit to offsite HNC</p>
<p>POLICY 21 :ENHANCEMENT OF WATER QUALITY Where the quality of water in the coastal environment has deteriorated so that it is having a significant adverse effect on ecosystems, natural habitats, or water based recreational activities, or is restricting existing uses, such as aquaculture, shellfish gathering, and cultural activities, give priority to improving that quality by:</p> <p>(a) identifying such areas of coastal water and water bodies and including them in plans;</p> <p>(b) including provisions in plans to address improving water quality in the areas identified above;</p> <p>(c) where practicable, restoring water quality to at least a state that can support such activities and ecosystems and natural habitats;</p> <p>(d) requiring that stock are excluded from the coastal marine area, adjoining intertidal areas and other water bodies and riparian margins in the coastal environment, within a prescribed time frame; and</p> <p>(e) engaging with tangata whenua to identify areas of coastal waters where they have particular interest, for example in cultural sites, wāhi tapu, other taonga, and values such as</p>	<p>Unmapped creek extent has been identified. Retention, formal protection and bolstering of slope vegetation through the fire buffer will address development potential effects. Stormwater and earthworks controls outside the scope of this report but recommendations are made to this end for diffuse and controlled output in a manner that avoids scouring or point source inputs.</p>

<p>mauri, and remedying, or, where remediation is not practicable, mitigating adverse effects on these areas and values.</p>	
<p>POLICY 22 SEDIMENTATION (1) Assess and monitor sedimentation levels and impacts on the coastal environment. (2) Require that subdivision, use, or development will not result in a significant increase in sedimentation in the coastal marine area, or other coastal water. (3) Control the impacts of vegetation removal on sedimentation including the impacts of harvesting plantation forestry. (4) Reduce sediment loadings in runoff and in stormwater systems through controls on land use activities.</p>	<p>Potential point source sedimentation & stormwater development will be addressed in final stormwater design Retention of riparian buffer and Increased density / diversity of fire buffer 10m width vegetation at top of the slope with varied root structure will decrease risk from diffuse run off from slope with short connection through the headwater creek t the CMA</p>
<p>POLICY 26 NATURAL DEFENCES AGAINST COASTAL HAZARDS (1) Provide where appropriate for the protection, restoration or enhancement of natural defences that protect coastal land uses, or sites of significant biodiversity, cultural or historic heritage or geological value, from coastal hazards. (2) Recognise that such natural defences include beaches, estuaries, wetlands, intertidal areas, coastal vegetation, dunes and barrier islands.</p>	<p>Infill revegetation of the firebuffer and protection of riparian slope is a key theme of the proposal to enhance functionality to intercept and control precipitation and surface/ groundwater as natural defence .</p>

APPENDIX 4: POTENTIAL FIRE BUFFER AND REVEGETATION SPECIES

SPECIES NAME	COMMON NAME	HABIT	SPACING (m)	GRADE	%
<i>Aristotelia serrata</i>	wineberry	TREE 5M	5	PB3	5
<i>Beilschmedia taraire</i>	taraire	CANOPY 15M	8	MINIMUM 3 45L Or similar as per availability	2
<i>Coprosma robusta</i>	karamu	TREE 5M	4	PB3	10
<i>Corynocarpus laevigatus</i>	karaka	CANOPY 15M	8	PB3	5
<i>Didymocheton spectabilis</i>	kohekohe	CANOPY 15M	8	PB3	3
<i>Knightia excelsa</i>	rewarewa	CANOPY 15M	8	PB3	1
<i>Melicytus ramiflorus</i>	mahoe	TREE 6M	5	PB3	10
<i>Metrosiderous excelsa</i>	pohutukawa	CANOPY 8M	8	PB3	2
<i>Metrosiderous excelsa</i>	pohutukawa	CANOPY 8M	8	45L Or similar as per availability	1
<i>Piper excelsum</i>	kawakawa	TREE 5m	1.5	PB3	15
<i>Phormium tenax</i>	flax	SHRUB 3m	1.5	RT	10
<i>Pittosporum tenuifolium</i>	matipo	TREE 4M	4	PB3	5
<i>Pseudopanax lessonii</i>	five finger	TREE 5M	4	PB3	25
<i>Sophora chathamica</i>	coastal kōwhai	CANOPY 15M	8	PB3	2
<i>Vitex lucens</i>	puriri	CANOPY 15M	8	PB3	3
<i>Vitex lucens</i>	puriri	CANOPY 15M	8	45L Or similar as per availability	1
TOTAL					100

537 Manawaroa Road, Parekura Bay

Land use consent for earthworks and
construction of a dwelling

Landscape assessment

26 February 2026

24050_02
FINAL



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1.0 INTRODUCTION

Ben Sceats (“the applicant”) is applying for a resource consent for a Combined Land-use and Subdivision Resource Consent in the **Coastal Living Zone** to create three allotments from two existing titles (one additional allotment). The location of the Site is shown on Figure 1 (contained in Appendix 1), and the proposal on Figures (refer to Figures 1a and 1b).

The subject (approx. 13ha) property is identified as Lot 2 DP 190845. In the Operative District Plan the property is zoned Coastal Living. The property is also partially overlain by a High Natural Character Area(HNCA).

The proposal breaches the following permitted rules.

- 10.7.5.1.1 Visual Amenity
- 12.2.6.1.4 Indigenous Vegetation Clearance in other zones
- 12.3.6.1.2 Excavations
- 12.4.6.1.2 Fire Risk to Residential Units

The subdivision and landuse application have been assessed as a **Discretionary Activity** under the Operative District Plan and a **Permitted Activity** under the Proposed Far North District Plan

Assessment methodology

This assessment has been undertaken by professional landscape consultants with reference to Te Tangi a Te Manu (Aotearoa New Zealand Landscape Assessment Guidelines¹).

A Method Statement outlining the approach to this assessment and the effects ratings and definitions used is provided in Appendix 2. In summary, the significance of effects identified in this assessment are based on a seven-point scale which includes very low; low; low-moderate; moderate; moderate-high; high and very high ratings. For the purpose of this assessment, low-moderate equates to minor in RMA terminology.

Desktop study and site visits

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

- The Operative Far North District Plan;
- Scheme plan dated 2 February 2026;
- Conceptual plan set prepared by Herbst Architects;
- Architectural report prepared by Horizon Archaeology, dated 19 August 2024;
- Soil and Rock Consultants. *Geotechnical Investigation for Proposed New Dwelling and Deck at 537 Manawaora Road, Parekura Bay.* 5 June 2024.
- Bay Ecological Consultancy. *Ecological Impact Assessment.* 25 June 2025;
- Booth, Andrea Marie. *Natural areas of Whangaruru Ecological District : reconnaissance survey report for the Protected Natural Areas Programme.* Dept. of Conservation, Northland Conservancy, 2005;
- LA4 Landscape Architects. *Far North District Landscape Assessment.* 1995;
- Northland Regional Policy Statement. *Landscape Worksheet for Parekura headland and Orokawa Peninsula unit;*
- FENZ Low Flammability Plants. Website: <https://www.checkitsalright.nz/reduce-your-risk/low-flammability-plants>
- GNS Science Geology Web Map Client;

¹ https://nzila.co.nz/media/uploads/2022_09/Te_Tangi_a_te_Manu_Version_01_2022_.pdf

- Archsite website: <https://nzaa-archsite.hub.arcgis.com/pages/public-map>
- Aerial photography, Far North District Council GIS mapping, and Google Earth.

A visit was undertaken from the CMA and to visit the Site on 15 August 2024. The weather during the visit was sunny with light winds. A subsequent visit was undertaken on 11 December 2025 when the weather was calm and sunny.

2.0 THE PROPOSAL

Subdivision consent

The subdivision proposal is described in the AEE and illustrated on [Figures 2a – 2c](#).

The proposal is to undertake a subdivision of Lot 4 DP79276 and Lot 2 DP190845 (the 'Sites') to create one additional allotment. It is intended that the two existing coastal living properties be subdivided into three individual allotments. Given the existing topography and natural features within the sites, there is a logic in subdivide off the eastern portion of the sites to create an individual allotment, given the western and eastern portions are separated by a forested gully and watercourse (refer to [photos 1 and 2](#)). Given the steepness of the gully, access to the eastern portion is only practically possible from Bentzen Drive on the ridge to the east. The parent lots currently have access rights from this right of way and hence as a result of the subdivision, the number of lots with rights to form access from the right of way will reduce from two to one.

Proposed Lot 1 will occupy the northern edge of the western half of the property, extending to the east from Manawarora Road, and will have an area of 6,044ha. This Lot will accommodate the upper end of a forested gully which trends to the north east and opens onto Parekura Bay.

As can be seen from [Figure 1a](#) and [photos 3, 4 and 5](#), vegetation clearance and earthworks have been undertaken within this lot to form a building area. The area of vegetation clearance is detailed in the ecological report. It determines that a total of 1,265m² has been cleared since 2006, and that an additional 3,117m² of vegetation clearance is proposed.

An area of 3,001m² will be subject to vegetation management within the proposed fire buffer – described below – will be 1,426m² (refer to [Figure 2a](#)).

The clearance will be offset by a total area of 3,899m² which will be revegetated with locally appropriate native species.

As is evident from [Figure 2a](#), earthworks have previously been undertaken within proposed Lot 1 to create the proposed building platform, and to facilitate access to the platform. The application also seeks retrospective consent for these works, and the total area / volume of earthworks will be 267m³ of cut and 115m³ of fill.

Also as part of this application, land use consent is also being sought for the provision of a dwelling within Proposed Lot 1. The proposed location for the dwelling is on the crest of a north easterly aligned spur, and an indicative / conceptual building design is contained in [Figures 2d – 2j](#). The design of the building may change, but the approach to the integration of built form into the Site will be governed by a suite of design controls, included below as [Table 1](#).

The stated area of vegetation clearance includes clearance to accommodate a container / shed which will be situated on the northern edge of an existing cut track (aligned along the western portion of the southern edge of the proposed Lot – refer to [photo 6](#)).

All existing forest vegetation that is not subject to vegetation clearance for access or built development and its curtilage will be subject to a bush covenant (Area F).

Lot 2 will be – as described earlier – located within the eastern half of the property. It will have an area of 6,439m² and extends west from the grassed margin of Bentzen Drive on the ridge crest, down into the forested gully. A 30m x 30m building area is shown on [Figure 1a](#) within the eastern portion of this Lot and will be accommodated within an existing ribbon of built development along the ridge crest (refer to [photos 7, 8, and 9](#)). The western portion will be subject to a bush covenant (Area E).

The total area subject to vegetation management within the proposed fire buffer within this lot will be 651m².

Lot 3 will occupy the south western corner of the property. With an area of 1.072ha, this lot adjoins the Manawarora Road corridor on its western edge and accommodates the upper part of the north easterly aligned spur mentioned above (in relation to Lot 1), and the western slopes of the aforementioned forested gully. With the exception of the existing building area and curtilage, this Lot will be subject to a bush covenant (Area G).

An area of 360m² is identified, to the south of the proposed building area and this will be subject to native revegetation planting (Refer to [Figure 2c](#)).

As is evidenced by [photo 10](#), this lot contains a recently constructed existing dwelling approved under a previous consent (RC2250122).

An area of 538m² is identified, on the slope below RoW A and this will be subject to infill native revegetation planting (Refer to [Figure 2c](#)).

Access to Lots 1 & 3 will be via the existing shared crossing place from Manawaora Road, with rights of access for Lot 1 provided over Lot 3. This will follow the existing metalled accessway within the lots (refer to [photo 3](#)).

The scheme plan shows indicative 30 x 30m building area on proposed Lots 2 and 3 however, it is intended that any area not overlain by restrictions (covenant areas, mitigation planting or vegetation management areas) will be considered to be ‘future building areas’.

The subdivision will facilitate the construction of a dwelling within proposed Lot 2. Situated within an existing cluster of dwellings accessed from the end of Bentzen Drive, this building will occupy the lot on the western edge of the road corridor and there is an expectation that a dwelling might be constructed in this location.

Notwithstanding this, the suite of design guidelines (refer to [Table 1](#)), will also apply to Lot 2, and will assist with the reduction of the potential prominence of built form and infrastructure in relation to neighbouring residential properties, and within the wider landscape.

Building height	The maximum height of buildings and structures within proposed Lots 1 and 2 shall be 5.5m. The maximum height excludes chimneys), and is referenced as above existing ground level, measured using the rolling height method.
External finishes controls for buildings and structures	<p>The finishes for external surfaces of the proposed buildings and structures within Lot 2 shall be as follows:</p> <p>Refer to BS5252. The colour selection for all buildings and structures must be made from the following indicators:²</p> <ul style="list-style-type: none"> • Walls: Hue (Colour) All the colours from 00 – 24 are acceptable, conditional on the limitations below. • Reflectance Value (RV) and Greyness Groups. The predominant wall colours, shall have a RV rating of no more than 30% for greyness groups A, B and C. Colours within greyness groups D and E are not permitted. • Roofs: Hue (Colour) All the colours from 00 – 24 are acceptable, conditional on the following limitations. Roofs shall have an RV rating of no more than 25% within greyness groups A, B and C. Colours within greyness groups D and E are not permitted

² CITY OF AUCKLAND DISTRICT PLAN, HAURAKI GULF ISLANDS SECTION REVIEW: COLOUR FOR BUILDINGS. Hudson Associates, (September 2006)

	Where materials are not readily measured using the above referenced BS5252 RV method, then the appropriateness of these materials shall be assessed based on their naturalness (naturally weathered timber cladding is – for example – appropriate), or on a comparison of the material’s colour against the permitted colours within the BS5252 colour chart.
Building design controls	Any exposed building foundation structures, or building undercroft shall to be screened by exterior cladding and / or planting where these are visible from locations external to the individual lot. Glazing coated with a reflective surface is not permitted.
Infrastructure & building curtilage controls	Fencing is to be limited to a rural fence typology. Fences, walls and screens may be used for shelter, privacy and screening where these are associated with buildings and outdoor living areas. These should ‘read’ as extensions to the building and be formed of / rendered with similar materials. Water tanks, if not buried underground shall be screened from views outside of the lot on which these elements are located. Retaining walls shall be constructed from natural materials or finished in dark and recessive colour. Where retaining walls exceed 1.5m, and have the potential to be from visible from outside of the lot on which it is located, the wall shall be screened with vegetation. Accessways. Access roads and driveways shall be designed so that they are consistent with the rural character of the site using (predominantly) flush kerbs, grassed or planted swales, and shall be constructed from dark and recessive materials such as asphalt, chip seal blue metal, or concrete with a (min 5kg/m ³) black oxide additive.
External lighting	Flood lighting and spot lighting is not permitted. If external lights are proposed, then these shall be directed downwards and shielded to prevent light glare from locations to the north, north east and east

Table 1: Lot 2 Design controls

Land use consent

As noted previously, earthworks have been undertaken to accommodate a dwelling within proposed Lot 1. The position of this dwelling is illustrated on [Figures 2c, and 2d](#). As stated previously, the appearance and form of the proposed dwelling is shown on [Figures 2f – 2j](#). These figures, prepared by Herbst Architects are conceptual only, but are intended to convey the character and general scale of the proposed building.

The mitigation planting / vegetation management within Lot 1 shown on [Figure 2c](#) shall be implemented within the first planting season following substantial completion of the dwelling, and maintained / retained in perpetuity thereafter. This shall include the control of exotic weed species, and the replacement of any plant failures with the same species. Vegetation management is detailed below.

Landscape and ecological enhancement / mitigation

As mentioned previously, Areas E, F, and G will be set aside and formally protected via a bush protection covenant. Revegetation of areas within each of the lots is proposed (refer to the Ecological Assessment³), as well as pest and weed management.

Landscape Treatment

It is proposed that the majority of the existing vegetation within the property will be retained. Noting the imperative to manage fire risk (and the requirement under Rule 12.4.6.1.2), fire buffer vegetation management areas are proposed (refer to [Figure 2c](#)). These buffer areas – generally 10m in width – shall be subject to a progressive replacement of very high, high and moderate to high flammability species, and infill planting with low and low to moderate flammability

³ Bay Ecological Consultancy. *Ecological Impact Assessment*. 25 June 2025

species.

The replacement / infill planting will be undertaken such that the final density of planting / existing vegetation is 1.4m spacings. The infill species shall be selected from the low and low – moderate flammability list below in Tables 2 and 3.

Botanical Name	Common Name	Grade	Spacing	Full height	Flammability
<i>Coprosma macrocarpa</i>	karamu	1L	1.4m	5m	L
<i>Griselinia littoralis</i>	apuka	1L	1.4m	6m	L-M
<i>Veronica stricta</i>	koromiko	1L	1.4m	3m	L-M
<i>Myoporum laetum</i>	ngaio	1L	1.4m	4m	L-M
<i>Pittosporum crassifolium</i>	karo	1L	1.4m	6m	L-M
<i>Pseudopanax lessonii</i>	houpara	1L	1.4m	5m	L-M

Table 2. Fire buffer vegetation management / planting mix

Botanical Name	Common Name	Grade	Spacing	Full height	Flammability
<i>Coprosma acerosa</i> 'Hawera'	coprosma	1L	1m	0.5m	L
<i>Coprosma</i> 'Poor Knights'	karamu	1L	1 m	0.75m	VL
<i>Dianella nigra</i>	turutu	1L	1m	0.5m	L
<i>Festuca novae-zelandiae</i>	Hard tussock	1L	1m	0.70m	VL
<i>Veronica sp</i>	koromiko	1L	1.2m	1m	L-M

Table 3. Fire buffer vegetation management / low planting mix

The proposed management of this area, and the replacement with lower flammable species will be undertaken over a 5 – 6 year period, with initially selective thinning of the existing kānuka to create 'light well' gaps, some 6 – 8m apart. These gaps will be planted with the replacement species.

In subsequent years, additional kānuka will be removed and replaced, with a view to eventually removing and replacing all of the kānuka within the identified fire-safe zone.

The progressive management is proposed to allow the establishment and growth of replacement species that will maintain the shelter and containment / screening afforded by the existing vegetation.

Identified areas on Figure 2c require more substantive planting (using species in Table 2 above), to supplement the existing vegetation. This includes an area of 538m², as identified on Figure 2c, and an area to the south of the building area on Lot 2 (an area of 360m²). These areas shall be planted using the species listed in Table 3.

In addition, the slope to the north and west of the proposed Lot 1 primary dwelling These species are lower growing, have a low flammability and shall ensure that views are retained from the dwelling.

The total covenant / management areas / areas of proposed supplementary planting are approximately as follows. It is noted that these areas are based on the scheme plan but it is proposed that the scheme plan be amended prior to s223 to reflect the proposed areas shown on Figure 2c.

Fire Buffer:

Lot 1: 1438m²
 Lot 2: 651m²
 Lot 3: 924m²

Supplementary Planting:

Lot 2: 360m²
 Lot 3: 538m²

Ecological Management

The Ecological Impact Assessment contains recommendations for ecological management and for the mitigation of adverse ecological effects. It recommends that an Offset Management Plan be prepared as a condition of consent to mitigate the effect of vegetation clearance and to ensure long term success of the proposed revegetation.

3.0 EXISTING ENVIRONMENT

3.1 The site context

As is illustrated in [Figure 1](#), the subject property is located on the southern side of Parekura Bay and rises from Manawarora Road – which meanders along the southern edge of the Bay.

The property is situated on the eastern side of a north westerly trending sub-catchment boundary ridge, and straddles a steep sided and forested gully. As is evidenced by [Figure 2a](#), the majority of the property is vegetated with native forest with the northern flanks of the sub-catchment boundary ridge primarily vegetated with kānuka dominant shrubland and forest, gullies with mixed broadleaved forest with some native conifers, and mixed broadleaved forest with pohutukawa and totara.

The steep dissected coastal hills - underlain with of Waipapa Terrane greywacke and chert, with some Kerikeri Volcanics basalt flow remnants and associated boulder colluvium – rise to a height of some 200 - 300m and form a powerful backdrop to the coast. Within the wider forest, the landform rises to a maximum height of 430 m with a complex and dissected terrain over much of its area with little modification with the body of the forest.

In the wider area, development has occurred on the forest margins, and in places this has extended up valleys, particularly where roads provide access. Here, on the valley bottoms and gentle slopes pasture has been established, although regenerating vegetation evidences previous clearance of vegetation which has since been left to regenerate naturally.

The Russell Forest encompasses an extensive and little accessed area covering an area of some 22,737 ha. It is contiguous with forested areas on Cape Brett and to the south west, the unit also extends to the ocean coast south of Taupiri Bay, and to the sheltered estuarine coastal edges on the Waikare Inlet. These northern edges are frequently contiguous with adjoining units which provide additional links to the coast including Dicks Bay, Te Rawhiti Inlet and Cape Brett. To the south it links with a succession of forested hills – identified as the North east bush clad hills unit and the Eastern bush clad hills unit – forming a discontinuous link through to the Whangarei Harbour.

The majority of the unit falls into a number of large catchments – flowing west to the Waikare Inlet, north to Parekura Bay or east to the Whangaruru Harbour and ocean.

The Far North District Landscape Assessment lists the key elements that contribute to the character of this landscape as being

- A rich and diverse composition of indigenous forest;
- A high degree of continuity and coherence;
- The role of most of the units as a sub-regional backdrop and landmark;
- The extreme sensitivity of exposed flanks and ridgelines; a strong atmosphere of naturalness

The subject property is associated with settlement along the coastal margins of Parekura Bay. The vegetated slopes the southern edge of the Bay have been colonised by scattered residences and three main clusters of settlement have established; one at the western end, with views to the north and north west across Waipiro Bay, a second, separated from the former by a small headland, and located on the crest of and flanks of the north easterly trending associated with

the Site (the subject Site is located at the eastern end of this cluster), and a third dispersed cluster on the crest of a spur to the east, and accessed via Bentzen Drive (refer to [Figure 1](#)). These clusters are linked by dwellings and other buildings at lower elevations close to the shoreline.

For the most part, the buildings are set within vegetation and this vegetation, which is contiguous with the largely unbroken swathe that clothes the seaward flanks of the coastal hills, reaching to the coastal edge. This vegetation provides an integrating theme for the built form. Pockets of pasture are visible at higher elevations on the hill sides, and this includes the grassed ridge crest of the subject Site. Although the ridge associated with the Site is backdropped by more elevated terrain when viewed from more distant locations to the north, from within the Bay, it forms the skyline.

The Far North Landscape Assessment (FNDLA) identifies the coastal margin of Parekura Bay as being contained within the Rawhiti Point to Tapeka Point Unit (C3), and within the Rocky coast interspersed with beaches, category and describes the unit as being characterised by a series of small to moderate sized beaches defined by stretches of rocky coastline. It notes that low, rocky clifflines or steep coastal banks are a feature, and that the coast tends to have a convoluted shape when viewed from the air.

In its south eastern corner, and to the east of the Site, Parekura Bay is imbued with a character that is more reminiscent of the Estuarine inlets and harbours category, as described in the FNDLA. Here, the bay displays a sense of detachment from the open coastline with a greater degree of enclosure, dominated by saline wetlands and mangroves.



The rocky coastline has provided strategic bastions in earlier times, with many of these displaying the remains of pā formations, including a site identified as Rangihoua Pā, to the south west, and a second on the headland overlooking Waiapiro Bay to the west. The area displays signs of a rich cultural history. It is understood that Māori occupied the Bay of Islands from as early as the 10th century although the first visitors stayed for only relatively short periods.

Plate 1. Extract from Archsite website showing approved sites in the vicinity of the Site

Garden sites have been documented by archaeologists at Urimatea, on Moturua Island, and are evidence of their occupation.

ArchSite shows a single terrace site (Q05/294) near the property and this feature comprises a single terrace (c. 4 x 3m) with scattered midden present downhill (SE) of the terrace (refer to [Plate 1](#) above)

The area is also rich in European history. In 1772, Marion du Fresne visited Manawaroa Bay and was killed along with a number of his crew. James Cook also visited the bay in 1769.

Beyond the visual and physical manifestations of the Bay of Islands landscape, the Parekura Bay, Paroa Bay, Jacks Bay coast has long been regarded as a place that Northlanders, Aucklanders and their families can escape to on weekends and at holidays.

This coast is a place of many moods. It can be bright and suffused with colours that are deeply saturated on a hot summer's day, whilst other times, it can be bleak, rain lashed and turbulent – with surf that is grey and wind-whipped amid a wider landscape that is largely bleached of its colour. However, it is not a place that is imbued with feelings of remoteness, given the easy access and nearby areas of settlement.

The following attributes contribute to the character of the landscape:

- A varied and interesting coastal alignment, imparting a strong sense of drama;
- Strong vegetation patterns, dominated by pohutukawa and frequently reinforced by coastal shrubland associations;
- The variety provided by rocky coast and sandy bays;
- The extreme sensitivity of the headlands, cliffs and coastal ridgelines;
- The visible remains of cultural sites, often on the prominent coastal headlands;
- Social and associative connections to this frequently visited and valued, publicly accessible part of the Northland coast, and;
- Strong cultural associations and remaining archaeological features.

