

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

- Land Use
 Discharge
 Fast Track Land Use*
 Change of Consent Notice (s.221(3))
 Subdivision
 Extension of time (s.125)
 Consent under National Environmental Standard
 (e.g. Assessing and Managing Contaminants in Soil)
 Other (please specify) Variation to consent conditions under s127 [RC2300105]

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Diana Robson

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

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

7. Details of Property Owner/s and Occupier/s

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

Name/s:

Diana Robson

**Property Address/
Location:**

48 Kohumaru Road

Mangonui

Postcode

8. Application Site Details

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

Name/s:

Diana Robson

**Site Address/
Location:**

48 Kohumaru Road

Mangonui

Postcode

Legal Description:

Kohumaru Block B2A5

Val Number:

Certificate of title:

490215

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 Diana prior to the 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.

Variation to conditions of consent RC2300105 under s127 of the RMA.

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Diana Robson

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.

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)

Diana Robson

Signature:

(signature of bill payer)

Date 12/03/25

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

Privacy Information:

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

15. Important information continued...

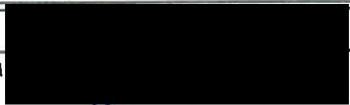
Declaration

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

Name: (please write in full)

DIANA ROBSON

Signature:

 is made by electronic means

Date 12/03/25

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.

**Variation of Consent Conditions
For RC2300105-RMALUC
Diana Robson
48 Kohumaru Road, Mangonui**

Date: 11 March 2025

Please find attached:

- an application form to change consent conditions pursuant to Section 127 of the Resource Management Act;
- an Assessment of Environmental Effects in support of the change to conditions 2 & 3 of RC2300105-RMALUC.

The application has been assessed as a **Discretionary Activity** under Section 127 of the Resource Management Act 1991.

Regards,



Sheryl Hansford

Director/Senior Planner

Reviewed by:



Rochelle Jacobs

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Appendices

1. **FNDC Application Form signed**
2. **Record of Title 490215 – LINZ**
3. **Amended Landscape Plan– Hawthorn Landscape Architects**
4. **Revised Planting Plan – Hawthorn Landscape Architects**
5. **RC2300105 Approved Decision – FNDC**
6. **RC2300105 Approved Landscape Plans – FNDC**



Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. The proposal is seeking to vary the landscape plan submitted with resource consent application RC2300105 which requires a large area of backdrop, foreground and revegetation planting within the site. The land-use application was granted approval on 22 September 2020 under RC2300105.
- 1.2. The applicants have managed to revegetate the exposed earth surfaces with grass cover however have struggled with some of the planting which has not taken or died.
- 1.3. The revised landscape plan will still achieve the original intent of the resource consent, which is to mitigate the visual effects of the proposed dwelling and exposed excavated areas. While at the same time, taking into account the site constraints. The proposed variation will result in a planting plan that is consistent with other lots in the vicinity that contain similar development. The proposal is ~~therefore~~ within the scope of a change to consent conditions pursuant to Section 127 of the Resource Management Act 1991.



Figure 1: Approved RC2300105 Landscape plan.



