

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource 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?

Te Runanga o Te Rarawa
Pakanae Hapu Management Committee

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:

Charlotte and William Lankshear

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

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:

Charlotte and William Lankshear

**Property address/
location:**

22A Mahina Road, Opononi

0473

Postcode

8. Application site details

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

Name/s:

Charlotte and William Lankshear

Site address/
location:

22A Mahina Road, Opononi

0473

Postcode

Legal description:

Lot 4 DP553496

Val Number:

00617-56340

Certificate of title:

960608

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 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 construct a dwelling on the site. The existing dwelling will be demolished and the new dwelling will be located in its place. The new dwelling requires consent as a Discretionary Activity within the Coastal Living zone for infringement of the permitted rules for visual amenity and stormwater management.

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

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Charlotte and William Lankshear

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

WILLIAM MARK LANKSHAW

Signature:

(signature of bill payer)

[Redacted Signature]

Date 12/2/26.

MANDATORY

16. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

17. Declaration

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

Name (please write in full)

WILLIAM MARK LANKSHAW

Signature

[Redacted Signature]

Date 12/2/26.

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

**Land-Use Consent for
Charlotte and William Lankshear
22A Mahina Road, Opononi**

Date: 24 February 2026

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

Please find attached:

- an application for a Land-use Resource Consent to erect a dwelling within the Coastal Living Zone; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Discretionary Activity** under the Far North Operative District Plan and a **Permitted Activity** under the Proposed 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

Table of Contents

TABLE OF CONTENTS	2
1. DESCRIPTION OF THE PROPOSED ACTIVITY	4
2. DESCRIPTION OF THE SITE AND SURROUNDS	5
SITE PHOTOS	6
TITLE	6
SITE FEATURES.....	6
3. REASONS FOR CONSENT.....	8
WEIGHTING OF PLANS	8
OPERATIVE DISTRICT PLAN (ODP)	9
ODP DISTRICT PLAN ACTIVITY STATUS	11
PROPOSED DISTRICT PLAN.....	11
NATIONAL ENVIRONMENTAL STANDARDS	13
<i>NATIONAL ENVIRONMENT STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011.....</i>	<i>13</i>
<i>NATIONAL ENVIRONMENTAL STANDARD FOR FRESHWATER</i>	<i>14</i>
<i>OTHER NATIONAL ENVIRONMENTAL STANDARDS</i>	<i>14</i>
CONTROL OF EARTHWORKS BYLAW	14
4. STATUTORY ASSESSMENT UNDER THE RESOURCE MANAGEMENT ACT 1991 (RMA).....	14
SECTION 104B OF THE RMA	14
SECTION 104(1) OF THE RMA	14
SECTION 104(1)(A) – ASSESSMENT OF ENVIRONMENTAL EFFECTS.....	16
<i>VISUAL AMENITY.....</i>	<i>16</i>
<i>STORMWATER MANAGEMENT.....</i>	<i>18</i>
SECTION 104(1)(B) – RELEVANT PROVISIONS OF ANY STATUTORY PLANNING DOCUMENT.....	20
<i>NATIONAL POLICY STATEMENTS (SECTION 104(1)(B)(III)</i>	<i>20</i>
<i>NEW ZEALAND COASTAL POLICY STATEMENT 2010</i>	<i>21</i>
<i>REGIONAL POLICY STATEMENT FOR NORTHLAND (RPSN).....</i>	<i>21</i>
<i>OPERATIVE FAR NORTH DISTRICT PLAN (ODP)</i>	<i>22</i>
<i>PROPOSED DISTRICT PLAN (PDP)</i>	<i>22</i>
<i>SUMMARY.....</i>	<i>22</i>
5. NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT.....	22
PUBLIC NOTIFICATION ASSESSMENT	22
<i>STEP 1 MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES.....</i>	<i>22</i>
<i>STEP 2: PUBLIC NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES</i>	<i>23</i>
<i>STEP 3: PUBLIC NOTIFICATION REQUIRED IN CERTAIN CIRCUMSTANCES</i>	<i>23</i>
<i>STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES</i>	<i>24</i>



	<i>PUBLIC NOTIFICATION SUMMARY</i>	24
	LIMITED NOTIFICATION ASSESSMENT	24
	<i>STEP 1: CERTAIN AFFECTED GROUPS AND AFFECTED PERSONS MUST BE NOTIFIED</i>	24
	<i>STEP 2: LIMITED NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES</i>	25
	<i>STEP 3: CERTAIN OTHER AFFECTED PERSONS MUST BE NOTIFIED</i>	25
	<i>STEP 4: FURTHER NOTIFICATION IN SPECIAL CIRCUMSTANCES</i>	26
	<i>LIMITED NOTIFICATION ASSESSMENT SUMMARY</i>	27
6.	PART 2 ASSESSMENT	27
7.	CONCLUSION	28
8.	LIMITATIONS	28

Attachments:

- 1. Far North District Council Application Form**
- 2. Record of Title – LINZ**
- 3. Plan Set – Absolute Build**
- 4. TP58 – O’Brien Design Consulting**
- 5. Correspondence – Te Runanga o Te Rarawa**
- 6. Correspondence – Pakanae Hapū Management Committee**
- 7. Correspondence – Heritage NZ Pouhere Taonga**
- 8. Archaological Assessment – Context Arcaehology**
- 9. Assessment of Objectives and Policies**



Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. The Applicants are seeking to construct a dwelling on their property at 22A Mahina Road, Opononi. There is an existing dwelling on the site of which the consenting history is unknown. It is proposed that the existing dwelling is demolished and replaced with the proposed new dwelling. The proposed dwelling will be located in the same location as the existing dwelling, although it will be of different shape and dimensions (see **Figure 2**). The proposed dwelling is designed as a single level building containing two bedrooms, one bathroom, an additional separate toilet room, a dining room and an open plan living /kitchen, as per the plan set contained within **Appendix 3** of this application. The proposed dwelling will utilise the existing internal driveway which currently services the existing dwelling.
- 1.2. The floor area of the dwelling will be over 50m² and therefore triggers consent under the Operative District Plan Rule 10.7.5.1.1 Visual Amenity. The impermeable surfaces within the site will also amount to 929.5m² or 3.5% of the site area, such that the permitted standard within Rule 10.7.5.1.6 Stormwater Management is also infringed.
- 1.3. The proposal has been assessed as a **Discretionary Activity** under the Operative District Plan (ODP) and a **Permitted activity** under the Proposed District Plan (PDP).

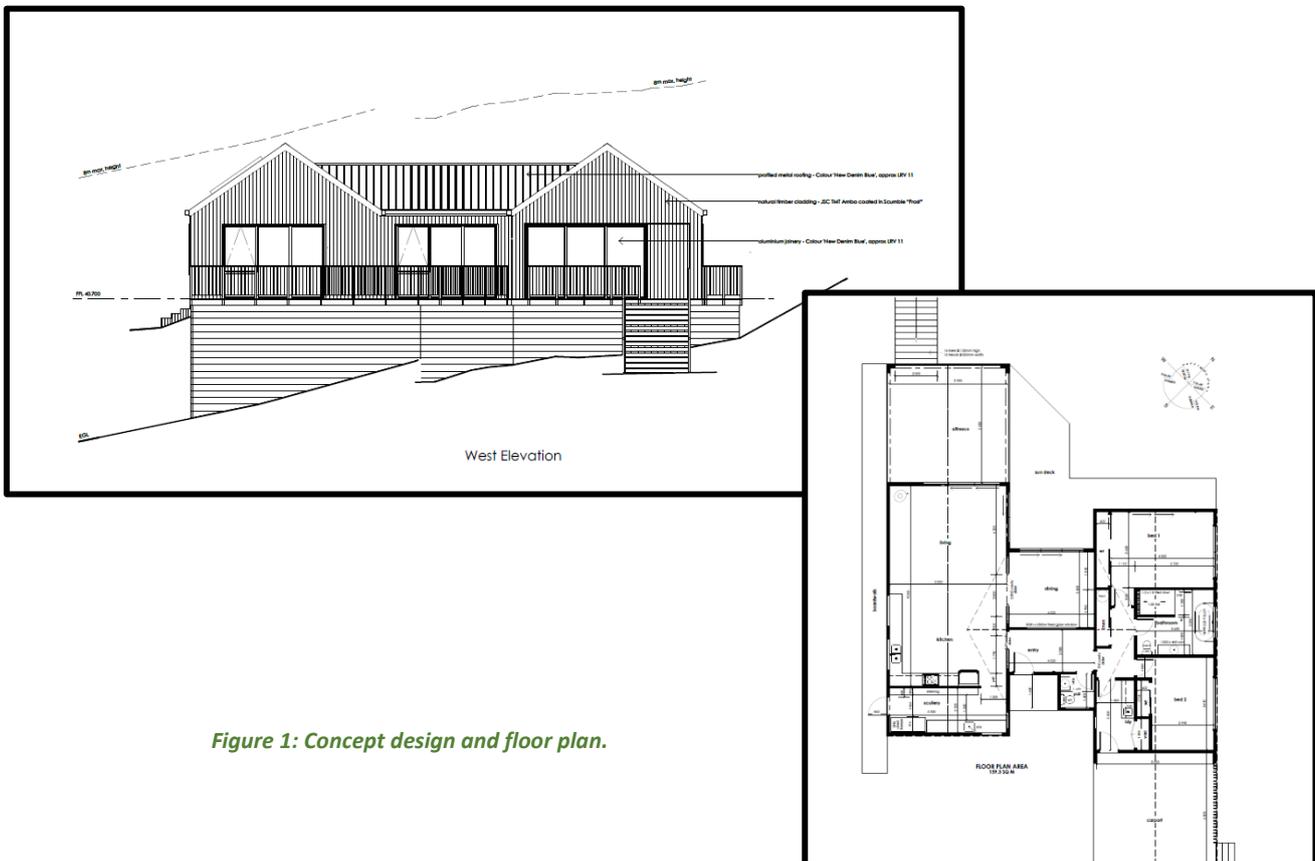


Figure 1: Concept design and floor plan.



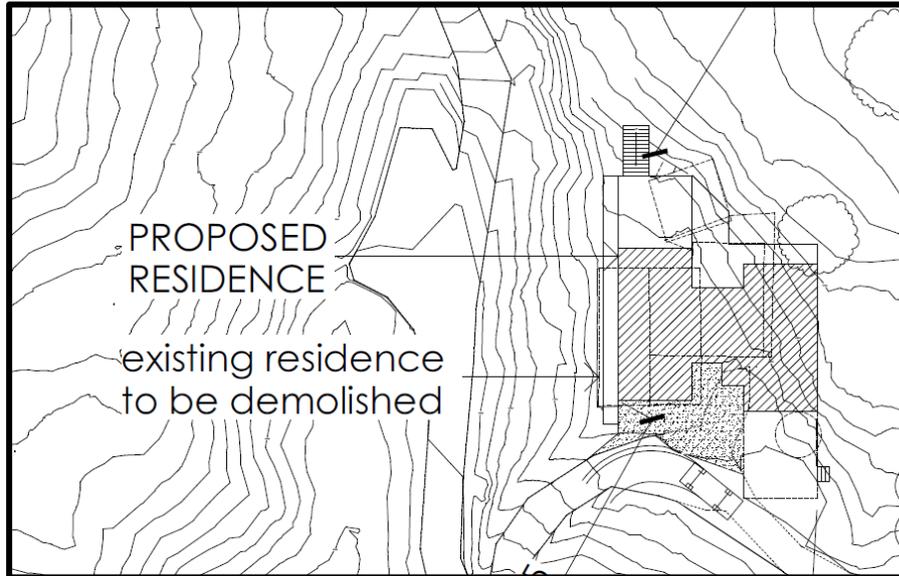


Figure 2: Snip of Site Plan showing proposed and existing building footprints.

2. Description of the Site and Surrounds

- 2.1. The site is a 2.9 hectare allotment located at the end of Mahina Road near Opononi. The site contains an existing dwelling and shed, as depicted within the site plan. The dwelling is located down a metalled drive along the eastern boundary of the site. The site slopes away to the west, towards the Hokianga Harbour. The area surrounding the existing house is utilised as outdoor space containing gardens and mown areas. The site contains fruit trees throughout as well as some regenerating bush.
- 2.2. A recreation reserve wraps around the western, northern and eastern boundaries of the site, which is assumed to provide provision for walking access from Mahina Road to the Hokianga Harbour.
- 2.3. Sites in the surrounding environment are similarly developed.

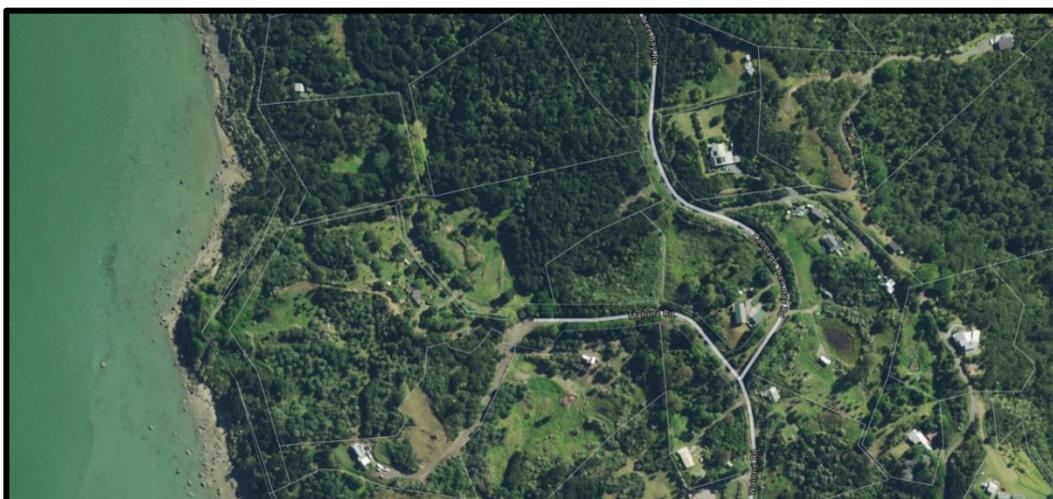


Figure 3: Aerial image of the site and surrounding environment.



Site Photos



Figure 4: Existing dwelling which will be demolished.



Figure 5: View to Hokianga Harbour from the western side of the existing dwelling. Existing vegetation within the site will remain.

Title

- 2.4. The site is contained within Title Identifier 960608, which is dated 1st September 2001. The site has a legal area of 2.9011 hectares and is legally described as Lot 4 DP 553496. There are no existing easements or consent notices registered on the title. There is one land covenant document registered under B532288.16.

Site Features

- 2.5. The applicant's site is zoned Coastal Living in the Operative District Plan (ODP). The site is not subject to any resource overlays.
- 2.6. The proposed zoning is Rural Lifestyle under Proposed District Plan (PDP) with a 'Coastal Environment' overlay.
- 2.7. Council's reticulated services are not available at the site and therefore all services are managed on the property. A TP58 has been undertaken for the proposed new dwelling given the existing onsite system will be relocated or decommissioned.
- 2.8. The site is not a known HAIL site as shown on the Far North Maps or by any historic photographic record.
- 2.9. An Archaeological Assessment has been completed for the site as requested by Heritage NZ Pouhere Taonga ("HNZPT") given that it has been noted that there is a potential unrecorded Pā site in the vicinity to the property. Context Archaeology completed an Archaeological Assessment for the property (contained within **Appendix 8**), which identified two archaeological features and a potential third, noted as cut pit features, which were located over 65m southeast of the proposed dwelling and located within adjoining 19 Mahina Road. There were no other suspected archaeological deposits or features encountered during the

archaeological survey of the site. The Archaeological Assessment went on to conclude that *'In general the property is represented by steeply sloping topography, and a number of west-facing ridge lines, which are covered in regenerating bush and low fern, making visual archaeological survey difficult. However, the contour of the landscape surrounding the proposed dwelling did not conform to that which would be expected of large-scale pre-european earthworked pā sites. There was a lack of characteristic terracing and/or transverse defensive ditches.'* This Archaeological Assessment was sent to HNZPT for their perusal, with subsequently their recommendation being for the proposal to proceed under the guidance of an ADP. A further update to the Archaeological Assessment was also provided indicating the areas where works could be undertaken in accordance with the recommendations. Works outside of the mapped areas are not subject to this recommendation (see **Appendix 7** for this correspondence).

- 2.10. It is noted that MA11-04 which is an area of significance to Māori is located to the northeast of the site which is described as Waiparore – Burial Reserve. Given the proximity of the Site of Significance to the site, Pakanae Resource Committee, who are noted as the authority under the PDP, have been contacted as part of this pre-application process (see **Appendix 6**). No response has been received to date. However, given the fact that an Archaeological Assessment has been completed for the site and that the works will be predominantly located in the existing building footprint, no adverse effects are considered to be created on the existing archaeological feature MA11-04 which is located outside of the site boundaries.

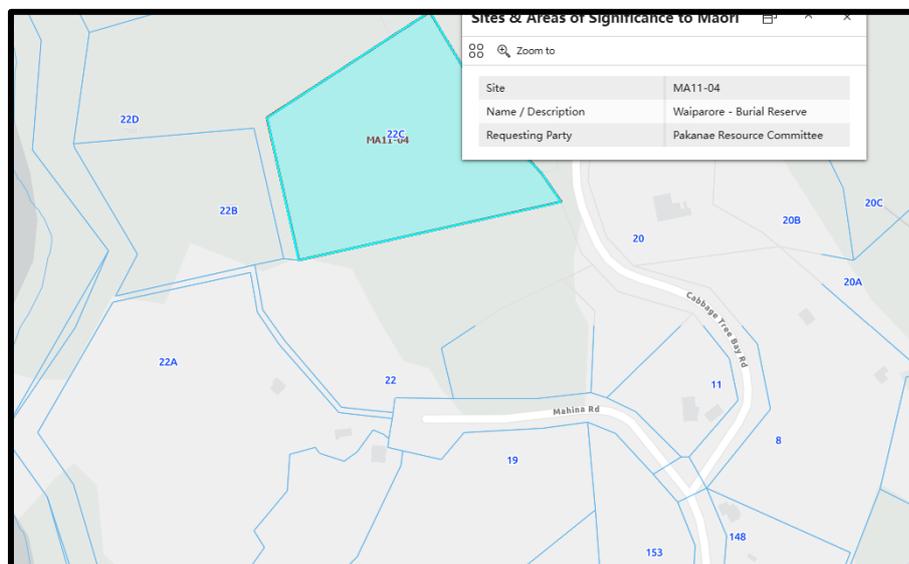


Figure 6: Location of MA11-04 in regards to the subject site.

- 2.11. Soil types mapped on the property are LUC6. This is not classified as highly versatile by the Regional Policy Statement for Northland (RPSN) nor as Highly Productive by the NPS Highly Productive Land (NPS-HPL).
- 2.12. The site is not mapped as being subject to coastal or river flood hazard as shown on the Proposed District Plan maps and on the NRC Hazard maps.



- 2.13. Hokianga Harbour which is to the west of the site and separated from the site by an existing recreation reserve, is noted as being a Statutory Acknowledgement Area, PNA and area of High Natural Character. The Statutory Acknowledgement Area does not encroach into the subject site. Te Runanga o Te Rarawa have been contacted as part of this application process, with their approval being received (see **Appendix 5**). The site is located within the Coastal Environment under the RPS.
- 2.14. The site is not mapped as being in a Kiwi Present area. Otawhiti Bush which is a PNA is located to the east of the site, with no known PNA being located within the site.

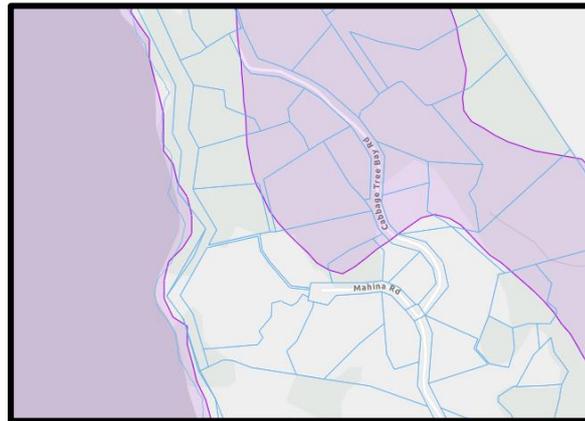


Figure 7: Extent of PNA, which is not located within the subject site.

3. Reasons for Consent

Weighting of Plans

- 3.1. 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.
- 3.2. 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.
- 3.3. 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.
- 3.4. Recent advice from Council is that objectives and policies of the PDP are now given more weighting.



Operative District Plan (ODP)

3.5. The application site is zoned Coastal Living under the ODP. An assessment against the relevant District Plan rules is out in the Tables 1 & 2 below:

Table 1 - Assessment Coastal Living Zone Rules		
Plan Reference	Rule	Performance of Proposal
10.7.5.1.1	Visual Amenity	<p>Restricted Discretionary</p> <p>The proposed dwelling will have a floor area over 50m² (floor area will be 238m²). There is no approved building envelope for the site.</p>
10.7.5.1.2	Residential Intensity	<p>Permitted</p> <p>The proposal will result in the demolition of the existing dwelling on the site and replacement with the new dwelling. There will only be one dwelling on the site.</p>
10.7.5.1.3	Scale of Activities	<p>Permitted</p> <p>N/A</p>
10.7.5.1.4	Building Height	<p>Permitted</p> <p>The building height will be less than 8m as per the plan set. This complies with the permitted threshold.</p>
10.7.5.1.5	Sunlight	<p>Permitted</p> <p>The dwelling will be located at least 10 metres from all boundaries such that the proposal adequately complies with this rule.</p>
10.7.5.1.6	Stormwater Management	<p>Restricted Discretionary</p> <p>The site plan includes an overview of the impermeable surfaces within the site.</p> <ul style="list-style-type: none"> - Existing shed – 65m² - Existing metal driveway – 574m² - Proposed metal driveway – 50m² - Proposed dwelling – 238m² - Water tanks (exceeding 20m²) – 2.5m² <p>Total – 929.5m² or 3.5% of the total site area.</p> <p>As the impermeable surfaces exceed 600m², consent is triggered.</p>
10.7.5.1.7	Setback from Boundaries	<p>Permitted</p>



		The dwelling will be setback at least 10m from all boundaries as shown on the site plan.
10.7.5.1.8	Screening for Neighbours Non-Residential Activities	Permitted N/A
10.7.5.1.9	Transportation	Permitted The proposal will result in replacement of an existing dwelling such that traffic effects will remain unchanged. Parking and access will be provided for onsite. The proposal is considered to meet the permitted requirements in terms of Chapter 15.
10.7.5.1.10	Hours of Operation Non-Residential Activities	Permitted N/A
10.7.5.1.11	Keeping of Animals	Permitted N/A
10.7.5.1.12	Noise	Permitted N/A
10.6.5.1.13	Helicopter Landing Area	Permitted N/A

Table 2 - Assessment against District-Wide Natural & Physical Resources Rules

Plan Reference	Rule	Performance of Proposal
12.1	Landscape and Natural Features	Permitted The site is not within any mapped outstanding natural landscape or outstanding natural feature.
12.2	Indigenous Flora and Fauna	Permitted No clearance of indigenous vegetation is sought as part of this application.
12.3.6.1.2	Excavation and/or Filling	Permitted The permitted volume of excavations in the Coastal Living zone is 300m ³ and the maximum cut/fill face is 1.5m or combined cut and fill height of 3m. The only earthworks sought as part of this activity are for the building foundations and excavations for onsite servicing, which are exempt from the definition of earthworks and as such the earthworks proposed is not counted. There may be some minor excavation for the demolition and scrapping for the building footprint which is also considered to be exempt works.



12.4.6.1.2	Fire Risk to Residential Units	Permitted The proposed dwelling will not be located within 20 metres of the dripline of any areas of bush which would trigger consent under this rule.
12.5	Heritage	Permitted The site does not contain any scheduled heritage items listed in the ODP. The site is not identified in the ODP as a site of cultural significance to Māori. There are no notable trees on the site. There are no listed archaeological sites. The site is not within any identified Heritage Precinct. An Archaeological Assessment has been completed for the proposal which determined that there were no archaeological features within the proposed development area, and the proposal is recommended to proceed under the guidance of an ADP, which has been supported by HNZPT.
12.7.6.1.1	Setback from Lakes, Rivers and the Coastal Marine Area	Permitted. The required setback from the coastal marine area or any river (where the average width of the riverbed is 3m or more) is 30m in Coastal Living Zone. As shown on the site plan, the dwelling will be set back in excess of 100 metres from the western boundary and therefore will be located even further from the CMA boundary.
12.8	Hazardous Substances	Not applicable
12.9	Renewable Energy	Not applicable.