3.2 Statutory Matters

The Site is located within the coastal environment. The **New Zealand Coastal Policy Statement (2010)** includes several objectives and policies of relevance to landscape and visual considerations. These cover a number of principle themes, being the preservation and enhancement of the natural character of the coastal environment, and the preservation of natural features and landscapes. Objective 1 and policy 13 are concerned with the preservation and avoidance of adverse effects in areas with outstanding natural character, and the avoidance, remedying or mitigation of all effects on natural character in all other areas.

Objective 2

To preserve the natural character of the coastal environment and protect natural features and landscape values through:

- *recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;*
- *identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and*
- *encouraging restoration of the coastal environment.*

Objective 4

To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:

- *recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;*
- *maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not*
- *.....;*

Policy 6

Activities in the coastal environment

(1) In relation to the coastal environment:

- (f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;*
- (h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;*

- (i) *set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment*

Policy 13

Preservation of natural character

(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:

- (a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and*
- (b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;*

including by:

- i.; and*
- ii.*

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

- (a) natural elements, processes and patterns;*
- (b) biophysical, ecological, geological and geomorphological aspects;*
- (c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;*
- (d) the natural movement of water and sediment;*
- (e) the natural darkness of the night sky;*
- (f) places or areas that are wild or scenic;*
- (g) a range of natural character from pristine to modified; and*
- (h) experiential attributes, including the sounds and smell of the sea; and their context or setting.*

Policy 15

Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

- (a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and*
- (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;*

Northland Regional Policy Statement (2016)

The RPS identifies the coastal environment and a number of High and Outstanding Natural Character Areas within the vicinity of the Site. The Site is within the Coastal Environment and is overlain by a High Natural Character Area (refer to Plate 2 below). There are no Outstanding Natural Landscapes or Features overlaying the Site.

The most relevant Objective for this application is Objective 3.14.

Identify and protect from inappropriate subdivision, use and development;

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

The RPS also introduces a number of policies which aim to bring the RPS in line with the NZCPS under Part 4 of the RPS. Section 4.6.1 outlines the policy relevant to managing effects on natural character, features / landscapes and heritage.

Whilst noting that the site is not within an area overlain by either an Outstanding Natural Landscape, or an Outstanding Natural Feature, the following provisions are of relevance:

(1) In the coastal environment:

- (d) Avoid adverse effects of subdivision use, and development on the characteristic and qualities which make up the outstanding natural features and outstanding natural landscapes.*
- (e) Where (a) does not apply, avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes. Methods which may achieve this include:*
 - (i) Ensuring the location, intensity, scape and form of subdivision and built development in appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins: and*
 - (ii) In areas of high natural character, minimising to the extent practicable indigenous vegetation clearance and modification (including earthworks / disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area and their margins; and*
 - (iii) Encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised.*

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

- a) Recognise that a minor or transitory effect may not be an adverse effect;*
- b) Recognise that many areas contain ongoing use and development that:*
 - (i) Were present when the area was identified as high or outstanding or have subsequently been lawfully established*
 - (ii) May be dynamic, diverse or seasonal;*
- c) Recognise that there may be more than minor cumulative adverse effects from minor or transitory adverse effects; and*

Have regard to any restoration and enhancement on the characteristics and qualities of that area of natural character, natural features and/or natural landscape.

Operative Far North District Plan

In the Operative District Plan the property is zoned Coastal Living. The property is also partially overlain by a High Natural Character Area (HNCA – refer to [Figure 3](#)), although the areas subject to earthworks and built development within the property are not affected by this overlay.

The proposal breaches the following permitted rules.

- 10.7.5.1.1 Visual Amenity
- 12.2.6.1.4 Indigenous Vegetation Clearance in other zones
- 12.3.6.1.2 Excavations
- 12.4.6.1.2 Fire Risk to Residential Units

The subject site is currently zoned Coastal Living and within the Coastal Environment. Relevant policies and objectives are 10.3.1, 10.3.2, 10.3.3, 10.4.1, 10.4.3, 10.4.6, 10.4.12, 10.7.3.1, 10.7.3.2, and 10.7.4.3. The main themes that arise in these objectives and policies are the potential adverse effect on natural character, on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna.

Chapter 12 is of relevance due to the Outstanding Landscape overlay (refer to Plate 2 below). The following objectives and policies are of relevance, 12.1.3.1, 12.1.3.3, 12.1.3.4, 12.1.4.1, 12.1.4.2, 12.1.4.3, 12.1.4.5, 12.1.4.6, 12.1.4.7, 12.1.4.8, 12.1.4.9, and 12.1.4.10. The themes highlighted in these provisions are the protection of ONL, and cultural values of ONL from inappropriate subdivision use and development, encouraging positive effects in ONL, the avoidance, remedying or mitigation of visual impacts on ONL, and on ridgelines, and the need to take into account cumulative effects on ONL.

Policy 12.1.4.10 seeks that:

That landscape values be protected by encouraging development that takes in account:

- (a) *the rarity or value of the landscape and/or landscape features;*
- (b) *the visibility of the development;*
- (c) *important views as seen from public vantage points on a public road, public reserve, the foreshore and the coastal marine area;*
- (d) *the desirability of avoiding adverse effects on the elements that contribute to the distinctive character of the coastal landscapes, especially outstanding landscapes and natural features, ridges and headlands or those features that have significant amenity value;*
- (e) *the contribution of natural patterns, composition and extensive cover of indigenous vegetation to landscape values;*
- (f) *Maori cultural values associated with landscapes;*
- (g) *the importance of the activity in enabling people and communities to provide for their social, economic and cultural well-being.*

10.7.5.3.1 VISUAL AMENITY

The following are restricted discretionary activities in the Coastal Living Zone:

- (a) *any new building(s); or*
- (b) *any alteration/addition to an existing building that do not meet the permitted activity standards in **Rule 10.7.5.1.1** where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.*

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (i) *the location of the building;*
- (ii) *the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;*
- (iii) *the colour and reflectivity of the building;*
- (iv) *the extent to which planting can mitigate visual effects;*
- (v) *any earthworks and/or vegetation clearance associated with the building;*
- (vi) *the location and design of associated vehicle access, manoeuvring and parking areas;*
- (vii) *the extent to which the building will be visually obtrusive;*

- (viii) *the cumulative visual effects of all the buildings on the site;*
- (ix) *the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;*
- (x) *the extent to which private open space can be provided for future uses ;*
- (xi) *the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
- (xii) *the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*

Note: *The effect of this rule is that a resource consent is needed for any new building(s) not for human habitation with a gross floor area of greater than 50m² or any building(s) for human habitation with a gross floor area of greater than 25m²*

The following assessment criteria are of relevance.

11.5 Visual Amenity In The General Coastal, South Kerikeri Inlet And Coastal Living Zones

- (a) *The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.*
- (b) *The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.*
- (c) *The location and design of vehicle access, manoeuvring and parking areas.*
- (d) *The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.*
- (e) *The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.*
- (f) *Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.*
- (g) *The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.*
- (h) *the extent to which private open space can be provided for future uses ;*
- (i) *the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
- (j) *the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*

12.1.7 Assessment Criteria

The matters set out in s104 and s105, and in Part II of the Act, apply to the consideration of all resource consents for land use activities.

In addition to these matters, the Council shall also apply the relevant assessment matters set out below, and will also have regard to the Landscape Assessment report, which was prepared for the Council in 1995 and which contains details of the Outstanding Landscapes, Outstanding Landscape Features and Outstanding Natural Features in the Far North District together with any site specific landscape assessment:

- (a) *the rarity of the landscape, landscape features or natural features;*
- (b) *the visibility of outstanding landscapes, outstanding landscape features or outstanding natural features;*
- (c) *the aesthetic, heritage, cultural and natural values of the outstanding landscapes and natural features;*
- (d) *the elements which make up the distinctive character of the outstanding landscape or outstanding landscape features;*
- (e) *the extent of visible change to the landscape which may result from an activity;*

- (f) *the extent to which adverse effects may be mitigated through screening or other means;*
- (g) *the degree of visual intrusion in the landscape;*
- (h) *the siting of the activity in relation to ridgelines or natural landscape features;*
- (i) *the design of any building, structure, landform or any development;*
- (j) *the location and design of vehicle access, manoeuvring and parking spaces;*
- (k) *the potential for more than minor adverse effects on the outstanding natural feature as a result of the proposed activity;*
- (l) *the extent to which the activity will protect and/or enhance the outstanding natural feature or landscape;*
- (m) *the extent to which the activity may adversely affect ecological values of indigenous flora and fauna;*
- (n) *provisions for the permanent legal protection of the Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature;*
- (o) *the environmental effect of the increase in residential intensity and/or the extra lots in relation to the benefits of achieving permanent legal protection of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature;*
- (p) *the extent to which an application proposes revegetation and/or enhancement of the Outstanding Landscape, Outstanding Landscape Feature, or Outstanding Natural Feature, and the measures to secure the long term sustainability of the revegetation and/or enhancement;*
- (q) *the characteristics of the application site, including its size, shape and topography;*
- (r) *the effectiveness of any proposed pest control programme;*
- (s) *the relationship of people and communities with outstanding landscapes, outstanding landscape features and outstanding natural features.*

Proposed Far North District Plan

The subject property – as is illustrated below – is located within the Rural Lifestyle Zone (refer to upper aerial below), and is overlain by the Coastal Environment, and a High Natural Character Area (refer to lower aerial below).



The relevant section of the PDP describes the Zone thus:

This zone is characterised by open space and vegetated landscapes, interspersed by farm buildings, structures and residential units. Areas suitable for rural lifestyle living have been identified because they are already fragmented with residential land uses, are on low value soils or where consent has already been granted to undertake more dense living than anticipated in the Rural Production zone. The zone is expected to provide an appropriate transition from rural residential areas to the Rural Production zone, while retaining a sense of spaciousness and rural character.



Plate 2: Extracts from PDP.

RLZ-P1 seeks:

Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including:

- a. *low density residential activities;*
- b. *small scale farming activities;*
- c. *home business activities;*
- d. *visitor accommodation; and*
- e. *small scale education facilities*

Similarly, RLZ-P2 seeks to

Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle zone because they are:

- a. *contrary to the density anticipated for the Rural Lifestyle zone;*
- b. *predominately of an urban form or character;*
- c. *primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living; or*
- d. *commercial, rural industry or industrial activities that are more appropriately located in a Settlement zone or an urban zone.*

RLZ-P4 seeks:

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

- a. *consistency with the scale and character of the rural lifestyle environment;*
- b. *location, scale and design of buildings or structures;*
- c. *at zone interfaces:*
 - i. *any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- d. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- e. *the adequacy of roading infrastructure to service the proposed activity;*
- f. *managing natural hazards;*
- g. *any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and*
- h. *any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The Coastal Environment chapter is of relevance. It includes the following provisions of relevance.

CE-P3.

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

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

CE-P4.

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

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

CE-P8

Encourage the restoration and enhancement of the natural character of the coastal environment

CE-P10

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

- a. the presence or absence of buildings, structures or infrastructure;*
- b. the temporary or permanent nature of any adverse effects;*
- c. the location, scale and design of any proposed development;*
- d. any means of integrating the building, structure or activity;*
- e. the ability of the environment to absorb change;*
- f. the need for and location of earthworks or vegetation clearance;*
- g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;*
- h. any viable alternative locations for the activity or development;*
- i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
- j. the likelihood of the activity exacerbating natural hazards;*
- k. the opportunity to enhance public access and recreation;*
- l. the ability to improve the overall quality of coastal waters; and*
- m. any positive contribution the development has on the characteristics and qualities.*

CE-S1

The maximum height of any new building or structure above ground level is 5m and must not exceed the height of the nearest ridgeline, headland or peninsula; or

Any extension to a building or structure must not exceed the height of the existing building above ground level or exceed the height of the nearest ridgeline, headland or peninsula.

CE-S2

The exterior surfaces of buildings or structures shall:

1. *be constructed of materials and/or finished to achieve a reflectance value no greater than 30%; and*
2. *have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette.*

CE-S3

Any earthworks or indigenous vegetation clearance must (where relevant):

1. *not occur in outstanding natural character areas; and*
2. *not exceed a total area of:*
 - a. *50m for 10 years from the notification of the District Plan in an area of high natural character; or*
 - b. *400m for 10 years from the notification of the District Plan in an area outside high or outstanding natural character areas; and*
3. *not exceed a cut height or fill depth of 1m; and*
4. *screen any exposed faces.*

3.3 Visual catchment

The visual catchment of the site is contained by the parallel northerly and north easterly trending ridges that define the vegetated gully. The ridge to the west is in part traced by Manawarora Road, and the road offers a momentary glimpse into the Site through the entrance (when the gate is open) to the existing consented dwelling within proposed Lot 1. This section of the road is dominated by native vegetation which limits views out of the road corridor, but the user is aware of the presence of settlement, either informed by glimpses of buildings, or by the entrances and accessways to properties.

The second ridge – to the east and accessed off Bentzen Drive – accommodates a number of dwellings and those to the west of the access offer views across the valley to the west and north west to proposed Lots 1 and 3 (refer to [photos 1 and 2](#)). Dwellings within Lot 2 DP 350868 and Lot 1 DP 488418 (refer to Figure 2a) are located across the road to the east of the proposed building area and although the primary outlook from these dwellings appears to be away to the north (for the former) and to the east (for the latter), views to the west are possible (refer to [photo 7](#)).

Dwellings within the neighbouring lots to the north (Lot 4 DP 79276) and south (Lot 1 DP 190845) are screened from the Lot 2 building area.

[Photos 5, 11, 12, and 13](#) illustrate views south from Parekura Bay. From this portion of the Bay, to the north east of the Site, views ‘along’ the gully are possible, but these views are screened as the viewer moves west, or east within the Bay (refer to [Figure 1](#) and [photo 14](#)).

4.0 IDENTIFIED LANDSCAPE VALUES

The subject Site is unaffected by ONL overlays in the Operative Far North District Plan. The ONL does however, overlay the forested hills to the south.

The Northland Regional Policy Statement, which became operative on 9 May 2016, identifies ONLs at the regional scale and areas of High and Outstanding Natural Character.

Natural character values

The Northland Regional Policy Statement identified the vegetated hills on the eastern edge of the property and the coastal landscape to the east as being overlain by a High Natural Character Area (12/43 Parekura). The overlay covers the forest within the property, but not the proposed building area.

This HNCA is described as:

Hillslopes with kanuka dominant shrubland & forest, gullies with mixed broadleaved forest with some native conifers, small areas introduced grasses with shrubs. Mixed broadleaved forest with pohutukawa & totara on headland between Te Uenga & Waipiro Bays with several houses. Part of larger area of indigenous vegetation, with some relatively mature. A few obvious human structures but minimal human-mediated hydrological or landform changes. Adjoins a community pest control area.

Ecological values

The Ecological Impact Assessment reports that the Russell Forest PNA as an ecological unit has a *VERY HIGH* level of significance and states that the site contributes as part of a wider k nuka shrubland in the Parekura Bay area. It assesses the value of the terrestrial vegetation within the Site as Negligible to Low Significance, although the significance of the watercourse is determined to be High.

Landscape values

Although not overlain by an Outstanding Natural Landscape, the subject property and its context display many of the attributes described for the ONL to the south. Whilst the ONL to the south overlays the elevated and contiguous forest, the vegetation on the lower coastal hill slopes is fragmented by settlement – buildings and associated garden areas. Notwithstanding this modification, as is evidenced by photos 5, 10, 11 and 12, large areas of the coast are viewed within the context of the backdrop contiguous forest and display little modification.

Thus, in terms of the landscape’s coherence, diversity and complexity, vividness, naturalness, expressiveness, its sensory qualities, transient values, shared and recognized values, the landscape can be considered as possessing elevated, if not outstanding values.

Whilst much of the ‘value’ attributed to the landscape in the vicinity of the subject Site by local residents and the community is likely to be linked to the views to the Bay, the forested and natural landward context also contributes to that perceived value. The existing character of the ‘catchment’ of the Bay is influenced by the presence of existing dwellings. Often these punctuate the forest canopy – as is evident in photo 5 – but as is evidenced by photo 14, immediately to the west, built form within the Te Uenga Bay settlement imparts a greater influence on the landscape character, with a marked cluster of buildings situated on the ridge and headland crest and flanks. The same occurs along the ridge associated with the extension to Bentzen Drive on the eastern edge of the subject Site where a linear cluster of buildings occupy the ridge crest.

Archaeological, associative and cultural values

The archaeology report notes that an earlier archaeological survey on the property identified a single terrace (Q05/294) southeast of the high point of the property, but that survey as well as the desk-based research and field survey has not identified any evidence of archaeological features in the area affected by the earthworks.

No other cultural or associative values are known to be associated with the subject property.

5.0 ASSESSMENT OF EFFECTS

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

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

5.1 Landscape effects

The area of 'cleared space' (including unvegetated areas which form part of the existing environment, areas of consented clearance, unconsented clearance and proposed vegetation clearance), completed to date is 1,265m², and that an additional 3,117m² of vegetation clearance is proposed.

An area of 3,001m² will be subject to vegetation management within the proposed fire buffer – described below – will be 1,426m². The clearance will be offset by a total area of 3,899m² which will be revegetated with locally appropriate native species.

As is evident from Figure 2a, earthworks have previously been undertaken within proposed Lot 1 to create the proposed building platform, and to facilitate access to the platform. The application also seeks retrospective consent for these works, and the total area / volume of earthworks will be 267m³ of cut and 115m³ of fill.

These modifications undertaken to the landform to date have resulted in a slight and localised modification of the landform, with the crest of the spur within proposed Lot 1 being flattened. The integrity and legibility of the spur has been maintained and within the wider context of the landscape, this change is of a relatively small magnitude.

Noting that – as is evident in [Figure 2b](#) – the vegetation cover within the property was fragmented within the vicinity of the proposed Lots 1, 2 and 3 building areas before recent clearance was undertaken, the change in the landscape pattern resulting from this clearance is relatively small, particularly given the scale and extent of the overall forest cover within the property.

The vegetation within the proposed areas of clearance are *uniformly highly adaptable seral pioneers with large open areas and decrepit kānuka individuals*⁴. The Ecological Impact report determines that the *"The site contributes as part of a wider kānuka shrubland in the Parekura Bay area, however the designated clearance areas are a minimal and depauperate representation of the wider values and characteristics, with Negligible (Lot 2) - LOW (Lot 1 & 3) significance by mere virtue of presence of cover/ extent, rather than quality or composition.."*

Management of the bush for fire protection will involve the selective removal of species with a high flammability (primarily mānuka and kānuka) over a limited area on the margins of the building area (principally to the east of the platform), and their replacement with locally appropriate and locally sourced native species.

Further, with regard to the building within proposed Lot 1, revegetation is proposed around its northern and western sides.

Overall therefore, it is considered that the change in the biophysical (biotic and abiotic) attributes of the Site will be small and the resulting level of effect will be low adverse.

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

⁴ Bay Ecological Consultancy. Ecological Impact Assessment. 25 June 2025.

Proposed Lot 3 already contains a dwelling (depicted in photo 10), and the future dwellings will be located within a wider vegetated landscape that is characterised by buildings integrated into the coastal vegetation. For the most part, within the environs of the Site, these buildings tend to be subservient to the coastal vegetation and the coastal and natural character of the area.

The proposal will be consistent with that existing character, with the design controls limiting the scale and external finish of buildings, controlling vegetation clearance and protecting / enhancing existing vegetation. It is the opinion of the author therefore that the effect on experiential attributes will be low.

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

The archaeological report states that there is an extremely low risk that Q05/294 or any unrecorded archaeological sites will be affected by the works and no archaeological authority is required for the construction works.

It is understood that the proposed Site does not affect any specific archaeological sites or to have any social or associative links.

Overall it is the opinion of the author that the potential adverse landscape effect of the proposal will be low.

5.2 Natural character effects

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

- a) Natural elements, processes and patterns;
- b) Biophysical, ecological and geomorphological aspects;
- c) Natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
- d) The natural movement of water and sediment;
- e) The natural darkness of the night sky;
- f) Places or areas that are wild or scenic; and
- g) Experiential attributes, including the sounds and smell of the sea; and their context or setting.

Of the above, natural elements, processes and patterns, biophysical, ecological and geomorphological aspects, natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks and the natural movement of water and sediment fall into the previously discussed biophysical (biotic and abiotic) categories.

The natural darkness of the night sky, places or areas that are wild or scenic and experiential attributes, including the sounds and smell of the sea; and their context or setting have been previously addressed under experiential attributes.

In summary therefore, the proposal will result a very small change in the abiotic and biotic attributes, and will be subservient to its bushed coastal setting. No proximate or neighbouring individual will be affected, and the proposed dwelling, with its vegetated landform backdrop will only represent a small change in the character of the wider property.

The existing character of the coast in the vicinity is influenced by built form albeit to a low density in the immediate vicinity of the subject Site. The proposal will be consistent with this existing character and – in the opinion of the author – will not detract from the natural character values to any more than a very low level.

5.3 Visual effects

The change in the experiential attributes of the Site have been discussed previously, and the potentially affected individuals identified.

The future dwellings that will be facilitated by the proposed subdivision are dwelling is contained within a small visual catchment. Glimpse transitory views are possible from Manawaroa Road as road users pass the Site entrance. Such glimpses of built form are characteristic of this section of the road, and the change will be very low in magnitude and the resulting adverse effect, very low.

Potential residential viewers to the east include a number of dwellings accessed from Bentzen Drive, located on the ridge crest. These individual are separated by the forested gully and by some 150 – 200m from the proposed building platforms on Lots 1 and 3, although the building area within Lot 2 (refer to [photos 7, 8 and 9](#)), is situated immediately to the west of the dwelling within Lot 2 DP 350868, and to the north west of Lot 1 DP 488418.

The outlook from the latter dwelling appears to be away from the Site, with the outdoor living areas on this building being on its the south eastern side. The dwelling within the former lot includes – as can be seen on [photo 7](#) – an outlook to the west.

Whilst noting that the future dwelling within Lot 2 will be subject to design guidelines that will limit its scale, based on the above, it is the opinion of the author that the potential adverse visual effect that will be experienced by the occupants of Lot 2 DP 350868 will be moderate to high, and potential adverse visual effect that will be experienced by the occupants of Lot 1 DP 488418 will be low.

Under the existing environment however, it is reasonable to anticipate that the dwelling within the existing lot (from which proposed Lot 3 is to be subdivided) would be situated in the proposed building location, where access is possible from the Bentzen Drive extension. Taking the reasonable assumption of the construction of a dwelling within the proposed Lot 2 in this location into account, it is the opinion of the author that the potential adverse visual effect that will be experienced by the occupants of Lot 2 DP 350868 will be low, and potential adverse visual effect that will be experienced by the occupants of Lot 1 DP 488418 will be very low

[Photos 1](#) illustrate the representative views from these locations and evidence how – with regard to existing and future built development and activity within proposed Lots 1 and 3, existing vegetation filters views of the existing building area. Noting that the no further change in the built character is anticipated within proposed Lot 1, the future building within Lot 2 be of a relatively small scale, finished with a dark and recessive colouring, and will continue to be screened by vegetation (although this vegetation will be subject to management / progressive replacement with fire resistance species over a period of some 5 years).

The balance of the visual catchment comprises views from the Bay to the north east. [Photos 5, 11, 12, and 13](#) illustrate views south toward the Site from Parekura Bay. From this portion of the Bay, to the north east of the Site, views ‘along’ the gully are possible, but these views are screened as the viewer moves west, or east within the Bay.

Given the filtering afforded by existing vegetation and the ‘angle of view’, the existing building within Lot 1 and the proposed Lot 2 building area is largely hidden from these representative view locations.

The future dwelling within proposed Lot 3 will have the potential to be visible, but this dwelling will be of a relatively small scale, with a sympathetic design that will ‘recede into its forested setting’. In addition, the proposed landscape mitigation planting will serve to rehabilitate the existing prominent earthwork scars.

[Photos 11, 12 and 14](#) evidence how scattered built form punctuates the Parakura Bay southern coastline, and how this tends to be set within, and integrated into the vegetated coastal margin. The proposal will be consistent with this development pattern and character, and whilst the proposal will result in the introduction of two additional buildings into the coastal environment, the resulting situation will not detract from the existing experiential attributes of the Bay, and overall it is considered that the level of adverse effect on the experiential attributes resulting from the proposal will be low.

It is the opinion of the author that the potential adverse visual amenity effect for both neighbours and for the wider environment will be (at most) low.

6.0 AFFECT ON THE STATUTORY FRAMEWORK

The objectives and policies of the Regional Policy Statement focus on the protection and enhancement of landscape and natural character values. These cascade down to the District Plan, Coastal Living Zone and Chapter 12 objectives and policies.