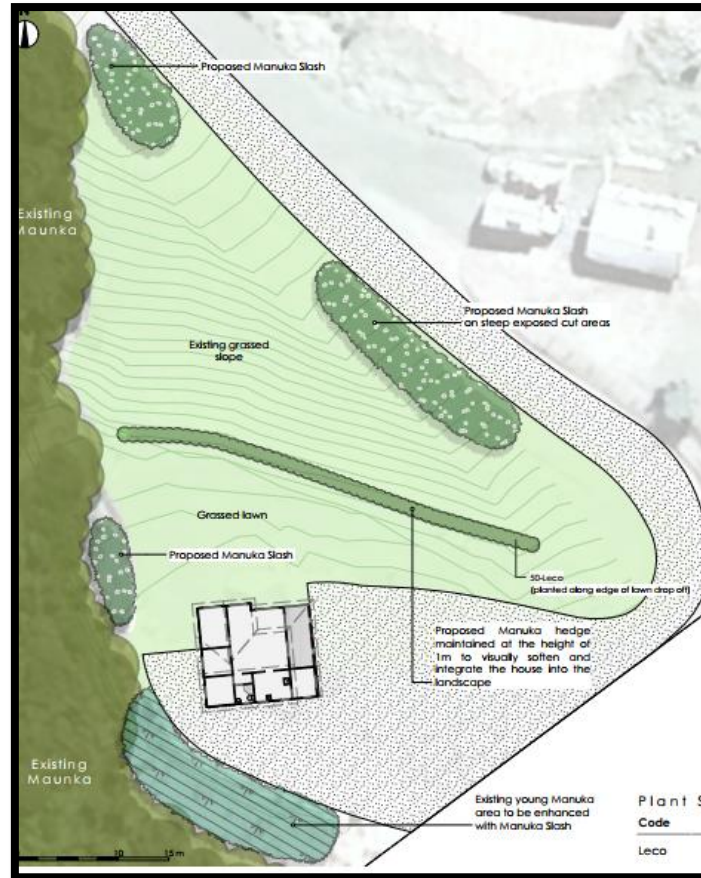


Figure 2: Proposed Landscape plan

2. Site Description

- 2.1. The subject site is located at 48 Kohumaruru Road, Mangonui and has an area of 2.23 hectares. The subject site is located in the General Coastal Zone. The dwelling is well established within the site. There are some other temporary structures located on the property which are currently on temporary piles for removal.
- 2.2. -The site is accessed via a metalled right of way from Kohumaruru Road and then an internal driveway. The site is elevated and slopes towards the north and consists of grassed areas and manuka. Due to the elevation of the site, views of Oruaiti River, to the east of the site, are possible.
- 2.3. The subject site adjoins Kohumaruru Road along the eastern most boundary, similar sized lifestyle allotments on the northernmost boundary and a larger bush block on the western and southern boundaries.

3. Activity Status

- 3.1. This proposal is to vary the landscape plan. This activity does not infringe on any additional rules within the Operative District Plan, nor rules which have immediate legal effect within the



Proposed District Plan. The original proposal was assessed as a **Restricted Discretionary activity**, and there will be no change in this activity status as a result of the variation.

Section 127 of the RMA

3.2. The following section of the Resource Management Act (RMA) is relevant to the proposed change to consent conditions.

127 Change or cancellation of consent condition on application by consent holder

(1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent, subject to the following:

(a) the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and

(b) no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.

(2) [Repealed]

(3) Sections 88 to 121 apply, with all necessary modifications, as if—

(a) the application were an application for a resource consent for a discretionary activity; and

(b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

(3A) If the resource consent is a coastal permit authorising aquaculture activities to be undertaken in the coastal marine area, no aquaculture decision is required in respect of the application if the application is for a change or cancellation of a condition of the consent and does not relate to a condition that has been specified under section 186H(3) of the Fisheries Act 1996 as a condition that may not be changed or cancelled until the chief executive of the Ministry of Fisheries makes a further aquaculture decision.

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—

(a) made a submission on the original application; and

(b) may be affected by the change or cancellation.

3.3. Consent is sought to change **the following conditions** of RC2300105-RMALUC.

- Condition 2 – change wording to refer to amended landscape plan.
- Condition 3 – change wording to refer to amended landscape plan.

3.4. The amendment to the consent conditions is therefore a **Discretionary Activity** as per Section 127 of the RMA.

4. Variation to consent conditions

4.1. The variation conditions are shown below, with the amendments shown in **red**.

4.1.1. Condition 2 states the following:



*The activity shall be carried out in accordance with the approved landscaping plans prepared by Hawthorn Landscape Architects, referenced ~~Landscape Mitigation Plan Relocated Dwelling~~, **Landscape Plan Drawing #1.0 Rev A** dated ~~22.06.20~~ **25/02/2025**, and attached to this consent with the Council's "Approved Stamp" affixed to it.*

- 4.1.2. The change to this condition refers to the amended landscape plan which details the area of planting and existing grassed areas along with planting implementation & maintenance.
- 4.1.3. Condition 3 states the following:
*The consent holder shall ensure that all areas exposed by earthworks shall be revegetated in accordance with the approved plan prepared by Hawthorn Landscape Architects, referenced ~~DWG-002~~, **Landscape Plan Drawing #1.0 Rev A** and dated ~~22.6.20~~ **25/02/2025**, and attached to this consent with the Council's "Approved Stamp" affixed to it.*
- 4.1.4. The change to this condition refers to the amended landscape plan which details the area of planting and existing grassed areas along with planting implementation & maintenance.
The landscape report has stated that the *"previously exposed cut and fill batters have over the last few years been successfully revegetated with grass so that the previous visibility of the earthworks has been significantly reduced"*.