ODP District Plan Activity Status

- 3.6. The assessment above has identified the following infringements to the District Plan Rules:
- 10.7.5.1.1 Visual Amenity
 - 10.7.5.1.6 Stormwater Management
- 3.7. As the proposal results in infringements for two permitted rules, the proposal cannot meet the preamble within 10.7.5.3(a) for Restricted Discretionary Activities. The proposal is therefore assessed as a **Discretionary Activity** overall under the ODP provisions.

Proposed District Plan

- 3.8. Within the Proposed District Plan, the site is zoned Rural Lifestyle. It is also subject the Coastal Environment Overlay which covers the entire site. Assessment of the rules in the Proposed District Plan that have immediate legal effect, has been undertaken below:



Table 3 - Proposed Far North District Plan Rules – (with current legal effect)

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p>Not applicable.</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>Schedule 2 has immediate legal effect.</p>	<p>Not applicable.</p> <p>The site does not contain any areas of mapped historic heritage.</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 (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	<p>Permitted.</p> <p>The site does not contain any mapped sites or areas of significance to Māori.</p> <p>We have noted that there is a mapped Site of Significance to Māori to the northeast of the subject site, which is noted as Waiparore – Burial Reserve (MA11-04). Given the proximity of the Site of Significance to the site, Pakanae Resource Committee, who are noted as the authority under the PDP, have been contacted as part of this pre-application process with no response received to date.</p>
Ecosystems and	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p>Permitted Activity</p>



Indigenous Biodiversity		The site does not contain any known ecosystems or indigenous biodiversity for which these rules would apply.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. Earthworks as part of this proposal will proceed under the guidance of an ADP. Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (GD-005) will be given effect to with the minor works in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

3.9. The proposal is therefore considered to be Permitted in terms of the notified PDP.

National Environmental Standards

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

3.10. The site is not identified as HAIL on the Council database of HAIL sites. A review of historic aerials indicates that there are no known HAIL activities that have previously occurred or are currently occurring on the site. For this reason, the proposed activities are not subject to NESCS (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).



National Environmental Standard for Freshwater

3.11. The proposed activities do not involve farming, nor would they impact on any natural inland wetlands or waterways. As such, this national standard is not relevant to the application.

Other National Environmental Standards

3.12. There are no other National Environmental Standards considered applicable to this development.

Control of Earthworks Bylaw

3.13. The definition of Excavation in the Control of Earthworks bylaw is as follows:

Excavation means the digging out of materials from the ground, but does not include:

- (a) normal garden activities;
- (b) digging of post holes or trenches for drainage;
- (c) dam maintenance, driveway maintenance and drain maintenance;
- (d) normal rural practices;
- (e) septic tanks and associated drainage fields;
- (f) excavation for building foundations and stripping of topsoil to form a building footprint;
- (g) any works to public roads;
- (h) any quarry, public tip or similar use of land where fill is mined or stored pursuant to some other authorisation consent;
- (i) cuts behind retaining walls;
- (j) excavation of swimming pools if:
 - a. excavated material is removed from the property to a permitted dump site; or
 - b. excavated material remaining onsite meets the requirements of clause 7;
- (k) vehicle crossings.

3.14. Item (b) exempts trenches for drainage, (e) exempts septic tanks and associated drainage fields and (f) exempts excavation for building foundations including stripping of topsoil. The excavations as part of this proposal are therefore considered exempt. As such the Bylaw does not apply.

4. Statutory Assessment under the Resource Management Act 1991 (RMA)

Section 104B of the RMA

4.1. Section 104B governs decisions on applications for Discretionary Activities. A consent authority may grant or refuse the application. If it grants the application, it may impose conditions under Section 108.

Section 104(1) of the RMA

4.2. 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 of allowing the activity;
and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of
ensuring positive effects on the environment that will or may result from
allowing the activity; and*
- (b) any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably
necessary to determine the application.”*

- 4.3. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). The proposed dwelling will replace an existing unconsented dwelling. A natural recessive colour scheme will be utilised as well as other features which will aid in blending the dwelling into the natural environment. Superior outcomes are achieved by providing a more visually appealing and recessive dwelling as well as upgraded onsite infrastructure to support the proposed dwelling.
- 4.4. 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’. In this case, the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.
- 4.5. Section 104(1)(b) requires that the consent authority 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 is set out below.
- 4.6. 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 that are relevant to the assessment of this application.



Section 104(1)(a) – Assessment of Environmental Effects

- 4.7. The proposal is to be assessed as a Discretionary Activity under District Plan Rule 10.7.5.4. The Council has full discretion to consider the broad range of policy matters relating to land use activities in the Coastal Living zone.
- 4.8. Having reviewed the relevant plan provisions and taking into account the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects are identified as being relevant to this application. These include matters relating to the construction of the dwelling, in particular the effects of the visual amenity and stormwater management that require a Discretionary Activity resource consent. Potential adverse effects arising from other built development activities are within the permitted thresholds of the ODP.

Visual Amenity

- 4.9. The proposal involves demolishing of the existing dwelling and replacement with a new proposed dwelling which has an area of 238m². Given the dwelling has a floor area over 50m², consent is required. A natural recessive colour scheme is proposed as well natural timber. Consultation with Te Runanga o Te Rarawa, Heritage NZ Pouhere Taonga and Pakanae Marae has been had as part of the pre-consultation process. This correspondence is provided within **Appendices 5-7** with it being concluded that there were no objections to the proposed dwelling. An Archaeological Assessment has also been completed for the proposal, which concluded that the proposed development would not adversely affect any known archaeological sites and the proposal is to proceed under the guidance of an ADP. This Assessment is included with **Appendix 8**.
- 4.10. Given the proposal is a Discretionary Activity, assessment of Chapter 11.5 has been undertaken 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.

4.11. The proposed dwelling is to be located in a similar position to the existing dwelling which will be demolished and removed from site. The size, bulk and height of the dwelling complies with the permitted rules for building height, setback and sunlight. The proposed location is considered to be the most suitable and practical location given it will be in a similar location to the existing dwelling, therefore only minimal excavation will be required and nil vegetation clearance. The dwelling will be located in excess of 100 metres from the Hokianga Harbour, with the proposal supported by Te Runanga o Te Rarawa.

4.12. The site already contains dense, mature vegetation which will remain unchanged as part of this application. No additional landscaping is proposed given the extensive vegetation already on the site, as well as the use of a natural recessive colour scheme and materials which are considered to adequately mitigate visual effects to a less than minor degree. It is proposed that the roof will be coloursteel 'New Denim Blue' (or similar) as well as the aluminium joinery and will have natural timber cladding (or similar). The proposed colour scheme is considered to be of low reflective value and add to the natural amenity of the site and surrounding environment.



Figure 8: Existing vegetation within the western portion of the site which is to remain.

4.13. In terms of vehicle access, the existing crossing and driveway will be utilised with parking and manoeuvring provided for as per the plan set. No permanent screening is proposed given the use of a natural recessive colour scheme as well as the existing vegetation on site providing adequate screening. As mentioned, support to the proposal has been provided by Te Runanga o Te Rarawa.

4.14. The naturalness and visual value will be amended slightly given the existing dwelling will be demolished and a new dwelling proposed. However, this is considered to result in a superior outcome given the current dwelling does not utilise recessive colours and has not been designed to complement the landscape. The proposed dwelling has utilised the topography

of the site and enabled a design which will work with the existing landscape by providing a natural recessive colour scheme and maintaining a large separation distance from the CMA.

- 4.15. The proposed building is not considered to be located on a ridgeline. The proposed dwelling location is not shown to be susceptible to natural hazards. There is ample area within the site which can be utilised for private open space.
- 4.16. The proposed dwelling is not considered to create visual dominance on landscapes, adjacent sites or the surrounding environment. The design of the dwelling is modest and used in conjunction with a natural recessive colour scheme and the existing vegetation on the site, the proposed dwelling is not considered to be visually obtrusive.
- 4.17. The proposed dwelling complies with the setback and sunlight provisions for the zone. The dwelling will be orientated towards the Hokianga Harbour such that the enjoyment of private open spaces on adjoining sites will not be adversely affected.
- 4.18. Overall, it is considered that the proposed dwelling will not have any adverse effects in terms of visual dominance or adversely impact existing landscape qualities of the surrounding environment. The dwelling is not objectionable with other built development on the site or within the surrounding environment and is setback a sufficient distance from all boundaries, including the CMA, such that no adverse effects on the surrounding environment are anticipated. The existing vegetation along the boundaries and within the site will adequately obscure the shed from view. Te Runanga o Te Rarawa have been contacted as part of the pre-application process with their approval received as well as the Archaeological Assessment determining there would be no adverse effects created on archaeological features.

Stormwater Management

- 4.19. The proposal will see an impermeable surface coverage within the site of 929.5m² which is less than 3.5% of the total site area. Stormwater will be managed onsite with roof runoff being directed to the existing water tank as well as a proposed water tank. Runoff from driveway and hardstand areas will be directed to the existing overland flowpaths. Given the large area of the site and the setback distance of over 100 metres from the coastal marine area, the proposal is not considered to create any adverse effects in relation to runoff, with stormwater being able to be adequately managed within the site boundaries.
- 4.20. Given the proposal is a Discretionary Activity, assessment of Section 11.3 of the ODP has been undertaken below.

<p><i>(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions</i></p>	<p>The total impermeable surface coverage for the site is less than 3.5%, with the building coverage being 1.5% of the total site area. The threshold for the Coastal Living Zone is 600m² or 10%,</p>
--	---



<p><i>of any catchment or drainage plan for that catchment.</i></p>	<p>whichever is the lesser. In this instance, given the large area of the site, the proposal is well within the 10% of the site area, however exceeds 600m² and therefore triggers the need for consent. There will be two water tanks onsite which will capture roof runoff from the dwelling. Stormwater from the metalled drive will be directed to the existing overland flow paths. There are no known catchment or drainage plans for the site.</p> <p>Impermeable surface coverage of this nature will be a permitted activity under the PDP which is likely to be given effect to in May this year.</p>
<p><i>(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.</i></p>	<p>Water storage in tanks onsite is considered to be of Low Impact Design.</p>
<p><i>(c) Any cumulative effects on total catchment impermeability.</i></p>	<p>Given effects will be adequately managed within site boundaries, it is considered that there will not be any cumulative effects on total catchment impermeability.</p>
<p><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>	<p>The proposed dwelling is to be constructed in the location of the existing dwelling which is to be demolished. Access will also be via the existing metalled drive on the site.</p> <p>Given this, minimal excavations are required and as such, the natural contours are not anticipated to significantly alter from what is currently in existence. Drainage patterns will remain relatively unchanged. The ability of the ground to absorb water is not anticipated to change from what is currently in existence.</p>
<p><i>(e) The physical qualities of the soil type.</i></p>	<p>Unknown.</p>
<p><i>(f) Any adverse effects on the life supporting capacity of soils.</i></p>	<p>The life supporting capacity of soils is not considered to be adversely affected given stormwater will be managed on site and a new consented onsite wastewater disposal system will be provided for.</p>
<p><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></p>	<p>The site is over 2.9 hectares in area. There is ample area for disposal of effluent and stormwater within the site without adverse effects on the water quantity and quality being affected.</p>



	The proposed dwelling is set back in excess of 100 metres from the CMA boundary.
<i>(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.</i>	The proposed impermeable surfaces are considered necessary for residential development.
<i>(i) The extent to which landscaping may reduce adverse effects of run-off.</i>	No additional landscaping is proposed given the existing mature vegetation/landscaping will remain on site. There will be some additional planting of flax along the back to enhance stability.
<i>(j) Any recognised standards promulgated by industry groups.</i>	Unknown.
<i>(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.</i>	The proposed collection of runoff into two water tanks on site is considered adequate to mitigate stormwater runoff.
<i>(l) The extent to which the proposal has considered and provided for climate change.</i>	Climate change effects can be accounted for with the proposed tank storage volume.
<i>(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.</i>	These methods are not considered required given the proposed collection of runoff to water tanks on site is considered adequate to manage stormwater.

4.21. The effects of this proposal on the surrounding environment are considered no more than minor.

Section 104(1)(b) – Relevant Provisions of Any Statutory Planning Document

4.22. In accordance with Section 104(1)(b) of the Act, the following statutory policy statements and plans are relevant to this application.

National Policy Statements (section 104(1)(b)(iii))

- 4.23. There are currently nine operative National Policy Statements. These are as follows:
- New Zealand Coastal Policy Statement (NZCPS)
 - National Policy Statement on Urban Development (NPS UD)
 - National Policy Statement for Freshwater Management (NPS FM)
 - National Policy Statement for Renewable Electricity Generation (NPS RE)
 - National Policy Statement on Electricity Transmission (NPS ET)
 - National Policy Statement for Highly Productive Land (NPS HPL)
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat (NPS-GG)



- National Policy Statement for Indigenous Biodiversity 2023
 - National Policy Statement for Natural Hazards 2025
- 4.24. The NZCPS is relevant to the assessment of this application because the site is within the Coastal Environment as mapped by the RPSN. The objectives and policies of the NZCPS are high level and given effect to in the Northland context by the RPSN. No other national policy statements are relevant to this application.

New Zealand Coastal Policy Statement 2010

- 4.25. An assessment of the relevant objectives and policies of the NZCPS has been undertaken and contained within **Appendix 9**. The proposal is considered to be consistent with the relevant objectives and policies of the NZCPS and is considered to safeguard the integrity, amenity and naturalness of the Coastal Environment.

Regional Policy Statement for Northland (RPSN)

- 4.26. The role of the RPSN is to promote sustainable management of Northland's natural and physical resources. The RPSN gives effect to the NZCPS in the Northland context.
- 4.27. The RPSN provides an overview of the regions' resource management issues and sets out policies and methods to achieve integrated management of Northlands natural and physical resources. Of relevance to this application are policy measures to manage the use and development of land within the mapped coastal environment. The site is adjacent to the coastal marine area. The surrounding area has cultural significance to local hapu given the Hokianga Harbour is identified as a Statutory Acknowledgement Area as well as the proximity of the site to Waiparore – Burial Reserve. The site is not within any regionally significant landscape or land based natural character area.
- 4.28. At a local site scale, the following objectives and policies are considered relevant to the proposed activity:
- *Objective 3.2 – Region-wide water quality*
 - *Objective 3.4 – Indigenous ecosystems and biodiversity*
 - *Objective 3.5 – Enabling economic wellbeing*
 - *Objective 3.12 – Tangata whenua role in decision making*
 - *Objective 3.13 – Natural Hazard Risk*
 - *Objective 3.14 – Natural character, outstanding natural features, outstanding natural landscapes and historic heritage*
 - *Policy 4.2 – Region-wide water quality management*
 - *Policy 4.4 – Maintaining and enhancing indigenous ecosystems and species*
 - *Policy 4.6 – Managing effects on natural character, features / landscapes and heritage*



- 4.29. Given the nature of the works is to replace the existing dwelling on the site, the fact that no vegetation clearance will be undertaken, local hapu have been advised of the development, natural hazards have been considered, historic heritage has been investigated with no known adverse effects on archaeological sites within the site and surrounding environment, it is considered the proposal can meet the objectives and policies of this document.

Operative Far North District Plan (ODP)

- 4.30. The relevant objectives and policies of the Plan are those related to the Coastal Environment and the Coastal Living Zone. The proposal would generate no more than minor adverse effects on the Coastal environment. Given the proposal will result in the replacement of an existing unconsented dwelling with a new dwelling, the proposal is considered to be consistent with the character of the area and is considered to have less than minor adverse effects on coastal amenity values. The proposal is considered consistent with the objectives and policies of the Plan. Those relevant objectives and policies are detailed and assessed with **Appendix 9**.

Proposed District Plan (PDP)

- 4.31. Under the PDP, the site is zoned Rural Lifestyle and is within the Coastal Environment overlay. The proposal is considered to create no more than minor adverse effects on the surrounding environment. While little weight is given to the PDP Objectives and Policies an assessment of the relevant objectives and policies has been undertaken. The proposal has been assessed to be consistent with the new plan. Those relevant objectives and policies are as detailed within **Appendix 9**.

Summary

- 4.32. As detailed within **Appendix 9**, it is considered that the proposal is consistent with the relevant objectives and policies of the relevant Policy Documents detailed within this assessment.

5. Notification Assessment – Sections 95A to 95G of the Act

Public Notification Assessment

- 5.1. 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

An application must be publicly notified if, under section 95A(3), it meets any of the following criteria:



- (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.*

- 5.2. 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]*

- 5.3. Public Notification is not precluded as the proposal is a Discretionary Activity and is not solely a boundary activity. Therefore Step 3 must be considered.

Step 3: 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.*

- 5.4. The proposal is not subject to a rule or NES requiring public notification and the proposal does not have effects that will be more than minor. Therefore, public notification is not required, and Step 4 must be considered.



Step 4: Public notification in special circumstances

- 5.5. Section 95A(9) states that a council must publicly notify an application for resource consent if it considers that 'special circumstances' exist, notwithstanding that Steps 1 – 3 above do not require or preclude public notification. Special circumstances are not defined in the Act.
- 5.6. There are no special circumstances that exist to justify public notification of the application because the proposal is not considered to be controversial or of significant public interest, particularly given that the proposal involves demolition of the existing dwelling, to enable construction of a replacement dwelling, which is considered as neither exceptional nor unusual.

Public Notification Summary

- 5.7. 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

- 5.8. 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.

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).

- 5.9. There are no protected customary rights groups or customary marine title groups that are relevant to this application.
- 5.10. The site is mapped as adjoining a Statutory Acknowledgement Area. The proposal has been sent to Te Runanga o Te Rarawa. Te Runanga o Te Rarawa advised they were satisfied with the proposal. Correspondence can be found within **Appendix 5** of this application. Given the above, it is considered the required notification has been had with no further notification required.



- 5.11. Therefore Step 1 does not apply and 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).

- 5.12. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity. 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.

- 5.13. The proposal does not involve a boundary activity.

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.

- 5.14. 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.

- 5.15. 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 4 of this report, which found that the potential adverse effects on the environment will be no more than minor.



5.16. Regarding potential adverse effects on persons, the assessment in Section 4 are also relied on and the following comments made:

- The proposed activity involves the demolition of the existing dwelling which will be replaced with a new dwelling as per the Plan Set attached with this application. The proposed dwelling meets the permitted standards for building height, setback and sunlight within the zone.
- Engagement with Te Runanga o Te Rarawa has been undertaken with their support provided.
- Engagement has also been had with Pakanae Hapū Management Committee, given the proximity of the site to a Site of Significance to Māori, however no response has been received to date. Given that the proposed development will occur predominantly within the existing building footprint and the fact that the Site of Significance is not located within the subject site's property boundaries, no adverse effects are anticipated.
- Heritage NZ Pouhere Taonga have also provided support to the application with the proposal to proceed under the guidance of an ADP. An Archaeological Assessment has been completed for the proposal which found that no adverse effects on archaeological features were anticipated.
- The proposal will involve minimal excavation and no vegetation clearance.
- The proposed location and design is such that the dwelling will not be visually dominant or obtrusive.
- The proposed activities would not be contrary to the objectives and policies of the ODP, PDP, NZCPS or the RPSN.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

5.17. Therefore, no other persons will be affected to a minor or more than minor degree.

5.18. 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),

5.19. The proposal is to construct a dwelling on the site in place of the existing dwelling, which will be demolished. Consent is required for an infringement of the permitted rules for visual amenity and stormwater management. It is considered that no special circumstances exist in relation to the application.



Limited Notification Assessment Summary

- 5.20. Overall, from the assessment undertaken Steps 2, 3 & 4 do not apply. Step 1 indicates that the activity is located near a Statutory Acknowledgement Area and as such, Te Runanga o Te Rarawa has been highlighted as a potentially affected party. The application has been sent to Te Runanga o Te Rarawa with their support provided.

6. Part 2 Assessment

- 6.1. For completeness, the application is assessed 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.
- 6.2. 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. The proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.
- 6.3. Section 6 of the Act includes matters of national importance. The proposal will aid in preserving the natural character of the coastal environment by ensuring no vegetation is removed as part of this proposal. Public access to the foreshore will remain via the Recreation Reserve. The relationship of Māori and their culture and traditions has been considered as part of this proposal and discussions had with Te Runanga o Te Rarawa and Pakanae Hapū Management Committee regarding the application. The proposal is not considered to exacerbate natural hazards.
- 6.4. Section 7 identifies several “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 and amenity values by retaining the existing vegetation on site which screens the proposed dwelling as well as utilising a natural, recessive colour scheme.
- 6.5. 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.
- 6.6. Overall, the application is 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 section 5 of the Act.



7. Conclusion

- 7.1. The Applicants seek to construct a new dwelling on the site, which will be located in place of an existing dwelling which is to be demolished.
- 7.2. The proposed activity is Discretionary under the ODP and Permitted under PDP rules that have immediate legal effect. The assessment of effects on the environment has concluded that potential adverse effects will be no more than minor.
- 7.3. The proposed activities are consistent with the objectives and policies of the NZCPS, RPSN and the ODP and PDP.
- 7.4. Te Runanga o Te Rarawa have been contacted as part of the pre-application process with their support received. It is considered that there are no other persons affected by the proposed activities.
- 7.5. It is considered appropriate for consent to be granted on a non-notified basis.

8. Limitations

- 8.1. 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.
- 8.2. 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.
- 8.3. 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.
- 8.4. 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 **960608**
Land Registration District **North Auckland**
Date Issued 01 September 2021

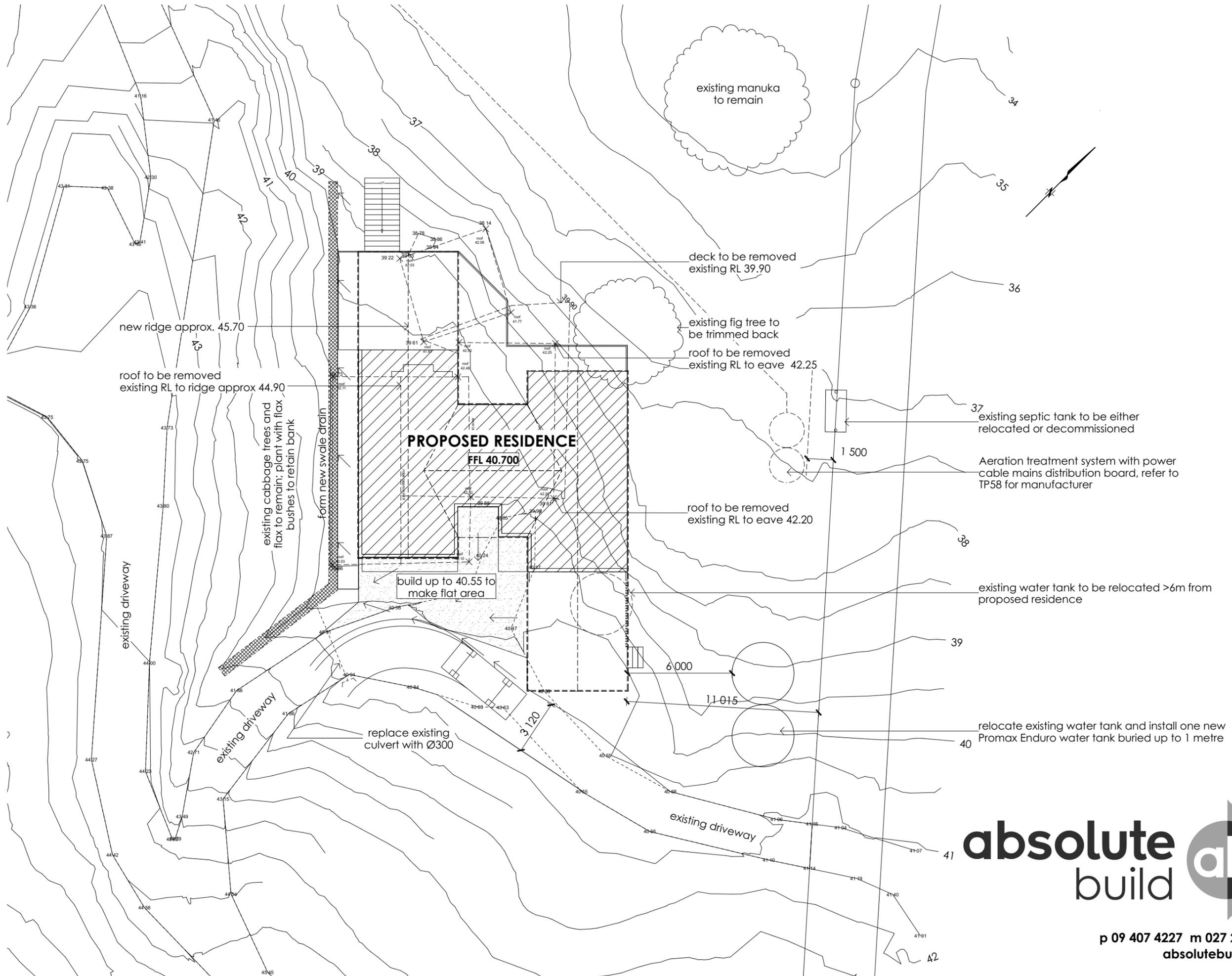
Prior References
406632

Estate Fee Simple
Area 2.9011 hectares more or less
Legal Description Lot 4 Deposited Plan 553496