The Assessment criteria 12.1.7 and matters for discretion listed under 11.5 are also of relevance

The subject Site is not identified in the Regional Policy Statement or Proposed District Plan as an Outstanding Natural Landscape however it is partially overlain by an High Natural Character Area in the Regional Policy Statement. The landscape values of the Site have been degraded as a result of earthworks and the construction of dwellings. The 'Outstanding Landscape' is therefore not 'rare' and has modified landscape values, in contrast to the forested hills to the south where the forest cover is intact. The proposed location for the proposed is in an elevated and prominent location, but the building will be backdropped by existing vegetation.

The future built form facilitated by the application will / has necessitated the limited clearance of vegetation and earthworks of a relatively modest scale when considered within the wider landscape context. Although the earthworks associated with proposed Lot 1 are visible from locations (particularly) to the north, the prominence of these will be mitigated following construction of the dwelling as the remaining exposed areas are rehabilitated and planted. The future dwelling within proposed Lot 2 is located within an existing cluster of built form, and is confined to an identified area, with requirements for the retention / enhancement of vegetation around the edges of that area. As such, the future building (which will also be subject to a suite of design controls), will be integrated into its vegetative setting.

It is the opinion of the author that the level of adverse effect on the landscape and natural character values of the Site and its contextual setting will be low. The visual amenity effects generated by the proposal will be (at most) low.

Given the spatial separation, and the separation provided by the existing forest vegetation between the future buildings facilitated by the subdivision, the proposal will not generate a cumulative effect. The prominence of the future buildings will be avoided or mitigated through the application of proposed design controls, and mitigation landscape planting

Turning to 12.4.6.1.2 Fire Risk to residential units, the proposal includes measures to mitigate the potential flammability of vegetation within the vicinity of the existing and future dwellings.

Overall it is considered that the proposal is consistent with the provisions of the relevant documents, where these relate to landscape and visual matters.

7.0 CONCLUSION

Resource consent is sought for a Combined Land-use and Subdivision Resource Consent in the Coastal Living Zone to create three allotments from two existing titles (one additional allotment).

The subject (approx. 13ha) property is identified as Lot 2 DP 190845. In the Operative District Plan the property is zoned Coastal Living. The property is also partially overlain by a High Natural Character Area(HNCA).

The proposal breaches the following permitted rules.

- 10.7.5.1.1 Visual Amenity
- 12.2.6.1.4 Indigenous Vegetation Clearance in other zones

- 12.3.6.1.2 Excavations
- 12.4.6.1.2 Fire Risk to Residential Units

The subdivision and landuse application have been assessed as a Discretionary Activity under the Operative District Plan and a Permitted Activity under the Proposed Far North District Plan

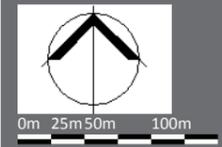
It is the opinion of the author that the resulting landscape and natural character effect of the proposal will be low. The proposal will not adversely affect the values of the High Natural Character Area. The potential adverse visual amenity effect will be (at most) low for all individuals.

The proposal will be consistent with the provisions of the statutory instruments where they apply to the scope of this report, and the proposal is considered to be appropriate from a landscape and visual perspective.

Simon Cocker



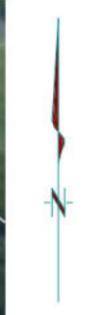
APPENDIX 1: Figures



■■■■■■■■■■ Ridge / spur

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 Landscape Assessment
 FIGURE 1: The context of the Site





- 10M FIRE BUFFER
- SUPPLEMENT PLANTING

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

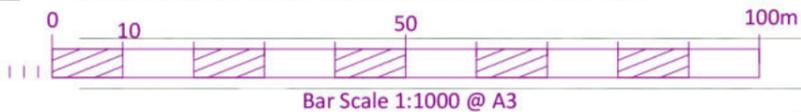
Local Authority: Far North District Council
 Comprised in: NA36A/780 & NA120C/718
 Total Area: 2.3213ha
 Zoning: Coastal Living
 Resource features: NIL

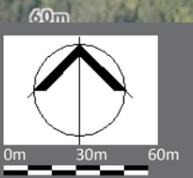
EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY & WATER RIGHT	(B) (C)	LOT 3 HEREON	354688.2
	(D)	LOT 1 HEREON	

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A)	LOT 3 HEREON	LOT 1 HEREON

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

AREAS MARKED (E) (F) (G) ARE TO BE SUBJECT TO BUSH PROTECTION COVENANTS





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Landscape Assessment
FIGURE 2b: The Proposal in Context and photos

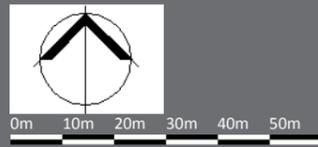
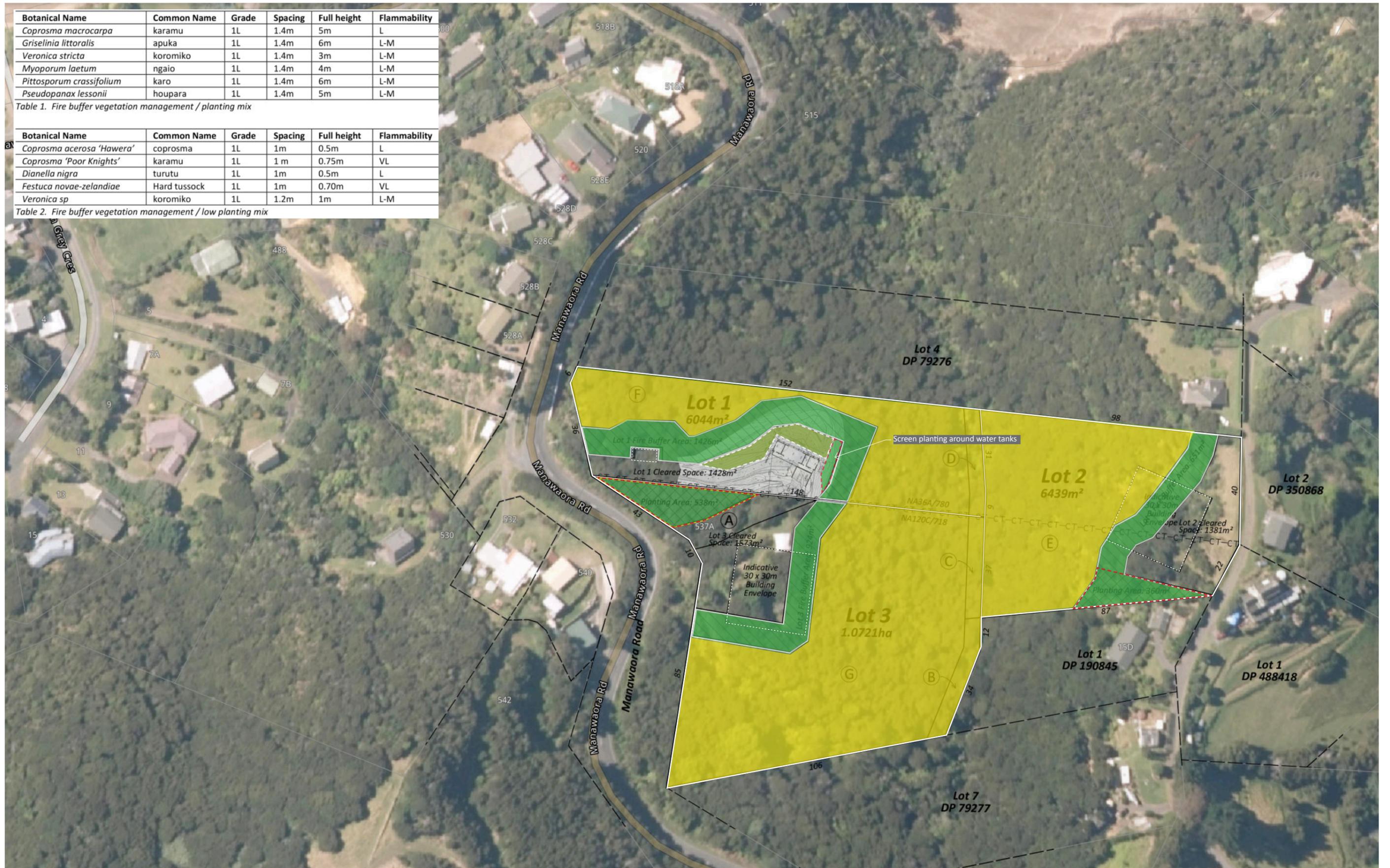


Botanical Name	Common Name	Grade	Spacing	Full height	Flammability
<i>Coprosma macrocarpa</i>	karamu	1L	1.4m	5m	L
<i>Griselinia littoralis</i>	apuka	1L	1.4m	6m	L-M
<i>Veronica stricta</i>	koromiko	1L	1.4m	3m	L-M
<i>Myoporum laetum</i>	ngaio	1L	1.4m	4m	L-M
<i>Pittosporum crassifolium</i>	karo	1L	1.4m	6m	L-M
<i>Pseudopanax lessonii</i>	houpara	1L	1.4m	5m	L-M

Table 1. Fire buffer vegetation management / planting mix

Botanical Name	Common Name	Grade	Spacing	Full height	Flammability
<i>Coprosma acerosa</i> 'Hawera'	coprosma	1L	1m	0.5m	L
<i>Coprosma</i> 'Poor Knights'	karamu	1L	1 m	0.75m	VL
<i>Dianella nigra</i>	turutu	1L	1m	0.5m	L
<i>Festuca novae-zelandiae</i>	Hard tussock	1L	1m	0.70m	VL
<i>Veronica sp</i>	koromiko	1L	1.2m	1m	L-M

Table 2. Fire buffer vegetation management / low planting mix

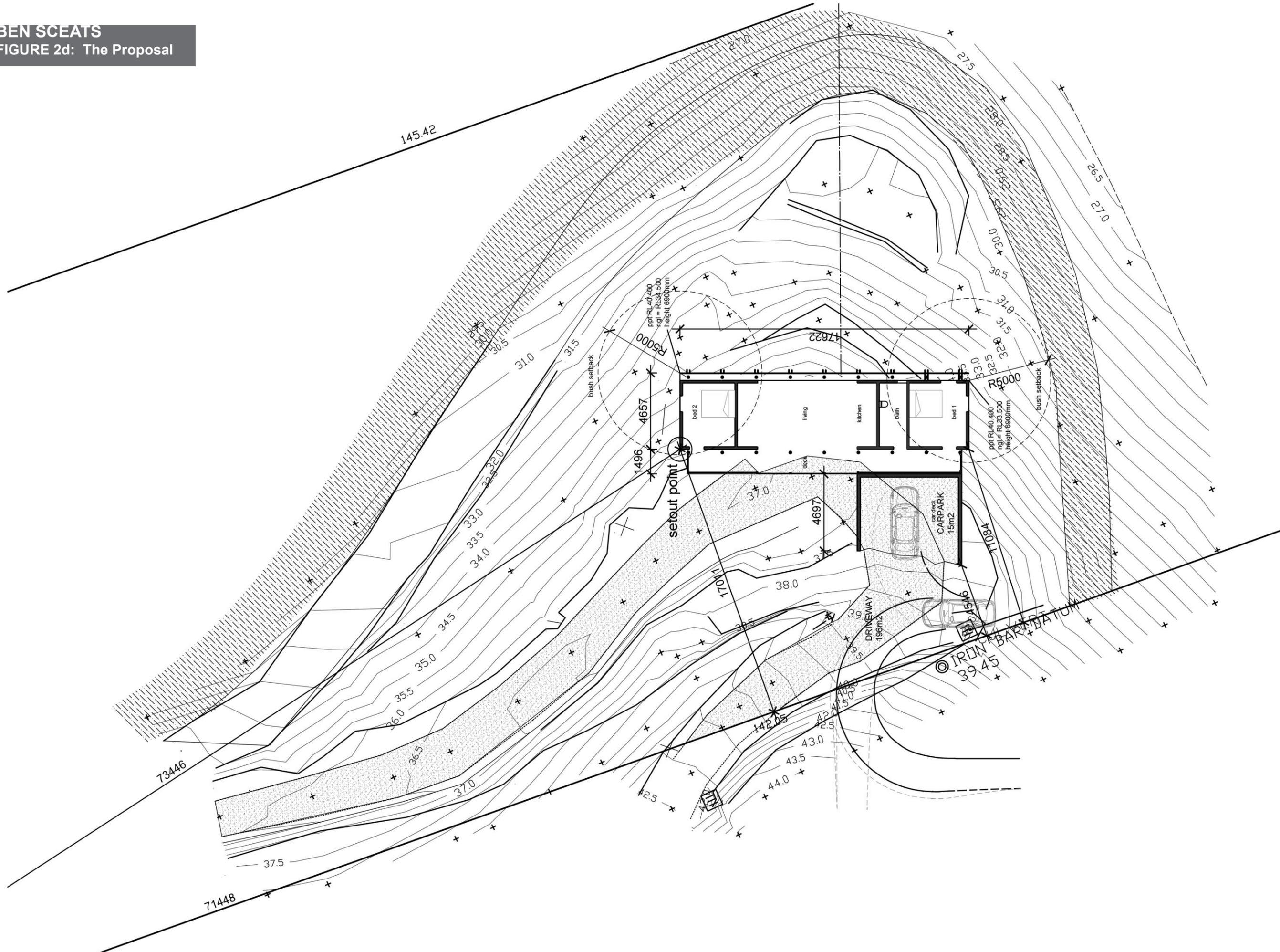


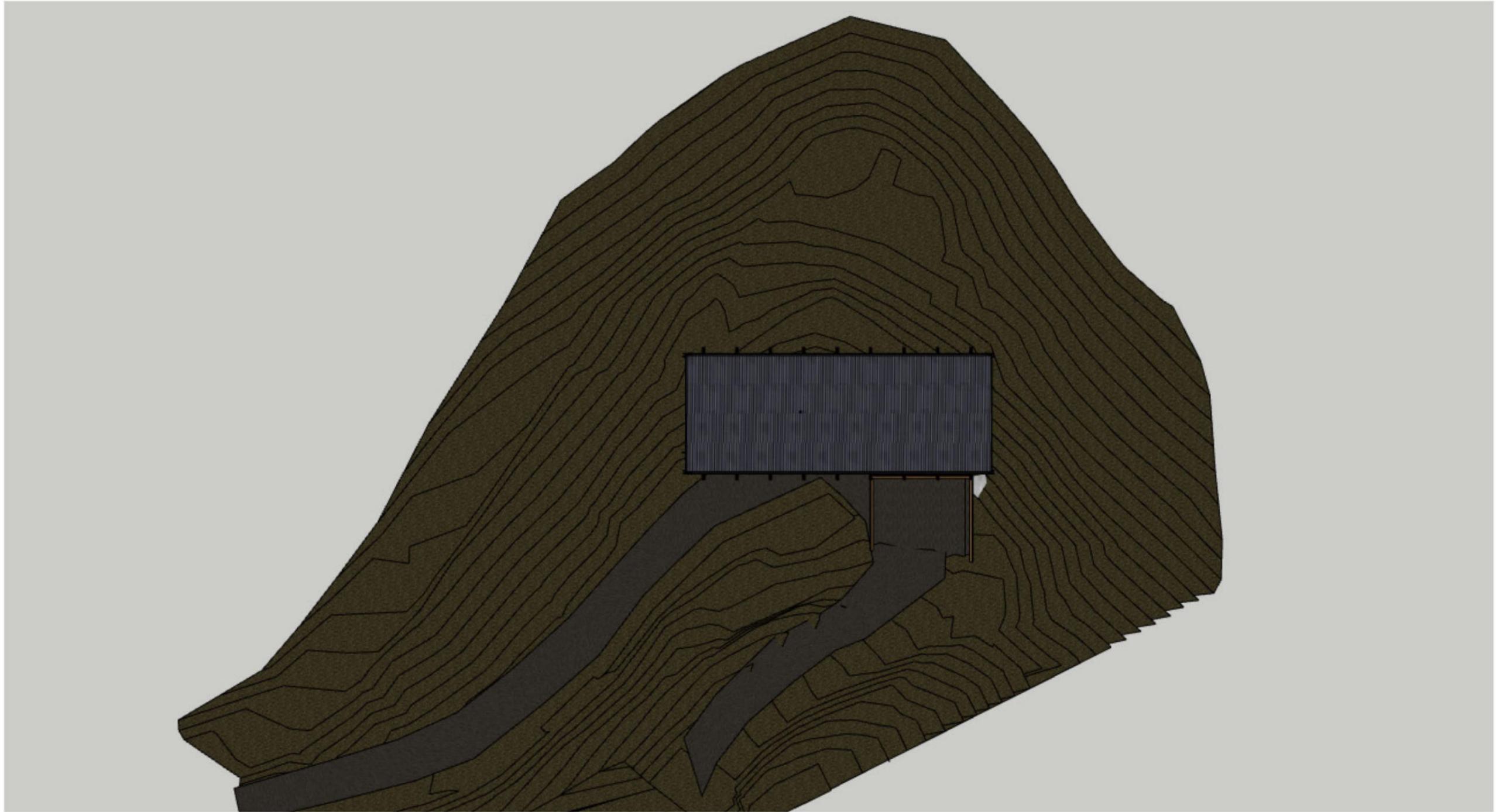
- Fire buffer vegetation management / planting mix. To be protected via consent notice
- Proposed covenanted vegetation
- Proposed supplementary planting to be infilled and protected via consent notice
- Fire buffer planting (low planting mix) on slope. Not protected.

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 Landscape Assessment
 FIGURE 2c: The landscape mitigation proposal



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FIGURE 2d: The Proposal

















Ex. dwelling within Lot 1 (hidden by vegetation)

Earthworks associated with Lot 3 building area

Photo 1: View west across gully to subject property from Bentzen Drive RoW

Photo date - 11 December 2025

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537 Manawarora Road, Parakura Bay
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 2: Drone view north west across gully to Bentzen Drive RoW

Photo sourced from Bayleys website. <https://www.bayleys.co.nz/listings/residential/northland/far-north/-bentzen-drive-russell-1003316>

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Photos





Photo 3: View down access to Lot 1 building platform

Photo date - 11 December 2025

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



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Landscape Architecture



Photo 4: View to Lot 1 building platform from access

Photo date - 11 December 2025

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Location of dwelling within Lot 1 (partially screened by vegetation)

Earthworks for Lot 3 building area



Photo 5: View south to Site from CMA

Photo date - 15 August 2024

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 6: View west from Lot 1 building site along benched track

Photo date - 11 December 2025

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



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Landscape Architecture



Photo 7 Cluster of development along Bentzen Drive RoW and Lot 2 building area

Photo date - 15 August 2024

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Lot 2 building area

Photo 8 Drone view north along gully with Lot 2 building area and Bentzen Drive RoW at right

Photo sourced from Bayleys website. <https://www.bayleys.co.nz/listings/residential/northland/far-north/-bentzen-drive-russell-1003316>

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Photos





Photo 9 Drone view west across gully with Lot 2 building area in foreground

Photo sourced from Bayleys website. <https://www.bayleys.co.nz/listings/residential/northland/far-north/-bentzen-drive-russell-1003316>

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Photos





Photo 10: Existing dwelling within proposed Lot 3

Photo date - 11 December 2025

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Location of dwelling within Lot 1 (partially screened by vegetation)

Earthworks for Lot 3 building area

Photo 11: View south to Site from CMA

Photo date - 15 August 2024

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Location of dwelling within Lot 1 (partially screened by vegetation)

Earthworks for Lot 3 building area



Photo 12 View south to Site from CMA

Photo date - 15 August 2024

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Location of dwelling within Lot 1 (partially screened by vegetation)

Earthworks for Lot 3 building area



Photo 13 View south to Site from CMA

Photo date - 15 August 2024

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 14 View south east towards the Te Uenga bay settlement showing residential settlement along the coastal edge

Photo date - 15 August 2024

BEN SCEATS
537 Manawarora Road, Parakura Bay
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



APPENDIX 2: Landscape and Visual Effects Assessment Methodology

Landscape Effects Assessment Method

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

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

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

The Existing Landscape

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

Physical –relevant natural and human features and processes;

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

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

Engagement with tāngata whenua

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

Statutory and Non-Statutory Provisions

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

The Nature of Effect

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

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

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

The Level of Effect

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



Landscape Effects

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

Visual Effects

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

Zone of Theoretical Visibility

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

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

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

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

APPENDIX 3: Flammability of native species

Appendix C: Flammability of native plant species

The following flammability classes are based on a series of surveys conducted by staff from Forest Research's rural fire research programme.

Experienced fire managers throughout New Zealand were asked to rank a list of native species in terms of flammability in the light of their observations at wildfires and prescribed burns under different fire danger conditions.

The final list of 42 species in five flammability classes is intended as a guide only. Genetic and environmental factors will affect the flammability of particular species, eg older plants carrying more dead material, drought conditions, or where a plant is situated.

Flammability class: Low

Suitable for green breaks or defensible space, but when in the immediate vicinity of structures, leave at least a 3 to 4 metre break between the crowns to reduce fuel continuity.

Low flammability species

<i>Fuchsia excorticata</i>	Kotukutuku
<i>Pseudopanax crassifolius</i>	Horoekea/Lancewood
<i>Pseudopanax arboreus</i>	Five finger
<i>Coprosma robusta</i>	Karamu
<i>Coprosma grandifolia</i>	Raurekau/Kanono
<i>Geniostoma ligustrifolium</i>	Hangehange
<i>Coprosma australis</i>	Raurekau
<i>Coprosma repens</i>	Taupata
<i>Carpodetus serratus</i>	Putaputaweta
<i>Corynocarpus laevigatus</i>	Karaka
<i>Griselinia littoralis</i>	Papauma/Broadleaf
<i>Griselinia lucida</i>	Puka
<i>Macropiper excelsum</i>	Kawakawa/Peppertree
<i>Solanum aviculare</i>	Poroporo

Flammability class: Low/moderate

Not recommended for planting in green breaks. If planted in defensible space, remove elevated dead material and litter regularly, leave greater than 4 metres between tree crowns, and don't plant trees or shrubs in this category within 10 metres of structures.

Low/moderate flammability species

<i>Hebe salicifolia</i> and <i>H. stricta</i>	Koromiko
<i>Melicytus lanceolatus</i>	Mahoe wao
<i>Melicytus ramiflorus</i>	Mahoe/Whiteywood
<i>Aristotelia serrata</i>	Mako-mako/Wineberry
<i>Coriaria arborea</i>	Tutu
<i>Myoporum laetum</i>	Ngaio
<i>Pittosporum crassifolium</i>	Karo
<i>Pittosporum eugenioides</i>	Tarata/Lemonwood
<i>Hoheria</i> spp.	Hoheria/Lacebark
<i>Knightia excelsa</i>	Rewarewa
<i>Nothofagus menziesii</i>	Tawhai/Silver beech
<i>Phyllocladus glaucus</i>	Toatoa
<i>Plagianthus regius</i>	Manatu/Ribbonwood
<i>Weinmannia racemosa</i>	Kamahi

Flammability class: Moderate

Most of these species produce heavy accumulations of flammable litter and elevated dead material, and/or have flammable green foliage. Not recommended for green breaks or for planting in defensible space.

Moderate flammability species

<i>Beilschmiedia tawa</i>	Tawa
<i>Cordyline australis</i>	Ti kouka/Cabbage tree
<i>Pittosporum tenuifolium</i>	Kohuhu
<i>Dacrydium cupressinum</i>	Rimu
<i>Metrosideros umbellata</i>	Southern rata
<i>Agathis australis</i>	Kauri
<i>Phormium</i> spp.	Flax
<i>Podocarpus dacrydioides</i>	Kahikatea/White pine
<i>Weinmannia silvicola</i>	Tawhero/Towhai

Flammability class: Moderate/high

Species may have flammable green foliage and/or produce high levels of litter and elevated fuel. Not recommended for green breaks or defensible space.

Moderate/high flammability species

<i>Podocarpus totara</i>	Totara
<i>Dodonaea viscosa</i>	Ake-ake
<i>Cyathea</i> and <i>Dicksonia</i> spp.	Tree ferns
<i>Cyathodes fasciculata</i>	Mingimingi

Flammability class: High

Species burn readily at low/moderate forest fire danger conditions.

High flammability species

<i>Kunzea ericoides</i>	Kanuka
<i>Leptospermum scoparium</i>	Manuka

Appendix C: Flammability of native plant species

The following flammability classes are based on a series of surveys conducted by staff from Forest Research's rural fire research programme.

Experienced fire managers throughout New Zealand were asked to rank a list of native species in terms of flammability in the light of their observations at wildfires and prescribed burns under different fire danger conditions.

The final list of 42 species in five flammability classes is intended as a guide only. Genetic and environmental factors will affect the flammability of particular species, eg older plants carrying more dead material, drought conditions, or where a plant is situated.