5. Assessment of Environmental Effects

- 5.1. For the purposes of this assessment, consideration of the effects of the proposal has been limited to the proposed change rather than re-visit the effects of the original application.
- 5.2. The proposal includes an amended landscape report and plan which reviews the need for bulk revegetation with plants in some areas. The report has also considered the excavated areas that have now been revegetated in grass and the steep areas where grass cover has not been able to be achieved.
- 5.3. The work done to date has greatly minimised the visual impact of the dwelling and excavated areas. The need for bulk revegetation as shown on the approved landscape plan has been revised as it is considered that the grassed areas and the Manuka slash will achieve the same mitigation effect as originally sought and that this revised proposal will be in keeping with the surrounding coastal environment.
- 5.4. The alternative concept is not considered to change the original assessment of the proposal, and it is considered that the proposal can still achieve the intent of what was sought under the consent that was granted.
- 5.5. Changes to the conditions are related to the change in reference to the amended landscape plan only. There are no adverse effects that are increased or exacerbated by the variation.



- 5.6. Overall, it is considered that the proposal will result in no more than minor environmental effects. The revised landscape plan will still achieve the original intent of the 2020 Landscape Mitigation Plan.

6. Statutory Assessment

Section 104B of the Act

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

Section 104(1)(a) of the Act

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

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

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

(b) Any relevant provisions of –

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

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

- 6.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the act). As assessed in Section 5 above, the proposal will have actual and potential effects that are acceptable.
- 6.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. It is considered 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.
- 6.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in Section 7 below.



- 6.6. Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application’. There are no other matters relevant to this application.

7. Policy Documents

- 7.1. Section 104(1)(b) requires that when considering an application for a resource consent, the consent authority must, subject to Part 2, have regard to:

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

- 7.2. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that activity may have on the environment has been provided below.
- 7.3. An assessment of the Proposed District Plan has been included below, as it is now relevant to the proposal.

National Environmental Standards

- 7.4. There are no National Environmental Standards considered applicable to this application.

National Policy Statements

- 7.5. There are currently eight National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development 2020
- National Policy Statement for Freshwater Management 2020
- National Policy Statement for Renewable Electricity Generation 2011
- National Policy on Electricity Transmission 2008
- New Zealand Coastal Policy Statement 2010
- National Policy for Highly Productive Land 2022
- National Policy Statement for Indigenous Biodiversity 2023
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process 2023

National Policy Statement for Highly Productive Land.

- 7.6 The subject site contains soils that are classified as 6e2 with a small strip adjacent to the road being 3w1. It is noted that the site is zoned as General Coastal, and the dwelling is not located within the area that is classified as having 3w1 soils. As no soils mapped as being highly versatile will be removed from production, and the construction of 1 dwelling on site is an activity enabled by the NPS HPL, the variation proposal remains consistent with this document.



New Zealand Coastal Policy Statement 2010

7.7 The New Zealand Coastal Policy Statement 2010 is relevant to the application as the subject site is located within the coastal environment under the NRC Regional Policy Statement. Assessment of the relevant objectives and policies was undertaken as part of the consent application. Due to the nature of the variation, it is considered that re-assessment of the NZCPS is not considered necessary. It has been determined that the proposal is consistent with the NZCPS.

Regional Policy Statement

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

7.9 The proposal is considered to create less than minor effects on the character of the locality. The proposal will not compromise the sustainable management of natural and physical resources of the environment. The proposal is considered to have negligible effects on the life supporting capacity of air, water, soil and ecosystems. As such, it is considered the proposal is compatible with the intent of the RPS.

Far North District Plan

7.10 A full assessment of the relevant objectives and policies within the Operative District Plan was undertaken as part of the consent application. As the proposal will not alter the extent of the breaches applied for, and given that the nature of the variation will remain consistent with the original approval it is considered that the statements made within the original application remain relevant to this proposal.