Registered Owners
William Mark Lankshear and Charlotte Lucy Lankshear

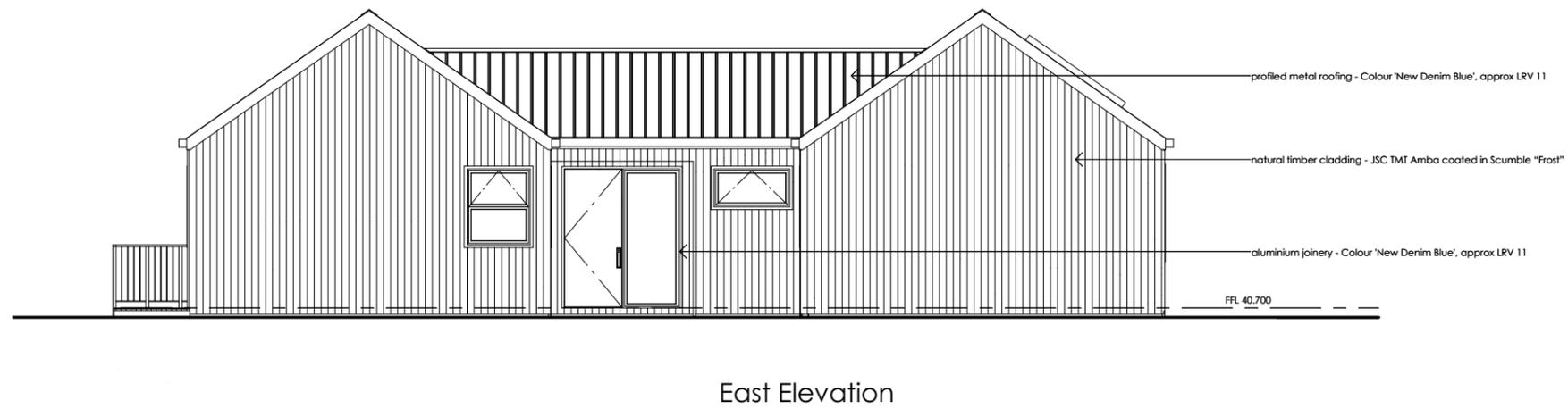
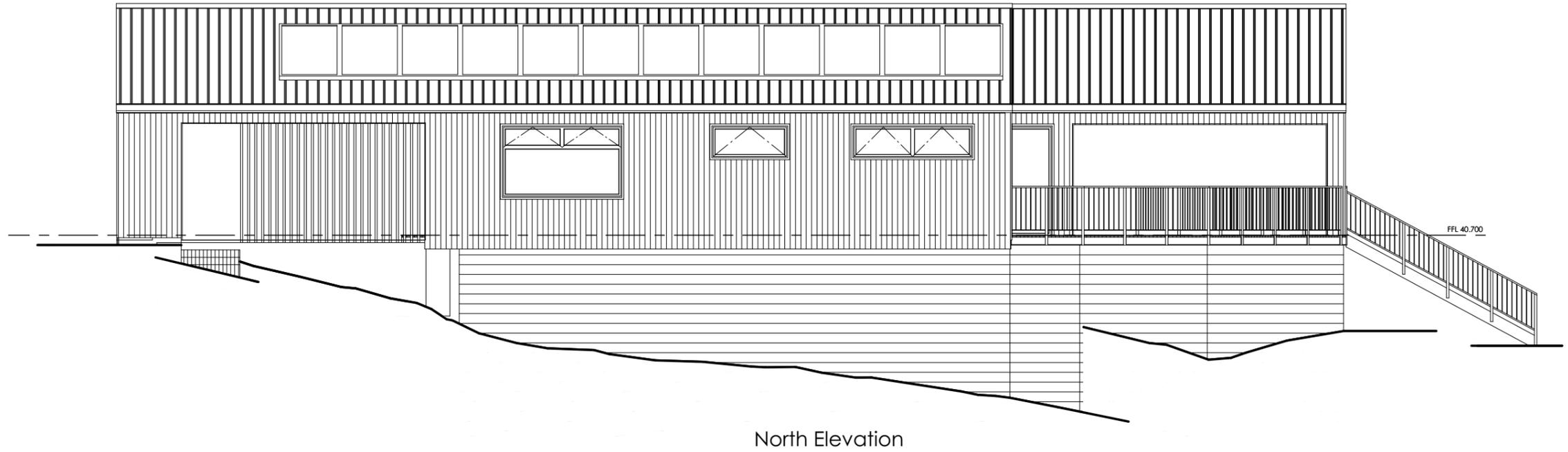
Interests
Land Covenant in Transfer B532288.16 - 30.4.1986 at 2:07 am

**PROPOSED LANKSHEAR RESIDENCE AT 22 MAHINA ROAD, OPONONI
PART SITE PLAN
SCALE 1:200@A3**

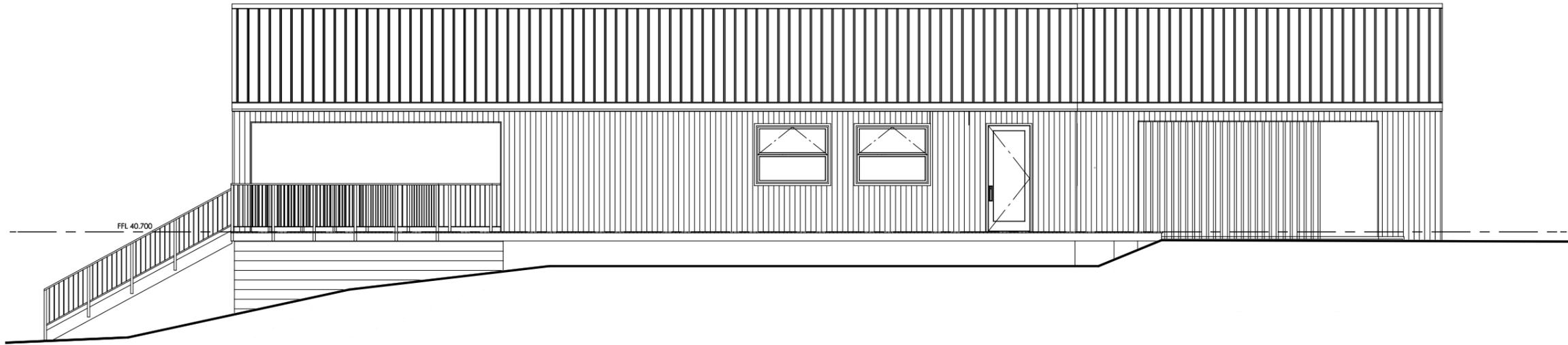


**absolute
build** 

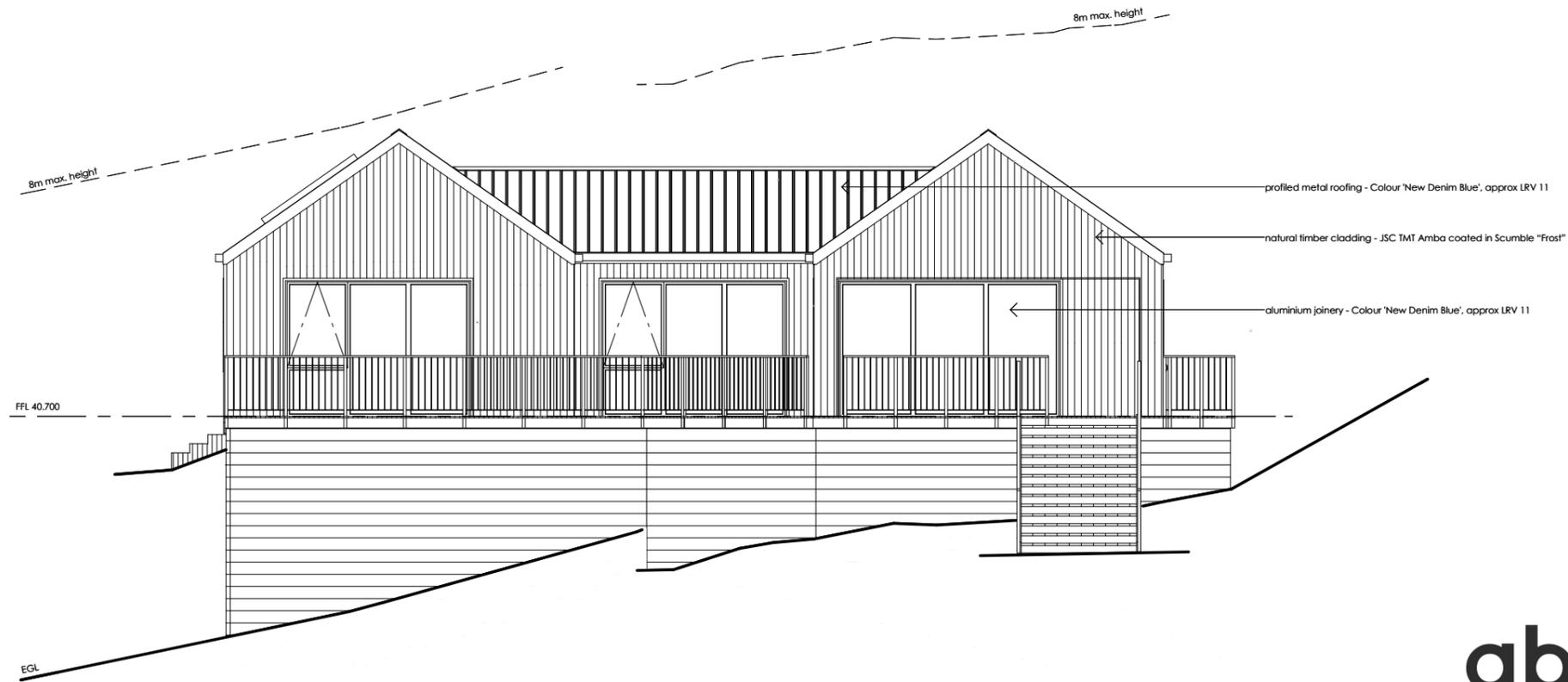
PROPOSED LANKSHEAR RESIDENCE AT 22 MAHINA ROAD, OPONONI
NORTH AND EAST ELEVATIONS
SCALE 1:100@A3



PROPOSED LANKSHEAR RESIDENCE AT 22 MAHINA ROAD, OPONONI
SOUTH AND WEST ELEVATIONS
SCALE 1:100@A3



South Elevation



West Elevation

Onsite Wastewater Report (TP58)

William Mark & Charlotte Lankshear
22A Mahina Road
Opononi
Far North District
Lot 4 DP 553496

Written by: Nicola O'Brien
Reviewed by: Martin O'Brien

Rev: A
Date: 5th December 2025
Job No: 3054

Ph: (09) 407 5208 | Mob: 027 407 5208
E-mail: martin@obrienconsulting.co.nz
E-mail: nicola@obrienconsulting.co.nz

Contents

Executive Summary.....	3
Recommendations:.....	3
1.0 Introduction.....	4
1.1 Scope.....	4
1.2 Proposal.....	4
1.3 Site Visit.....	4
1.4 Desk Study.....	4
2.0 Site Description & Evaluation.....	4
2.1 Site Description.....	4
2.2 Northland Regional Council Property Map.....	6
2.3 Groundwater.....	7
2.4 Soil Profile.....	7
3.0 On-site Effluent Disposal.....	7
3.1 System Requirements.....	7
3.2 Proposed Effluent Disposal Field.....	8
3.3 Reserve Area.....	8
3.4 Stormwater Management.....	8
4.0 Council Requirements for new Building Consents.....	9
4.1 Smoke Alarms.....	9
4.2 Earthworks.....	9
4.3 Hazardous Activities and Industries List (HAIL).....	9
5.0 Summary.....	9
6.0 TP58 3rd Edition, Appendix E.....	10
PART A: Owners Details.....	10
PART B: Property Details.....	11
PART C: Site Assessment - Surface Evaluation.....	11
PART D: Site Assessment - Subsoil Investigation.....	13
PART E: Discharge Details.....	15
PART G: Secondary and Tertiary Treatment.....	15
PART H: Land Disposal Method.....	16
PART I: Maintenance & Management.....	17
PART J: Assessment of Environmental Effects.....	17
PART K: Is Your Application Complete?.....	17
7.0 Borehole Log.....	18
8.0 Site Plan.....	19
9.0 On Site Wastewater Installation Guide for the Installer.....	21
9.1 Guidelines on Decommissioning a Septic Tank.....	21
9.2 Installation Documents.....	23
10.0 On Site Wastewater Maintenance for the Owner.....	26
10.1 Why regular maintenance.....	26
10.2 Northland Regional Council Public Information.....	27
10.3 Recommended Plants.....	28
11.0 NZ Building Code, Smoke Alarm Requirements.....	29
12.0 Limitations.....	30
13.0 Producer Statement.....	31

Onsite Wastewater Disposal Design Assessment of Environmental Effects

Executive Summary

Lot 4 DP 553496 is a 2.9011 ha property located at 22A Mahina Road, Opononi. The existing dwelling onsite is to be demolished and removed and a new 2-bedroom dwelling built in its place. The existing septic tank is to be decommissioned, and the soakage field abandoned. A new aeration treatment system with surface laid dripper lines is to be installed.

Recommendations:

- An area of land to the northwest of the buildings is most suitable for wastewater disposal avoiding site constraints (including a pond, overland flow paths and steep slopes).
- The existing septic tank is to be decommissioned, and the soakage field abandoned.
- Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal to or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code.
- The proposed wastewater disposal field shall consist of approximately 240m of surface laid dripper line spaced at 1m. 240m² area in total. Dripper lines are to be surface laid, on even ground, through existing vegetation. As the slope is greater than 10 degrees, within existing established vegetation that has at least 80 percent canopy cover, a minimum 50mm of mulch, bark or leaf litter is required over irrigation lines.
- As the slope is greater than 10 degrees a 10m planted buffer zone is required downslope of the last dripper line as per the Regional Plan for Northland (2019), C.6.1.3, 6d. Existing vegetation acts as a buffer zone. Mulch is not required. Slopes greater than 25 degrees to be avoided.
- The buffer, field and reserve are to be setback a minimum 30m from Hokianga Harbour to the west.
- There is adequate area to support a 100% reserve wastewater disposal field.
- The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.
- Correct use and maintenance of the wastewater system is required for it to work effectively and minimise environmental impacts.

1.0 Introduction

1.1 Scope

An on-site effluent disposal investigation, to obtain building consent, has been undertaken in accordance with TP58 On-site Wastewater Systems: Design and Management Manual Third Edition (2004), Regional Plan for Northland (2019) and the Far North District Plan (2009). Based on site characteristics including groundwater and surface water setbacks and soil type an onsite wastewater treatment system and land application method are recommended. A wastewater design is provided based on aforementioned documents and site characteristics.

1.2 Proposal

A secondary treatment system with surface laid dripper lines will service a proposed 2-bedroom dwelling.

1.3 Site Visit

The site investigation was undertaken on 2nd December 2025 and comprised of a visual assessment of the proposed wastewater disposal field and the surrounding area. A 50mm borehole to a depth of 1200mm was taken to acquire soil samples for examination and to establish groundwater depth. USDA feel method was used to determine soil texture, soil structure and soil category. The test location is indicated on the attached Site Plan, Section 8.

1.4 Desk Study

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b), Far North and Northland Regional Council Maps, Certificate of Title and Consent Notices. There are no Consent Notices listed on the Title.

2.0 Site Description & Evaluation

2.1 Site Description

Lot 4 DP 553496 is located at 22A Mahina Road, Opononi and is zoned Coastal Living in the Far North District Plan. Lot 4 is located at the end of Mahina Road. Access to the 2.9011 ha property is gained via an existing metal driveway which enters the property from the east. An existing dwelling and shed are located on the property. The dwelling is to be demolished, and a new 2-bedroom dwelling built. The property is undulating and mostly covered with vegetation. A vegetated strip of land then Hokianga Harbour are located to the west. Similar residential properties are located to the north, south and east. Refer to the Northland Regional Council Map, Section 2.2, showing Lot 4 DP 553496 and the surrounding area.

Land to the north of the proposed dwelling is not very suitable for the disposal of wastewater due to overland flow paths and a pond. More suitable land is located to the northwest. This land slopes steeply to the northwest. Slope is approximately 20-24 degrees. Slopes greater than 25 degrees to be avoided. The proposed location is vegetated. Running lines through vegetated areas will reduce the need to purchase plants. As the slope is greater than 10 degrees a 10m planted buffer zone is required downslope of the last line. The proposed buffer zone is vegetated. The yellow arrow on the NRC Map, Section 2.2 shows the approximate location of the field, buffer and reserve.

The wastewater disposal field and reserve are to be setback a minimum 5m from any existing or future intermittent stormwater flow path downslope of the field as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. A 5m setback is required from any existing overland flow paths.

The wastewater disposal field and reserve are to be setback a minimum 30m from Hokianga Harbour to the west as per the Far North District Plan, Section 12.7.6.1.4(b).

According to Northland Regional Council Hazard maps the property is not identified as being in a flood area.

A 1.5m setback from boundaries and buildings is required as per TP58, (2004), Table 5.2. A 3m setback of the system is recommended. If the proposed wastewater field is located near a property boundary. The owner and installer are to identify the property boundary before installation to ensure a setback distance of 1.5m for dripper lines and 3m for the system is achieved. Refer to TP58, (2004), Table 5.2, The Regional Plan for Northland, (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b) for all wastewater setback requirements. The Site Plan, Section 8 shows the location of the proposed field and reserve along with setback requirements specific to the site.



Photograph 1: Showing the approximate location of the proposed wastewater disposal field on vegetated, moderately sloping topography.

2.2 Northland Regional Council Property Map



2.3 Groundwater

The Regional Plan for Northland (2019), Section C.6.1.3, Table 9 requires a 600mm separation distance of secondary treated wastewater from groundwater. TP58 (2004), Table 5.2 recommends a more conservative separation distance of 900mm in category 6 soils.

Groundwater was not intercepted during the 1200mm borehole taken during Summer, 2nd December 2025.

No freshwater bores were noted on Far North Atlas map in the near vicinity of the proposed wastewater disposal field meeting the 20m setback from a freshwater bore required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. The property owner is not aware of any freshwater bores within 20m of the proposed field.

2.4 Soil Profile

NRC Managing Northland Soils Map describes the soils as moderately drained, Waitotira clay loam (YCH).

The borehole showed soils, in the area of the wastewater disposal field, to be category 6, silty clay with slow draining characteristics. Refer to Photograph 2 and the Borehole Log, Section 7 showing soil layers.



Photograph 2: Borehole showing 100mm of category 5, slightly moist, brown topsoil followed by category 6, slightly moist, orange, silty clay.

3.0 On-site Effluent Disposal

3.1 System Requirements

The septic tank is to be decommissioned, and the soakage field abandoned. Refer to Section 9.1, Guidelines for Decommissioning a Septic Tank.

Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code. The system is to have emergency storage and be fitted with an alarm to protect against system failure.

Proposed system: Econotreat VBB-C-2200 or VBB-P-2000

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.

The system is to be installed by a registered installer to manufacturer's instructions. It is imperative that a maintenance contract be obtained at the point of installation to avoid problems with the system. Installation and maintenance notes can be found at the back of this report, Section 8, 9 and 10.

3.2 Proposed Effluent Disposal Field

Wastewater calculations as follows:

Potential occupancy of the dwelling x litres per person per day / loading rate = area of wastewater disposal field

$$4 \times 180 \text{ litres} / 3 = 240\text{m}^2$$

Occupancy taken from TP58 (2004), Table 6.1, p.51. 180 litres of wastewater produced per person per day with tank water is allocated, in line with TP58 (2004), Table 6.2, p.52. A loading rate of 3 is assigned due to category 6 soils as per TP58 (2004), Table 9.2, p.150.

The proposed effluent field shall consist of approximately 240m length of surface laid dripper line spaced at 1m in a 240m² area. Dripper lines are to be surface laid, on even ground, through existing vegetation. Lines are to be firmly fixed to the ground. On slopes greater than 10 degrees, within existing established vegetation that has at least 80 percent canopy cover, a minimum 50mm of mulch, bark or leaf litter is required as per the Regional Plan for Northland, (2019), Section C.6.1.3, 5b and 6f.

To meet permitted activity status dripper lines are to be laid on slopes less than 25° (Northland Regional Plan, 2019, C.6.1.3, 4).

As the slope is greater than 10° a 10m planted buffer zone, downslope of the last dripper line is required (Northland Regional Plan, 2019, C.6.1.3, 6d). Existing vegetation will act as a planted buffer zone.

The wastewater disposal field should not be grazed, driven on or built over. These activities can result in damage to and failure of the effluent field.

Installation and maintenance notes can be found at the back of this report, Section 9 and 10, as a guide to the upkeep of the system and field.

3.3 Reserve Area

A 100% reserve wastewater disposal area is specified, greater than the minimum 30% required by the Regional Plan for Northland, 2019, C.6.1.3, 9b. The purpose of the reserve is to provide additional area for wastewater disposal, for example in the event of failure of the original field or future expansion of the proposed development. The reserve area must be protected from any development that would prevent its use in the future.

3.4 Stormwater Management

The property does not benefit from a connection to the town main water supply. Stormwater from the roof of the dwelling will be collected in water tanks. The overflow from the tanks is to be directed well away from the proposed wastewater disposal field.

Excess stormwater, following heavy rain events, will follow the topography and flow to the northwest over vegetated land.

A cut off drain is not required due to minimal upslope catchment.

4.0 Council Requirements for new Building Consents

4.1 Smoke Alarms

Smoke alarms shall be installed in accordance with the New Zealand Building Code. This is a requirement by the Far North District Council for all new Building Consents. Interconnected smoke alarms as per NZS 4514:2021 are required as per NZ Building Code - Smoke Alarm Requirements | Cavius NZ, NZ-Building-Code.pdf (cavius.co.nz). Refer to Section 11 and the Cavius website for further details.

4.2 Earthworks

The proposed works will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control. Pdf (aucklanddesignmanula.co.nz).

4.3 Hazardous Activities and Industries List (HAIL)

A Preliminary Site Investigation report is not available for Lot 4 DP 553496.

5.0 Summary

A secondary treatment system with surface laid dripper lines is recommended. Setback distances from surface water, intermittent stormwater flow paths and groundwater have been achieved.

6.0 TP58 3rd Edition, Appendix E

PART A: Owners Details

1. Applicant Details:

Applicant Name:	William Mark & Charlotte Lankshear
Company Name:	
Property Owner Name:	William Mark & Charlotte Lankshear
Nature of Applicant	Owners

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	O'Brien Design Consulting Ltd	
Site Evaluator Name	Martin O'Brien	
Postal Address	O'Brien Design Consulting Ltd	
	153B Kerikeri Inlet Road	
	Kerikeri	
Contact Details	Phone	09 407 5208
	Mobile	027 444 6115
Name of Contact Person	Martin O'Brien	
E-mail Address	martin@obrienconsulting.co.nz	
Website	www.obriendesignconsulting.co.nz	

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

No

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted?

None

PART B: Property Details

1. Property for which this application relates:

Physical Address of Property	22A Mahina Road		
	Opononi		
Territorial Local Authority	Far North District Council		
Regional Council	Northland Regional Council		
Legal Status of Activity	Permitted: <input checked="" type="checkbox"/>	Controlled: <input type="checkbox"/>	Discretionary: <input type="checkbox"/>
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m ²)	29,011m ²		

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

Lot No.	Lot 4	DP No.	DP 553496	CT No.	960608
Other:					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

Has a relevant property history study been conducted?

Please Tick	No	<input checked="" type="checkbox"/>	Yes	
-------------	----	-------------------------------------	-----	--

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

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

Please tick	No	✓	Yes	
-------------	----	---	-----	--

If No, state why?

The slope in the area of the proposed wastewater disposal field is steep at ~20-24° and showed no signs of slippage or instability.	
If Yes, please give details of report (and if possible, please attach report): fill out if you said yes	
Author:	
Company/Agency:	
Date of Report:	
Brief Description of Report Findings: -	

2. Site Characteristics:

Provide descriptive details below:
<u>Performance of Adjacent Systems:</u>
Unconfirmed.
<u>Estimated Rainfall and Seasonal Variation:</u>
Information available from N.I.W.A MET RESEARCH
<i>Northland = 112.6mm average per month during 1981-2010</i>
<u>Vegetation / Tree Cover:</u>
Vegetation including scrub species such as Manuka.
<u>Slope Shape: (Please provide diagrams)</u>
Divergent.
<u>Slope Angle:</u>
~20-24°
<u>Surface Water Drainage Characteristics:</u>
Refer to Section 2.1 and 3.4.
<u>Flooding Potential: YES/NO</u>
No mapped flooding shown on NRC Maps.
<u>Surface Water Separation:</u>
Refer to Section 2.1 and the Site Plan, Section 8.