Flammability class: Low	
Suitable for green breaks or defensible space, but when in the immediate vicinity of structures, leave at least a 3 to 4 metre break between the crowns to reduce fuel continuity.	
Low flammability species	
<i>Fuchsia excorticata</i>	Kotukutuku
<i>Pseudopanax crassifolius</i>	Horoekea/Lancewood
<i>Pseudopanax arboreus</i>	Five finger
<i>Coprosma robusta</i>	Karamu
<i>Coprosma grandifolia</i>	Raurekau/Kanono
<i>Geniostoma ligustrifolium</i>	Hangehange
<i>Coprosma australis</i>	Raurekau
<i>Coprosma repens</i>	Taupata
<i>Carpodetus serratus</i>	Putaputaweta
<i>Corynocarpus laevigatus</i>	Karaka
<i>Griselinia littoralis</i>	Papauma/Broadleaf
<i>Griselinia lucida</i>	Puka
<i>Macropiper excelsum</i>	Kawakawa/Peppertree
<i>Solanum aviculare</i>	Poroporo
Flammability class: Low/moderate	
Not recommended for planting in green breaks. If planted in defensible space, remove elevated dead material and litter regularly, leave greater than 4 metres between tree crowns, and don't plant trees or shrubs in this category within 10 metres of structures.	
Low/moderate flammability species	
<i>Hebe salicifolia</i> and <i>H. stricta</i>	Koromiko
<i>Melicytus lanceolatus</i>	Mahoe wao
<i>Melicytus ramiflorus</i>	Mahoe/Whiteywood
<i>Aristotelia serrata</i>	Mako-mako/Wineberry
<i>Coriaria arborea</i>	Tutu
<i>Myoporum laetum</i>	Ngaio
<i>Pittosporum crassifolium</i>	Karo
<i>Pittosporum eugenoides</i>	Tarata/Lemonwood
<i>Hoheria</i> spp.	Hoheria/Lacebark
<i>Knightia excelsa</i>	Rewarewa
<i>Nothofagus menziesii</i>	Tawhai/Silver beech
<i>Phyllocladus glaucus</i>	Toatoa
<i>Plagianthus regius</i>	Manatu/Ribbonwood
<i>Weinmannia racemosa</i>	Kamahi

Flammability class: Moderate

Most of these species produce heavy accumulations of flammable litter and elevated dead material, and/or have flammable green foliage. Not recommended for green breaks or for planting in defensible space.

Moderate flammability species

<i>Beilschmiedia tawa</i>	Tawa
<i>Cordyline australis</i>	Ti kouka/Cabbage tree
<i>Pittosporum tenuifolium</i>	Kohuhu
<i>Dacrydium cupressinum</i>	Rimu
<i>Metrosideros umbellata</i>	Southern rata
<i>Agathis australis</i>	Kauri
<i>Phormium</i> spp.	Flax
<i>Podocarpus dacrydioides</i>	Kahikatea/White pine
<i>Weinmannia silvicola</i>	Tawhero/Towhai

Flammability class: Moderate/high

Species may have flammable green foliage and/or produce high levels of litter and elevated fuel. Not recommended for green breaks or defensible space.

Moderate/high flammability species

<i>Podocarpus totara</i>	Totara
<i>Dodonaea viscosa</i>	Ake-ake
<i>Cyathea</i> and <i>Dicksonia</i> spp.	Tree ferns
<i>Cyathodes fasciculata</i>	Mingimingi

Flammability class: High

Species burn readily at low/moderate forest fire danger conditions.

High flammability species

<i>Kunzea ericoides</i>	Kanuka
<i>Leptospermum scoparium</i>	Manuka



20 September 2024

Ben Sceats and Steve Hill
(via email)

Kia ora Ben and Steve,

As requested, I have carried out a desk-based review and archaeological survey of the eastern portion of your sections on Manawaora Road, Parekura Bay, Far North District (Lot 2 DP 190845 and Lot 4 DP 79276). The purpose of this work was to locate any archaeological sites on the property, and to assess the impact subdivision and building development on any site(s). This assessment is based on an indicative scheme plan, showing the proposed new lots and building platform (Figure 1).

DESK BASED REVIEW

The desk-based component of the archaeological review involved the inspection of the New Zealand Archaeological Association digital site recording scheme (ArchSite), historic and modern aerial photographs, survey plans and LiDAR to identify recorded and unrecorded archaeological sites and to assist with targeted field inspection.

ArchSite has no record of archaeological sites in the proposed new lot, one site (Q05/294) is located west of the stream on Lot 2 DP 190845. The nearest site to the proposed new lot is Q05/293, a series of terraces running down the leading edge of the ridgeline on which the lot is located (Figure 2). A review of the distribution of nearby sites shows that they are concentrated on the top of ridgelines, spurs and adjacent to the coast.

LiDAR-derived models (slope and hillshade) of the property captured in 2019 shows no unrecorded sites on the property. These models also aid the interpretation of the landscape context in which the proposed new lot is located. The proposed lot is largely on a steep slope, which is inconsistent with the recorded locations of Māori settlement in the area. The eastern-most areas of the proposed lot are located on the ridgeline, but these areas are highly modified such that intact archaeological sites are unlikely.

No archaeological features are visible on aerial imagery of the property.

No archaeological sites were identified via historical survey plans.

The Far North District Council (FNDC) operative plan (2009) records no historic sites or heritage areas on the property.

ARCHAEOLOGICAL FIELD INSPECTION

I conducted an archaeological field inspection of the proposed new lot on 19 September 2024. The survey involved an inspection of the proposed house site and a transect survey of the hillside down to the stream. Thick undergrowth obscured the ground in some places, but overall ground visibility was good.

The field inspection confirmed the large amount of modification to the top (east) of the proposed new lot. This modification includes the main access road and secondary tracking leading down to the proposed building platform. The exposed sections associated with previous earthworks were inspected, no archaeological features or deposits were identified (Figures 3 and 4).

Transect survey of the rest of the hillside did not identify any archaeological features or deposits, such as midden exposures.

SUMMARY & RECOMMENDATIONS

1. No previously recorded archaeological sites are present in the proposed new lot.
2. No previously unrecorded archaeological sites were identified by desk-based research or field survey.
3. The subdivision of Lot 2 DP190845 and Lot 4 DP 79276 to create a new lot east of the stream (as per Figure 1) will not result in a change or intensification of land use on the balance of the lots (building platforms have already been established in these areas). Therefore, the subdivision will have no impact of archaeological site Q05/294 present on Lot 2 DP190845.
4. No archaeological authority is required to carry out the subdivision or subsequent development of the new lot. It is recommended the any works take place under and accidental discovery protocol.

Please do not hesitate to contact me if you have questions.

Ngā mihi,



Dr Andrew Brown

Director | Horizon Archaeology Ltd



Figure 3 – Image of the proposed building platform, this area has been previously modified.



Figure 4 – Photograph of the driveway down to the proposed building site, no evidence of archaeological features or deposits was present in the exposed sections.



WHAKARATONGA IWI

FIRE
EMERGENCY

NEW ZEALAND

Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions



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Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

“Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property”.

Waiver Explanation Intent

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Area Manager under the delegated authority of the Fire Region Manager is responsible for approving applications in relation to firefighting water supplies. The Area Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^m² requires 45,000L of firefighter water under the code, however the Area Managers in Northland have excepted a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority’s District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit www.fireandemergency.nz

Section B – Applicant Information

Applicants Information	
Name:	Ben Sceats
Address:	Manawaora Road, Parekura Bay (next to 537 Manawaora Road)
Contact Details:	094081866
Return Email Address:	info@northplanner.co.nz

Section C – Property Details

Property Details	
Address of Property:	Manawaora Road, Parekura Bay (next to 537 Manawaora Road)
Lot Number/s:	Lot 4 DP79276
Dwelling Size: (Area = Length & Width)	Approx 121m2 (including car park deck)
Number of levels: (Single / Multiple)	single

1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the access at least 4 metres wide?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the surface designed to support a 20-tonne truck?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Are the gradients less than 16%	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fire Appliance parking distance from the proposed water supply is <input type="text"/> metres	

If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Comments: <input type="text"/>

Internal FENZ Risk Reduction comments only:

2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	<input type="checkbox"/> Concrete Tank <input type="checkbox"/> Plastic Tank <input checked="" type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500 mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Volume of dedicated firefighting water 10,000litres

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	<input type="checkbox"/> Concrete Tank <input type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

2 (c) Alternative Water Supply	
Pond:	Volume of water: Click or tap here to enter text.
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: Click or tap here to enter text.
	Volume of water: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

[Click or tap here to enter text.](#)

3. Water Supply Location

The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?

3 (a) Water Supply Location	
Minimum Distance:	Is your water supply at least 6 metres from the building? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Maximum Distance	Is your water supply no more than 90 metres from the building? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: Tanks will be positioned to be visible for fire fighting services. .

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: Tanks will be within private property and not accessible unless you come up the driveway. It is not considered necessary to have padlocks etc.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.

4 (a) Adequacy of Water supply

Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*

Comments:

This site will be utilised as a holiday home. Water tanks can be topped up by water delivery companies as required. .

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J

If an alternative method of determining the FFWS has been proposed, who proposed it?

Name: Click or tap here to enter text.

Contact Details: Click or tap here to enter text.

Proposed volume of storage?

Litres: Click or tap here to enter text.

Comments:

Click or tap here to enter text.

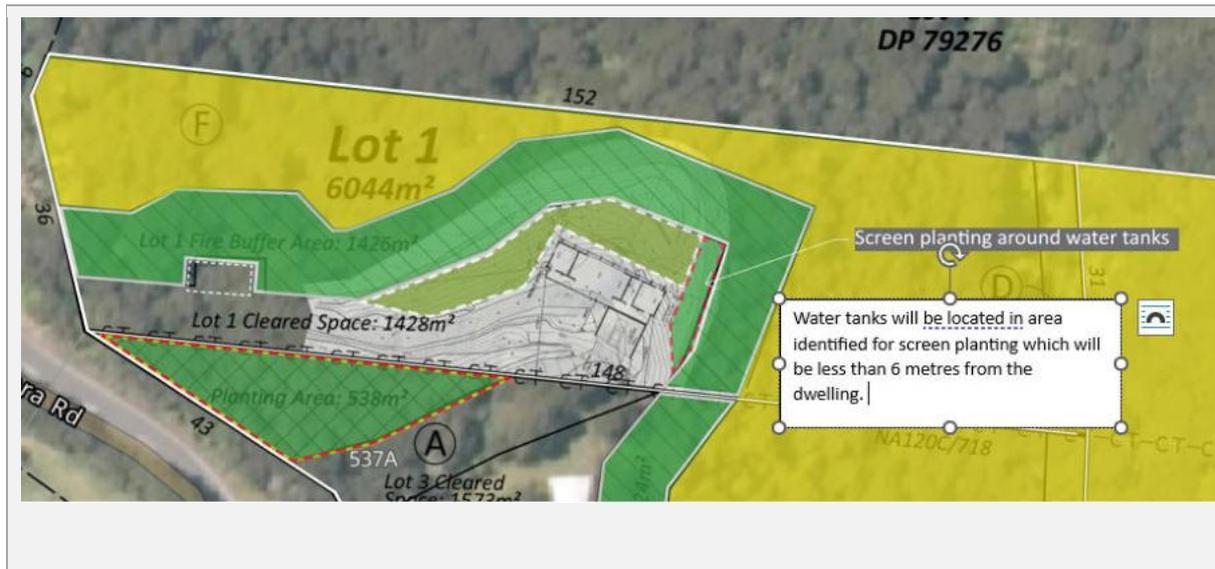
** Please provide a copy of the calculations for consideration.*

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn

Properties that are residential, industrial or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.

In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following;

I. Fire safe construction

Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.

Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.

Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.

II. Establish Safety Zones around your home.

Safety Zone 1 is your most important line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should;

- a) Mow lawn and plant low-growing fire-resistant plants; and*
- b) Thin and prune trees and shrubs; and*
- c) Avoid tall trees close to the house; and*
- d) Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
- e) Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
- f) Remove dead plant material along the fence lines and keep the grass short; and*
- g) Remove over hanging branches near powerlines in both Zone 1 and 2.*

III. Safety Zone 2 extends from 10 – 30 metres of your home.

- a) Remove scrub and dead or dying plants and trees; and*
- b) Thin excess trees; and*
- c) Evenly space remaining trees so the crowns are separated by 3-6 metres; and*
- d) Avoid planting clusters of highly flammable trees and shrubs*
- e) Prune tree branches to a height of 2 metres from the ground.*

IV. Choose Fire Resistant Plants

Fire resistant plants aren't fire proof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include: poplar, maple, ash, birch and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are: pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.

For more information please go to <https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/>

If your building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?

7 (a) Vegetation Risk Reduction Strategy

The proposal includes provision for a dwelling within an existing cleared portion of the site. An Ecological Impact Assessment and Landscape Assessment has been completed for the proposal which has recommended that the designated building area and access is to be encompassed by a 10m firebuffer and screen planting, planted in low flammability native vegetation. The remainder of the site and surrounding allotments are covered in bush shown as a PNA Russell Forest. The water tanks will be located within the area designated for screen planting on the image above. 10,000L will be provided for fire fighting supply .

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
<input checked="" type="checkbox"/>	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
<input checked="" type="checkbox"/>	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Rochelle Jacobs Dated: 11/11/2025

Contact No.: 094081866

Email: info@northplanner.co.nz

Signature:

9. Approval

In reviewing the information that you have provided in relation to your application being approximately a [Click or tap here to enter text.](#) square metre, Choose an item. dwelling/sub division, and non-sprinkler protected.

The Area Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Manager [Choose an item.](#) agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore; the Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.

Name: [Click or tap here to enter text](#)

Signature: [Click or tap here to enter](#)

P.P on behalf of the Area Manager

Fire and Emergency New Zealand Te Tai Tokerau / Northland District
APPROVED <i>By GoffinJ at 9:07 am, Mar 04, 2026</i>
Jason Goffin- Advisor Risk Reduction

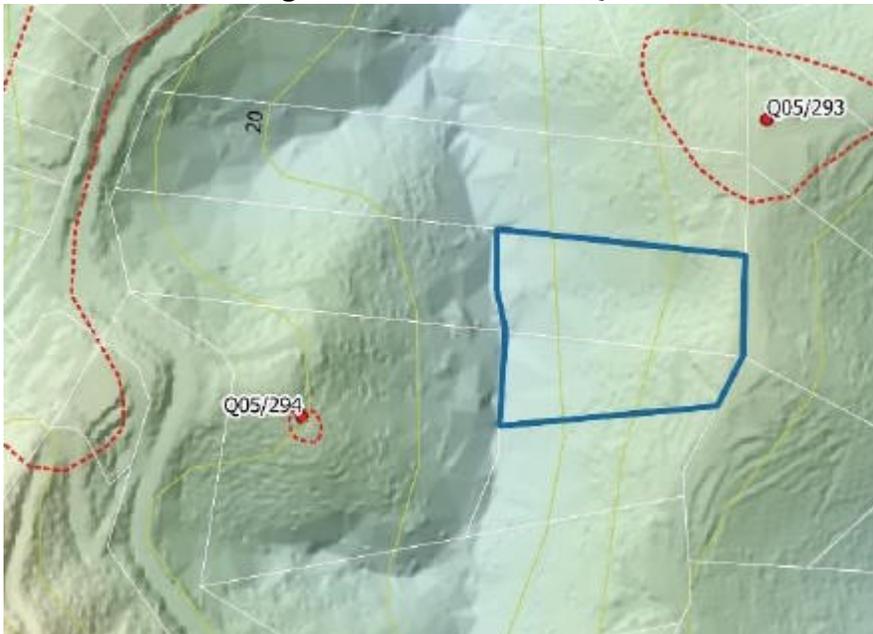
Alex Billot

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Tuesday, 6 January 2026 3:51 pm
To: Alex Billot
Cc: Lisa Ahn; James Robinson; Bill Edwards
Subject: RE: Proposed subdivision - 537 Manawaora Road, Parekura Bay

Happy new year Alex,

I confirm HNZPT has reviewed this proposed subdivision and advises as follows;

- Any works across the site should be carried out within an ADP approach, and in accordance with the Archaeological site assessment report completed by Andy Brown dated 20 Sept 2024.
- In relation to any further development of the balance of Lot 2 DP 190845, HNZPT advises disturbance of the archaeological site identified as Q05/294 **shall be avoided.**



Thanks again for the pre-lodgement engagement opportunity.

Cheers,
Stuart

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP
Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit
www.heritage.org.nz and learn more about NZ's heritage places.

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From: Alex Billot <Alex@northplanner.co.nz>
Sent: Monday, 15 December 2025 1:56 pm
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: Proposed subdivision - 537 Manawaora Road, Parekura Bay

Good afternoon Stuart,

We are in the process of preparing a combined subdivision and landuse application at 537 Manawaora Road, Parekura Bay.

The proposal is to undertake a subdivision of Lot 4 DP79276 and Lot 2 DP190845 to create one additional allotment. The clients intend to subdivide the two existing coastal living properties into three individual allotments. Given the existing topography and natural features within the sites, it is considered most practical to subdivide off the eastern portion of the sites to create an individual allotment, given the western and eastern portions of the sites fall towards the existing stream which will run along the boundary of Proposed Lot 2 shared with Lots 1 & 3. The location of the stream which essentially divides the properties in two, restricts use of the eastern portions of the site's given access is difficult due to the terrain.

Proposed Lot 2 will be vacant land and will contain land to the eastern side of the sites. Proposed Lot 3 will be the largest allotment, containing land to the south. There is an existing approved land use consent for this site under RC2250122, which allows for the construction of a dwelling. Proposed Lot 1 will contain land within the northern portion. As part of this application, land use consent is also being sought for the provision of a dwelling within the existing cleared area of Proposed Lot 1.

There will be areas within each of the proposed allotments set aside and formally protected via Reserves Act 1977. Revegetation of areas within each of the lots is proposed, as well as pest and weed management. A full restriction on cats is proposed and controls imposed on dogs within the sites.



Horizon Archaeology had completed an Archaeological Assessment in support of RC2250122 for 537 Manawaora Road (Lot 2 DP190845), which identified the previously recorded single terrace (Q05/294) southeast of the high point of the subject site. Horizon Archaeology determined that the area which has been excavated for the proposed building platform, services and access did not have any evidence of archaeological features and that the proposed activity will not affect the recorded terrace Q05/294. Horizon Archaeology recommended that an ADP is in place during any future works. A further assessment has been provided by Horizon Archaeology for the proposed subdivision (Archaeological Assessment dated 20th September 2024 and attached to this email). This assessment covered the eastern portions of the sites (Lot 2 DP190845 and Lot 4 DP79276), with the assessment concluding that there were no recorded archaeological sites present on the new lot nor unrecorded sites identified. No archaeological authority was determined to be required with the subdivision and any built development on the lots recommended to take place under an ADP

If you could please review the proposal and advise of any comments HNZPT have on the proposal, that would be greatly appreciated.

If you require any further information, please do not hesitate to contact me.

Thanks in advance.

Kind regards,



Alex Billot

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

Northland Planning & Development 2020
Limited

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

Alex Billot

From: Alex Billot
Sent: Monday, 19 January 2026 1:27 pm
To: 'rewiri.boyce@xtra.co.nz'; 'rmukiterawhiti@outlook.com'; 'ngatikutahapu@gmail.com'; 'kmcchair2016@gmail.com'; 'karataumarere@gmail.com'; 'heidi.mackey@ngatihine.maori.nz'; 'mariu@ngatiwai.iwi.nz'; 'ihapera.paniora@ngatiwhatua.iwi.nz'
Cc: Rochelle
Subject: Request for comments - 537 Manawaora Road, Parekura Bay - Proposed Subdivision
Attachments: 10828 Scheme 20251218.pdf; LOA_ParekuraSubdivision.pdf

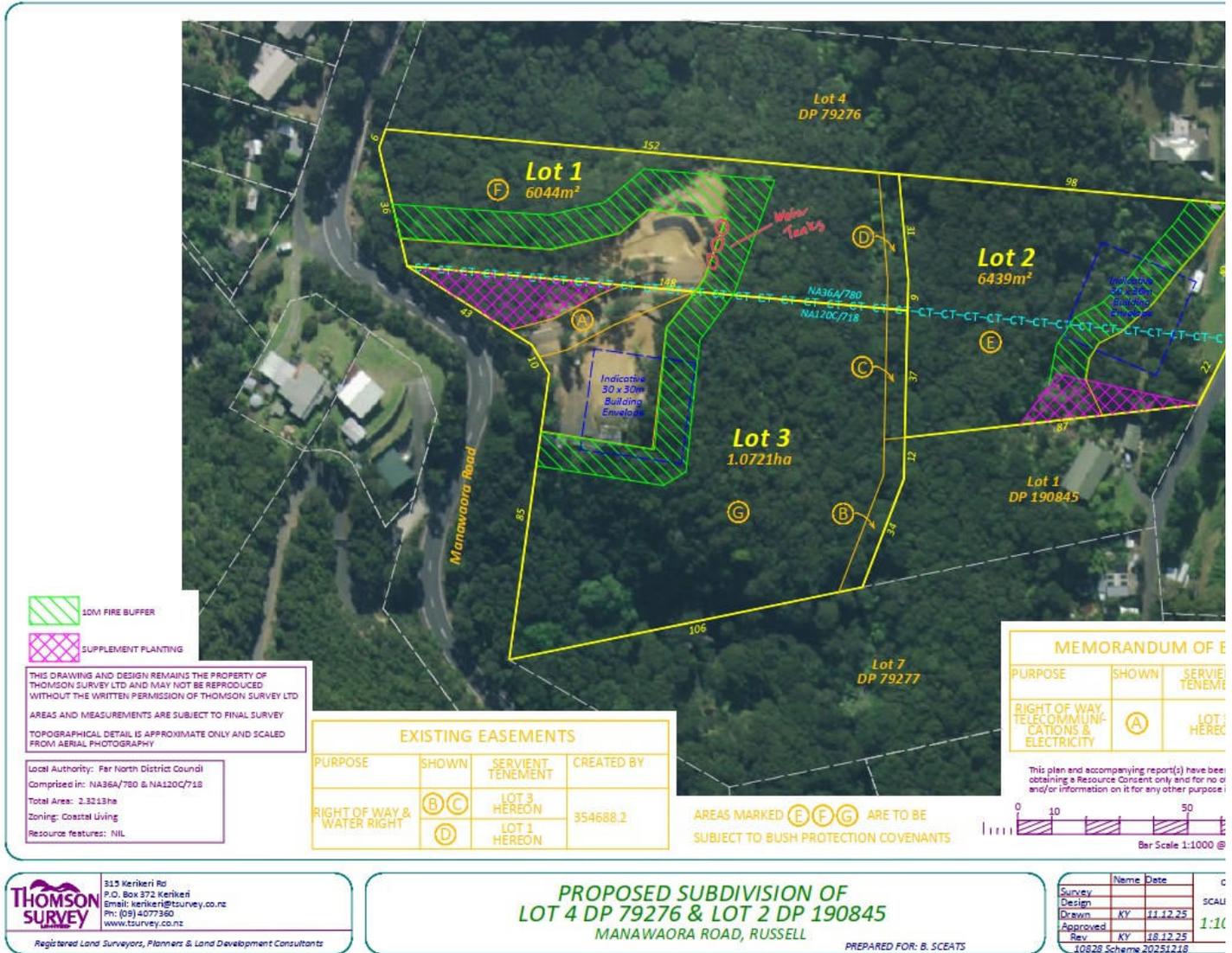
Tēnā koutou,

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If you could please provide comment/feedback on the proposal to include with our resource consent application, that would be greatly appreciated.

We look forward to hearing from you. If you have any further questions, please do not hesitate to contact our office.

Kind regards,



Alex Billot
Resource Planner

Offices in Kaitaia & Kerikeri
☎ 09 408 1866
Northland Planning & Development 2020
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*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

Alex Billot

From: RCAs Ngati Manu <ngatimanurcas@gmail.com>
Sent: Thursday, 22 January 2026 9:37 am
To: Alex Billot
Subject: Fwd: Request for comments - 537 Manawaora Road, Parekura Bay - Proposed Subdivision
Attachments: 10828 Scheme 20251218.pdf; LOA_ParekuraSubdivision.pdf

Tēnā koe Alex,

After an initial review of the RCA, this serves as our first formal response to the application.

If in the event, further changes or engagements are required, please feel free to notify us — we encourage and support ongoing dialogue.

At this stage, Ngāti Manu is willing to support the application *in principle*, subject to the following initial condition(s) being met:

1. The environmental impact is expected to be minor. Therefore, provided that Ngāti Kuta and Patukeha leads the cultural and environmental oversight, and other hapū with interests in the land also support the consent.

Ngāti Manu will deliberate further once the above condition has been addressed.

For your awareness, our rōpū convenes fortnightly to discuss further engagements required, and a more detailed response will follow in due course.