Proposed Far North District Plan

Relevant objectives and policies

7.11 The Proposed District Plan (PDP) was released post the approval of the original application. As such, no assessment of this document was originally undertaken. Under the Proposed District Plan, the site is zoned Rural Production and is located within the Coastal Environment Overlay. An assessment of the relevant objectives and policies has been undertaken below:

Rural Production Zone

Objectives

RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

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

RPROZ-O3 - Land use and subdivision in the Rural Production zone:



- (a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
- (b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
- (c) does not compromise the use of land for farming activities, particularly on highly productive land;*
- (d) does not exacerbate any natural hazards; and*
- (e) is able to be serviced by on-site infrastructure.*

RPROZ-04 - The rural character and amenity associated with a rural working environment is maintained.

- 7.11.1 The proposal is to amend the landscape plan to consider the revegetated areas where earthworks have occurred and to provide for alternative plant species on the more complex areas within the site that are steep and where the establishment of plants have not taken well to date.
- 7.11.2 The majority of the site is not classified as containing highly versatile soils nor classified as being highly productive land under the NPS for HPL. There is a small strip adjacent to the road that is classified as 3w1 which is highly versatile soils. It is noted the dwelling is not situated within the area that contains versatile soils, and the activity is consistent with the NPS for Highly Productive Land. The variation to the conditions of consent relate to visual amenity matters and will not alter the ability of the site for productive use if this is to occur in the future. It is considered that the proposal does not result in sterilisation of land. No reverse sensitivity effects are anticipated due to the existing use of the site, and the use of adjacent properties.
- 7.11.3 The rural character and amenity will not change as a result of the proposal.

Policies

RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

- (a) enabling primary production activities as the predominant land use;*
- (b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

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



- (a) a predominance of primary production activities;*
- (b) low density development with generally low site coverage of buildings or structures;*
- (c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
- (d) a diverse range of rural environments, rural character and amenity values throughout the District.*

RPROZ-P5 - Avoid land use that:

- (a) is incompatible with the purpose, character and amenity of the Rural Production zone;*
- (b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- (c) would result in the loss of productive capacity of highly productive land;*
- (d) would exacerbate natural hazards; and*
- (e) cannot provide appropriate on-site infrastructure.*

RPROZ-P6 - Avoid subdivision that:

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

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

- (a) whether the proposal will increase production potential in the zone;*
- (b) whether the activity relies on the productive nature of the soil;*
- (c) consistency with the scale and character of the rural environment;*
- (d) location, scale and design of buildings or structures;*
- (e) for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;*
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation**
- (f) at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;**
- (g) the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
- (h) the adequacy of roading infrastructure to service the proposed activity;*



- (i)Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
(j)Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

- 7.11.4 The proposal is not considered to create any adverse effects. All effects can be adequately managed within the proposed lot boundaries.
- 7.11.5 No sensitive activities are anticipated to arise from the proposal, with the intended uses existing in the surrounding environment.
- 7.11.6 The rural character will be maintained by the proposal. The proposal is considered to be of low density.
- 7.11.7 The proposal is not considered to create any incompatible land use activities or alter the productive use of the site. The proposal is to vary conditions of consent that relate to visual effects where the landscape plan and colours of the dwelling have addressed any potential conflicts. The revised proposal is not considered to result in the loss of highly productive land.
- 7.11.8 No adverse effects on historic heritage, cultural values, natural features, landscapes or indigenous biodiversity are anticipated.

Coastal Environment

Objectives

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

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

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

- 7.11.9 The natural character of the coastal environment will be maintained. The proposal is considered to enhance and be consistent with the surrounding land uses and is of a scale that is consistent with other existing built development in the vicinity.

Policies



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

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*

7.11.10 The site is located within the coastal environment but not within an area of high or outstanding natural character. No adverse effects on the characteristics and qualities of the coastal environment are anticipated. The proposed changes to the landscaping are in keeping with the original intent of the approved consent. The majority of the exposed excavated areas have already been revegetated such that visual effects from the exposed faces discussed in the original landscape report have been mitigated. The existing environment is able to adequately absorb the dwelling that has a natural existing vegetated backdrop.

Summary

7.12 The assessments above demonstrate that the proposal will be consistent with the relevant objectives and policies and assessment criteria of the relevant statutory documents.