3. **Site Geology**

Moderately drained Waiotira clay loam (YCH)

Geological Map Reference Number	NZMS 290 Sheet P 04/05
---------------------------------	------------------------

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

North		West	
Northwest	√	Southwest	
Northeast		Southeast	
East		South	

5. **Site clearances**

Separation Distance from	Treatment Plant Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5m minimum	1.5m minimum
Surface water	15m minimum	15m minimum
Stormwater flow path e.g. drain	5m minimum	5m minimum
Groundwater	-	0.9m minimum
Stands of trees/shrubs	Outside tree canopy	Outside or within tree canopy
Wells & potable water bores	20m minimum	20m minimum
Lakes, rivers, wetland & the coastline	30m minimum	30m minimum
Buildings	3m minimum	1.5m minimum
Flood area	Ensure sealed unit no setback	Outside the 100yr ARI flood event
Other:		

PART D: Site Assessment - Subsoil Investigation

1. **Please identify the soil profile determination method:**

Borehole	Hand Augured	1200mm	No of Boreholes	1
Other:	USDA feel method to determine soil texture and soil structure.			

Soil Report attached?

Please Tick	Yes	√	No	
-------------	-----	---	----	--

2. **Was fill material intercepted during the subsoil investigation?**

Please Tick	Yes		No	√
-------------	-----	--	----	---

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

3. Percolation Testing (mandatory and site specific for trenches in soil type 4 to 7)

Not required				
Test Report Attached?	Yes		No	√

4. Are surface water interception/diversion drains required?

Please tick	Yes		No	√
A cut off drain is not required due to minimal upslope catchment.				

4a. Are subsurface drains required?

Please tick	Yes		No	√
-------------	-----	--	----	---

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

Winter	>1200mm
Spring	>1200mm
Summer	>1200mm
Autumn	>1200mm

Measured		Estimated	√
Measured		Estimated	√
Measured	√	Estimated	
Measured		Estimated	√

6. Are there any potential storm water short circuit paths?

Please Tick	Yes		No	√

7. Based on results of subsoil investigation above, please indicate the disposal field soil category

Is Topsoil Present?	Yes	If so, Topsoil Depth?	100mm
Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	√
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

The borehole log showed 100mm of category 5, brown topsoil followed by slightly moist, category 6, orange silty clay to a depth of 1200mm.

PART E: Discharge Details

1. Water supply source for the property:

Rainwater (roof collection)	√
Bore/well	
Public supply	

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

Number of Bedrooms	2	(Dwelling)
Design Occupancy	4	(Potential number of people)
Per capita Wastewater Production	180	(Litres per person per day)
Other - specify		
Total Daily Wastewater Production	720	(Litres per day)

3. Do any special conditions apply regarding water saving devices?

a) Full Water Conservation Devices?	Yes		No	√	(Please tick)
b) Water Recycling - what %?	0%				(Please tick)

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

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

Please tick	Yes	No	√
-------------	-----	----	---

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

PART G: Secondary and Tertiary Treatment

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

Secondary Treatment		Refer to Section 3.1
Home aeration plant	√	
Tertiary Treatment		
Ultraviolet disinfection		
Other		Specify

PART H: Land Disposal Method

1. Please indicate the proposed loading method:

Gravity	
Dosing Siphon	
Pump	√

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

Please tick	Yes	√	No	
If not to be installed, explain why:				

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

Total Design Head	32	(m)
Pump Chamber Volume	150	(Litres)
Emergency Storage Volume	1000	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site:

Surface Dripper Irrigation	√	As Per Attached Plan
Sub-surface Dripper Irrigation		
Mound with Dripper Irrigation		

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

Loading Rate	3		(Litres/m ² /day)
Disposal Area	Design (m ²)	240	For driplines spaced at 1m
	Reserve (m ²)	240	For driplines spaced at 1m

Explanation (Refer TP58 Sections 9 and 10)

Loading rate for category 3 soils taken from TP58 (2004), Table 9.2, p.150.

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

Reserve Disposal Area (m ²)	240	For dripper lines spaced at 1m
Percentage of Disposal Area (%)	100%	

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

Description and Dimensions of Disposal Field:

Refer to Proposed Wastewater Disposal Field, Section 3.2 and the Site Plan, Section 8.				
Plan Attached?	Yes	√	No	(Please tick)

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

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

Please tick	Yes		No	✓
-------------	-----	--	----	---

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.
Client to enter into agreement with chosen system supplier as per FNDC bylaw

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?
(Refer to TP58 Section 5. Ensure all issues concerning potential effects addressed)

Please tick	Yes	✓	No	
-------------	-----	---	----	--

PART K: Is Your Application Complete?

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

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

2. Declaration

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

Name: Martin O'Brien	Signature	
Position: Director	Date	5th December 2025

Note:

Any alteration to the site plan or design after approval will result in noncompliance.

Building consent must be approved before work commences.

7.0 Borehole Log



BOREHOLE LOG 1



Client	W Mark & C Lankshear	Job No.	3054
Project	Installation of onsite wastewater	Date Drilled	2/12/2025
Site Address	2A Mahina Road, Opononi	Drilled By	Martin O'Brien
Legal Description	Lot 4 DP 553496	Drill Method	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Waiohira clay loam (YCH)		Slightly moist brown topsoil	5
200					
300					
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300				EOB	
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend



Fill



Topsoil



Gravel



Sand

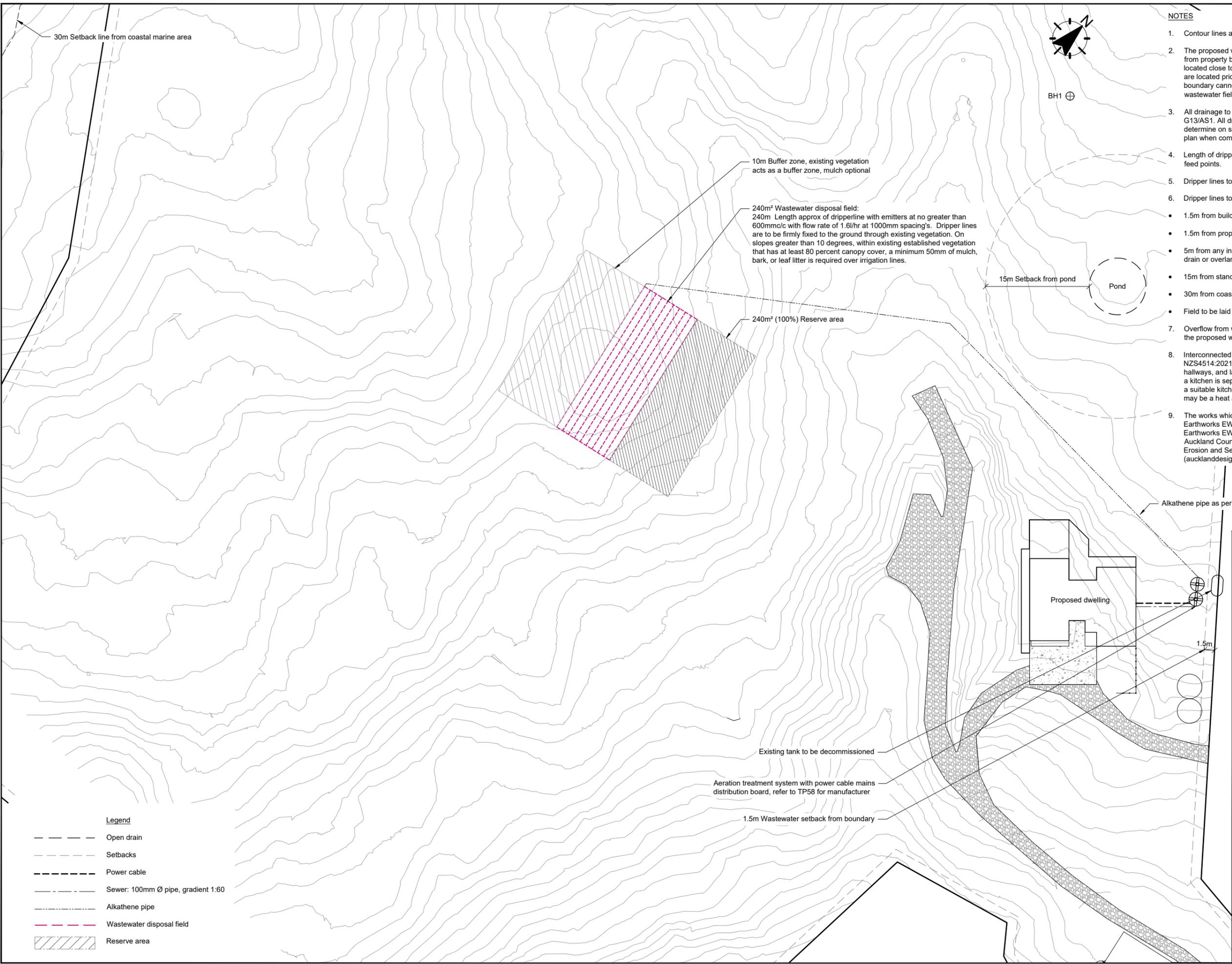


Clay



Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.



NOTES

1. Contour lines at 1m increments, sourced from NRC.
2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed.
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Length of dripper lines to be no more than 100m between feed points.
5. Dripper lines to follow contour lines
6. Dripper lines to be setback:
 - 1.5m from buildings
 - 1.5m from property boundaries
 - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
 - 15m from standing water (Pond)
 - 30m from coastal marine area
 - Field to be laid on slopes less than 25 degrees
7. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
8. Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
9. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Legend

- Open drain
- - - - - Setbacks
- - - - - Power cable
- Sewer: 100mm Ø pipe, gradient 1:60
- Alkathene pipe
- Wastewater disposal field
- //// Reserve area

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.
 All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
 This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

O'BRIEN DESIGN CONSULTING
 T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
 W Mark & C Lankshear
 22A Mahina Road
 Opononi
 Far North District
 Lot 4 DP 553496

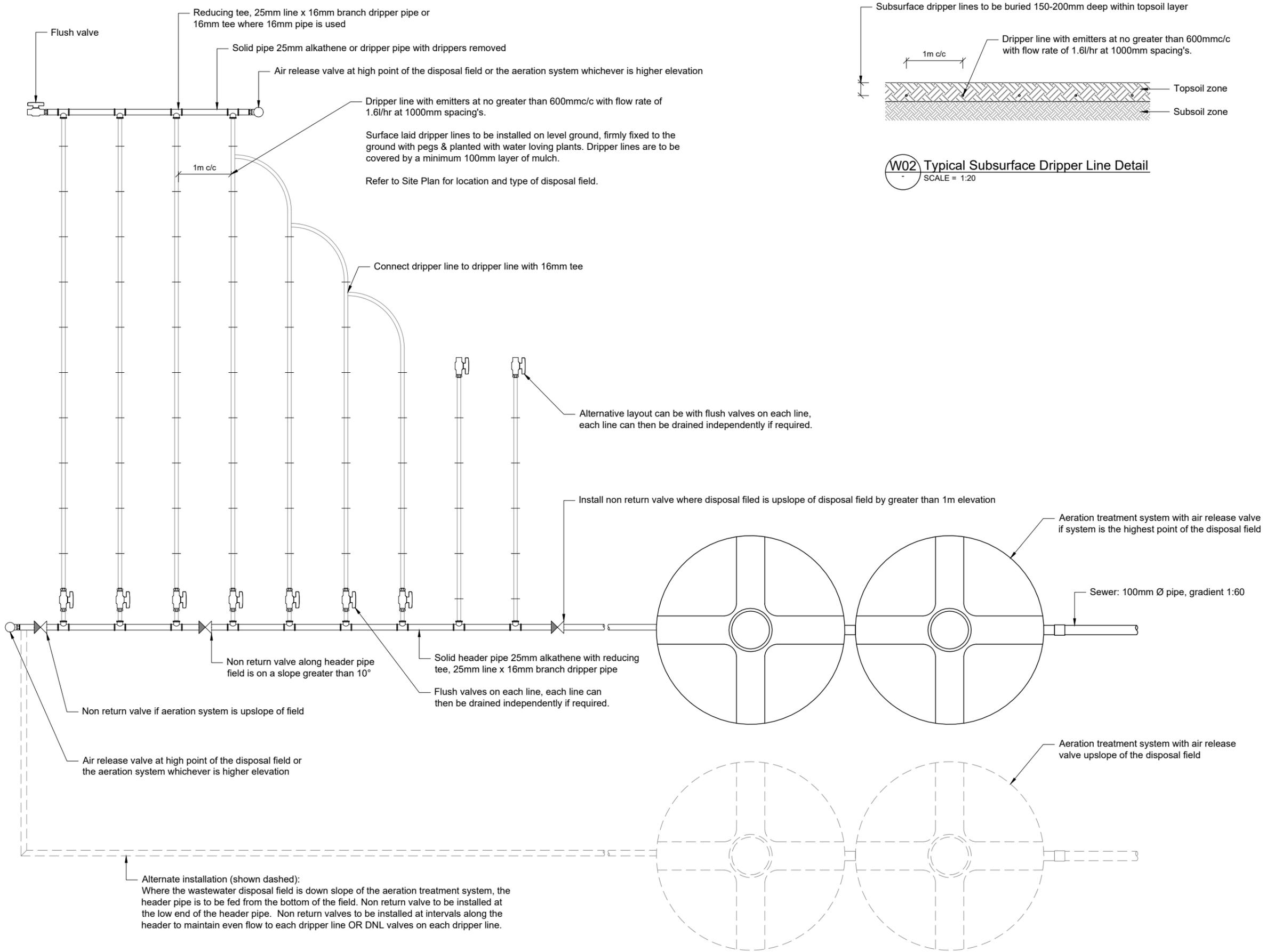
Sheet Title
 Wastewater Site Plan

Drawn 4 December 2025

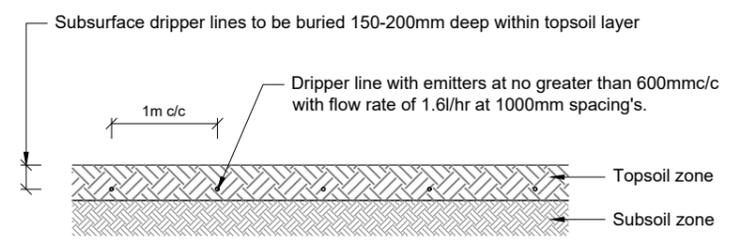
Project No 3054

Rev	Sheet
A	A01

Scale (A3 Original) 1: 500
 5 2.5 0 5 10 m



W01 Typical Wastewater Disposal Field Plan
SCALE = 1:20



W02 Typical Subsurface Dripper Line Detail
SCALE = 1:20

NOTES

1. All drainage is diagrammatical, do not scale from drawing.
2. Length of dripper lines to be no more than 100m between feed points.
3. Dripper lines to follow contour lines.
4. Dripper lines to be laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
6. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.
All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



Project Title
W Mark & C Lankshear
22A Mahina Road
Opononi
Far North District
Lot 4 DP 553496

Sheet Title
Wastewater Detail

Drawn 4 December 2025

Project No 3054

Rev	Sheet
A	A02

Scale (A3 Original) 1: 20
0.2 0.1 0 0.2 0.4 m

9.0 On Site Wastewater Installation Guide for the Installer

9.1 Guidelines on Decommissioning a Septic Tank



Far North
District Council

GUIDELINES FOR THE DECOMMISSIONING, REUSE, REMOVAL AND
RELOCATION OF SEPTIC TANKS, COLLECTION WELLS AND AERATED
WASTEWATER TREATMENT SYSTEMS.

The guidelines provide information on the decommissioning and reuse of septic tanks, collection wells and aerated wastewater treatment systems (AWTS).

THE REUSE OF SEPTIC TANKS, COLLECTION WELLS AND AWTS IS MAINLY FOR THE STORAGE OF WATER THAT IS TO BE USED FOR THE WATERING OF GARDENS AND LAWNS.

UNDER NO CIRCUMSTANCES ARE SEPTIC TANKS, COLLECTION WELLS AND AWTS TO BE REUSED AS VESSELS FOR HOLDING WATER FOR DOMESTIC (WASHING & DRINKING) PURPOSES.

Where it is possible to reuse a septic tank, several precautions need to be observed to ensure there is no danger to public health or the environment.

The reuse or removal of a septic tank, collection well or AWTS shall only be carried out if another approved method of effluent disposal is available, such as the sewer being connected to the premises concerned.

No development consent is required to convert an existing septic tank, collection well or AWTS for the collection and reuse of roof water – **Note ONLY for garden purposes**

To ensure that the existing septic tank, collection well or AWTS does not pose a risk to public health or the environment, one of the following methods should be followed.

1. DECOMMISSIONING OF SEPTIC TANKS AND COLLECTION WELLS

THE TANKS AND WELLS ARE REMAINING ON SITE & NOT TO BE REUSED

- 1.1. The contents of the septic tank/collection well are to be removed by pump out tanker.
- 1.2. The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the tanker is removing the contents.
- 1.3. The tank is to be disinfected, one method being the spreading hydrated lime over all exposed surfaces. NOTE: under no circumstances should people climb into and access the tank for this purpose.
- 1.4. Several holes should be punched into the bottom of the tank. It is highly recommended The lid and walls should be demolished to around 300mm or more below ground surface, collapsed into the tank and then filled with clean soil/gravel/road metal

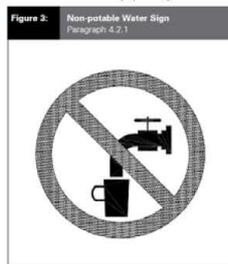
Note: these steps are there to ensure that the tank remains in a safe condition – unable to hold water, grow bacteria harmful to health, and prevent the tank from rising due to hydraulic pressure, collapse and other hazards.

2. AWTS: REMAINING ON SITE AND NOT TO BE REUSED

- 2.1. The contents of the AWTS are to be removed by pump out tanker. The liquid contents of the AWTS are not to be irrigated using the land application system.
- 2.2. The sides, lid, baffles, components and square junctions of the AWTS should be hosed down as the tanker is removing the contents.
- 2.3. The pumps, blowers and internal components of the AWTS may be either collapsed into the AWTS or selectively removed by the owner/occupier, or AWTS manufacturer or service agent. The owner/occupier, manufacturer or service agent must remove such parts in a manner that will not contaminate the environment or compromise the occupational health and safety of themselves or others.
- 2.4. The AWTS and remaining components are to be disinfected; one method being the spreading hydrated lime over all exposed surfaces. NOTE: under no circumstances should people climb into and access the tank for this purpose.
- 2.5. It is highly recommended The lid and walls should be demolished to around 300mm or more below ground surface, collapsed into the tank and then filled with clean soil/gravel/road metal
- 2.6. All irrigation lines and spray heads, sprinklers, drippers and the like are to be flushed with potable water for 5 minutes. The irrigation lines should not be connected to any drinking water supplies. These items should ideally be removed after cleaning.

3. SEPTIC TANK, COLLECTION WELL OR AWTS: REUSED ON SITE AS A ROOFWATER STORAGE TANK FOR WATERING THE GARDEN (IRRIGATION) OR FIRE FIGHTING

- 3.1. The reuse of septic tanks shall only be carried out where the tank and lid are structurally sound. The responsibility for determining this lies with the property owner. Tanks that are damaged and are not structurally sound should be decommissioned according to Section 1 of these Guidelines.
- 3.2. For reuse on site as an irrigation tank, the contents of the tank are to be removed by pump out tanker.
- 3.3. The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the tanker is removing the contents.
- 3.4. It is recommended that the tank is mosquito proofed.
- 3.5. The tank should be filled with clean water and disinfected to a minimum level of 5mg/L of free residual chlorine with a half hour contact time. The chlorine should be allowed to dissipate naturally and not be neutralised. NOTE: After chlorination no reuse should take place for a minimum of seven (7) days as the water may affect plants and vegetation.
- 3.6. The inlet(s) may be connected to the roof water system (3.9), but the outlet(s) must be sealed or connected to an overflow (3.10). Pumps and other accessories may then be installed and connected to an irrigation system.
- 3.7. The tank is to be labelled as containing water unfit for human consumption (eg WARNING - WATER FOR IRRIGATION PURPOSES ONLY - NOT FOR DRINKING) together with the appropriate non-potable water symbol. Reference G12
- 3.8. Non-standard water fittings or irrigation fittings are to be used and no cross connection is to be possible with any potable (drinking) supply.
- 3.9. ONLY Roof water pipes are to be connected to the tanks.
- 3.10. An overflow pipe is to be installed to the tank. This should be connected to an appropriate outfall.
- 3.11. For the first two (2) months after conversion of the system, it is recommended that the free chlorine levels of the water be tested and maintained at a level above 1.5 and below 5mg/L.
- 3.12. **Property owners should note that septic tanks may be prone to lifting out of the ground due to ground water pressure if they are left empty.** To prevent this, residents should contact a plumber or tank manufacturer for further advice about the specific requirements applicable to their individual system.
- 3.13. If a pump is to be installed, it is recommended a pump supplier be consulted to ensure that it is designed to meet the required flow and hydraulic requirements specific to the site.
- 3.14. All electrical work associated with the installation of pumps must be done only by a licensed electrician and a safety cut-off switch installed.
- 3.15. Fixed sub-surface irrigation systems are preferred to aboveground spray systems.
- 3.16. Where permanent taps are fitted, signs must be installed to advise that water is not suitable for drinking purposes (e.g. WARNING - WATER FOR IRRIGATION PURPOSES ONLY - NOT FOR DRINKING) together with the appropriate non-potable water symbol.



- 3.17. [New Zealand Building Code G12](#), section 4
- 3.18. The roof water reuse system must not cause any drainage nuisance to adjoining properties or the natural surroundings

Note in order to adhere to this it is recommended you engage a professional to ensure that these conditions are met.

All items stated in this guideline are aimed at ensuring that the in ground tanks present little danger or future hazard to both property owners and the environment.

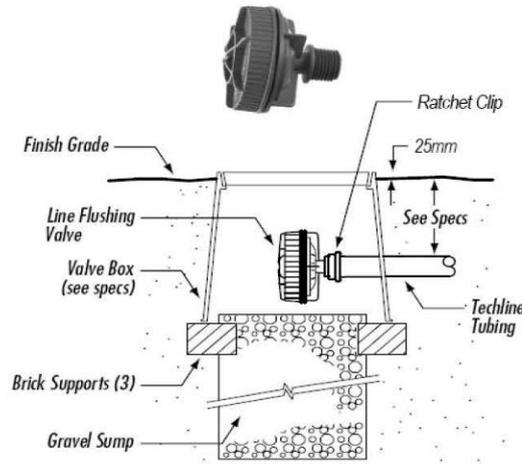
Disclaimer: This information was believed to be correct at the date of its publication. This information is for general information purposes only and should not be relied upon for legal advice.

TECHLINE AS™ DESIGN GUIDE

LINE FLUSHING VALVES:

Line Flushing Valves are used to provide a cleansing action in the dripperline each time the zone is turned on.

- When a zone is turned on, the flush valve begins dumping water into a sump (*valve box*).
- The dumping of water (*additional flow*) allows the velocity of water inside the dripperline to increase momentarily helping to clean the inside walls of the tubing and drip inlet filters.
- This action moves sediment out of the zone and into the sump.

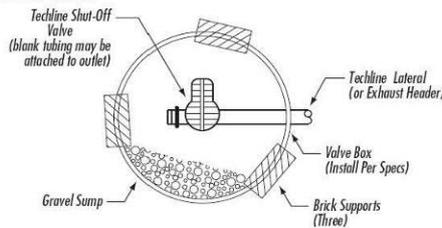


AUTOMATIC LINE FLUSHING VALVE:

- Place one Automatic Line Flushing Valve at the furthest point in the drip system.
- For GRID layouts this will typically be in the collecting manifold. On flat sites the Automatic Line Flushing Valve can be installed in the middle of the collecting manifold however in sloping sites the flushing manifolds should be installed at the lowest end.
- For LITE layouts the Automatic Line Flushing Valve will be installed at the midpoint of the tubing layout.
- Use one Automatic Line Flushing Valve for each 45L/M of zone flow.
- All Automatic Line Flushing Valves should be installed in a valve box with a gravel sump adequate to drain approximately 4 litres of water.
- Automatic Line Flushing Valve requires a minimum pressure of 70kPa (7m) to shut off completely.