Me aku mihi,

Awhina Wynyard-Tobin
Resource Consent Coordinator | Ngāti Manu RCA Rōpū
Kāretu Marae Committee | Contact Number: 027 555 2048

362 Waikare Road, Kāretu, 0283, Northland

| ngatimanurcas@ngatimanu.com | www.ngatimanu.com



----- Forwarded message -----

From: **Suz Te Tai** <kmcchair2016@gmail.com>

Date: Mon, Jan 19, 2026 at 2:10 PM

Subject: Fwd: Request for comments - 537 Manawaora Road, Parekura Bay - Proposed Subdivision

To: <ngatimanurcas@gmail.com>, Awhina Wynyard-Tobin <awhinawynyntob@gmail.com>, Secretary KMC <karetumcsecretary@gmail.com>, Scotty Smith <scottysmith77@gmail.com>

Fyi

Suz Te Tai
Karetu Maori Committee - Chairperson

362 Waikare Road, Kāretu, 0283, Northland

| 027 5858 666| kmc.chairperson@ngatimanu.com | www.ngatimanu.com



----- Forwarded message -----

From: **Alex Billot** <Alex@northplanner.co.nz>

Date: Mon, 19 Jan 2026 at 1:27 PM

Subject: Request for comments - 537 Manawaora Road, Parekura Bay - Proposed Subdivision

To: rewiri.boyce@xtra.co.nz <rewiri.boyce@xtra.co.nz>, rmukiterawhiti@outlook.com <rmukiterawhiti@outlook.com>, ngatikutahapu@gmail.com <ngatikutahapu@gmail.com>, kmcchair2016@gmail.com <kmcchair2016@gmail.com>, karataumarere@gmail.com <karataumarere@gmail.com>, heidi.mackey@ngatihine.maori.nz <heidi.mackey@ngatihine.maori.nz>, mariu@ngatiwai.iwi.nz <mariu@ngatiwai.iwi.nz>, ihapera.paniora@ngatiwhatua.iwi.nz <ihapera.paniora@ngatiwhatua.iwi.nz>

Cc: Rochelle <rochelle@northplanner.co.nz>

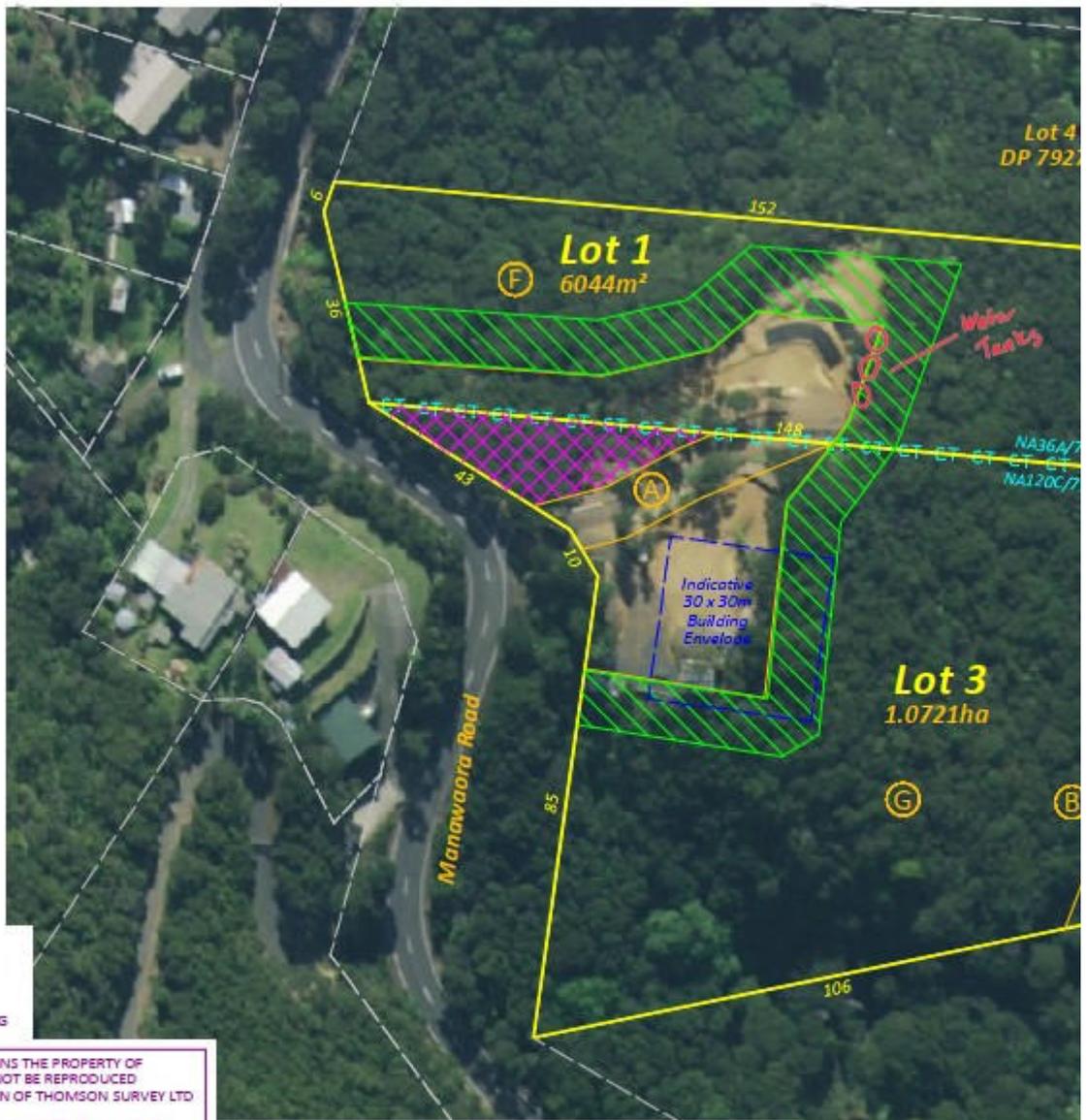
Tēnā koutou,

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-  10M FIRE BUFFER
-  SUPPLEMENT PLANTING

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Local Authority: Far North District Council
 Comprised in: NA36A/780 & NA120C/718
 Total Area: 2.3213ha
 Zoning: Coastal Living
 Resource features: NIL

EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY & WATER RIGHT	(B) (C)	LOT 3 HEREON	354688.2
	(D)	LOT 1 HEREON	

AREAS MARKED (E) (F) (G) SUBJECT TO BUSH PROTECT

THOMSON SURVEY
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360
 www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 4 DP 79276 & LOT 2 DP 190 MANAWAORA ROAD, RUSSELL

Horizon Archaeology had completed an Archaeological Assessment in support of RC2250122 for [537 Manawaora Road \(Lot 2 DP190845\)](#), which identified the previously recorded single terrace (Q05/294) southeast of the high point of the subject site. Horizon Archaeology determined that the area which has been excavated for the proposed building platform, services and access did not have any evidence of

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Heritage NZ have also been contacted.

If you could please provide comment/feedback on the proposal to include with our resource consent application, that would be greatly appreciated.

We look forward to hearing from you. If you have any further questions, please do not hesitate to contact our office.

Kind regards,



Alex Billot

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

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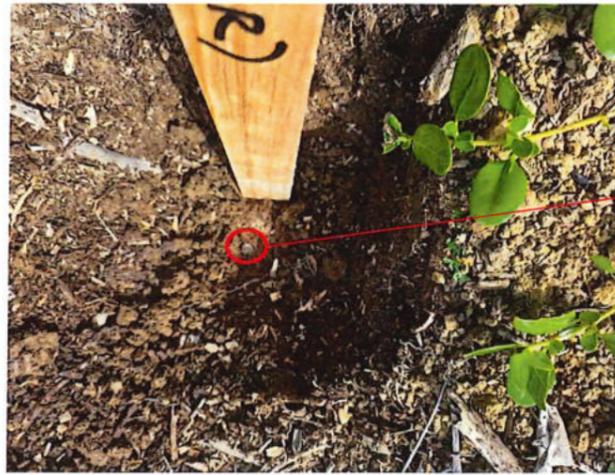
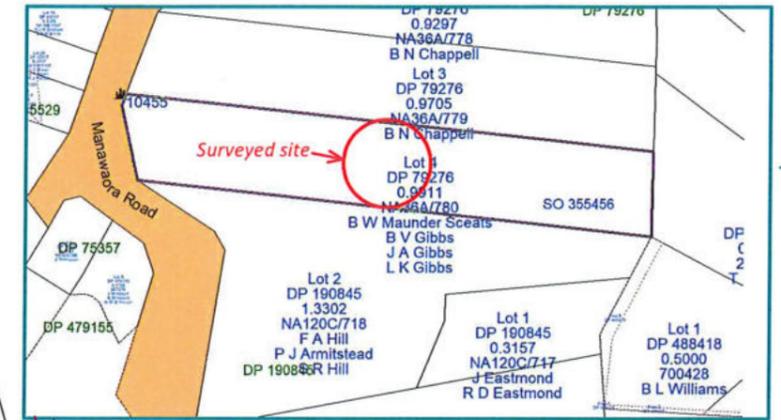


PHOTO 2

DATUM
RL 39.45m
IB (Iron Bar in ground) 115m³ Fill

*= Extent of earthworks
267m³ cut
115m³ Fill*

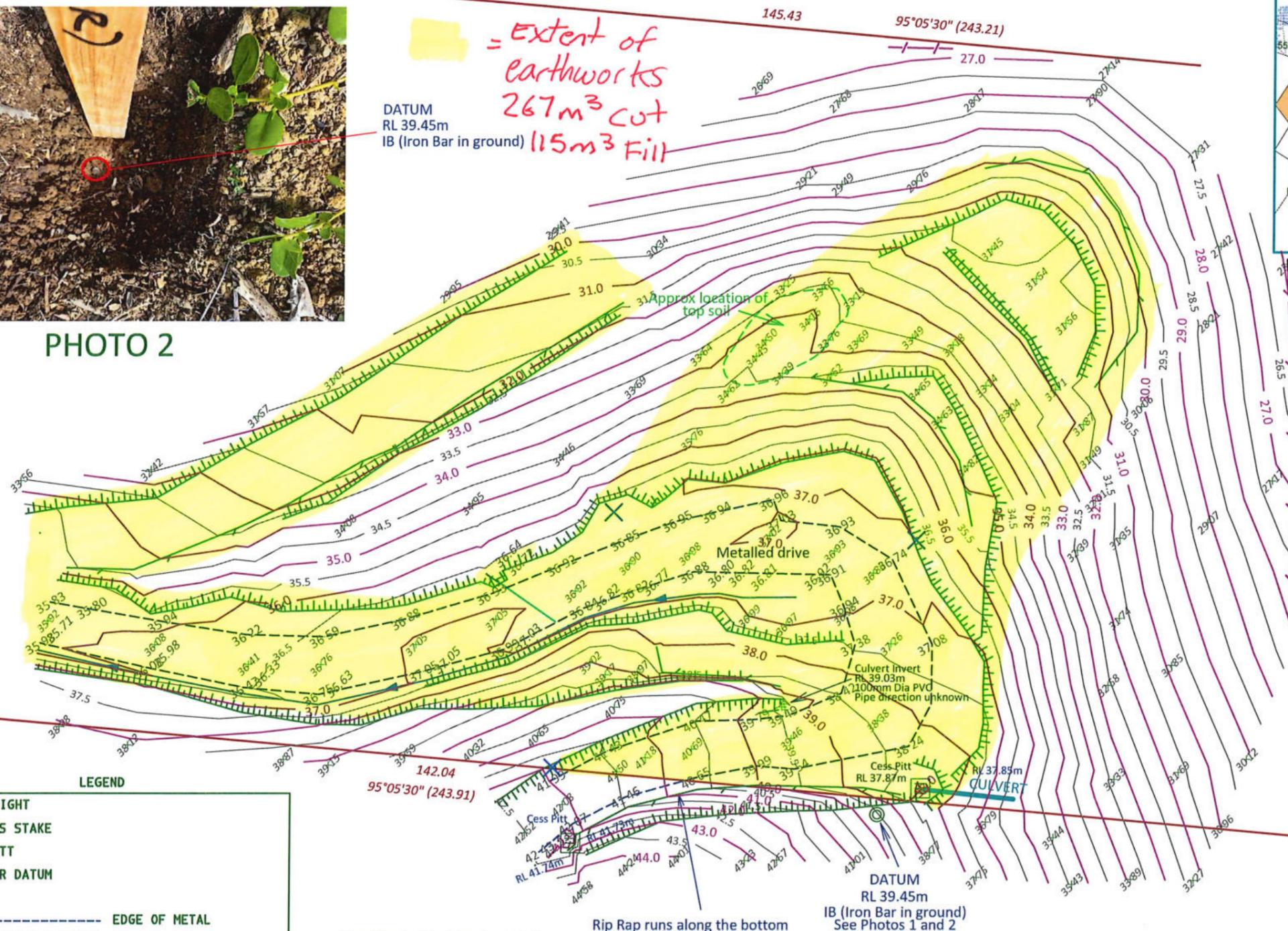


LOCATION DIAGRAM

LOT 4
DP 79276



PHOTO 1



LEGEND

- + SPOT HEIGHT
- X CLIENTS STAKE
- CESS-PITT
- IRON BAR DATUM
- PEG
- EDGE OF METAL
- ▄ BANK TOP
- DRAIN INVERT
- ▄ WALL
- ▄ BOTTOM OF BANK
- POST AND WIRE FENCE UNLESS STATED OTHERWISE
- CULVERT
- BOUNDARY LINE
- EASEMENT BDY

DATUM SOURCE
IT XXVI DP 79276 (DPXM)
RL 50.43m Order 3V
NZGD2000 coordinates

Local Authority: Far North District Council
Survey Block & District:
Total Area: 0.9911Ha
Comprised in: CT 36A/780
Levels in terms of: NZVD 2016
Contour interval is: 0.5m MINOR, 1.0m MAJOR

Surface features have been surveyed only. Area of voids, fill, or anything hidden below ground level have not been identified and surveyed unless stated otherwise. Power and telecommunications have not been surveyed either.

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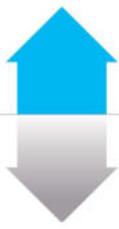


THOMSON SURVEY LIMITED
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Ph: (09) 4077360 Fax (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

TOPOGRAPHICAL SURVEY OF PROPOSES HOUSE SITE ON LOT 4 DP 79276.
PREPARED FOR: Ben Sceats

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design			1:250	A3
Drawn	PJH	29-09-25		
Approved				
Rev				
10828 Topo 20200926				

Surveyors Ref. No:
10828
Series
Sheet 1 of 1



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Geotechnical Investigation for Proposed Subdivision at 537B Manawaora Road, Parekura Bay

Rev A

15 October 2024

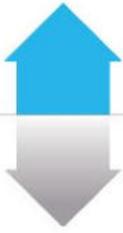
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Job Number:	NL240127
Name of Project:	537B Manawaora Road, Parekura Bay
Client:	Ben Sceats
Author:	Hans Heym, Geotechnical Engineer
Reviewer:	Byron Smith, Senior Engineering Geologist, MEngNZ
Authoriser:	Mark Sinclair, Principal Geotechnical Engineer, CMEngNZ, CPEng
Document Version:	A
Published:	15 October 2024
Author Signature:	
Reviewer Signature:	
Authoriser Signature:	

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Appendices:

- Appendix A: Drawings
 - Appendix B: Investigation Logs
 - Appendix C: Stability Analysis Results
-

Report Summary

The following summarises the findings of this report however is not to be taken in isolation. It is a requirement that any user of this report review the document in its entirety, including all appendices.

Feature	Commentary
Proposed Development	Subdivision of 2 lots into 3 new lots.
RMA	No <i>geotechnical</i> natural hazards were identified (as listed in this Act) that are considered an undue impediment to the subdivision or that cannot be reasonably addressed by typical engineering design and construction.
Fill	Encountered to a maximum depth of 1.2m below present ground level (bpgl).
Natural Soils	Weathered Waipapa Group
Unduly Weak, Sensitive, or Compressible Soils	Not encountered.
Groundwater	Not encountered.
Seismic Site Class	Site Class C.
Liquefaction	The site is considered to have a "Very Low Liquefaction Vulnerability".
Slope Stability	Slopes steeper than 1V:3H are present. We consider the proposed building platforms to be suitable from a deep seated 'global' land stability perspective.
Settlement	Provided the recommendations of this report are adopted in design and construction we consider static settlement unlikely to be a constraint to future development of the site.
Preliminary Foundation Guidance	Shallow foundations are considered suitable for the proposed development provided they are positioned greater than 2.0m from ground inclinations steeper than 14°. Outside of this condition foundations shall be designed to account for soil creep effects.

1.0 Introduction

Soil & Rock Consultants (S&RC) were engaged by Ben Sceats to carry out a geotechnical investigation at 537B Manawaora Road, Parekura Bay regarding a proposed subdivision.

Our investigation has been informed by Section 106 of the Resource Management Act which list 'Natural Hazards' that must be considered by Council when assessing a Subdivision Consent application.

Our report is intended to identify geotechnical constraints to development and provide associated remedial, mitigating, and design recommendations in order that Consent can be granted. Information and advice related to good construction practise are also provided.

1.1 Limitations

This report has been prepared by S&RC for the sole benefit of Ben Sceats (the client), their appointed consultants, and Council with respect to 537B Manawaora Road, Parekura Bay and the brief given to us and may be used by client-appointed consultants and Council to support Building Consent processing. The data and/or opinions contained in this report may not be used in other contexts, for any other purpose or by any other party without our prior review and agreement. This report may only be read or transmitted in its entirety, including the appendices.

The recommendations given in this report are based on data obtained from discrete locations and soil conditions between locations are inferred only. Our geotechnical models are based on those actual and inferred conditions however variations between test locations may occur and S&RC should be contacted in this event.

S&RC should also be contacted should the scope or scale of the development proposal vary from that currently indicated.

2.0 Site Description

The subject site comprises parts of Lot 2 DP 190845 and Lot 4 DP 79276. The properties are irregular in shape and cover a total area of 23,192m² (see Figure 1). Lot 2 contains one dwelling and a small shed with the remainder of the site covered in native bush and trees.

The overall ground surface slopes moderately to steeply down towards the base of a gully orientated north-south approximately along the western alignment of the new lot boundary (see Figure 1). Slopes within the proposed building platforms are typically flatter than 15°.

Cut to fill earthworks have been recently undertaken to form the western building platform comprising two near-level fill benches. Historical earthworks have been undertaken to form the nominated eastern building platform. We understand these works were undertaken more than 20-30 years ago.



Figure 1: Aerial Image (Source: Far North Council GeoMaps Website)

2.1 Proposed Subdivision

S&RC understand a subdivision is proposed combining land from Lot 2 DP 190845 and Lot 4 DP 79276 to form a new lot at the eastern ends of the properties as shown in Figure 1. The new eastern lot will be accessed via an existing right-of-way from Bentzen Drive.

3.0 Geology

According to the GNS New Zealand Geological Web Map, 1:250,000 Geology map, the site is underlain by Waipapa Group rocks of late Triassic to late Jurassic age (see Figure 2). These rocks weather naturally to depths of up to 10m, but generally to depths of between 3m and 5m producing firm to very stiff clays and silts of variable plasticity, and some sand layers. On steeper slopes the residual soils are prone to a translational failure mode when they become saturated. Movement of the residual soils can occur at the contact between the weaker soil mantle and the underlying harder material.

The occurrence of deep-seated failures within the underlying rock is relatively uncommon. This occurrence is dependent on the joint dip and direction and ground slopes and groundwater conditions. More clayey horizons are also prone to shrinking and swelling in response to soil moisture changes.

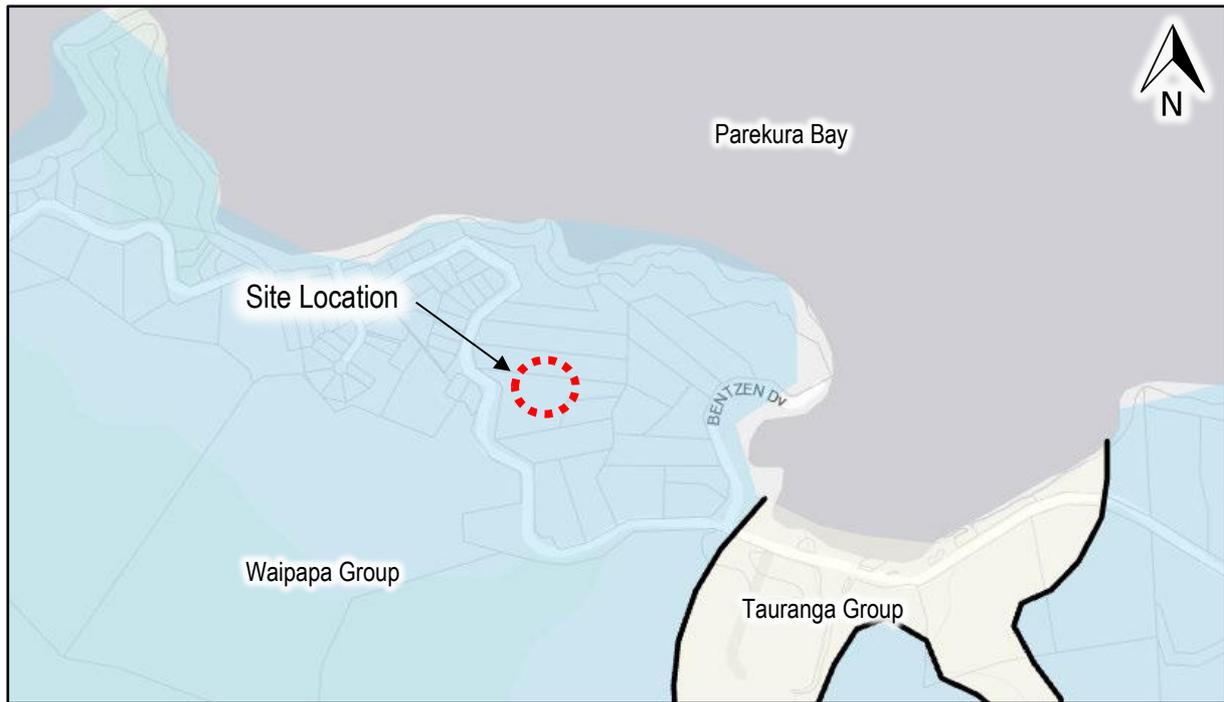


Figure 2: Geological Map (Source: GNS WebMaps Website)

4.0 Field Investigation

The field investigation carried out on 20 September 2024 comprised:

- Visual appraisal of the site
- Drilling of five hand augerholes (AH01 – AH05 inclusive) – Appendix B
- Dynamic Cone (Scala) Penetrometer testing from the base all augerholes – Appendix B
- Measurement of two cross section (A-A' & B-B') using a measuring tape and clinometer (through the building platforms – extended to the base of the gully using Lidar data available from the LINZ Data Service) – Appendix A

The test locations are shown on the Site Plan, Drawing No NL240127/1 (Appendix A). The locations were measured from existing site features using a hand-held tape and are therefore approximate only.

Measurements of undrained shear strength were undertaken in the augerholes at intervals of depth using a handheld shear vane in accordance with the New Zealand Geotechnical Society (NZGS) '*Guideline for Hand Held Shear Vane Test*', dated August 2001. Peak and remoulded vane shear strengths shown on the attached logs represent dial readings off the shear vane adjusted using the BS 1377 calibration correction factor.

A visual-tactile field classification of the soils encountered during drilling was carried out in accordance with the NZGS '*Guideline for the Field Description of Soil and Rock*' (2005).

Dynamic Cone (Scala) Penetrometer testing was carried out from the base of all augerholes until refusal was reached. Refusal is defined as five consecutive blow counts of 10 or greater per 50mm penetration or a blow count of 20 for 50mm penetration. The results are provided in Appendix B.

4.1 Ground Model

Subsurface conditions have been interpolated between the test locations and localised variations between and away from the test locations will exist. In general, the soils encountered comprised topsoil underlain by weathered Waipapa Group soils. An outline of the soil conditions and investigation results is given below and summarised in Table 1, and detailed descriptions of the soils are given on the attached logs (Appendix B).

- **Topsoil.** Topsoil was encountered in AH03, AH04, and AH05 to depths of 0.4m, 0.2m, and 0.4m below present ground level (bpgl) respectively.
- **Fill.** Fill was encountered from the ground surface in AH01 and AH02 to a depth of 1.2m bpgl in each location. The fill comprised firm to very stiff silt and clayey silt. No significant organic material or other deleterious material was encountered. Vane shear strengths within the fill ranged from 49kPa to greater than 200kPa where the soil strength was in excess of the vane capacity.

The depth, lateral extent, and composition of the fill material will vary across the site.

- **Waipapa Group.** Weathered Waipapa Group soils were encountered underlying the topsoil and/or fill to the termination depths of the augerholes. The Waipapa Group soils comprised very stiff to hard silts and clayey silts with lesser amounts of sand. Vane shear strengths were typically greater than 200kPa where the soil strength was in excess of the shear vane dial capacity or 'UTP' – Unable to Penetrate into the soil. The minimum vane shear strength recorded was 108kPa in AH04 at a depth of 2.0m bpgl.
- **Scala Penetrometer Testing.** Scala Penetrometer testing was carried out from the base of each augerhole. Refusal, inferred to be contact with the transition zone into Waipapa Group sandstone, was encountered at depths ranging between 3.9m and 5.1m bpgl. The upper surface of the sandstone is most likely several metres below the refusal depth encountered above.
- **Groundwater.** Groundwater was not encountered on the day of drilling.