MANUAL FLUSHING VALVE:

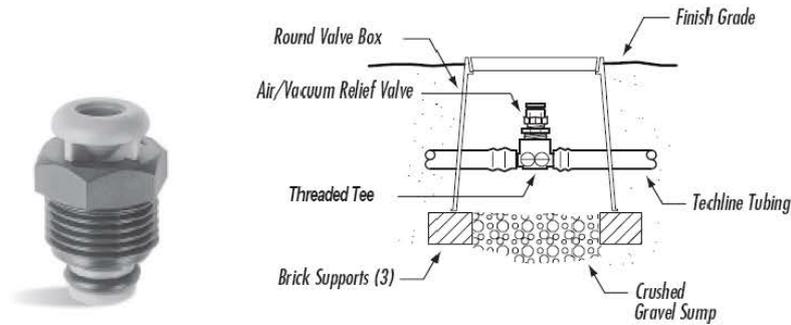
- Allows for manual flushing of lines during system start-up and during season.
- Manual Flushing Valves should be located at each end of the collecting manifold in a GRID system.
- Manual Flushing Valve should be located at the midpoint of a LITE layout.
- Allow 1 second per metre of dripperline & poly pipe in the zone for as a general guide for an adequate flush time.



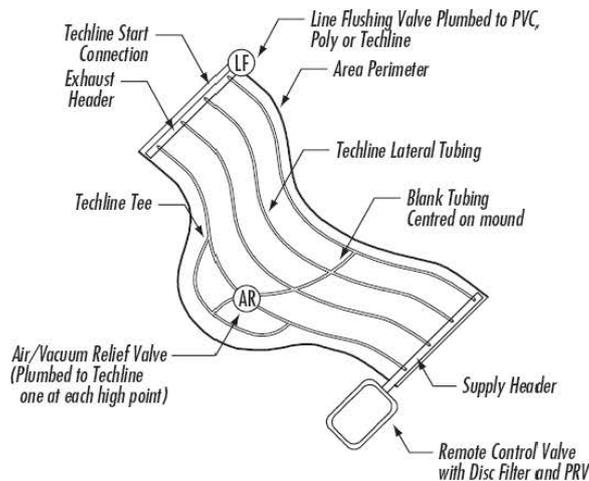
TECHLINE AS™ DESIGN GUIDE

AIR/VACUUM RELIEF VALVES:

Air/Vacuum relief valve freely allows air into a zone after shut down. It also ensures a vacuum within non Anti Siphon dripperline system doesn't suck debris or dirt back in to the dripperline. It also provides a means of releasing air from the dripperline when the zone is turned on, eliminating air pockets and speeding up the dripperline operation.



- Install Air/Vacuum Relief Valve at the highest point in the drip system.
- Install one Air/Vacuum Relief Valve for every 40L/M of zone flow.
- Ensure that all of the rows of Dripperline can take advantage of the Air/Vacuum Relief Valve; install it/them along a lateral that runs perpendicular to the dripperline laterals. This may be a collecting manifold, or a special lateral connecting all rows of dripperline, such as going over a mound.



- All Air/Vacuum Relief Valves should be installed in a valve box with a gravel sump. This will ensure that the only clean air will enter the drip system.



Note: Larger Air Release valves are available for large projects.

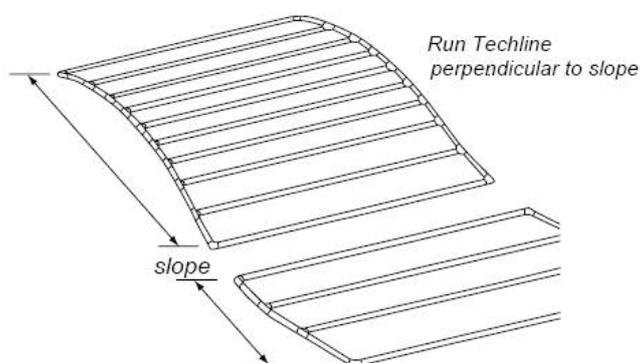
TECHLINE AS™ DESIGN GUIDE

SLOPES AND MOUNDS:

Techline AS™ has a self regulating dripper with an anti-siphon device built into it which will ensure that it will perform reliably on sites with slopes or mounds. When the drip system's shuts down however remaining water inside Techline AS™ will drain out which can cause an accumulation of water at the lower reaches of the drip system. This can be further compounded by the natural movement of water down the slope.

When designing a Techline AS™ system for sloping ground or mounds ensure that:

- Techline AS™ is installed perpendicular to (across) slopes. This helps eliminate water drainage at the lower ends of the drip laterals.
- On large slopes split the slope into two zones; run the top 2/3 on one zone and run the bottom 1/3 on a separate zone. This will allow greater irrigation control and will allow two areas with different water requirements to operate more efficiently.



- Install Dripperline Non Leakage (DNL) device which will hold back water inside the dripperline laterals and manifolds.



NOTE: Netafim UniRam CNL™ is a commercial dripperline that has a "non-leakage device" built into its drippers and prevents water draining out of them when the system is shut-off. It will hold back 1.4m of water within the drip system. This dripperline should be considered for projects where water drainage is undesirable.

10.0 On Site Wastewater Maintenance for the Owner

10.1 Why regular maintenance

Septic tanks and on-site wastewater treatment systems need regular maintenance to work properly. The impact on the environment is minimal if your system is well-maintained.

Owners are legally responsible for maintaining their on-site wastewater treatment system.

There are health risks for you, your family and your community from poorly maintained wastewater treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the groundwater system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater.

The life of your system depends on how much effluent is discharged each day and other factors such as rainfall and general clogging of pores in the ground. The greatest impact is how you maintain your system and what you put down it.

Components of your system

- Wastewater treatment unit – generally a septic tank or aerated treatment system.
- A land application system – generally trenches, or low-pressure surface or subsurface irrigation drip lines.

Do:

- Use biodegradable, low phosphate household cleaners and laundry powders or liquid.
- Use body washes and shower gels, instead of soap, (or non-petroleum based products).
- Use the water and suds saver cycles on your dishwasher and washing machine (if fitted) and put a water saver device on your shower.
- Fix any leaking pipes and toilet systems.
- Clean septic tank outlets and filter when required (usually every 6 months).
- Follow the service and maintenance requirements of your system.
- Scrape all dishes to remove food material before washing.
- Keep all possible solids out of the system.
- Inspect tank annually for sludge and scum levels.
- The tank should be pumped out approximately every 3–5 years. Have tank pumped out when:
 - the top of the floating scum is 75mm or less from the bottom of the outlet
 - sludge has built up to within 250mm of the bottom of the outlet

Don't:

- Use soap-based washing powders that do not biodegrade.
- Install a waste master disposal in your sink.
- Dispose of eggshells, coffee grounds or tea bags. Compost food scraps or put in rubbish.
- Dispose of strong bleaches, chlorine compounds, antiseptics or disinfectants, medicines or disposable nappies, sanitary napkins/pads or condoms into drains.
- Allow fat to be poured down the sink.
- Put petrol, oil, flammable/explosive substances, trade waste or chemicals down the drain.
- Empty a spa or swimming pool into the system.

Signs of trouble

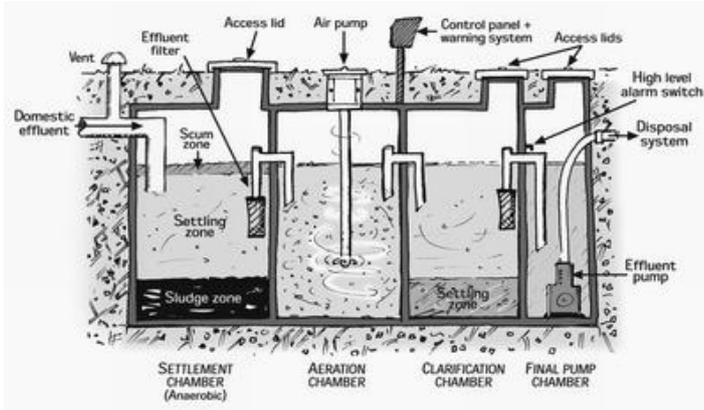
The system is not working correctly if:

- There is a foul smell around tank or land application area.
- The tank, gully trap or tank mushroom is overflowing.
- The ground around the tank is soggy.
- Sinks/basins/toilets are emptying slowly or making gurgling noises when emptying
- The grass is unusually dark green over the land application area.

10.2 Northland Regional Council Public Information

Aerated Wastewater Treatment Systems

The term 'Aerated Wastewater Treatment Systems (AWTS)' covers a range of types of onsite treatment systems that provide additional treatment to septic tank effluent. Their mechanical pumps require regular maintenance and a continuous power supply. In general, an AWTS has three parts which may be housed in a single unit or split into more than one unit (see diagram below). This is a generalised diagram of an AWTS. Different brands will differ in design.



The three main processes that take place in an AWTS are:

Settlement and anaerobic treatment

This takes place in a chamber or tank, and the process is identical to what happens in a septic tank. Solids within the effluent settle and are broken down by anaerobic bacteria (bacteria that live without oxygen).

Aerated treatment

The effluent then enters a second chamber where aerobic bacteria (bacteria that require oxygen to live) break down the solids further and reduce the number of harmful bugs within the effluent. This normally happens by either passing the effluent over, or through, a material that contains aerobic bacteria or by pumping air directly into the effluent. In some AWTS, a combination of both methods may be used.

Final settlement (clarification)

After the aeration treatment, the effluent is allowed to settle before being pumped to a disposal system. An AWTS removes a greater amount of solids from the effluent than a septic tank does therefore problems within the disposal system caused by clogging are less likely. The additional treatment within the aerobic chamber should result in effluent that has fewer harmful bugs and nutrients, so it is less harmful to the environment. The installation of an AWTS is particularly useful in areas where there is a high groundwater table or surface water that needs protection or where there are poorly draining soils.

Effluent disposal

Effluent from an AWTS is commonly disposed of through dripper irrigation lines, which are flexible pipes with small pressure-compensating drippers installed along their length. The drippers should be self-flushing which helps prevent them becoming clogged. There should also be "flushing valves" at the end of each line for maintenance purposes.

Dripper lines are to be surface laid on level ground and planted with water loving plants. Lines are to be covered with 100mm minimum of mulch.

It is recommended that the wastewater disposal area be clearly marked or fenced to minimise the risk to human health and reduce the possibility of damage to the system. The disposal field should not be used to graze animals, be driven on or built over.

Surface water cut-off drains

If your disposal system is located on a slope a surface water cut-off drain will usually be installed above the effluent disposal system to prevent stormwater runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess stormwater entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

10.3 Recommended Plants

Water loving, native plants are recommended by the NRC for the disposal field.

Native shrubs, trees and ground covers

Kiokio (fern)
Blechnum novaezelandiae

Putaputaweta
Carpodetus serratus

Sand coprosma (ground cover)
Coprosma acerosa

Mingimingi
C. propinqua

Taupata
C.repens

Cabbage tree (fast)
Cordyline australis

Karaka (large tree)
Corynocarpus laevigatus

Tree fuchsia
Fuchsia excorticata

Koromiko, hebe
Hebe stricta

Houhere, lacebark (fast)
Hoheria populnea

Pukatea (large tree)
Laurelia novae-zelandiae

Manuka
Leptospermum scoparium

Kawakawa
Macropiper excelsum

Grass-like plants

Oioi, jointed rush
Apodasmia similis

Rengarenga, rock lily
Arthropodium cirratum

Rautahi, tussock sedge
Carex geminata

Purei, pukio, tussock sedge
Carex secta

Toetoe *
Cotaderia fulvida

Umbrella sedge
Cyperus ustulatus

Turutu, NZ blueberry
Dianella nigra

Pepepe, toetoe tuhara
Machaerina sinclairii

Harakeke, flax (fast)
Phormium tenax

* Do not use invasive exotic pampas grasses



11.0 NZ Building Code, Smoke Alarm Requirements

From November 2023 the Building Code Acceptable Solutions for Protection from Fire (C/AS1 and C/AS2) will be amended to make interconnected smoke alarms the minimum fire safety system for new built homes and substantial renovations, citing NZS 4514:2021 – *Interconnected smoke alarms for Houses*. The standard allows for wirelessly or hard-wired interconnection, using either 10-year long-life battery-powered or 240v mains powered alarms. The changes will have a 12-month transition period ending in November 2024.

Below are the key points of the changes to the acceptable solutions. Details can be found in the Standards New Zealand – NZS 4514:2021 interconnected smoke alarms for houses document, chrome extension://efaidnbmnnnibpcajpcgiclfefindmkaj/https://www.cavius.co.nz/wp-content/uploads/2023/07/NZ-Building-Code.pdf.

KEY POINTS:

- Equipment required must be either 10 year long-life battery-operated (non-removable/sealed) or 240v mains powered, interconnected smoke alarms.
- All smoke alarms must meet compliance standards such as BS EN 14604, AS3786, UL 217, CAN/ULC S531 or ISO 12239.
- Where more than one smoke alarm is needed to meet the requirements of this standard, these alarms shall be interconnected so that when one activates, all smoke alarm devices in the household unit will sound. The interconnection between alarms may be wired or wireless.
- Smoke alarms shall be located in all bedrooms, living spaces, hallways and landings within the building.
- In a multi-level household, there shall be at least one smoke alarm on each level.
- All smoke alarms must have a hush and test button.
- Smoke alarms shall be located on or near the ceiling.
- Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.
- The information above is designed as a guide only. There is more information contained in the NZS 4514:2021 interconnected smoke alarms for houses standard.

12.0 Limitations

1. It is imperative that this report be read in full before installation commences. O'Brien Design Consulting Ltd. is to be contacted if there are any variations in subsoil or site conditions from those described in this report. Site conditions may change from the date of the site visit.
2. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite wastewater system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document. Should at any time the design be altered, O'Brien Design Consulting Ltd. are to be contacted for written approval before installation commences.
3. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.
4. Any alteration to the site plan or design will result in noncompliance.
5. The wastewater disposal field is designed according to the number of bedrooms, potential occupancy and wastewater volumes produced, as outlined in this report. Any increase in the number of bedrooms, potential occupancy or wastewater volumes produced may result in failure of the field. O'Brien Design consulting take no liability for wastewater volumes produced exceeding that stated in Part E, number 2.
6. Recommendations and opinions in this report are based on data obtained from the investigations and site observations. The nature and continuity of subsoil conditions and groundwater at locations other than the investigation bores and test areas are inferred and it should be appreciated that actual conditions could vary over the site.
7. This report does not investigate or give recommendations on ground bearing capacity for foundations or slope stability. A geotechnical report may be required. This is the responsibility of the homeowner.
8. O'Brien Design Consulting check the area surrounding the proposed wastewater field as far as practical and use NRC and FNDC maps to investigate the property and surrounding area. For example, we investigate the area surrounding the proposed field during the site visit, use NRC Water Resources map for any known freshwater bore as well as ask the owner for local knowledge of bores. We do not have the authority to go onto other people's property. O'Brien Design Consulting do not accept responsibility for a site constraint such as a bore or surface water that is not visible from the property investigated (at the time of the site visit) or shown on maps.
9. Following payment to the FNDC your Building Consent documentation will be emailed to you. It is the responsibility of the homeowner/builder to engage a registered drainlayer to install the system and field. The homeowner/builder is responsible for ensuring a printed copy of the issued Building Consent documentation is onsite at every inspection. Plans must be printed in colour and be at least A3 size. The installation is to be inspected by a FNDC inspector or similar suitably qualified person.
10. Following completion of the project it is the homeowner's responsibility to apply for Code of Compliance. The system manufacturer and drainlayer should assist you in applying for Code of Compliance. You will need to fill out a Code of Compliance Form as provided in the following link: <https://www.fndc.govt.nz/Our-Services/Building-Consents/Building-forms-and-guides/Code-Compliance-Certificate-Form-6>. You will also need an As Build diagram from the drainlayer showing installation and a commissioning statement and electrical certificate from the manufacturer.
11. The homeowner is responsible for the everyday upkeep of the system and field. Information is provided in the NRC Public Information section of this report. Further information is to be supplied by the manufacturer.
12. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite wastewater systems should be sustained to reduce the risk of system failure.
13. Any questions arising from the above or during construction, please call O'Brien Design Consulting Ltd.

13.0 Producer Statement



DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (TP58)

ISSUED BY: Martin O'Brien.....(approved qualified design professional)

TO: William Mark & Charlotte Lankshear.....(owners)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: 22A Mahina Road, Opononi, Lot 4 DP 553496

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

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

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

Construction monitoring required:

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

.....(Signature of approved design professional)

Licence Building Practitioner - Design 2, MA, BA with Hons (Professional qualifications)

BP103567.....(Licence Number or professional Registration number)

Address: 153B Kerikeri Inlet Road, Kerikeri

Phone Number: 09 407 5208, 027 407 5208

Date: 5th December 2025

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

Alex Billot

From: Louise Mischewski <louise@terarawa.co.nz>
Sent: Monday, 9 February 2026 1:28 pm
To: Alex Billot
Subject: RE: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi

Kia ora Alex,
The following are comments from Te Runanga o Te Rarawa.

1. Nature of the Proposal

The proposal to demolish the existing (uncertified) dwelling and construct a new single-level dwelling appears logical, particularly given the uncertainty around the consenting status of the current structure. The modest scale of the new dwelling (two bedrooms, one bathroom, open-plan living) is consistent with the character of coastal residential development in the area.

Comment

- The scale and form of the new dwelling are appropriate for the site and align with the expectations of the Coastal Living Zone.
- Replacing an unconsented structure with one that meets current standards is positive from a compliance and environmental management perspective.

2. Proximity to Hokianga Harbour & Reserve Interface

The site adjoins a recreation reserve, which then leads to the Hokianga Harbour. An excess of 100 m setback from the harbour is significant and reduces direct environmental effects.

Comment

- The substantial distance from the coastal edge limits potential impacts on coastal processes or harbour values.
- It will still be important to ensure construction methods avoid sediment runoff during works, particularly given the connection (albeit indirect) to Hokianga.

3. Visual Amenity & Colour Scheme

Use of *New Denim Blue* coloursteel, matching joinery, and natural timber cladding represents a recessive, natural palette that blends with coastal landscapes.

Comment

- The colour scheme is appropriate and culturally preferred, as it is visually recessive and avoids glare.
- The combination of timber with subdued tones aligns with iwi expectations for development near sensitive landscapes.

4. Stormwater Management

Roof runoff will be captured via existing and new water tanks, limiting discharge and avoiding pressure on natural drainage pathways.

Comment

- Onsite capture is consistent with good practice and reduces risk of contaminant runoff into the harbour.
- Consideration should be given to overflow design to ensure stormwater dispersal remains controlled during extreme rainfall events.

5. Wastewater System

A new onsite wastewater system is proposed, and the current system will be decommissioned.

Comment

- Replacing an unknown or potentially failing system is highly supported.
- Appropriate system design and placement are important given the site's proximity to waterways and harbour ecosystems. Tangata whenua/mana whenua typically prefer advanced treatment systems with secondary or tertiary filtration to protect shellfish and mahinga kai.

6. Vegetation Retention & Planting

Existing vegetation will largely remain, with minimal clearance, and additional flax (harakeke) planting planned.

Comment

- Retention of established vegetation is supported.
- The intention to plant harakeke aligns with ecological and cultural values—harakeke supports habitat, soil stability, and has tikanga significance.
- Recommend ensuring the harakeke variety chosen is locally appropriate (e.g., using naturally occurring or locally sourced cultivars).

7. Rule Infringements: Visual Amenity & Stormwater

The proposal triggers consent for these two areas.

Comment

- Given the vegetated setting, the modest scale of the dwelling, and the recessive colour scheme, visual effects appear low.
- No downstream stormwater effects are anticipated: tangata whenua/mana whenua typically prioritise protection of water quality, and the information provided appears to meet that expectation.
- Impermeable surface coverage of <3.5% is exceptionally low and positive for groundwater recharge and natural hydrological function.

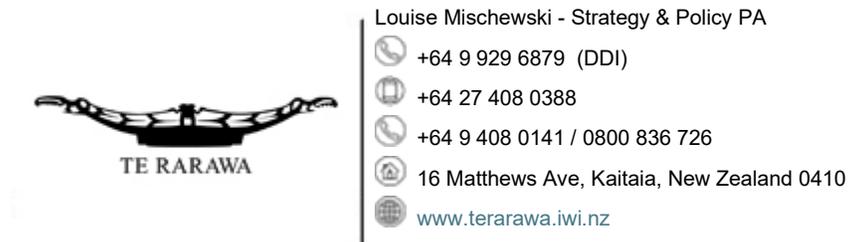
Overall TROTR Perspective

From a TROTR cultural and environmental standpoint, nothing in the proposal raises significant concerns **based on the information provided**.

However, tangata whenua/mana whenua may wish to request:

1. **Accidental Discovery Protocol (ADP)**
Including standard procedures for koiwi or taonga finds during earthworks.
2. **Confirmation of Wastewater System Type**
Preferably one meeting current best practice for nutrient/sediment reduction.
3. **Erosion & Sediment Control Plan During Construction**
To prevent runoff into the reserve and downstream to the harbour.
4. **Use of Locally Sourced Native Plants**
For cultural integrity and ecological resilience.
5. **No earthworks outside the approved building platform**
To retain natural landform and avoid reserve encroachment.

Nga mihi
Louise



This email and any attachment/s is confidential and may be legally privileged. If you have received this email in error, please notify us immediately and then delete it.

[Save Paper - Save Trees - Save Earth](#)

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Monday, 9 February 2026 12:14 pm
To: Louise Mischewski <louise@terarawa.co.nz>
Subject: RE: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi

Kia ora Louise,

Just touching base with my below email.

We are hoping to lodge the application within the next week.

If you could please review the proposal and provide any comments/feedback on the proposal, that would be greatly appreciated.

If you have any queries, please do not hesitate to get in touch.

Kind regards,

Alex Billot
Resource Planner

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

From: Alex Billot
Sent: Tuesday, 20 January 2026 11:37 am
To: Louise Mischewski <louise@terarawa.co.nz>
Cc: Rochelle <rochelle@northplanner.co.nz>
Subject: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi

Kia ora Louise,

We are in the process of preparing a resource consent application for a new dwelling at 22A Mahina Road, Opononi. There is an existing dwelling onsite where the consenting history is unknown and as such, it is proposed to demolish the existing dwelling and replace this with a new dwelling. Below are some points regarding the proposal:

- The proposed dwelling will be of single level, contain two bedrooms and one bathroom, an additional separate toilet room and have an open plan living/kitchen area with separate dining.
- The site adjoins a recreation reserve which then adjoins the Hokianga Harbour. The proposed dwelling will be set back in excess of 100 metres from the Hokianga Harbour.
- It is proposed that the roof will be coloursteel 'New Denim Blue' (or similar) as well as the aluminium joinery and natural timber cladding (or similar). The proposed colour scheme is considered to be of low reflective value and add to the natural amenity of the site and surrounding environment.
- Stormwater will be managed by directing roof runoff to the existing water tank as well as one new additional water tank.
- A new onsite wastewater disposal system is also proposed, with the existing system to be decommissioned given the consenting history is unknown.
- The existing vegetation on the site is proposed to remain with only minimal clearance required to account for the dwelling. Additional flax will be planted along the bank to the west of the dwelling.
- The proposal requires consent for infringement of the permitted rules for visual amenity and stormwater management within the Coastal Living zone. Given the existing vegetation within the site and use of a natural recessive colour scheme, no additional mitigation measures are proposed. Impermeable surface coverage for the site will be less than 3.5% of the total site area and stormwater will be managed onsite such that no downstream effects on the Hokianga Harbour are anticipated.
- I have included a photo of the existing dwelling below which will be demolished, to give you an idea of the site and surroundings. Also attached to this email is the proposed plan set.

Concept for proposed dwelling.



West Elevation

abs

Existing dwelling to be demolished.



If you could please review the proposal and provide any comments/feedback on the proposal, that would be greatly appreciated.

If you require any further information, 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
Limited

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

Alex Billot

From: Alex Billot
Sent: Tuesday, 20 January 2026 2:06 pm
To: 'wally0494@xtra.co.nz'
Cc: Rochelle
Subject: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi
Attachments: Mahina Road (22) DD 20.01.26.pdf

Kia ora Cheryl,

We are in the process of preparing a resource consent application for a new dwelling at 22A Mahina Road, Opononi. FNDC have passed on your contact details as the contact for Pakanae Hapū Management Committee. There is an existing dwelling onsite where the consenting history is unknown and as such, it is proposed to demolish the existing dwelling and replace this with a new dwelling. The new dwelling will be located in the same location as the existing dwelling and will utilise the same existing driveway (see attached plan set for further detail).

We have noted that there is a mapped Site of Significance to Māori to the northeast of the subject site, which is noted as Waiparore – Burial Reserve (MA11-04). Given the proximity of the Site of Significance to the site, we are making contact as part of the pre-application process.



Below are some points regarding the proposal:

- The proposed dwelling will be of single level, contain two bedrooms and one bathroom, an additional separate toilet room and have an open plan living/kitchen area with separate dining.
- The site adjoins a recreation reserve which then adjoins the Hokianga Harbour. The proposed dwelling will be set back in excess of 100 metres from the Hokianga Harbour.

- It is proposed that the roof will be coloursteel ‘New Denim Blue’ (or similar) as well as the aluminium joinery and natural timber cladding (or similar). The proposed colour scheme is considered to be of low reflective value and add to the natural amenity of the site and surrounding environment.
- Stormwater will be managed by directing roof runoff to the existing water tank as well as one new additional water tank.
- A new onsite wastewater disposal system is also proposed, with the existing system to be decommissioned given the consenting history is unknown.
- The existing vegetation on the site is proposed to remain with only minimal clearance required to account for the dwelling. Additional flax will be planted along the bank to the west of the dwelling.
- The earthworks sought as part of this activity is for the building foundations and excavations for onsite servicing. There may be some minor excavation for the demolition and scrapping for the building footprint.
- The proposal requires consent for infringement of the permitted rules for visual amenity and stormwater management within the Coastal Living zone. Given the existing vegetation within the site and use of a natural recessive colour scheme, no additional mitigation measures are proposed. Impermeable surface coverage for the site will be less than 3.5% of the total site area and stormwater will be managed onsite such that no downstream effects on the Hokianga Harbour are anticipated.
- I have included a photo of the existing dwelling below which will be demolished, to give you an idea of the site and surroundings. Also attached to this email is the proposed plan set.

Concept for proposed dwelling.



abs

Existing dwelling to be demolished.



If you could please review the proposal and provide any comments/feedback on the proposal, that would be greatly appreciated.

If you require any further information, 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
Limited

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

Rochelle

From: Rochelle
Sent: Tuesday, 24 February 2026 9:59 am
To: Stuart Bracey
Cc: Alex Billot; James Robinson; Bill Edwards; Atareiria Heihei
Subject: RE: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi
Attachments: 22A Mahina Road Archaeological Assessment.pdf

Morena Stu,

Please find attached Doug's updated AA which includes a map identifying the areas where works under an ADP is considered acceptable.

I'm looking to lodge this consent today, so I will include this email trail so the below conditions can be captured.

I will update Council with your response once you come back to me.

Cheers,



Rochelle Jacobs

Director / Senior Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866 | 📠 027 449 8813

Northland Planning & Development 2020 Limited

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Monday, February 23, 2026 11:03 AM
To: Rochelle <rochelle@northplanner.co.nz>
Subject: FW: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi

See comments below from Stu for Lankshear.
HNZ would like Doug to provide a map showing areas suitable for ADP please.

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.*

From: Stuart Bracey <SBracey@heritage.org.nz>

Sent: Monday, 23 February 2026 10:54 am

To: Alex Billot <Alex@northplanner.co.nz>

Cc: James Robinson <jrobinson@heritage.org.nz>; Bill Edwards <BEwards@heritage.org.nz>; Atareiria Heihei <AHeihei@heritage.org.nz>; Rochelle <rochelle@northplanner.co.nz>

Subject: RE: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi

Hi Alex,

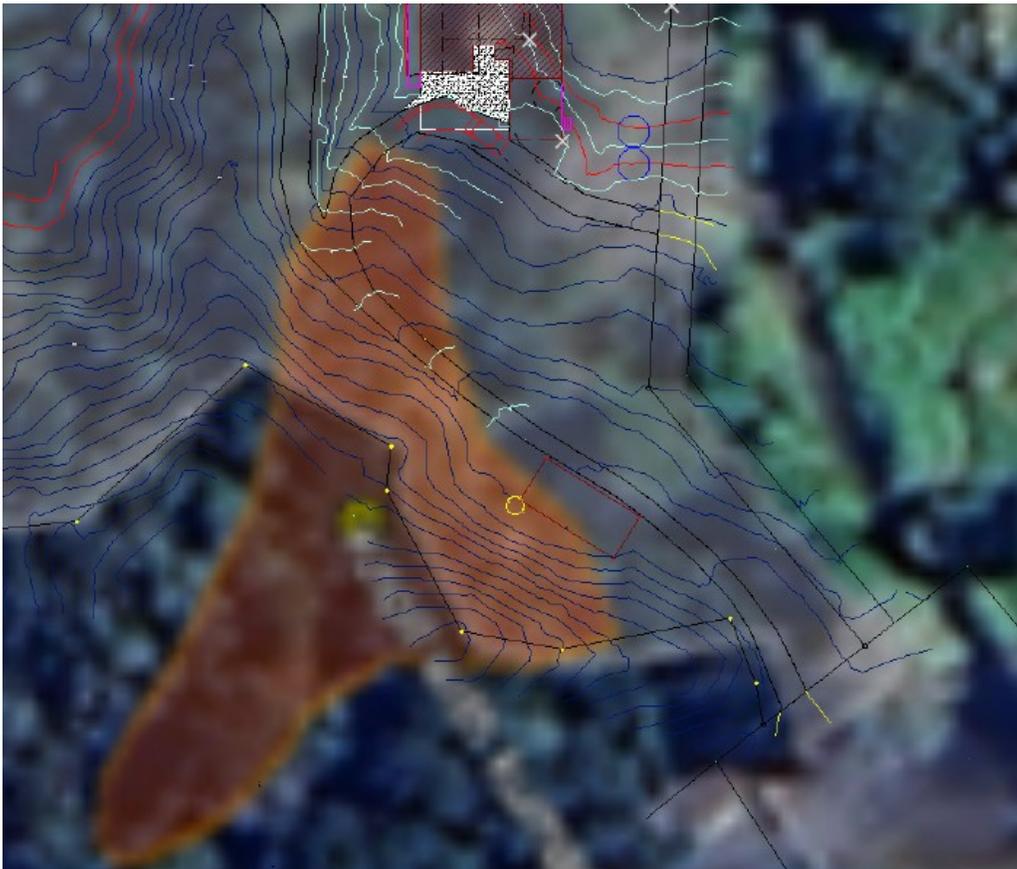
HNZPT has discussed this proposal further following the circulation of the Archaeological site assessment . We are cautiously in agreement with the Archaeological recommendations from the report - see recommendations below.

To assist, could you provide a map that shows the boundaries of the area that Doug Gaylard is recommending suitable for an ADP – maybe marked on the map below

We would also like to see photos of the earthworks for the new dwelling, as the building works progress.

Happy to discuss further,

Cheers,
Stuart



Recommendations

- *There should be no major restrictions on the construction of the proposed dwelling based on archaeological grounds as archaeological survey within the project area has established it is unlikely that any will be encountered or exposed during project works.*
- *If any suspected archaeological artefacts, deposits, or features are found during the course of project works (such as intact shell middens, hāngi, or storage pits related to Māori occupation, or cobbled floors, brick or stone foundations, and rubbish pits related to 19th-century European occupation) work should stop immediately in the area, and both Heritage NZ and the Council should be notified. If changes to an archaeological site become necessary, an Authority must be applied for under Section 44(a) of the HNZPTA and granted before any further work that will impact the site. This is a legal requirement.*
- *Alternatively, applying for an Authority in advance of works could be considered as a precaution to minimise delays if archaeological remains are uncovered once the works are underway.*

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.

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Tuesday, 17 February 2026 1:45 pm
To: Stuart Bracey <SBracey@heritage.org.nz>
Cc: James Robinson <jrobinson@heritage.org.nz>; Bill Edwards <BEwards@heritage.org.nz>; Atareiria Heihei <AHeihei@heritage.org.nz>; Rochelle <rochelle@northplanner.co.nz>
Subject: RE: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi

Good afternoon Stuart,

Apologies for the delayed response on this one – the Applicant engaged Context Archaeology to undertake an Archaeological Assessment for the site and the proposed development. The Archaeological Assessment is attached to this email for your perusal.

The Archaeological Assessment identified two archaeological features and a potential third, noted as cut pit features, which were located over 65m southeast of the proposed dwelling and located within adjoining 19 Mahina Road. There were no other suspected archaeological deposits or features encountered during the archaeological survey of the site.

Doug did request that we mention that the site record has not been updated so he could not get the PDF to include within his report but it is on the NZAA database.

If you could please review the attached Archaeological Assessment and provide comments on behalf of HNZPT, that would be greatly appreciated.

Let me know if you require any further information.

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.*

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Friday, 30 January 2026 8:44 am
To: Alex Billot <Alex@northplanner.co.nz>
Cc: James Robinson <jrobinson@heritage.org.nz>; Bill Edwards <BEwards@heritage.org.nz>; Atareiria Heihei <AHeihei@heritage.org.nz>; Rochelle <rochelle@northplanner.co.nz>
Subject: RE: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi

Hi Alex,

We have discussed the information you provided below – thanks for getting this map produced for us.

HNZPT recommends that an archaeologist visit the site to see if there is any impact on the nearby archaeological site. We are concerned that the current house site is likely to be on the lower slopes of the identified archaeological site. Certainly, the existing house driveway goes right through the site. Depending on what an archaeologist finds and recommends, an authority application to modify or destroy part of the identified site is likely to be required as well.

We are available to discuss this with you if that would assist,

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.

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Tuesday, 27 January 2026 10:03 am
To: Stuart Bracey <SBracey@heritage.org.nz>
Cc: James Robinson <jrobinson@heritage.org.nz>; Bill Edwards <BEwards@heritage.org.nz>; Atareiria Heihei <AHeihei@heritage.org.nz>; Rochelle <rochelle@northplanner.co.nz>
Subject: RE: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi

Mōrena Stuart,

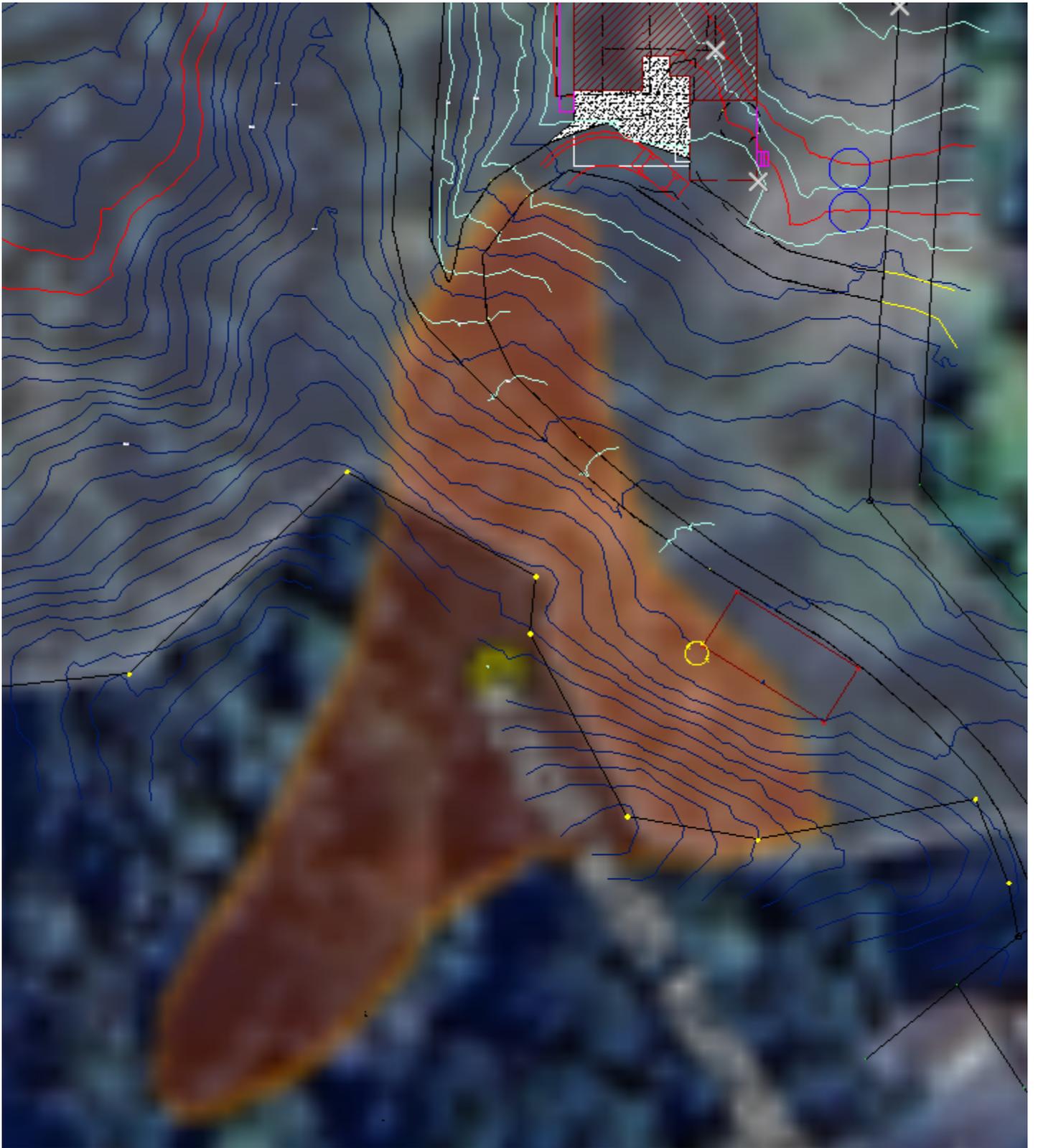
Thank you for providing the below information.

We have passed this information on to the Architect who has provided an overlay of the unrecorded archaeological site and the proposed works.

The proposed dwelling and associated excavations are located outside of the area of the archaeological site, as can be seen in the overlay below.

The existing shed and driveway will remain unchanged.

Let me know if you need any further information.



Kind regards,

Alex Billot
Resource Planner

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Thursday, 22 January 2026 2:30 pm
To: Alex Billot <Alex@northplanner.co.nz>
Cc: James Robinson <jrobinson@heritage.org.nz>; Bill Edwards <BEwards@heritage.org.nz>; Atareiria Heihei <AHeihei@heritage.org.nz>
Subject: RE: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi

Hi Alex,
James has had a quick look at this proposal. Attached is a property map which appears to show the house redevelopment to located near an unrecorded archaeological site that James is aware of. If we are correct, an archaeological assessment maybe recommended before the house redevelopment proceeds. If you think the house redevelopment works are located outside of the archaeological site – let us know.

Happy to discuss further,

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.

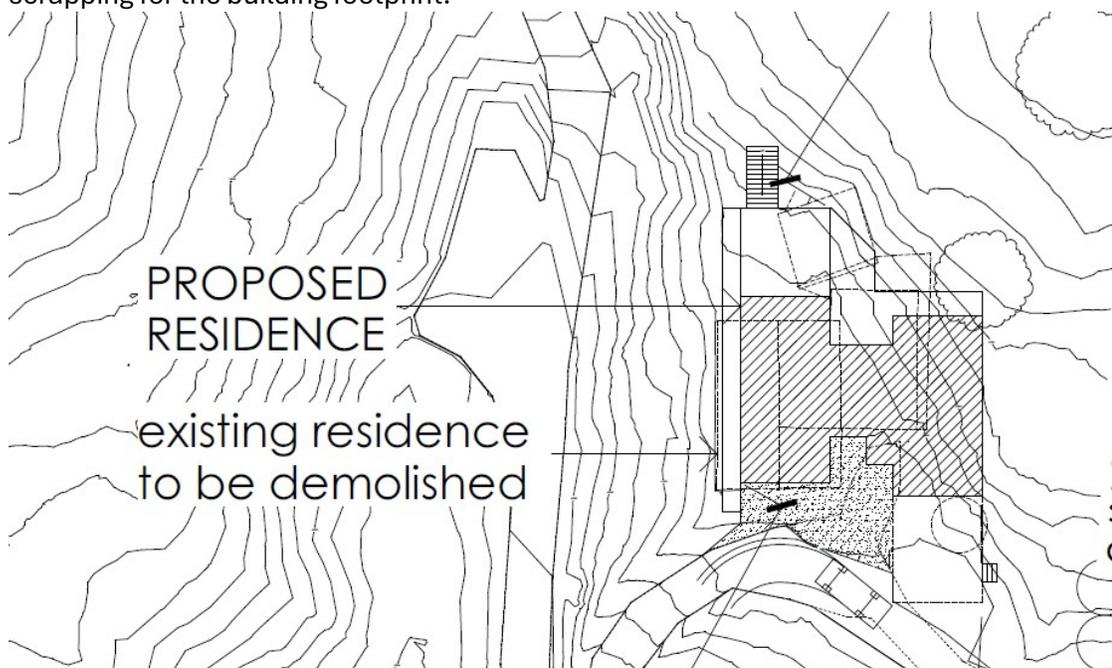
Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Tuesday, 20 January 2026 1:40 pm
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: RE: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi

We have been very lucky and have had hardly any rain! Seems to have all gone east. Hopefully they catch a break soon.

Yes that is correct. Below is a snip showing the outline of the existing residence and the proposed building footprint. The same driveway will be utilised. The earthworks sought as part of this activity are for the building foundations and excavations for onsite servicing. There may be some minor excavation for the demolition and scrapping for the building footprint.



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.*

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Tuesday, 20 January 2026 1:23 pm
To: Alex Billot <Alex@northplanner.co.nz>
Subject: RE: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi

Happy new year Alex – I hope you are not suffering from any major flooding up your way!

Just to make sure I am clear with this proposal – you propose to remove the existing house and rebuild on the same site using the same site access?

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.

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Tuesday, 20 January 2026 11:42 am
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: Request for comments - proposed new dwelling at 22a Mahina Road, Opononi

Kia ora Stuart,

Trust you had an enjoyable break over the Christmas/New Year period.

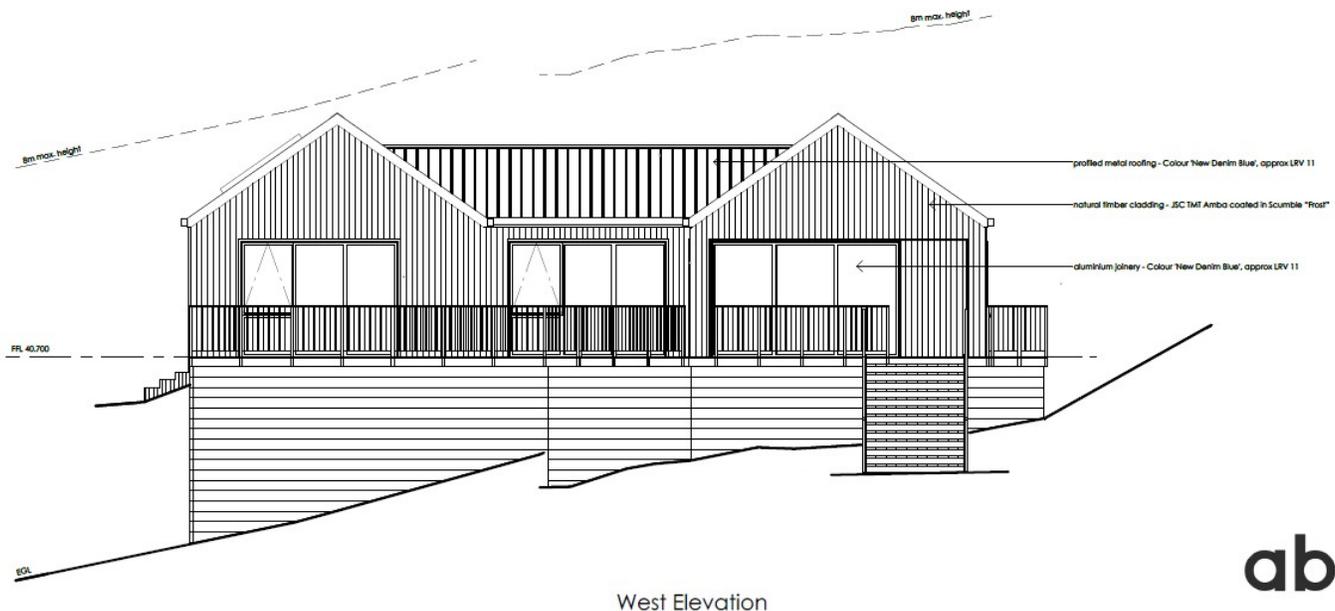
We are in the process of preparing a resource consent application for a new dwelling at 22A Mahina Road, Opononi. There is an existing dwelling onsite where the consenting history is unknown and as such, it is proposed to demolish the existing dwelling and replace this with a new dwelling. We have noted that there is a mapped Site of Significance to Māori to the northeast of the subject site, which is noted as Waiparore – Burial Reserve (MA11-04). Given the proximity of the Site of Significance to the site, Pakanae Resource Committee, who are noted as the authority under the PDP, will be contacted as part of this pre-application process. Te Rarawa have also been contacted given the proximity of the site to the Hokianga Harbour which is noted as a Statutory Acknowledgement area.



Below are some points regarding the proposal:

- The proposed dwelling will be of single level, contain two bedrooms and one bathroom, an additional separate toilet room and have an open plan living/kitchen area with separate dining.
- The site adjoins a recreation reserve which then adjoins the Hokianga Harbour. The proposed dwelling will be set back in excess of 100 metres from the Hokianga Harbour.
- It is proposed that the roof will be coloursteel 'New Denim Blue' (or similar) as well as the aluminium joinery and natural timber cladding (or similar). The proposed colour scheme is considered to be of low reflective value and add to the natural amenity of the site and surrounding environment.
- Stormwater will be managed by directing roof runoff to the existing water tank as well as one new additional water tank.
- A new onsite wastewater disposal system is also proposed, with the existing system to be decommissioned given the consenting history is unknown.
- The existing vegetation on the site is proposed to remain with only minimal clearance required to account for the dwelling. Additional flax will be planted along the bank to the west of the dwelling.
- The proposal requires consent for infringement of the permitted rules for visual amenity and stormwater management within the Coastal Living zone. Given the existing vegetation within the site and use of a natural recessive colour scheme, no additional mitigation measures are proposed. Impermeable surface coverage for the site will be less than 3.5% of the total site area and stormwater will be managed onsite such that no downstream effects on the Hokianga Harbour are anticipated.
- I have included a photo of the existing dwelling below which will be demolished, to give you an idea of the site and surroundings. Also attached to this email is the proposed plan set.

Concept for proposed dwelling.



Existing dwelling to be demolished.



If you could please review the proposal and provide any comments/feedback on the proposal, that would be greatly appreciated.

If you require any further information, 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
Limited

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*



22a Mahina Road, Opononi (DP 553496) Archaeological Assessment

Prepared for William & Charlotte Lankshear

By Doug Gaylard (MA Hons)
February 2026



**CONTEXT
ARCHAEOLOGY**

4 Poronui Street
Mount Eden
Auckland

021 258 4699
www.contextarchaeology.co.nz
info@contextarchaeology.co.nz

Contents

Introduction	1
Methodology	1
Constraints and Limitations	1
Background	5
Summary Historical Background	5
Archaeological Background	6
Results of Archaeological Survey	10
Summary and Discussion	17
Summary of Results	17
Māori Cultural Values	17
Effects of the Proposal	17
Legislation and Policy	18
Resource Management Act 1991 (RMA)	18
Heritage New Zealand Pouhere Taonga Act 2014 Requirements	19
Conclusions	20
Recommendations	20
Bibliography	22
Appendix 1: Site Record Forms	23

Introduction

The owner of 22a Mahina Road, Opononi (Legal Description DP 553496) (Figure 1, Figure 2), intends to demolish an existing dwelling and construct a new dwelling within the existing dwelling footprint and install a wastewater dispersal field (Figure 3).

An archaeological and heritage impact assessment was commissioned by William and Charlotte Lankshear to establish if construction of the new dwelling is likely to impact archaeological or heritage values. Recommendations have been made in accordance with the statutory requirements of the Resource Management Act 1991 (RMA) and the Heritage New Zealand Pouhere Taonga Act 2014.

Methodology

As part of this assessment the New Zealand Archaeological Association's (NZAA) site record database (ArchSite), District Plan schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero were searched to determine whether any archaeological sites had been recorded on or near the proposed dwelling. Relevant literature and archaeological reports were also consulted (see Bibliography). Early survey plans and aerial photographs from the area were checked for information relating to past activities or modifications.

An inspection of the area around the proposed dwelling and wastewater dispersal field was undertaken on 4 February 2026. This inspection focussed on the area immediately adjacent to the proposed dwelling, vehicle access ways, wastewater dispersal field, their immediate surrounds, and the location of an unrecorded archaeological site identified by Heritage New Zealand Pouhere Taonga. Visual inspection of the area was undertaken, but no test pits or subsurface probing were undertaken as this was not deemed necessary.

Constraints and Limitations

This report does not reflect the perspectives of the iwi concerning the importance of the place to mana whenua. The cultural significance of the place to iwi and the potential presence of wāhi tapu can only be evaluated by mana whenua.

Traditional archaeological survey methods, which rely on visual inspection and limited sub-surface testing, are not always capable of identifying all sub-surface archaeological features. Furthermore, they cannot identify wahi tapu and other sites of traditional importance to Māori, especially if these sites lack physical remains.



Figure 1. General Location of 22a Mahina Road, Opononi (indicated by the white dot)

Source: Northland Regional Council Local Maps 2026



Figure 2. Detailed Location of 22a Mahina Road, Opononi (indicated by the white broken line).

Source: Northland Regional Council Local Maps 2026.