Groundwater measurements taken on the day of drilling are not always an accurate portrayal of the actual long-term groundwater table however, given the elevated site location and general topography of the area, we consider the likelihood of encountering a long-term shallow groundwater table at the subject site to be low.

Table 1 – Summary of Ground Conditions

Test ID	Termination Depth	Depth of Topsoil/Fill	Vane Shear Strength Range (kPa)	Scala Penetrometer Termination	Groundwater Depth
All depths measured in (m) below present ground level. (Rounded to 1 DP)					
AH01	1.8	1.2	49 – 200+	3.9	NE
AH02	4.1	1.2	127 – 200+	5.4	NE
AH03	2.4	0.4	200+	4.8	NE
AH04	3.4	0.2	108 – 200+	5.9	NE
AH05	3.6	0.4	127 – 200+	5.6	NE

NE = Not Encountered

5.0 Seismic Design Parameters

The site is considered a Class C – ‘Shallow Soil Site’ as defined by NZS 1170.5:2004.

The Peak Ground Acceleration (PGA) value adopted for stability analysis of the site is 0.13g (ULS) with an effective earthquake magnitude of 6.5. A 0.65 modification factor has been applied to the PGA above given the peak acceleration is momentary as per NZTA Research Report 613 ‘*Seismic design and performance of high cut slopes*’, dated July 2018.

5.1 Liquefaction Vulnerability

Typically, the two principal factors which can result in liquefaction occurring under seismic conditions are the presence of unconsolidated/loose sands/sandy silts, and groundwater. The Waipapa Group soils are very stiff-to-hard and cohesive in nature. We therefore do not consider that these soils are conducive to significant liquefaction (and consequently lateral spread) under any design-level seismic event.

6.0 Slope Stability

We have undertaken a qualitative assessment of each building platform as below.

Western Building Platform

- From the roadway the ground surface descends to the north and northeast at an overall inclination in the order of 20° - 25°. However, the current building platform has been made near-level by way of cut-to-fill earthworks. The building platform is downslope of a neighbouring building platform to the south.

-
- The earthworks have formed two near-level benches by way of fill batters inclined at approximately 25° on the downslope side of the benches, and a cut batter inclined at approximately 28° on the upslope side of the upper bench.
 - The in-situ fill strength ranges from 'firm' to 'very stiff' and no significant deleterious material was encountered. We understand from the client that the works were undertaken by an experienced contractor and some degree of compaction was applied to the material during placement.
 - The underlying natural ground comprises hard Waipapa Group soils.
 - Groundwater was not encountered within the hand augerholes, and is not expected at shallow depth given the general topography
 - The recent severe weather events experienced in Northland in January and February 2023 had not caused significant erosion or landslips in the proximity of the building platform.
 - Nearby vegetation does not show downslope rotation or trunk distortion, suggesting no significant recent near-surface soil movement.

Eastern Building Platform

- From the right-of-way the ground surface descends to the west at an overall inclination in the order of 20°- 25°. However, the nominated building platform is gently sloping to near-level. The platform has been prepared by way of modest cut into the slope. We understand these works were carried out more than 20-30 years ago.
- Fill was not encountered within the building platform and the natural soils comprise very stiff to hard Waipapa Group soils.
- Groundwater was not encountered within the hand augerholes, and is not expected at shallow depth given the general topography
- The recent severe weather events experienced in Northland in January and February 2023 had not caused significant erosion or landslips in the proximity of the building platform.
- Nearby vegetation does not show downslope rotation or trunk distortion, suggesting no significant recent near-surface soil movement.

Soil creep typically occurs in slopes steeper than approximately 14° such as those across the subject site. Soil creep is the slow downslope movement of upper soil horizons. This process is usually confined to the uppermost 1.5m of soil and generally in the order of millimetres per year. Soil creep is exacerbated by slope length, slope angle, inundation, groundwater fluctuations, soil expansivity, vegetation, and various surcharge loads.

Quantitative Assessment

To quantitatively check the overall stability of the slope within the proposed building platforms, stability analyses have been undertaken for the existing topography through cross section A-A' and B-B' as indicated on the Site Plan, Drawing No. NL240127/1. A surcharge of 12kPa has been adopted to represent the load from a future single-storey dwelling.

The RocScience Inc. SLIDE2 software was used for stability analyses. Stability of theoretical translational surfaces was assessed using the Morgenstern-Price method and the auto-refine search function.

Stability analyses have been undertaken for the measured groundwater, extreme (worst credible) groundwater, and seismic conditions. The measured groundwater condition has been adopted for the seismic condition. Peak Ground Acceleration (PGA) values for the region have been determined as per Section 5.0 of this report.

Lower-bound effective stress parameters used for our analyses are summarised in Table 2. These have been developed from the soil description, in-situ strength testing, limited back analysis, and our experience with these soil types in both the immediate area and the wider region.

Table 2 – Effective Stress Parameters

Soil Type	Estimated Unit Weight γ (kN/m ³)	Effective Cohesion on the Failure Plane c' (kPa)	Effective Angle of Internal Friction ϕ' (°)	Unconfined Compressive Strength, UCS (kPa)
Non-Engineered Fill	18	2	24	-
Waipapa Group Soils	18	7	34	-
Weathered Waipapa Group Rock	19	-	-	800
Dense Waipapa Group Rock	20	-	-	8,000

The ratio of resisting forces to disturbing forces is presented as a 'Factor of Safety' (FOS) against slope instability occurring. A FOS of 1 indicates a slope near or at equilibrium.

Section 2.6.8 of '*The Auckland Code of Practice for Land Development and Subdivision*', Version 2.0, dated May 2023 lists the minimum factors of safety typically acceptable to Council. These are provided in the 'Required' column in Table 3 alongside the calculated FOS results. Theoretical failure surfaces with FOS below the typical Council minimums are shown on the analysis outputs attached in Appendix C.

Table 3 – Stability Analysis Results

Section	Modelled Conditions	Global Factor of Safety		Compliant
		Required	Calculated	
A-A'	Measured Groundwater	1.5	1.5	Yes
	Extreme (Worst Credible) Groundwater	1.3	1.3	Yes
	Seismic Loading	1.1	1.2	Yes
B-B'	Measured Groundwater	1.5	1.5	Yes
	Extreme (Worst Credible) Groundwater	1.3	1.4	Yes
	Seismic Loading	1.1	1.1	Yes

Stability Conclusions

The global minimum FOS results for each section, provided in Table 3 and as shown on the outputs in Appendix C, exceed the Council requirements for all conditions.

We therefore consider the proposed/nominated building platforms to be suitable from a deep seated 'global' land stability perspective contingent upon the recommendations of this report being adopted.

7.0 Settlement

Significant thicknesses of organic or otherwise compressible soils were not encountered during our investigation. Provided the recommendations of this report are adopted in design and construction we consider static settlement unlikely to be a constraint to future development of the site.

8.0 Geotechnical Discussion

We consider the site to be geotechnically suitable for the proposed subdivision provided the recommendations given in this report are observed.

Our quantitative stability analyses indicate acceptable FOS results are achieved within the currently proposed/nominated building platforms, however global stability must be maintained during any future development.

Any future earthworks or development/construction should be the subject of proposal-specific geotechnical assessment and advice including further quantitative stability analysis.

9.0 Earthworks

We are not aware of any proposed earthworks as part of the subdivision application. Notwithstanding, we envisage that additional minor earthworks will be required to establish the final building platforms.

General recommendations in this regard are provided below, however we recommend any proposed earthworks be subject to specific geotechnical assessment as stability concerns could arise.

- Prior to commencing earthworks, a sediment control system must be constructed to ensure the Territorial and Regional Authority requirements are met.
- We recommend earthworks be undertaken only when a suitable interval of dry weather is expected, preferably during the earthworks construction season.
- All unsuitable materials (topsoil, non-engineered fill, or otherwise unsuitable soils) encountered during building platform preparation should be excavated and removed from site. Under no circumstances should spoil be placed across the site slopes or stockpiled on site.
- No additional filling (including temporary stockpiling close to the slope crest) may be carried out without specific geotechnical input and analysis, as this may have implications with regard to the global stability of the site. Any proposal to create cuts or fills greater than approximately 300mm deep/thick should be the subject of specific design advice.
- A Geotechnical Engineer should inspect prepared subgrade prior to placement of approved additional fill areas and test the fill during placement. All fills, regardless of depth, must be placed in accordance with NZS 4431:2022 with respect to subgrade preparation and standard of compaction.

A Geotechnical Engineer familiar with the contents of the report should monitor any site formation works.

Existing Fill Batters

The existing fill batters forming the western building platform were covered with a geotextile at the time of our investigation. We recommend this geotextile remain in place until such time as any development works are undertaken. Consideration should also be given to planting of small/low vegetation to protect the slopes should future development not be expected within the next 2-3 years.

In addition, surface runoff should be intercepted by means of shallow surface drains or small bunds where practical to protect the benches from saturation and erosion. Water collected in the interceptor drains should be diverted away from the building platform to a safe disposal point as far down the slope as practical.

10.0 Retaining Structures

We are not aware of any proposed retaining, however such structures are likely to be required either during building platform development or future construction.

We recommend retaining systems be Engineer-designed and consider both the local and global stability of the site, and any surcharge applicable to the wall. Particular attention should be paid to the influence of (future) building surcharges above, and sloping ground above and below, any retaining wall.

Geotechnical retaining wall design parameters are provided in Table 4.

Table 4 – Retaining Wall Design Parameters

Stratum	Bulk Density (kN/m ³)	Effective Cohesion c' (kPa)	Internal Friction Angle (°)	C _u for Broms (kPa)
In-Situ Fill	18	0	28	-
Stiff Natural Ground / Engineered Fill	18	0	34	100

Soil pressures for the design of 'stand-alone' timber pole retaining walls should be determined for active pressure conditions (K_a). Soil pressures for the design of rigid retaining walls or those that are integrated into any building structure should be determined for 'at-rest' pressure conditions (K_0).

No passive resistance should be inferred until the horizontal buttress of stiff natural soil at the downslope side of the retaining pole is at least 6D in width, where 'D' is the diameter of the bored hole.

Sliding resistance for a gravity wall may be calculated using a wall/ground (no plastic membrane) friction angle of 20° and the bulk density provided in Table 4.

Factors of safety and surcharge loadings appropriate to the conditions should be in accordance with '*Limit State Design of Retaining Walls and Foundations for Geotechnical and Structural Engineers*' SESOC Seminar Series 2005 and/or '*Module 6: Earthquake resistant retaining wall design*' prepared by MBIE dated November 2021 as applicable.

11.0 Preliminary Foundation Design Guidance

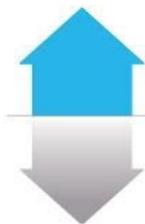
Proposal-specific stability analysis will be required to confirm geotechnical foundation design parameters and requirements for any future development. However, outside of stability sensitive areas (to be determined by proposal-specific analysis as above) we consider the natural site soils likely suitable for the support of structures up to two-storeys high designed to NZS3604:2011 requirements and bearing pressures.

The suitability of the in-situ fill to support permanent structures should be assessed during preliminary design to support the Building Consent application.

Specific testing is recommended to determine soil expansivity characteristics to inform detailed design which may indicate the soils lie outside of the definition of 'good ground'.

Piles will be required in stability sensitive areas. All foundations within 2.0m of ground steeper than 14° will be required to be designed to resist lateral loads resulting from soil creep to a depth of at least 1.0m.

End of Report Text – Appendices Follow



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Appendix A

Drawings

Geotechnical

Environmental

Stormwater

Hydrogeology



- NOTES:
1. Locations of features approximate only.
 2. Buried service locations to be verified on site.
 3. Original sheet size A3.
 4. Boundary data obtained from Council GIS.

- Key:
- Site Boundary
 - Proposed Building Platform
 - - - S&RC Cross Section Locations Sep 2024
 - S&RC Soil Expansivity Sample Locations Sep 2024
 - ⊕ S&RC Hand Augerhole / Surface Penetrometer Locations Sep 2024

AMENDMENTS		
Rev	Date	Description



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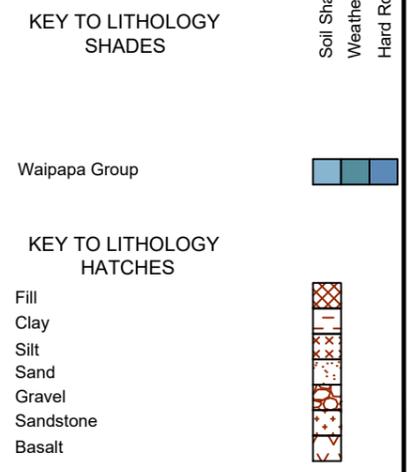
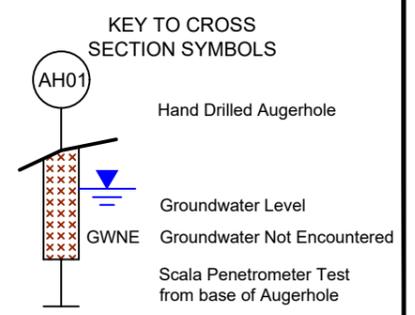
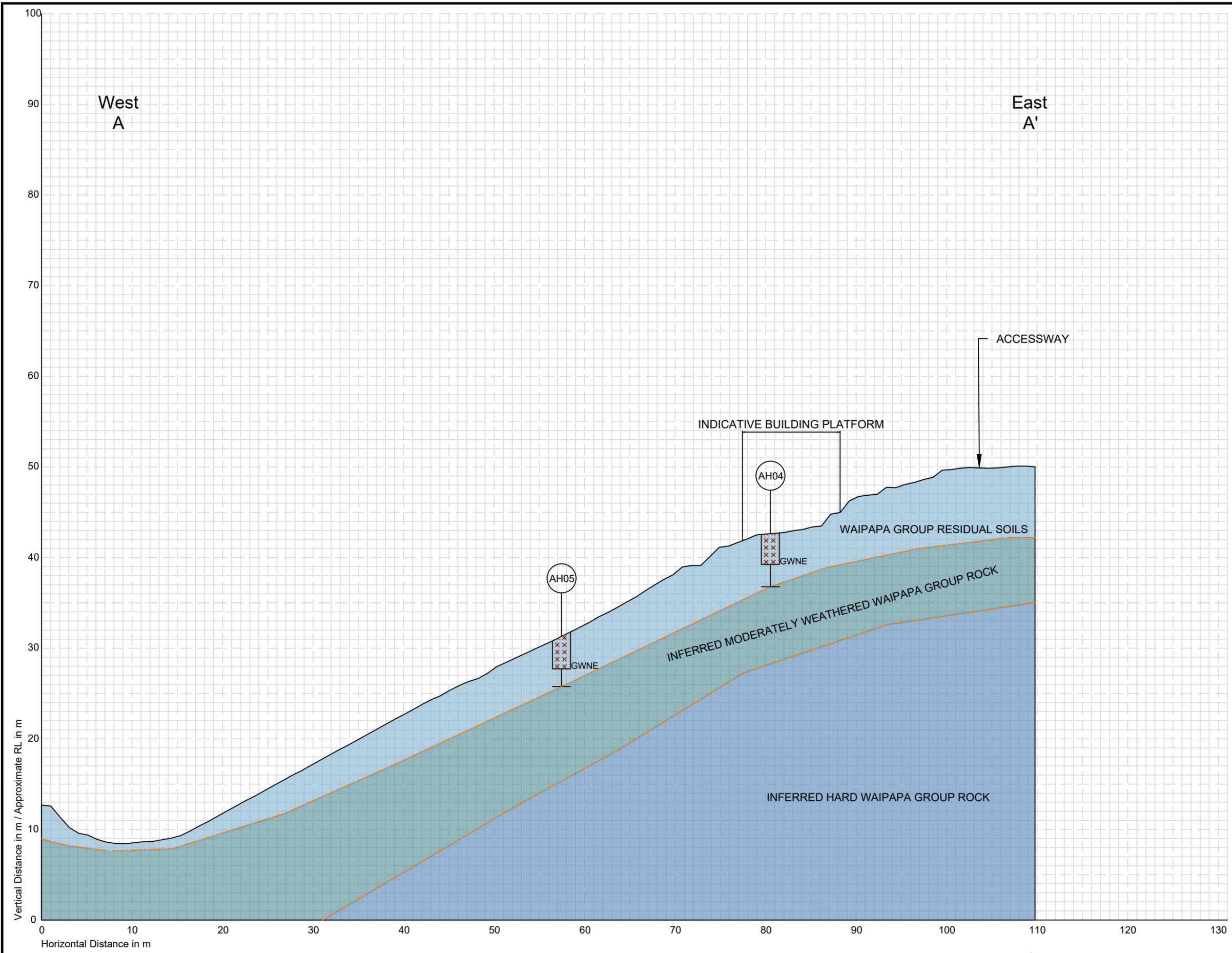
289 Lincoln Road, Waitakere
PO Box 21-424 Henderson, 0650
Ph 09 835 1740 Fax 09 835 1847
www.soilandrock.co.nz

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**537A Manawaora Road
Parekura Bay**

Site Plan

Dwg No.	NL240127/1		
Scale:	1:700	Drawn By:	H. Heym
Date:	01/10/2024	Revision:	A
Filename:	O:\Whangarei\NL24-10100-0199\NL240127\GIS\NL240127 - Site Plan - Sep2024.ggz		



- NOTES:**
1. Soil & Rock Consultants cross sections surveyed by tape and clinometer.
 2. Soil descriptions shown approximate only, refer to borelogs for details.
 3. Extrapolation of ground conditions away from test locations has been made but cannot be guaranteed.
 4. Locations of features approximate only.

AMENDMENTS		
DATE	REV	DESCRIPTION

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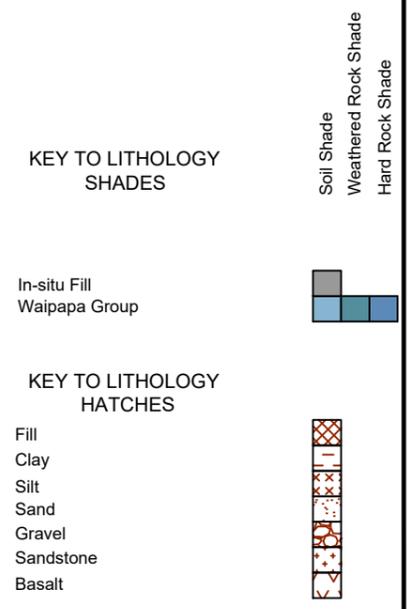
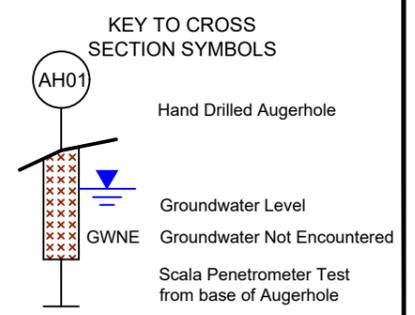
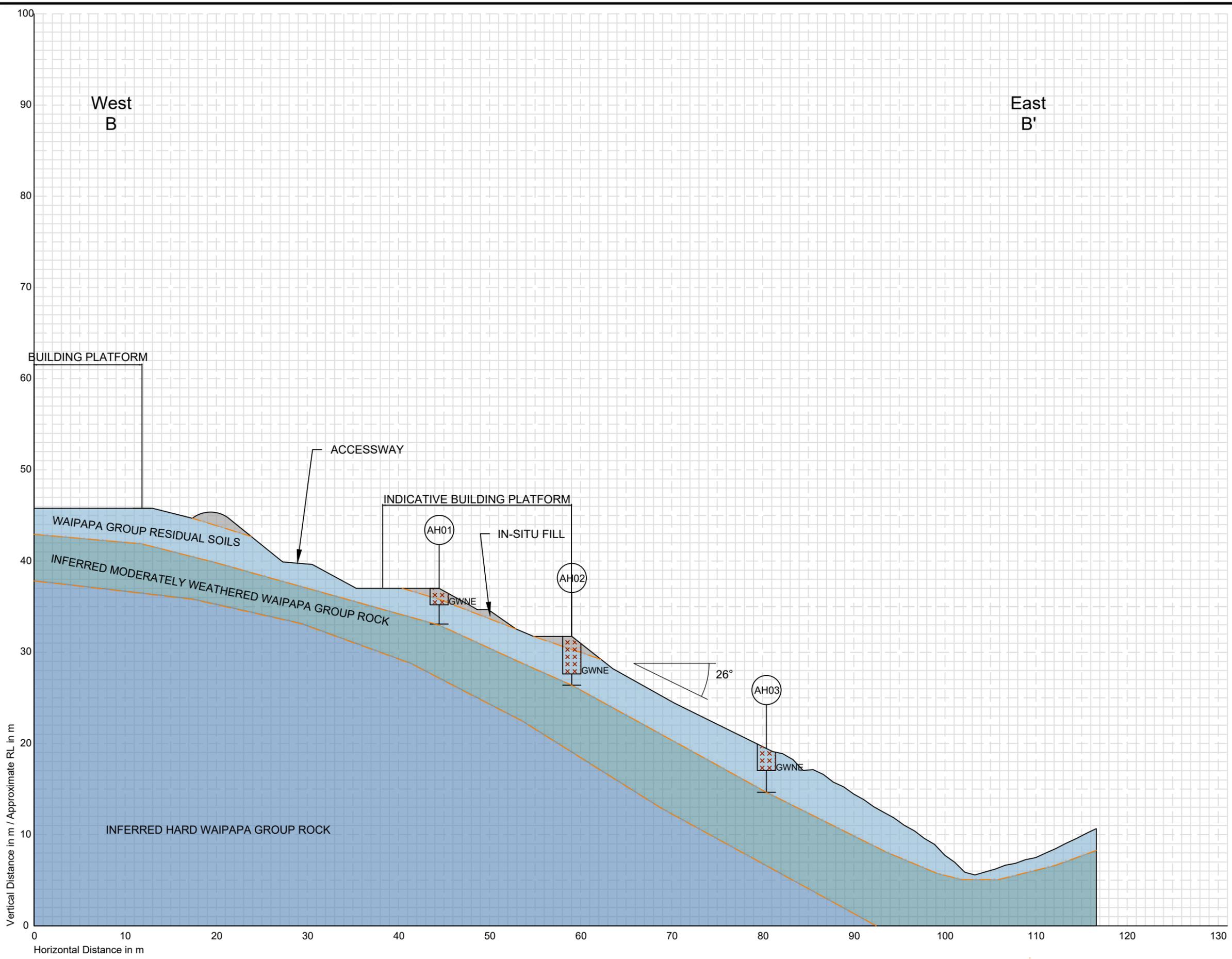
Check all dimensions and levels on site before commencing construction. This drawing and design remains the property of Geotechnical Engineering Ltd. and may not be reproduced without the written permission of Geotechnical Engineering Ltd.

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**537A MANAWAORA ROAD
PAREKURA BAY**

CROSS SECTION A-A'

NL240127/2A DRAWN: H. Heym DATE: 23-Sep-24
 SCALES: 1: 400 CHECKED: REV.
 AT A3 DESIGNED:
 Filename: nl240127 - section a-a'.dwg



- NOTES:**
1. Soil & Rock Consultants cross sections surveyed by tape and clinometer.
 2. Soil descriptions shown approximate only, refer to borelogs for details.
 3. Extrapolation of ground conditions away from test locations has been made but cannot be guaranteed.
 4. Locations of features approximate only.

AMENDMENTS		
DATE	REV	DESCRIPTION

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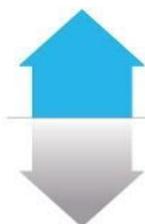
Check all dimensions and levels on site before commencing construction. This drawing and design remains the property of Geotechnical Engineering Ltd. and may not be reproduced without the written permission of Geotechnical Engineering Ltd.