PROPOSED LANKSHEAR RESIDENCE AT 22 MAHINA ROAD, Opononi
 OVERALL SITE PLAN
 SCALE 1:1000@A3



STORMWATER MANAGEMENT

Site Area: 2.9011 hectares (29011m ²)	
Existing Shed	65m ²
Existing Gravel Driveway	574m ²
Proposed Gravel Driveway	50m ²
New Residence to eaves	238m ²
Watertanks (22.5m ²)	2.5m ²
Total	929.5m ² (3.5%)

BUILDING COVERAGE

Existing Shed	65m ²
New Residence to eaves	238m ²
Total	303m ² (1.5%)

absolute build 

p 09 407 4227 m 027 227 7543
 absolutebuild.co.nz

Figure 3. Location of proposed new dwelling within 22a Mahina Road, Opononi. The approximate location of the proposed wastewater dispersal field is indicated by the grey shaded box

Source: Absolute Build 2026

Background

Summary Historical Background

This brief historical overview aims to provide context for the archaeological findings without presenting a comprehensive history of human settlement, which is beyond the author's expertise. The information is based on credible sources but should not be seen as exhaustive.

According to Maori traditions, Kupe was the first to arrive from Hawaiki, landing at North Cape in Muriwhenua and later returning with a modified canoe. The Maori name for Hokianga, Hokianga-nui-a-Kupe, refers to this journey (Orange 2015). The NZ Archaeological Association database indicates continuous Maori settlement along the Muriwhenua coast from the 13th century AD, particularly in resource-rich areas which were fiercely contested among tribes.

Early European visitors included missionaries Thomas Kendall and John King in 1819, followed by Reverend Samuel Marsden. In 1822, Captain J. Herd surveyed the Hokianga Harbour, noting several Maori settlements. In 1851, a subsequent survey by Commander Drury showed a settlement near Omapere.

John Martin was the first European to purchase land in Omapere in 1832. He became the first pilot at the Hokianga Heads and later acquired additional land. Martin died in 1863, and his land was later designated as a reserve (Lee 1987:61-62).

Captain Young bought 41 acres in Opononi in 1835, which was later sold to John Webster, who significantly expanded his holdings and established a trading hub (Cyclopedia Company Ltd 1902). A 1902 article highlighted native settlements and noted that both Maori and Pakeha grew wheat and maize extensively during the mid to late 19th century.

Currently, Opononi is a settlement known for its ready access to the Hokianga Harbour and the large sand dunes on its northern coast. The area maintains significant cultural importance for the Māori community.

Archaeological Background

In general, the Hokianga area has received more interest in its historical locales, as opposed to its archaeological sites (Maingay 1986, Harrison 1983, Brownson 1984). Nevertheless, extensive archaeological surveys have been undertaken within the northern areas of the Hokianga harbour, particularly during the 1970s (Figure 4). These surveys have covered the area between Kohukohu and Broadwood, but intensive recording of sites has largely been restricted to the coastal margins and areas immediately inland (Maingay 1986).

Archaeological site documentation in the Opononi-Omapere region began in the 1970s, led by amateur archaeologists who recorded various coastal sites around the southern head of Hokianga Harbour, including pa sites and middens. Further recording occurred in the 1980s by the Department for Lands and Survey, with significant contributions from Wynne Spring-Rice, who surveyed the South Hokianga Head signal station and documented evidence of pre-European Māori occupation (Spring-Rice 1986).

In 1987 Joan Maingay conducted test excavations for a proposed shopping center in Opononi (site O06/315) under Historic Places Trust Authority 1987/34, revealing a shell midden, a hangī, and numerous artefacts indicating a long-term Māori presence (Maingay 1987).

In the early 1990s, The Department of Conservation undertook investigations at the location of John Martin's house site (O06/365). These excavations revealed two distinct periods of settlement. A preliminary report was prepared, but no full excavation report was completed (Historic Places Trust Authority 1991/20).

The early 2000s saw two key archaeological investigations in the Opononi area take place. The first – by Leigh Johnson in 2001 and 2002 – performed archaeological surveys for a cellular transmission mast on Pukekohe Hill, and monitored minor impacts on a stone alignment and terraces (Historic Places Trust Authority 2002/120). The second – by Diane Harlow in 2001 – assessed a rural block inland from Omapere, identifying three archaeological crop storage pit sites, two of which were unrecorded (Harlow 2001).

More recently, excavations undertaken by Geometria in 2018 assessed the proposed State Highway 12 resilience improvements in Opononi-Omapere. These identified and recorded several previously unknown sites (Carpenter 2018).

No intensive archaeological survey of 22a Mahina Road, Opononi, is known to have taken place. Likewise, no previously recorded archaeological sites exist within the boundary of 22a Mahina Road, Opononi. Interestingly, Maingay (1986) notes the presence of a pā site in vicinity to the property, but neither a detailed location or coordinate are provided (Figure 5). Heritage New Zealand Pouhere Taonga did identify the presence of one unrecorded archaeological site in the vicinity of 22a Mahina Road, Opononi, which has prompted this archaeological assessment (Figure 6).

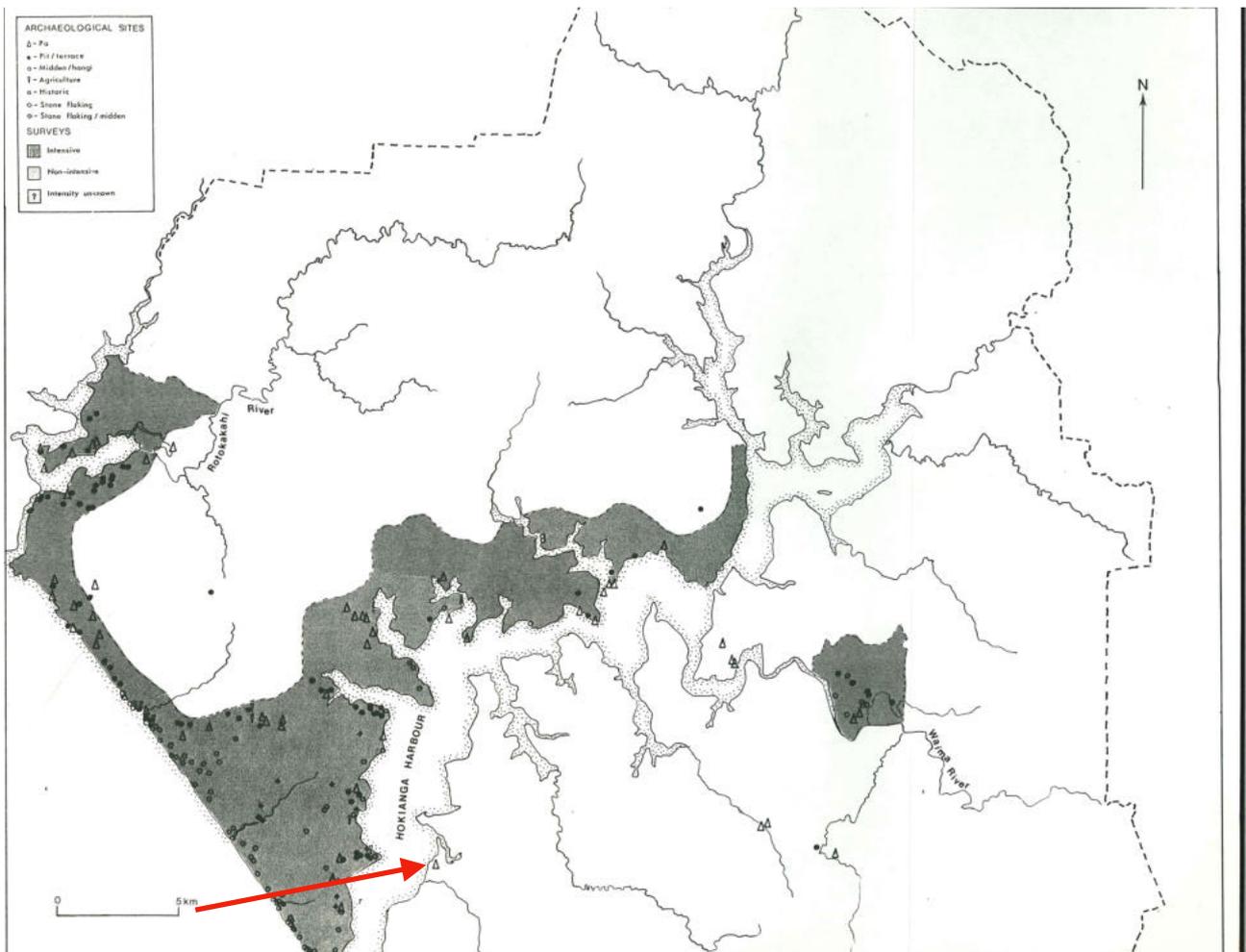
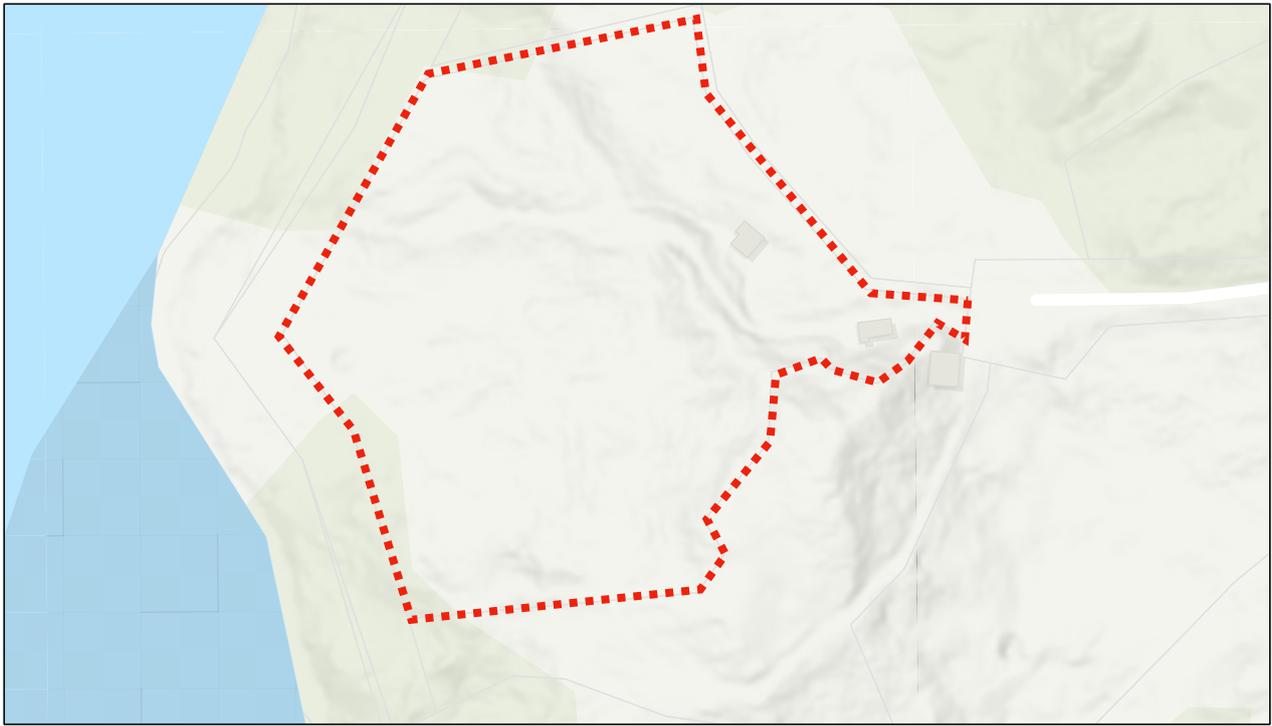


Figure 4. Detail of the Hokianga Harbour subject to previous archaeological survey. The location of 22a Mahina Road is indicated by the red arrow

Source: Maingay (1986)



15/2/2026, 2:21:09 pm

New Zealand Hillshade

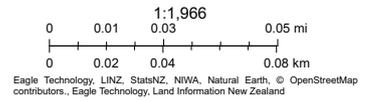


Figure 5. Recorded archaeological sites in relation to the 22a Mahina Road, Opononi (indicated by the red broken line)

Source: NZAA ArchSite 2026

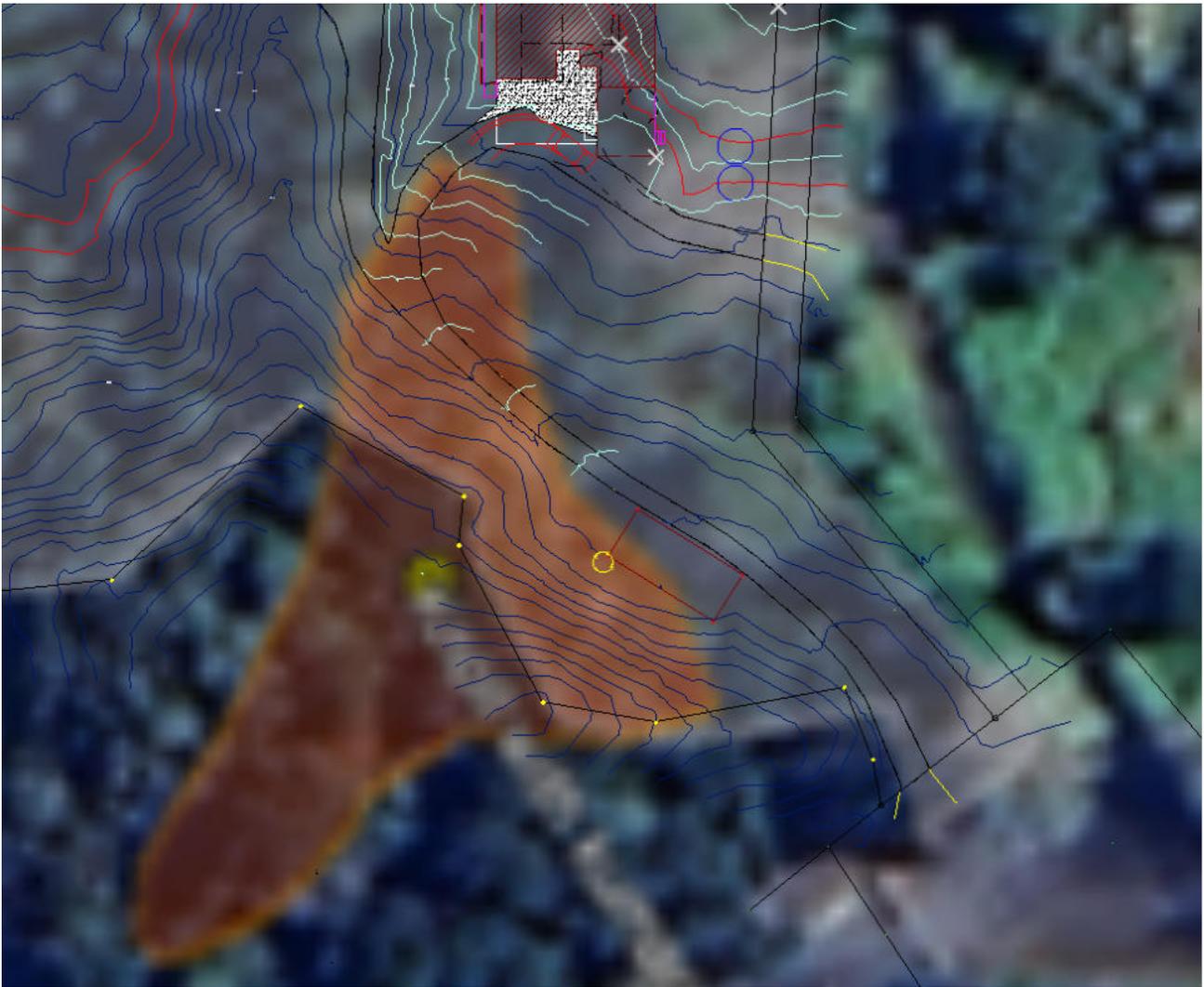


Figure 6. The unrecorded archaeological site in relation to the proposed dwelling at 22a Mahina Road, Opononi, which has prompted this archaeological assessment (indicated by the red shading)

Source: Heritage New Zealand Pouhere Taonga 2026

Results of Archaeological Survey

Historic maps and 20th century aerial photography were consulted in order to understand previous use of the property and establish if historic remains or unrecorded archaeological features may be present within the footprints of the proposed dwelling and its surrounding area. Neither historic maps nor 20th century aerial photography provided significant insight into the property.

An inspection of the area around the proposed dwelling was undertaken on 4 February 2026. This inspection focussed on the area immediately adjacent to the proposed dwelling, vehicle access ways, the proposed wastewater dispersal field, their immediate surrounds, and the location of an unrecorded archaeological site identified by Heritage New Zealand Pouhere Taonga (Figure 6).

In general the property is represented by steeply sloping topography, and a number of west-facing ridge lines, which are covered in regenerating bush and low fern, making visual archaeological survey difficult. However, the contour of the landscape surrounding the proposed dwelling did not conform to that which would be expected of large-scale pre-european earthworked pā sites. There was a lack of characteristic terracing and/or transverse defensive ditches.

Examination of a prominent hilltop – some 65m southeast of the proposed dwelling footprint did reveal the presence of two cut pit features, in addition to a possible third, and are outside the boundary of 22a Mahina Road, Opononi. All three identified features were approximately 1.5m x 2m in size, with a depth of approximately 40cm. It is possible that additional unrecorded features exist within the boundary of the adjacent property (19 Mahina Road, Opononi).

While some flat areas were identified on the northwest-west facing slopes of the hilltop, these were likely the result of land subsidence rather than being archaeological in origin.



Figure 7. North-facing ridge slope adjacent to existing dwelling



Figure 8. North-facing ridge slope adjacent to existing dwelling



Figure 9. North-facing ridge slope adjacent to existing dwelling



Figure 10. First pit feature beneath regenerating bush on crest of nearby hilltop. The white dotted line delineates the side of the pit (covered in fern), from the base (foreground of image)



Figure 11. Second pit feature beneath regenerating bush on crest of nearby hilltop. The white dotted line delineates the sides of the pit (covered in fern and grasses), from the base (centre left of image)



Figure 12. Possible third pit feature beneath regenerating bush on crest of nearby hilltop. The white dotted line delineates the identifies the possible edges of the pit

Summary and Discussion

Summary of Results

Pedestrian archaeological survey identified two archaeological features in addition to a possible third. All three archaeological features are represented by cut pit features approximately 1.5m x 2.5m in size with a depth of approximately 40cm. All identified features exist within the boundary of 19 Mahina Road, and are some 65m southeast from the proposed dwelling. The location of the features has been entered into the NZAA ArchSite database with the designation of O06/813 (please refer to Appendix 1)

No other suspected archaeological deposits or features were encountered during the course of this survey.

Māori Cultural Values

This assessment considers the impact on archaeological values only and does not assess the impact on Māori cultural values. Only the tangata whenua should carry out such assessments. Māori cultural concerns may include a wider range of values than those associated with archaeological sites. The strong historical connection of the general area with the tangata whenua is apparent from the documented sites, traditional histories, and known Māori place names.

Effects of the Proposal

While no archaeological sites were identified in proximity to the proposed dwelling, in any area where archaeological sites have been documented in the general vicinity, there is a possibility of encountering unrecorded subsurface remains. Although this is considered unlikely in this instance – as the surrounding land contour did not conform to that which would be expected of large-scale pre-european earthworked pā sites – procedures should be in place to ensure that the Council and Heritage NZ are notified if such remains are discovered.

These remains may include burnt and fire-cracked stone, charcoal, rubbish heaps containing shell, bone, and/or 19th-century glass and crockery, ditches, banks, pits, old building foundations, artefacts of Māori and/or early European origin, or human burials.

Legislation and Policy

There are two main pieces of legislation in New Zealand that govern work affecting archaeological and other significant historic heritage sites: the Resource Management Act 1991 (RMA) and the Heritage New Zealand Pouhere Taonga Act (2014).

1. Resource Management Act 1991 (RMA)

This act provides a framework for managing the use of natural and physical resources, including historic heritage. It requires local authorities to consider the effects of land use and development on heritage sites, and to provide protection for historic heritage as part of the sustainable management of resources. The RMA empowers local councils to develop district and regional plans that include rules and provisions to protect heritage sites.

2. Heritage New Zealand Pouhere Taonga Act 2014

This act is specifically focused on heritage protection and management. It establishes Heritage New Zealand Pouhere Taonga (formerly known as the New Zealand Historic Places Trust) as the main organisation responsible for identifying, protecting, and conserving New Zealand's historic places. The Act requires that any work on archaeological sites – defined as any site associated with human activity before 1900 – must have an archaeological authority from Heritage New Zealand Pouhere Taonga, regardless of whether the site is recorded or not.

Together, these two pieces of legislation play a significant role in safeguarding New Zealand's archaeological and historic heritage sites.

Resource Management Act 1991 (RMA)

Section 6 of the RMA recognises as matters of national importance: "the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga" (S6(e)); and "the protection of historic heritage from inappropriate subdivision, use, and development" (S6(f)).

All individuals carrying out responsibilities and exercising authority under the Resource Management Act (RMA) must acknowledge and address these significant national matters when overseeing the utilisation, development, and safeguarding of natural and physical resources, as outlined in Section 6. There is an obligation to prevent, rectify, or alleviate any negative environmental impacts resulting from an activity (Section 17), including those affecting historic heritage.

Historic heritage is defined (S2) as 'those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological'. Historic heritage includes: '(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Māori,

including wahi tapu; (iv) surroundings associated with the natural and physical resources’.

Regional, district, and local plans include sections that aid in the identification, protection, and management of archaeological and other heritage sites. These plans are developed in accordance with the provisions of the Resource Management Act (RMA).

Heritage New Zealand Pouhere Taonga Act 2014 Requirements

The Heritage New Zealand Pouhere Taonga Act (HNZPTA) protects all archaeological sites, whether they have been officially recorded or not. These sites cannot be damaged or destroyed without prior authorisation from Heritage NZ, as outlined in Section 42 of the Act, in addition to any requirements set forth in the Resource Management Act (RMA).

HNZPTA Section 6 defines an archaeological site as follows:

‘archaeological site’ means, subject to section 42(3), –

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

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

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

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

Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide ‘significant evidence relating to the historical and cultural heritage of New Zealand’ can be declared by Heritage NZ to be an archaeological site.

Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Māori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapū and are subject to the recommendations of the Māori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

Construction of the new dwelling and wastewater dispersal field at 22a Mahina Road will not require an archaeological authority. While one previously unrecorded archaeological site – two pit features, in addition to a possible third – were identified during the course of this survey, it is located some 65m from the site of the proposed

dwelling, and within the adjacent property at 19 Mahina Road, Opononi. Construction of the proposed dwelling will take place within the footprint of the existing dwelling and little modification of the surrounding area will be required. Likewise, installation of the proposed wastewater dispersal field will have minimal impact upon existing ground surfaces.

Conclusions

No previously recorded archaeological sites exist within, or adjacent to, the footprint of the proposed dwelling at 22a Mahina Road, Opononi. While two archaeological pit features – in addition to a suspected third – were encountered during the course of field survey, these exist some 65m to the southeast, and well outside of the dwelling footprint.

It is therefore considered appropriate for earthworks associated with the proposed dwelling and installation of the proposed wastewater dispersal field to proceed under the provisions provided by the Accidental Discovery Protocol (ADP). Please refer to Figure 13 in regard to areas subject to the Accidental Discovery Protocol.

Recommendations

- There should be no major restrictions on the construction of the proposed dwelling and installation of the wastewater dispersal field based on archaeological grounds as archaeological survey within the project area has established it is unlikely that any will be encountered or exposed during project works.
- If any suspected archaeological artefacts, deposits, or features are found during the course of project works (such as intact shell middens, hāngi, or storage pits related to Māori occupation, or cobbled floors, brick or stone foundations, and rubbish pits related to 19th-century European occupation) work should stop immediately in the area, and both Heritage NZ and the Council should be notified. If changes to an archaeological site become necessary, an Authority must be applied for under Section 44(a) of the HNZPTA and granted before any further work that will impact the site. **This is a legal requirement.**
- Alternatively, applying for an Authority in advance of works could be considered as a precaution to minimise delays if archaeological remains are uncovered once the works are underway.
- In the event of human remains being uncovered, work should be stopped immediately in the area, and tangata whenua, Heritage NZ, NZ Police, and the Council should be contacted to make appropriate arrangements.
- Since archaeological surveying cannot always detect sites of traditional importance to Māori, such as wahi tapu, tangata whenua should be consulted about the potential existence of such sites within the project footprint.

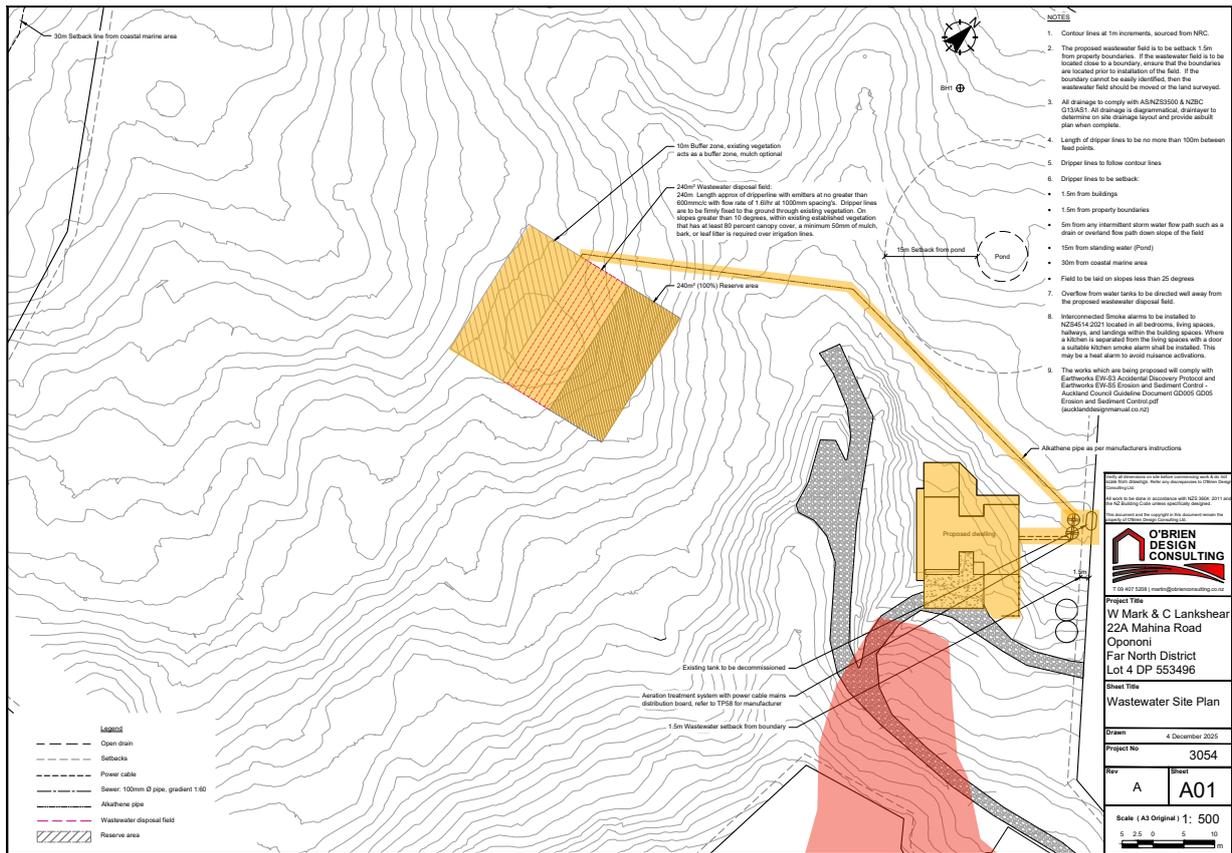


Figure 13. Northernmost extent of the unrecorded archaeological site identified by Heritage New Zealand Pouhere Taonga (indicated by the red shading) in relation to the proposed dwelling and wastewater dispersal field at 22a Mahina Road. Areas subject to the recommended Accidental Discovery Protocol are indicated by yellow shading

Source: O'Brien Design Consulting 2026

Bibliography

- Carpenter, J. 2018. Archaeological Assessment of the Proposed State Highway 12 Resilience Improvements Opononi-Omapere. Geometria Ltd report prepared for the New Zealand Transport Authority.
- Cyclopedia Company Ltd. 1902. The Cyclopedia of New Zealand [Auckland Provincial District]. The Cyclopedia Company Ltd, Christchurch.
- Harlow, D. 2001. Archaeological Survey and Assessment Report: A. B. Matthews & Associates Ltd. Architage report prepared for Ian & Louise Gadsby.
- Johnson, L. 2001. Archaeological Survey and Assessment of a Proposed Cellular Facility, Omapere, South Hokianga. Northern Archaeological Research report.
- Johnson, L. 2002. Archaeological Monitoring of the Construction of a Proposed Cellular Facility, Omapere, South Hokianga. Northern Archaeological Research report prepared for Connell Wagner/Vodafone.
- Lee, J. 1987. *Hokianga*. Reed, New Zealand
- Maingay, J. 1986. Initial Report on Northland Archaeology. New Zealand Historic Places Trust.
- Maingay, J. 1987. Preliminary Report on an Excavation at Site N14/247, Opononi. Department of Conservation Regional Archaeology Unit.
- New Zealand Archaeological Association Database (ArchSite). Accessed at <http://www.archsite.org.nz>.
- New Zealand Heritage List, accessed at <http://www.historic.org.nz>.
- Orange, C. 2015. Northland Places – Hokianga District. Te Ara – the Encyclopedia of New Zealand. Accessed at: <https://teara.govt.nz/en/northland-places/page-11> (24/01/2025)
- Slocombe, A. 1991. A Preliminary Report on the Excavation of John Martin's House Site, O06/365, Omapere, Hokianga Harbour. Department of Conservation, Northland.
- Spring-Rice, W. 1986. Historical Background and Archaeological Survey of the South Hokianga Head Signal Station. Draft report prepared for the Department of Lands and Survey.

Appendix 1: Site Record Forms

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

		<h2 style="margin: 0;">Site Record Form</h2>	
NZAA Site Number:	O06/813	Site Coordinates (NZTM)	
Imperial Site Number:		Easting:	1637846
Site Type:	Pit/Terrace	Northing:	6076024
Site Name(s):		Source:	On Screen



0 20 40 80 Metres
Scale (A4 Paper Size): 1:2,500

Disclaimer: Polygon may not reflect the full extent of the site

<p>Finding Aids to the Location of the Site:</p> <p>Located on crest of prominent hilltop near the boundary of 22a and 19 Mahina Road. The sides of the pits are covered in low fern, which is markedly different from the surrounding regenerating bush.</p>
<p>Brief Description:</p> <p>Pits on crest of prominent hilltop</p>
<p>Condition of Site when last visited:</p> <p>Good</p>

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Indigenous pre-1769

Ethnicity:

Maori

Site Features:

Pit

Associated Sites:

Description:

Updated 15/02/2026 (Field Visit), submitted by: CLOU_DougGaylard_ArchSite, visited 04/02/2026 by Doug Gaylard

Two pits, and a third possible pit. All pits are approximately 1.5x2.5m in size and approximately 40cm deep. They are located in close proximity to each other and are in a northeast southwest alignment.

Condition Notes:







New Zealand Coastal Policy Statement 2010

1.1. An assessment of the relevant objectives and policies are commented on below:

<p>Objective 1</p>	<p><i>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:</i></p> <ul style="list-style-type: none"> • <i>maintaining or enhancing natural biological and physical processes in the coastal environment and recognizing their dynamic, complex and interdependent nature;</i> • <i>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</i> • <i>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.</i>
<p>Policy 1</p>	<ol style="list-style-type: none"> 1. <i>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.</i> 2. <i>Recognise that the coastal environment includes:</i> <ol style="list-style-type: none"> a. <i>the coastal marine area;</i> b. <i>islands within the coastal marine area;</i> c. <i>areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;</i> d. <i>areas at risk from coastal hazards;</i> e. <i>coastal vegetation and the habitat of indigenous coastal species including migratory birds;</i> f. <i>elements and features that contribute to the natural character, landscape, visual qualities or amenity values;</i> g. <i>items of cultural and historic heritage in the coastal marine area or on the coast;</i> h. <i>inter-related coastal marine and terrestrial systems, including the intertidal zone; and</i> i. <i>physical resources and built facilities, including infrastructure, that have modified the coastal environment.</i>

1.1.1. The proposed dwelling is not contrary to the NZCPS objectives and policies that seek to safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems.

<p>Objective 2</p>	<p><i>To preserve the natural character of the coastal environment and protect natural features and landscape values through:</i></p> <ul style="list-style-type: none"> • <i>recognizing the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;</i> • <i>identifying those areas where various forms of subdivision, use and</i>
---------------------------	---

	<p><i>development would be inappropriate and protecting them from such activities; and</i></p> <ul style="list-style-type: none"> • <i>encouraging restoration of the coastal environment.</i>
Policy 13	<p><i>Preservation of natural character</i></p> <ol style="list-style-type: none"> 1. <i>To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:</i> <ol style="list-style-type: none"> a. <i>avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and</i> b. <i>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> c. <i>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</i> d. <i>ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.</i> 2. <i>Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:</i> <ol style="list-style-type: none"> a. <i>natural elements, processes and patterns;</i> b. <i>biophysical, ecological, geological and geomorphological aspects;</i> c. <i>natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;</i> d. <i>the natural movement of water and sediment;</i> e. <i>the natural darkness of the night sky;</i> f. <i>places or areas that are wild or scenic;</i> g. <i>a range of natural character from pristine to modified; and</i> h. <i>experiential attributes, including the sounds and smell of the sea; and their context or setting.</i>
Policy 14	<p><i>Restoration of natural character</i></p> <p><i>Promote restoration or rehabilitation of the natural character of the coastal environment, including by:</i></p> <ol style="list-style-type: none"> a. <i>identifying areas and opportunities for restoration or rehabilitation;</i> b. <i>providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;</i> c. <i>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:</i> <ol style="list-style-type: none"> i. <i>restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or</i> ii. <i>encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or</i> iii. <i>creating or enhancing habitat for indigenous species; or</i>

	<ul style="list-style-type: none"> iv. <i>rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or</i> v. <i>restoring and protecting riparian and intertidal margins; or</i> vi. <i>reducing or eliminating discharges of contaminants; or</i> vii. <i>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</i> viii. <i>restoring cultural landscape features; or</i> ix. <i>redesign of structures that interfere with ecosystem processes; or</i> x. <i>decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.</i>
--	---

1.1.2. The application site is an existing modified coastal environment that contains existing buildings and driveway areas. The natural character values of the existing site are low to high, with no areas of HNC. NZCPS objective 2 seeks to preserve the natural character of the coastal environment and protect it from inappropriate development.

1.1.3. The proposal is demolish the existing unconsented dwelling within the site and construct a new dwelling in its place. There will be no vegetation clearance and only minimal excavations as a result of this proposal.

Objective 3	<p><i>To take account of the principles of the Treaty of Waitangi, recognize the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</i></p> <ul style="list-style-type: none"> • <i>recognizing the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;</i> • <i>promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;</i> • <i>incorporating mātauranga Māori into sustainable management practices;</i> <p><i>and</i></p> <ul style="list-style-type: none"> • <i>recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.</i>
Policy 2	<p><i>The Treaty of Waitangi, tangata whenua and Maori</i></p> <p><i>In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:</i></p> <ul style="list-style-type: none"> a. <i>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;</i> b. <i>involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking</i>

effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;

- c. 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;*
- d. 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;*
- e. 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*
 - i. where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and*
 - ii. consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;*
- f. provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:*
 - i. bringing cultural understanding to monitoring of natural resources;*
 - ii. providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua;*
 - iii. having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaimai or other non commercial Māori customary fishing;*
- g. 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:*
 - i. recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and*
 - ii. 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*

	<i>predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.</i>
--	--

- 1.1.4. An Archaeological Assessment has been completed for the site as requested by Heritage NZ Pouhere Taonga (“HNZPT”) given that it has been noted that there is a potential unrecorded Pā site in the vicinity to the property. Context Archaeology completed an Archaeological Assessment for the property (contained within **Appendix 8**), which identified two archaeological features and a potential third, noted as cut pit features, which were located over 65m southeast of the proposed dwelling and located within adjoining 19 Mahina Road. There were no other suspected archaeological deposits or features encountered during the archaeological survey of the site. The Archaeological Assessment went on to conclude that *‘In general the property is represented by steeply sloping topography, and a number of west-facing ridge lines, which are covered in regenerating bush and low fern, making visual archaeological survey difficult. However, the contour of the landscape surrounding the proposed dwelling did not conform to that which would be expected of large-scale pre-european earthworked pā sites. There was a lack of characteristic terracing and/or transverse defensive ditches.’* This Archaeological Assessment was sent to HNZPT for their perusal, with subsequently their recommendation being for the proposal to proceed under the guidance of an ADP. A further update to the Archaeological Assessment was also provided indicating the areas where works could be undertaken in accordance with the recommendations. Works outside of the mapped areas are not subject to this recommendation (see **Appendix 7** for this correspondence).
- 1.1.5. It is noted that MA11-04 which is an area of significance to Māori is located to the northeast of the site which is described as Waiparore – Burial Reserve. Given the proximity of the Site of Significance to the site, Pakanae Resource Committee, who are noted as the authority under the PDP, have been contacted as part of this pre-application process (see **Appendix 6**). No response has been received to date. However, given the fact that an Archaeological Assessment has been completed for the site and that the works will be predominantly located in the existing building footprint, no adverse effects are considered to be created on the existing archaeological feature MA11-04 which is located outside of the site boundaries.
- 1.1.6. Given the site is in close proximity to the Hokianga Harbour which is identified as a Statutory Acknowledgement Area, the proposal has been sent to Te Runanga o Te Rarawa. Te Runanga o Te Rarawa have provided their comments and support of the application. The correspondence is attached within **Appendix 5** of this application.

Objective 4	<p><i>To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:</i></p> <ul style="list-style-type: none"> • <i>recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;</i> • <i>maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional</i>
--------------------	--

	<p><i>reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and</i></p> <ul style="list-style-type: none"> • <i>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.</i>
<p>Policy 18</p>	<p><i>Public Open Space</i></p> <p><i>Recognise the need for public open space within and adjacent to the coastal marine area, for public use and appreciation including active and passive recreation, and provide for such public open space, including by:</i></p> <ol style="list-style-type: none"> <i>a. ensuring that the location and treatment of public open space is compatible with the natural character, natural features and landscapes, and amenity values of the coastal environment;</i> <i>b. taking account of future need for public open space within and adjacent to the coastal marine area, including in and close to cities, towns and other settlements;</i> <i>c. maintaining and enhancing walking access linkages between public open space areas in the coastal environment;</i> <i>d. considering the likely impact of coastal processes and climate change so as not to compromise the ability of future generations to have access to public open space; and</i> <i>e. recognising the important role that esplanade reserves and strips can have in contributing to meeting public open space needs.</i>

Policy 19**Walking Access**

1. *Recognise the public expectation of and need for walking access to and along the coast that is practical, free of charge and safe for pedestrian use.*
2. *Maintain and enhance public walking access to, along and adjacent to the coastal marine area, including by:*
 - a. *identifying how information on where the public have walking access will be made publicly available;*
 - b. *avoiding, remedying or mitigating any loss of public walking access resulting from subdivision, use, or development; and*
 - c. *identifying opportunities to enhance or restore public walking access, for example where:*
 - i. *connections between existing public areas can be provided; or*
 - ii. *improving access would promote outdoor recreation; or*
 - iii. *physical access for people with disabilities is desirable; or*
 - iv. *the long-term availability of public access is threatened by erosion or sea level rise; or*
 - v. *access to areas or sites of historic or cultural significance is important; or*
 - vi. *subdivision, use, or development of land adjacent to the coastal marine area has reduced public access, or has the potential to do so.*
3. *Only impose a restriction on public walking access to, along or adjacent to the coastal marine area where such a restriction is necessary:*
 - a. *to protect threatened indigenous species; or*
 - b. *to protect dunes, estuaries and other sensitive natural areas or habitats; or*
 - c. *to protect sites and activities of cultural value to Māori; or*
 - d. *to protect historic heritage; or*
 - e. *to protect public health or safety; or*
 - f. *to avoid or reduce conflict between public uses of the coastal marine area and its margins; or*
 - g. *for temporary activities or special events; or*
 - h. *for defence purposes in accordance with the Defence Act 1990; or*
 - i. *to ensure a level of security consistent with the purpose of a resource consent; or*
 - j. *in other exceptional circumstances sufficient to justify the restriction.*
4. *Before imposing any restriction under (3), consider and where practicable provide for alternative routes that are available to the public free of charge at all times.*

1.1.7. The site is adjacent to an Esplanade Reserve. The proposal is located wholly within the site boundaries and is located over 100 meters from the esplanade reserve boundary. Existing public access will not be compromised as part of this development.

Objective 5	<p><i>To ensure that coastal hazard risks taking account of climate change, are managed by:</i></p> <ul style="list-style-type: none"> • <i>locating new development away from areas prone to such risks;</i> • <i>considering responses, including managed retreat, for existing development in this situation; and</i> • <i>protecting or restoring natural defences to coastal hazards.</i>
Policy 24	<p><i>Identification of coastal hazards</i></p> <p><i>1. Identify areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis), giving priority to the identification of areas at high risk of being affected. Hazard risks, over at least 100 years, are to be assessed having regard to:</i></p> <ul style="list-style-type: none"> <i>a. physical drivers and processes that cause coastal change including sea level rise;</i> <i>b. short-term and long-term natural dynamic fluctuations of erosion and accretion;</i> <i>c. geomorphological character;</i> <i>d. the potential for inundation of the coastal environment, taking into account potential sources, inundation pathways and overland extent;</i> <i>e. cumulative effects of sea level rise, storm surge and wave height under storm conditions;</i> <i>f. influences that humans have had or are having on the coast;</i> <i>g. the extent and permanence of built development; and</i> <i>h. the effects of climate change on:</i> <ul style="list-style-type: none"> <i>i. matters (a) to (g) above;</i> <i>ii. storm frequency, intensity and surges; and</i> <i>iii. coastal sediment dynamics;</i> <p><i>taking into account national guidance and the best available information on the likely effects of climate change on the region or district.</i></p>

1.1.8. The beach frontage is mapped as being prone to both coastal flood hazards. The proposed dwelling is located well outside of this mapped hazard.

Objective 6	<p><i>To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognizing that:</i></p> <ul style="list-style-type: none"> • <i>the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and</i>
--------------------	--

	<p><i>within appropriate limits;</i></p> <ul style="list-style-type: none"> • <i>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;</i> • <i>functionally some uses and developments can only be located on the coast or in the coastal marine area;</i> • <i>the coastal environment contains renewable energy resources of significant value;</i> • <i>the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;</i> • <i>the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;</i> • <i>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;</i> • <i>historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.</i>
--	---

1.1.9. The proposal is to construct a 238m² dwelling within the site boundaries, which will replace the existing unconsented dwelling which is to be demolished. The proposal will only require minimal excavations, and no vegetation clearance is proposed. The dwelling location is located outside of any areas of HNC and is not considered to create any adverse effects on historic heritage, as detailed earlier in this section. A natural recessive colour scheme as well as natural timbers will be utilised to mitigate visual effects. The proposed dwelling is considered consistent with other development in the coastal environment.

Regional Policy Statement for Northland (RPSN)

1.2. The role of the RPSN is to promote sustainable management of Northland’s natural and physical resources. The RPSN gives effect to the NZCPS in the Northland context.

1.3. The RPSN provides an overview of the regions’ resource management issues and sets out policies and methods to achieve integrated management of Northlands natural and physical resources. Of relevance to this application are policy measures to manage the use and development of land within the mapped coastal environment. The site is adjacent to the coastal marine area. The surrounding area has cultural significance to local hapu given the Hokianga Harbour is identified as a Statutory Acknowledgement Area as well as the proximity of the site to Waiparore – Burial Reserve. The site is not within any regionally significant landscape or land based natural character area.

1.4. At a local site scale, the following objectives and policies are considered relevant to the proposed activity:

- *Objective 3.2 – Region-wide water quality*

- *Objective 3.4 – Indigenous ecosystems and biodiversity*
- *Objective 3.5 – Enabling economic wellbeing*
- *Objective 3.12 – Tangata whenua role in decision making*
- *Objective 3.13 – Natural Hazard Risk*
- *Objective 3.14 – Natural character, outstanding natural features, outstanding natural landscapes and historic heritage*
- *Policy 4.2 – Region-wide water quality management*
- *Policy 4.4 – Maintaining and enhancing indigenous ecosystems and species*
- *Policy 4.6 – Managing effects on natural character, features / landscapes and heritage*

1.5. Given the nature of the works is to replace the existing dwelling on the site, the fact that no vegetation clearance will be undertaken, local hapu have been advised of the development, natural hazards have been considered, historic heritage has been investigated with no known adverse effects being created on archaeological features, it is considered the proposal can meet the objectives and policies of this document.

Operative Far North District Plan (ODP)

1.6. The relevant objectives and policies of the Plan are those related to the Coastal Environment and the Coastal Living Zone. The proposal would generate no more than minor adverse effects on the Coastal environment. Given the proposal will result in the replacement of an existing unconsented dwelling with a new dwelling, the proposal is considered to be consistent with the character of the area and is considered to have less than minor adverse effects on coastal amenity values. The proposal is considered consistent with the objectives and policies of the Plan. Those relevant objectives and policies are detailed and assessed below.

Coastal Environment: 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.*
- 1.6.1. The proposal is not considered to create adverse effects. Mitigation measures have been utilised to ensure that the amenity of the coastal environment is not adversely affected. The proposal will not result in loss of indigenous vegetation nor create any adverse effects on outstanding landscapes and natural features. Te Runanga o Te Rarawa and Pukanae Resource Committee have been consulted as part of the pre-application process with no objections raised. Public access will remain unaffected with all effects being managed within the site boundaries. The proposal does not involve activities which cross the CMA boundary. Water storage is provided for onsite. Natural and physical resources are not considered to be adversely affected with the proposal providing a superior outcome with a naturally recessive dwelling which compliments the surrounding environment replacing an existing unconsented dwelling.

Coastal Environment: 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 Māori and their culture and traditions with their ancestral lands, water, sites, wahi 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.*

1.6.2. In terms of Policy 10.4.1, it is considered this has been addressed within the accompanying AEE and the proposal is consistent with the relevant matters within Policy 10.4.1. The proposal is not considered to be sprawling or sporadic development given the proposed dwelling will be in place of the existing dwelling. Coastal vegetation is not anticipated to be adversely affected. Public access will remain unchanged. Access by tangata whenua to sites of significance and areas listed within Policy 10.4.5 are not considered to be affected. The proposal is considered to result in a superior outcome as the existing unconsented dwelling will be replaced with a dwelling which offers mitigation measures to ensure the development maintains the coastal character and amenity of the surrounding environment. No maritime facilities are proposed. The relevant Iwi and Hapu have been consulted with as part of the pre-application process with no objections received to date. The proposed dwelling location is not shown to be susceptible to natural hazards. Water supply will be provided for onsite. Erosion and sediment controls will be in place during demolition of the existing dwelling and construction of the proposed dwelling. Natural character and amenity of the coastal environment are considered to be maintained as detailed within the accompanying AEE.

Coastal Living Zone: 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.

- 1.6.3. The proposed activity is considered to be of low density with all effects mitigated to a less than minor degree as detailed within the accompanying AEE. Natural character of the coastal environment is considered to be preserved with the mitigation measures proposed.

Coastal Living Zone: 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.

- 1.6.4. As detailed within the accompanying AEE, no more than minor effects are anticipated. Infrastructure will be provided for onsite with the existing unconsented wastewater system

being replaced with a new system. Water tanks will be screened behind the dwelling such that they will not be visible from the CMA. The relevant matters within Policy 10.4.3 are considered to be complied with as detailed within the accompanying AEE. No additional planting is proposed given the existing extensive vegetation on the site will remain. Historic heritage is not considered to be adversely affected.

Proposed District Plan (PDP)

- 1.7. Under the PDP, the site is zoned Rural Lifestyle and is within the Coastal Environment overlay. The proposal is considered to create no more than minor adverse effects on the surrounding environment. While little weight is given to the PDP Objectives and Policies an assessment of the relevant objectives and policies has been undertaken. The proposal has been assessed to be consistent with the new plan. Those relevant objectives and policies are as detailed below.

Rural Lifestyle: 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.

- 1.7.1. The proposed activity is considered to be low density residential development and is compatible with the amenity of the surrounding environment. No incompatible land use activities are proposed. Primary production activities will not be affected.

Rural Lifestyle: 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.*

- 1.7.2. The proposed activity is not considered to compromise the role, function or predominant character of the zone and no incompatible activities are proposed. Reverse sensitivity effects are not anticipated. The matters within RLZ-P4 have been considered throughout the accompanying AEE with no adverse effects anticipated.

PDP Coastal Environment – Objectives and policies

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*
- e. recognises tangata whenua needs for ancestral use of whenua Māori.*

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

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 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.*

1.7.3. As detailed within the accompanying AEE, the natural character of the coastal environment is considered to be maintained. The site does not contain any areas identified as ONC, ONL or ONF. Visual qualities are considered to be preserved via the mitigation measures proposed. No farming activities are proposed. The site is not identified as Māori Purpose or Treaty Settlement Land. Consideration of the matters within CE-P10 has been had within the accompanying AEE with no adverse effects anticipated.

Summary

1.8. Overall, it is considered that the proposal is consistent with the relevant objectives and policies of the relevant Policy Documents detailed within this assessment.