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**537A MANAWAORA ROAD
PAREKURA BAY**

CROSS SECTION B-B'

NL240127/2B		DRAWN: H. Heym	DATE: 23-Sep-24
SCALES: 1: 400 AT A3	CHECKED:	DESIGNED:	REV.
Filename: nl240127 - section b-b'.dwg			



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Appendix B

Investigation Logs

Geotechnical

Environmental

Stormwater

Hydrogeology

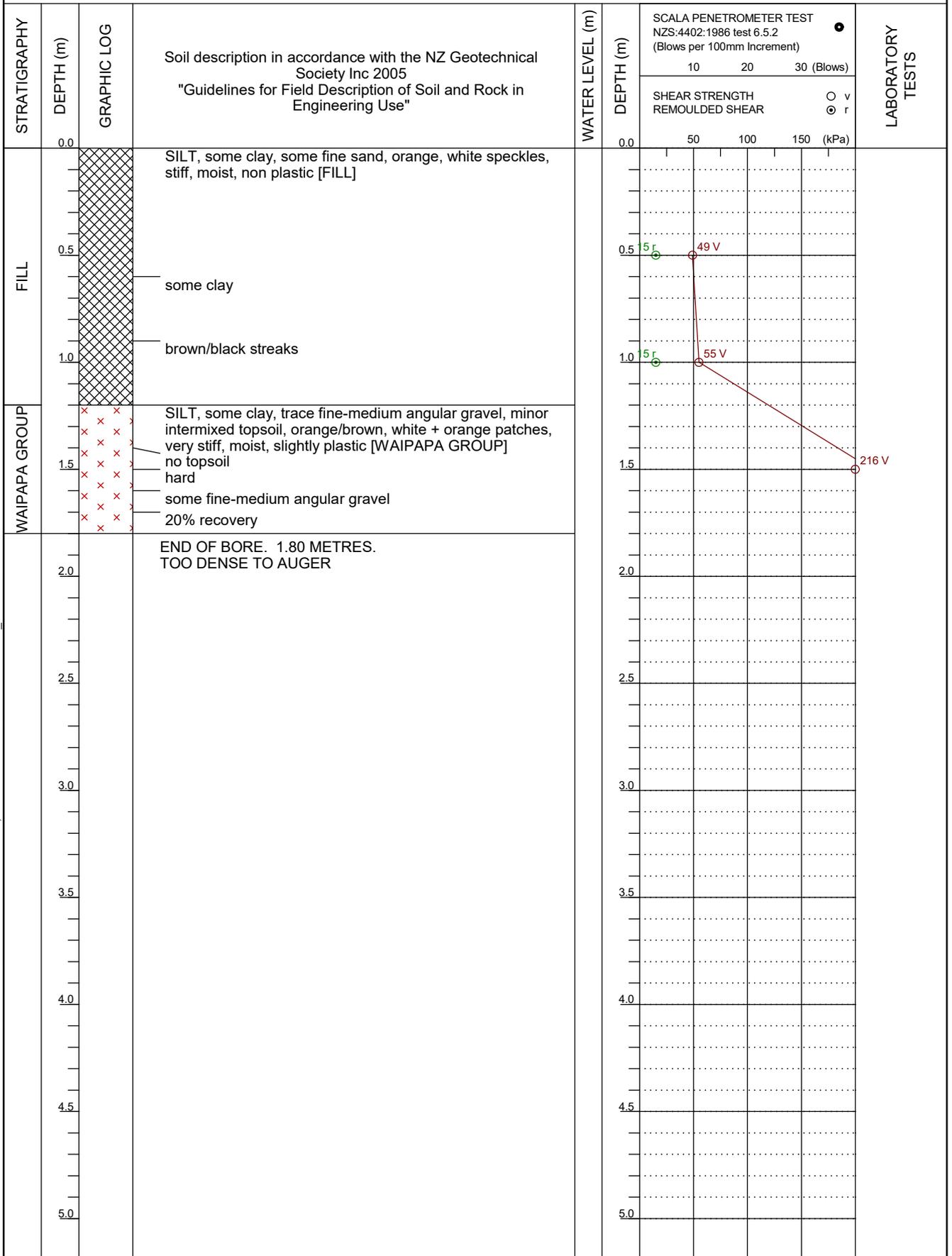


CLIENT: Ben Sceats
 PROJECT: Geotechnical Investigation, 537A Manawaora Road, Parekura Bay

Auger Hole No: AH01
 Sheet 1 of 1

Drill Type: 50mm HANDAUGER Project No: NL240127 Logged By: RR
 Drilled By: RR Coordinates: Shear Vane No - Calibration Date: GEO403 - 7/05/2024
 Date Started: 20/9/24 Ground Elevation: Surface Conditions: NEAR LEVEL, FILL
 Date Finished: 20/9/24 Water Level: GROUNDWATER NOT ENCOUNTERED

HAND AUGER LOG WITH SCALA NL240127 - AH01-05 - 537A MANAWAORA ROAD, PAREKURA BAY - SEP24.GPJ S-R- 2013.GDT 23/9/24



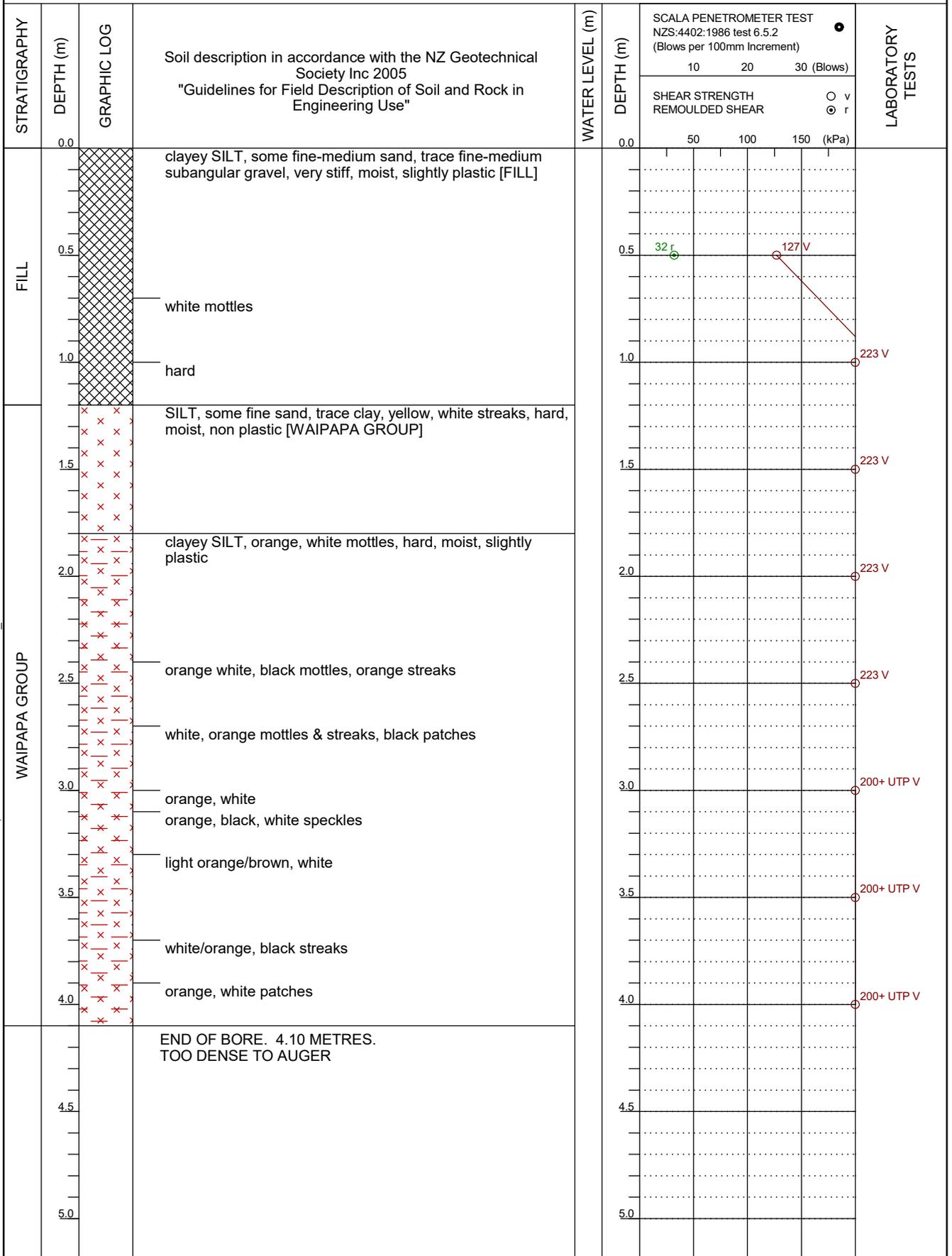


CLIENT: Ben Sceats
 PROJECT: Geotechnical Investigation, 537A Manawaora Road, Parekura Bay

Auger Hole No: AH02
 Sheet 1 of 1

Drill Type: 50mm HANDAUGER Project No: NL240127 Logged By: HHe
 Drilled By: RR Coordinates: Shear Vane No - Calibration Date: GEO3562 - 29/04/2024
 Date Started: 20/9/24 Ground Elevation: Surface Conditions: NEAR LEVEL, FILL
 Date Finished: 20/9/24 Water Level: GROUNDWATER NOT ENCOUNTERED

HAND AUGER LOG WITH SCALA NL240127 - AH01-05 - 537A MANAWAORA ROAD, PAREKURA BAY - SEP24.GPJ S-R- 2013.GDT 23/9/24



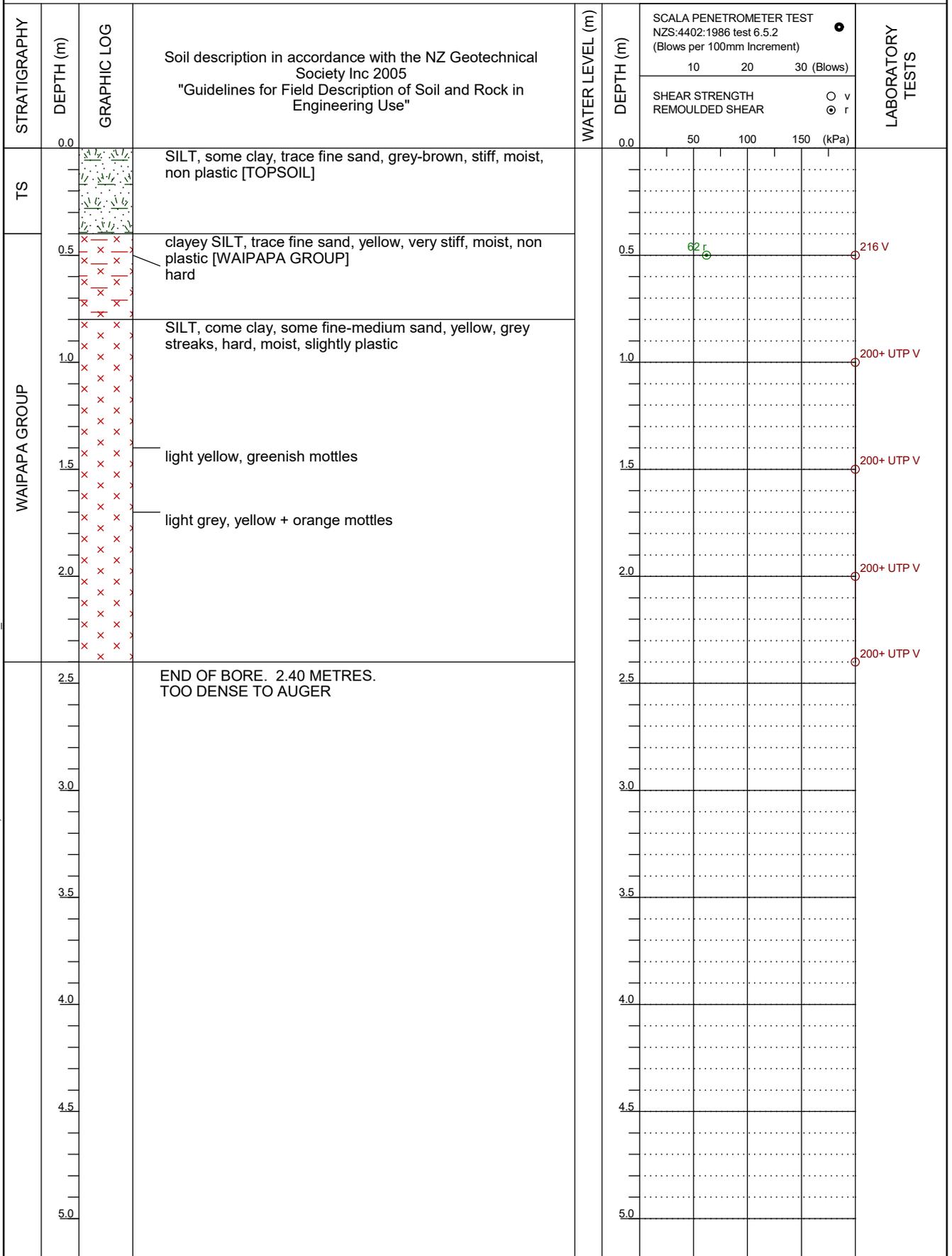


CLIENT: Ben Sceats
 PROJECT: Geotechnical Investigation, 537A Manawaora Road, Parekura Bay

Auger Hole No: AH03
 Sheet 1 of 1

Drill Type: 50mm HANDAUGER Project No: NL240127 Logged By: HHe
 Drilled By: HHe Coordinates: Shear Vane No - Calibration Date: GEO3562 - 29/04/2024
 Date Started: 20/9/24 Ground Elevation: Surface Conditions: STEEPLY SLOPING, GRASS
 Date Finished: 20/9/24 Water Level: GROUNDWATER NOT ENCOUNTERED

HAND AUGER LOG WITH SCALA NL240127 - AH01-05 - 537A MANAWAORA ROAD, PAREKURA BAY - SEP24.GPJ S-R_2013.GDT 23/9/24



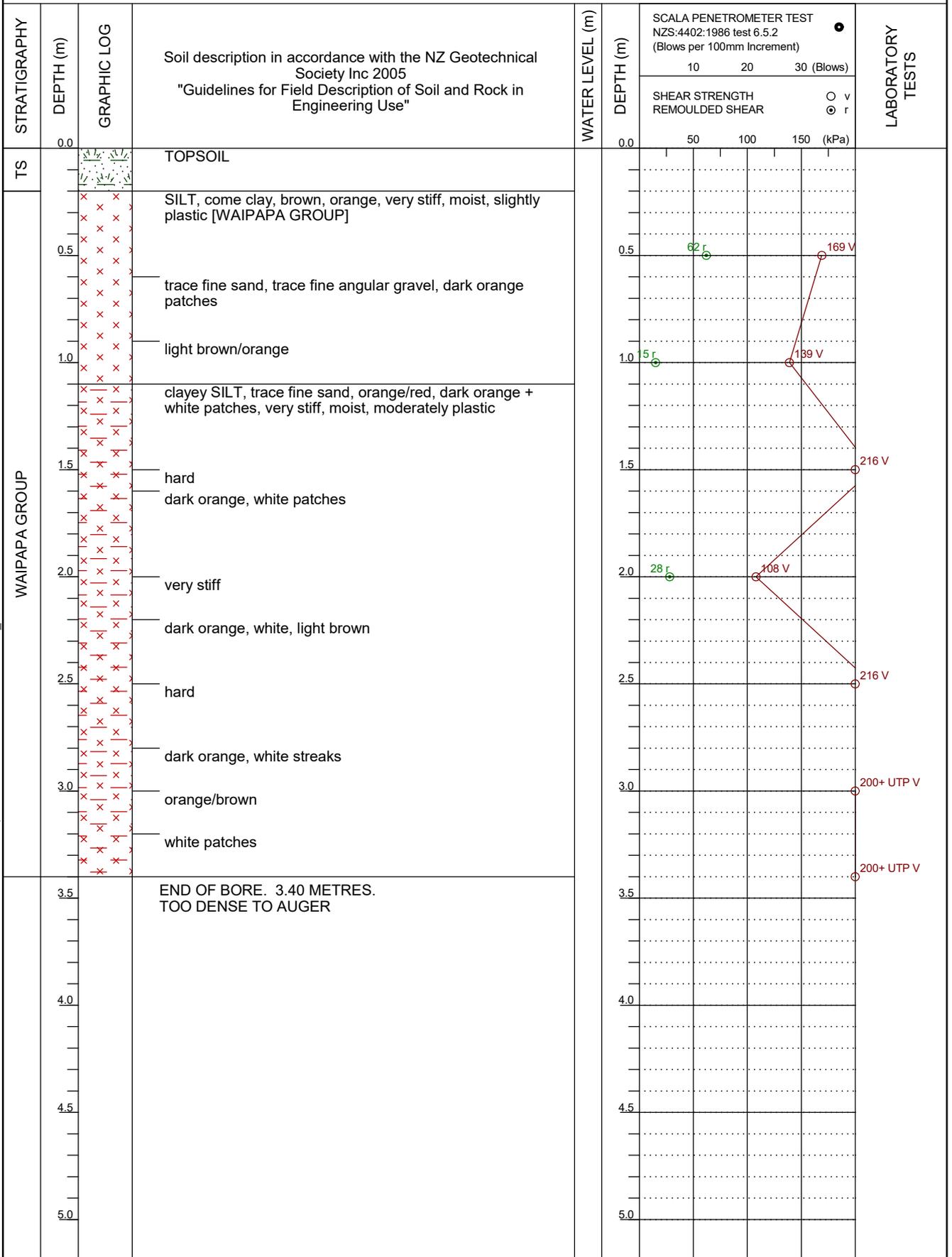


CLIENT: Ben Sceats
 PROJECT: Geotechnical Investigation, 537A Manawaora Road, Parekura Bay

Auger Hole No: AH04
 Sheet 1 of 1

Drill Type: 50mm HANDAUGER Project No: NL240127 Logged By: RR
 Drilled By: RR Coordinates: Shear Vane No - Calibration Date: GEO403 - 7/05/2024
 Date Started: 20/9/24 Ground Elevation: Surface Conditions: SLIGHTLY SLOPING, GRASS
 Date Finished: 20/9/24 Water Level: GROUNDWATER NOT ENCOUNTERED

HAND AUGER LOG WITH SCALA NL240127 - AH01-05 - 537A MANAWAORA ROAD, PAREKURA BAY - SEP24.GPJ S+R_2013.GDT 23/9/24



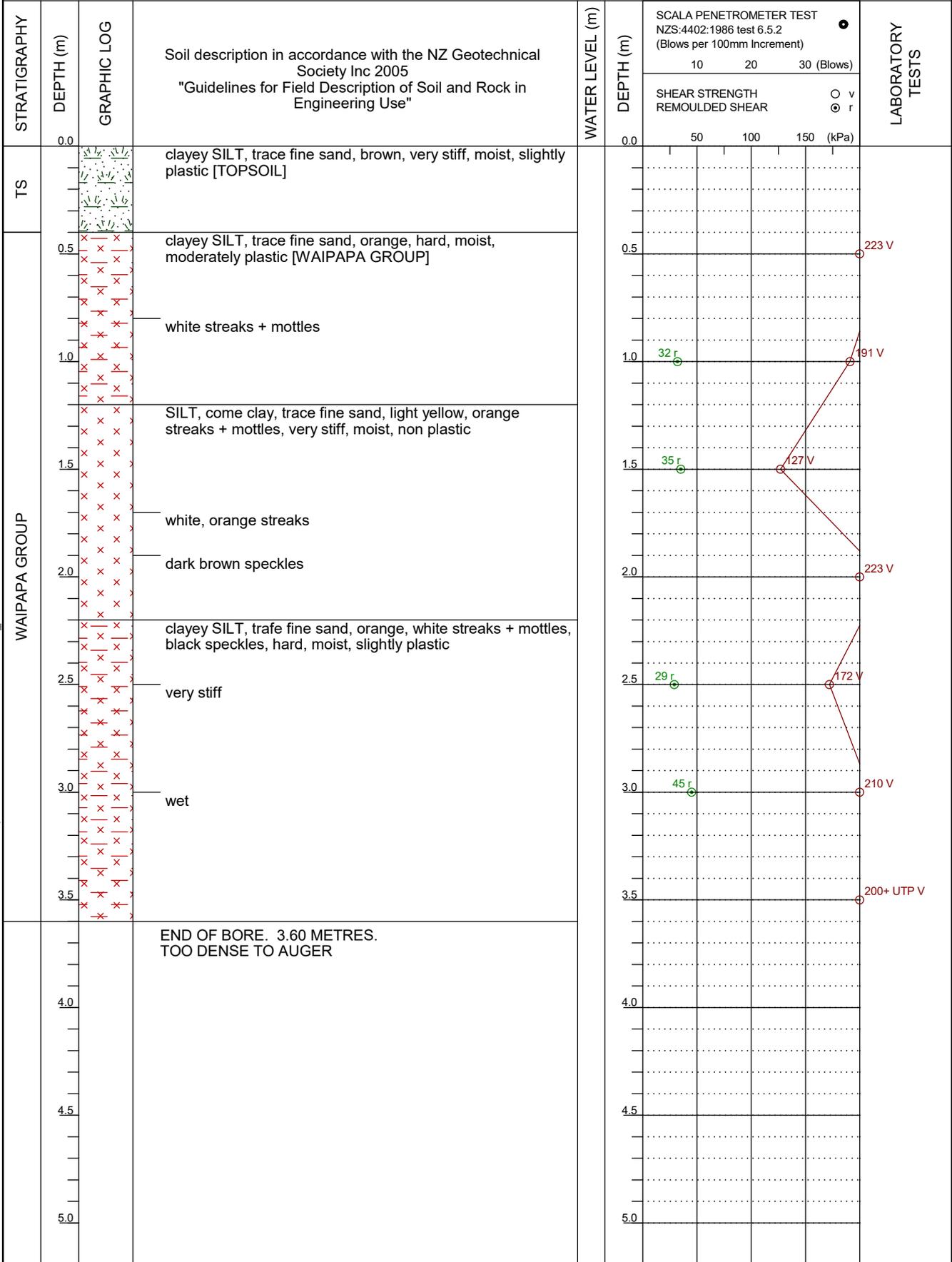


CLIENT: Ben Sceats
 PROJECT: Geotechnical Investigation, 537A Manawaora Road, Parekura Bay

Auger Hole No: AH05
 Sheet 1 of 1

Drill Type: 50mm HANDAUGER Project No: NL240127 Logged By: HHe
 Drilled By: HHe Coordinates: Shear Vane No - Calibration Date: GEO3562 - 29/04/2024
 Date Started: 20/9/24 Ground Elevation: Surface Conditions: STEEPLY SLOPING, GRASS
 Date Finished: 20/9/24 Water Level: GROUNDWATER NOT ENCOUNTERED

HAND AUGER LOG WITH SCALA NL240127 - AH01-05 - 537A MANAWAORA ROAD, PAREKURA BAY - SEP24.GPJ S-R, 2013.GDT 23/9/24





SCALA PENETROMETER SHEET - TABLE OF BLOWS PER INCREMENT

JOB NO: NL240127

TESTED BY: HHe, RR

JOB NAME: 537A Manawaora Road, Parekura Bay

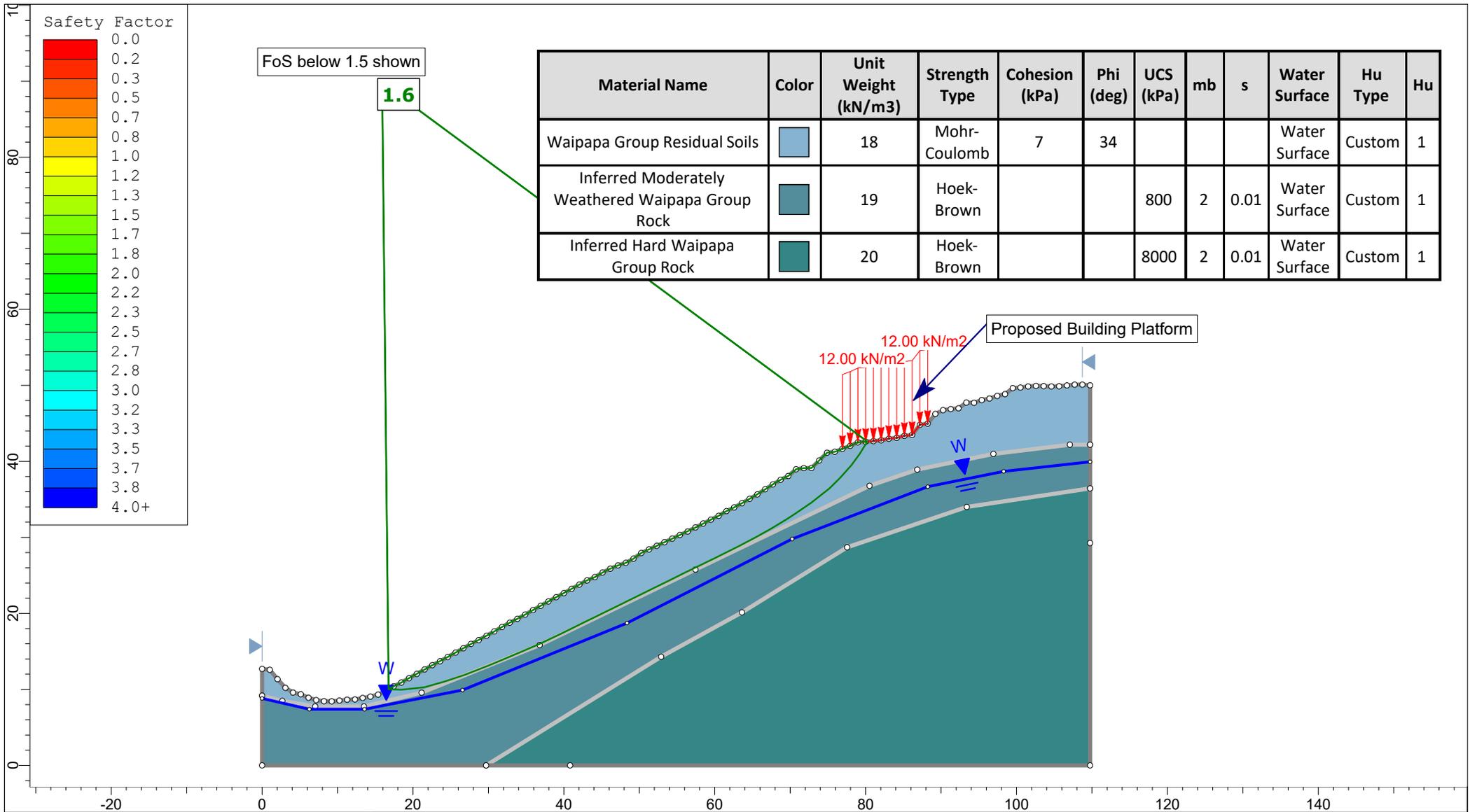
DATE: 20/09/2024

Depth of Penetration [mm]	AH01	Con't	AH02	AH03	Con't	AH04	Con't	AH05				
DEPTH START [m] →	1.80	3.80	4.10	2.40	4.40	3.40	5.40	3.65				
50 mm	3	11	7	3	6	7	8	3				
100	3	12	6	4	8	8	10	5				
150	3		5	3	8	8	11	4				
200	3		9	7	10	7	9	3				
250	2		6	8	10	6	10	4				
300	3		5	7	11	8	11	4				
350	2		4	6	13	3	12	4				
400	3		4	5		4	11	4				
450	3		4	5		4	12	5				
500	2		4	7		3		6				
550	3		3	6		4		6				
600	3		3	6		4		4				
650	5		6	6		3		4				
700	5		9	5		4		4				
750	5		7	5		4		4				
800	6		6	8		3		3				
850	5		3	5		4		4				
900	5		6	4		4		3				
950	5		8	3		3		3				
1000	4		8	3		3		6				
1050	5		10	5		4		7				
1100	5		10	4		3		6				
1150	7		12	4		4		6				
1200	7		11	4		5		7				
1250	7		10	5		5		7				
1300	8			6		5		9				
1350	7			8		6		7				
1400	6			7		5		9				
1450	6			7		6		10				
1500	5			7		5		10				
1550	5			9		6		8				
1600	6			7		7		7				
1650	10			9		7		8				
1700	10			8		7		8				
1750	11			7		7		10				
1800	8			6		8		13				
1850	10			6		8		14				
1900	11			5		8		12				
1950	10			5		7		14				
2000	11			4		9						
DEPTH END [m] →	3.80	3.90	5.35	4.40	4.75	5.40	5.85	5.60				

Testing Method: NZS 4402:1988 Test 6.5.2 Dynamic Cone Penetrometer

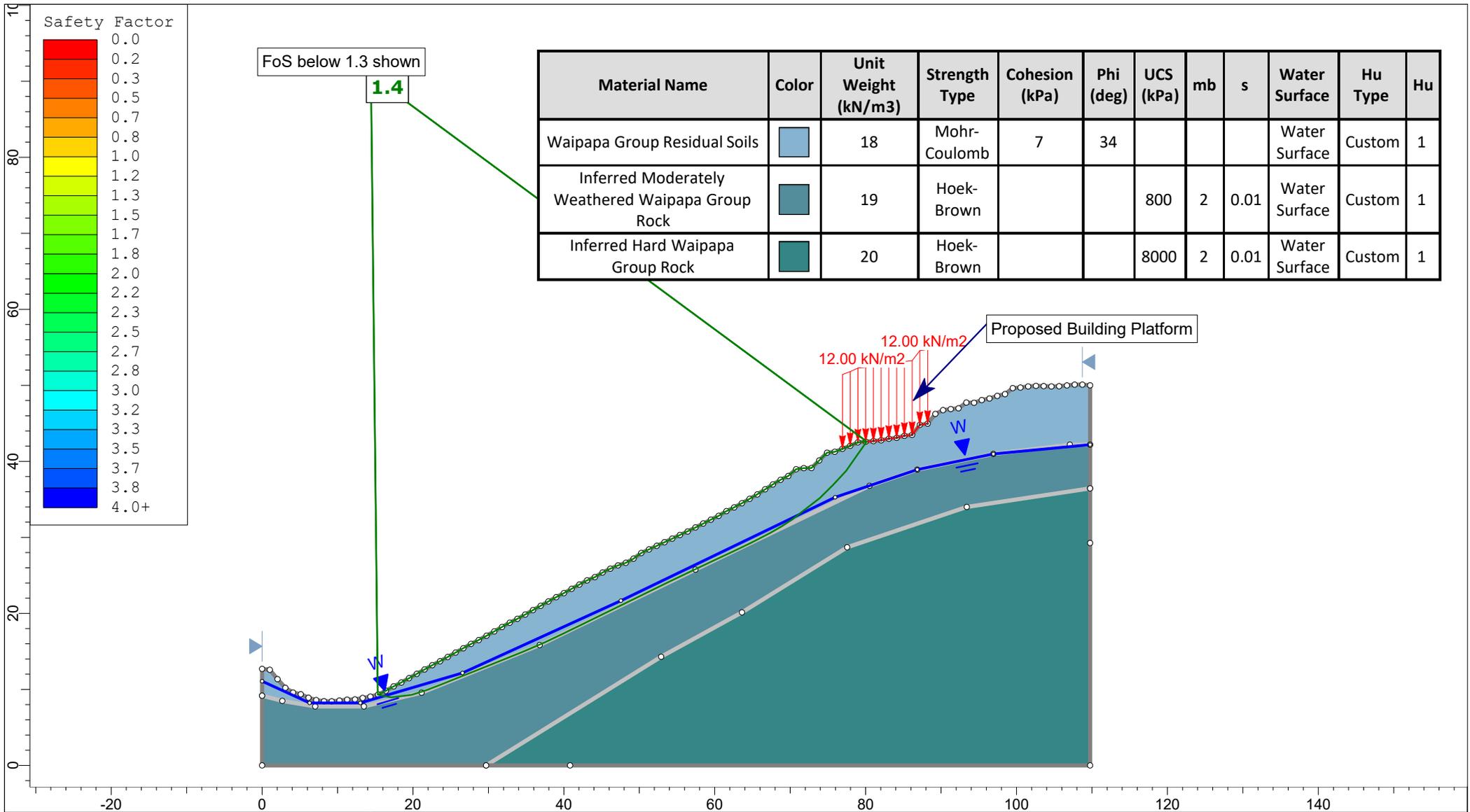
Appendix C

Stability Analysis Results



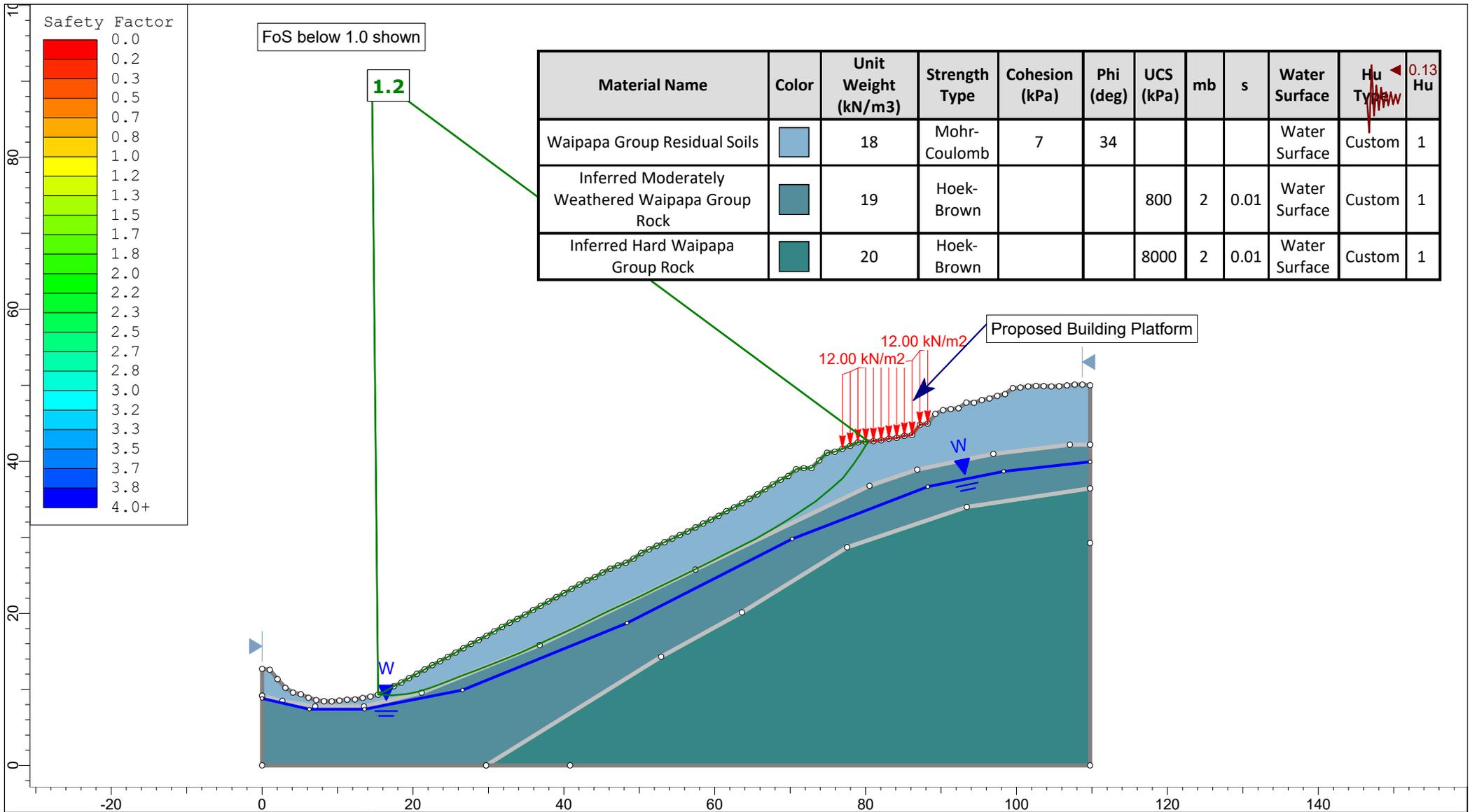
Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	UCS (kPa)	mb	s	Water Surface	Hu Type	Hu
Waipapa Group Residual Soils		18	Mohr-Coulomb	7	34				Water Surface	Custom	1
Inferred Moderately Weathered Waipapa Group Rock		19	Hoek-Brown			800	2	0.01	Water Surface	Custom	1
Inferred Hard Waipapa Group Rock		20	Hoek-Brown			8000	2	0.01	Water Surface	Custom	1

 Soil & Rock Consultants <i>Your responsive & cost-effective engineers</i>	Project	537A Manawaora Road, Parekura Bay		
	Analysis	NL240127 - A-A'	Scenario	Measured Groundwater Condition
	Drawn By	H. Heym	Company	Soil & Rock Consultants
	Date	Sep 2024	Scale	1:700

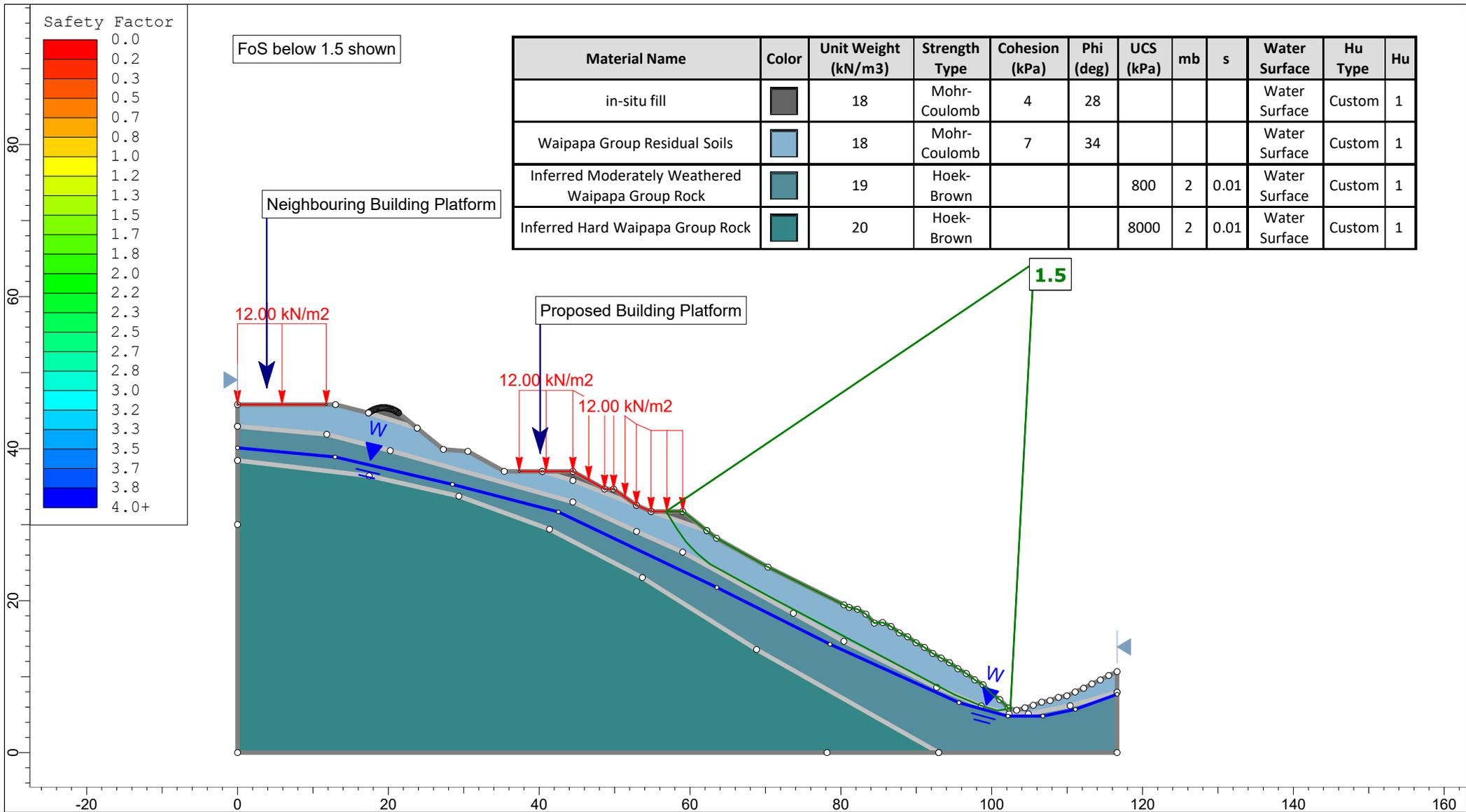


Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	UCS (kPa)	mb	s	Water Surface	Hu Type	Hu
Waipapa Group Residual Soils		18	Mohr-Coulomb	7	34				Water Surface	Custom	1
Inferred Moderately Weathered Waipapa Group Rock		19	Hoek-Brown			800	2	0.01	Water Surface	Custom	1
Inferred Hard Waipapa Group Rock		20	Hoek-Brown			8000	2	0.01	Water Surface	Custom	1

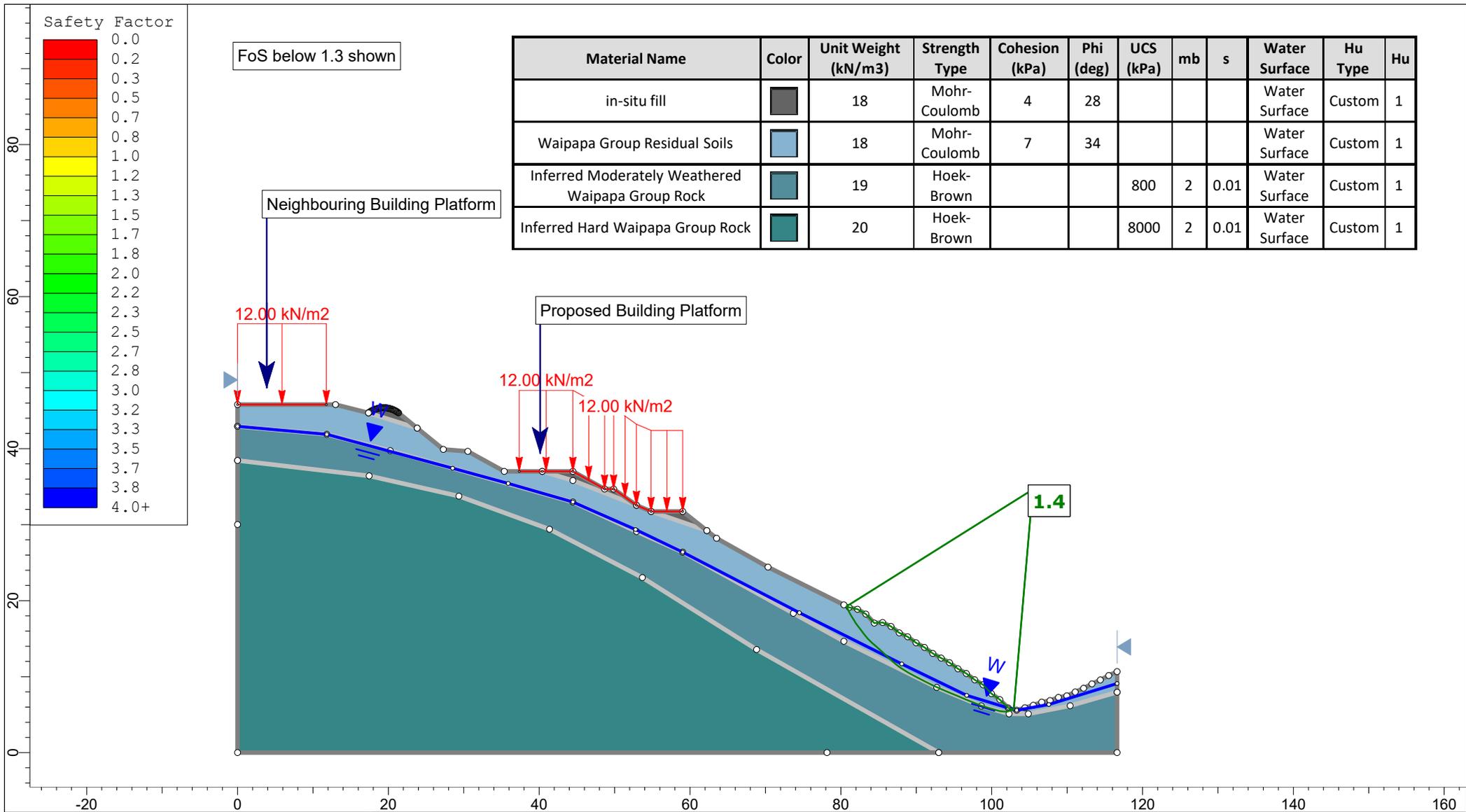
 Soil & Rock Consultants <i>Your responsive & cost-effective engineers</i>	Project	537A Manawaora Road, Parekura Bay		
	Analysis	NL240127 - A-A'	Scenario	Extreme (Worst Credible) Groundwater Condition
	Drawn By	H. Heym	Company	Soil & Rock Consultants
	Date	Sep 2024	Scale	1:700



<p>Soil & Rock Consultants Your responsive & cost-effective engineers</p>	Project		537A Manawaora Road, Parekura Bay	
	Analysis		NL240127 - A-A'	
	Scenario		Seismic Loading	
	Drawn By		H. Heym	
Date		Sep 2024		
Company		Soil & Rock Consultants		
Scale		1:700		



 <p>Soil & Rock Consultants Your responsive & cost-effective engineers</p>	Project	537A Manawaora Road, Parekura Bay		
	Analysis	NL240127 - B-B'	Scenario	Measured Groundwater Condition
	Drawn By	H. Heym	Company	Soil & Rock Consultants
	Date	Sep 2024	Scale	1:700



FoS below 1.3 shown

Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	UCS (kPa)	mb	s	Water Surface	Hu Type	Hu
in-situ fill	Grey	18	Mohr-Coulomb	4	28				Water Surface	Custom	1
Waipapa Group Residual Soils	Light Blue	18	Mohr-Coulomb	7	34				Water Surface	Custom	1
Inferred Moderately Weathered Waipapa Group Rock	Medium Blue	19	Hoek-Brown			800	2	0.01	Water Surface	Custom	1
Inferred Hard Waipapa Group Rock	Dark Teal	20	Hoek-Brown			8000	2	0.01	Water Surface	Custom	1

Neighbouring Building Platform

Proposed Building Platform

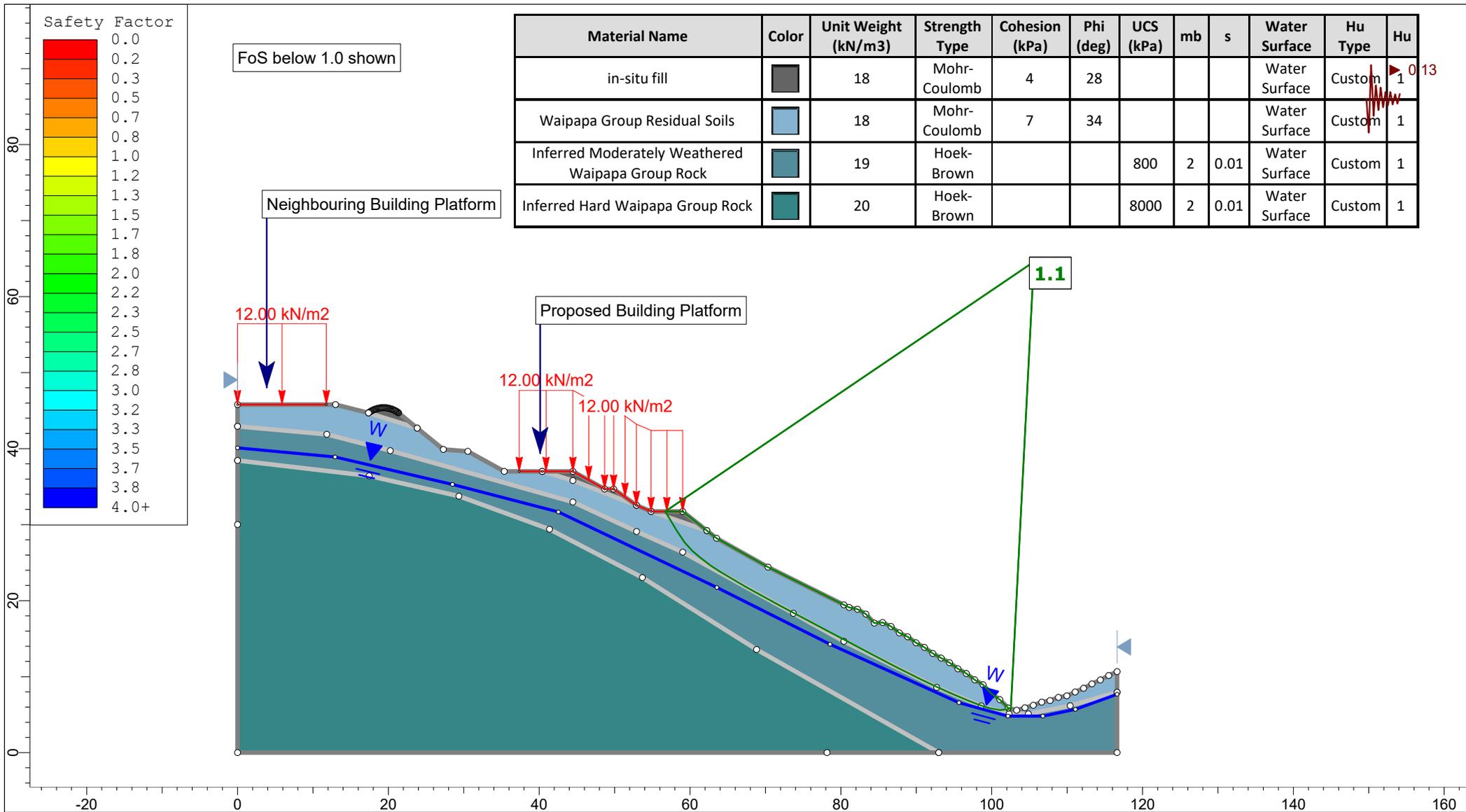
12.00 kN/m²

12.00 kN/m²

12.00 kN/m²

1.4

 Soil & Rock Consultants <i>Your responsive & cost-effective engineers</i>	Project		537A Manawaora Road, Parekura Bay	
	Analysis		NL240127 - B-B'	
	Scenario		Extreme (Worst Credible) Groundwater Condition	
	Drawn By		H. Heym	
Date		Sep 2024		
Company		Soil & Rock Consultants		
Scale		1:700		



 <p>Soil & Rock Consultants Your responsive & cost-effective engineers</p>	Project	537A Manawaora Road, Parekura Bay		
	Analysis	NL240127 - B-B'	Scenario	Seismic Loading
	Drawn By	H. Heym	Company	Soil & Rock Consultants
	Date	Sep 2024	Scale	1:700