8. Consideration of potentially affected parties

8.1 Sections 95D and 95E (shown below) detail the requirement of consideration of likely effects on any person or party by the consenting authority to determine if a person is considered to be an “affected” by the proposed activity.

95D Consent authority decides if adverse effects likely to be more than minor

A consent authority that is deciding, for the purpose of section 95A(2)(a), whether an activity will have or is likely to have adverse effects on the environment that are more than minor—

(a) must disregard any effects on persons who own or occupy—

(i) the land in, on, or over which the activity will occur; or

(ii) any land adjacent to that land; and

(b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and

(c) in the case of a controlled or restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion; and

(d) must disregard trade competition and the effects of trade competition; and

(e) must disregard any effect on a person who has given written approval to the relevant application.

8.2 The proposal includes assessment of the effects, that demonstrates that the actual and potential adverse effects of the proposal are no more than minor on the environment.



95E Consent authority decides if person is affected person

(1) A consent authority must decide that a person is an affected person, in relation to an activity, if the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

(2) The consent authority, in making its decision, —

(a) may disregard an adverse effect of the activity on the person if a rule or national environmental standard permits an activity with that effect; and

(b) in the case of a controlled or restricted discretionary activity, must disregard an adverse effect of the activity on the person that does not relate to a matter for which a rule or 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.

(3) Despite anything else in this section, the consent authority must decide that a person is not an affected person if—

(a) the person has given written approval to the activity and has not withdrawn the approval in a written notice received by the authority before the authority has decided whether there are any affected persons; or

(b) it is unreasonable in the circumstances to seek the person's written approval.

The application must be limited notified to the relevant persons if the following are determined, as specified by section 95B(2) and (3):

(2)(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) (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](#).

8.3 There are no rules or NES that permit the activity. The variation is not a controlled or restricted discretionary activity. Taking into account the intent of the original land-use consent and the consent conditions imposed, it is considered that the variation does not affect adjacent land.

8.4 Other affected persons must be notified in the following circumstances specified by section 95B(7) and (8):

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

(a) in the case of a boundary activity, an owner of an allotment with an infringed boundary; and

(b) in the case of any activity prescribed under section 360H(1)(b), a prescribed person in respect of the proposed activity.

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

8.5 The proposal is not for a boundary activity nor is it a prescribed 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.

8.6 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.

8.7 With respect to section 95B(8) and section 95E, the effects of the proposal was considered as part of the assessment of environmental effects undertaken in Section 5 of this report, which found that the potential adverse effects on the environment will be less than minor. In regard to effects on persons, the assessment in Sections 5, 6 & 7 are also relied on and the following comments made:

- The proposed changes are not considered to be contrary to the objectives and policies under the District Plan or the Proposed District Plan.
- The proposed changes are not contrary to the National Coastal Policy Statement or the Northland Regional Policy Statement.
- The variation can still achieve the intent of the original consent.
- The proposal will not result in any adverse effects on adjoining sites.

8.8 Taking into account the intent of the original consent and the consent conditions that are in place to mitigate the visual effects; it is considered that no persons or parties are considered to be actually or potentially affected by the proposal. Overall, the adverse effects on any persons are considered to be less than minor.

9. Conclusion

9.1 The proposed variation is considered suitable in the context of the site and surrounding environment. The amendment to the relevant conditions will still achieve the intent of the original land use consent.

9.2 No significant adverse effects are anticipated to arise from the activity included in the application and no consideration of alternatives has been undertaken. All effects of the activity are considered to be managed within the property boundaries. Overall, it is considered that the proposal will result in no more than minor effects on the environment.

9.3 Written approval has not been sought from any parties, given that the proposal is not considered to adversely affect adjacent property owners/occupiers.

9.4 As a Discretionary Activity, the application has been assessed under the matters specified under Section 127 of the Resource Management Act 1991. It is considered that that the proposal results in no more than minor effects on the environment, and that the activity is generally consistent with the relevant objectives and policies of the Operative District Plan and the



Proposed District Plan. In accordance with sections 104 and 104B of the Act, it is considered that the variation should be granted on a non-notified basis.

10. Limitations

- 10.1 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.
- 10.2 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.
- 10.3 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.
- 10.4 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 490215
Land Registration District North Auckland
Date Issued 18 August 2009

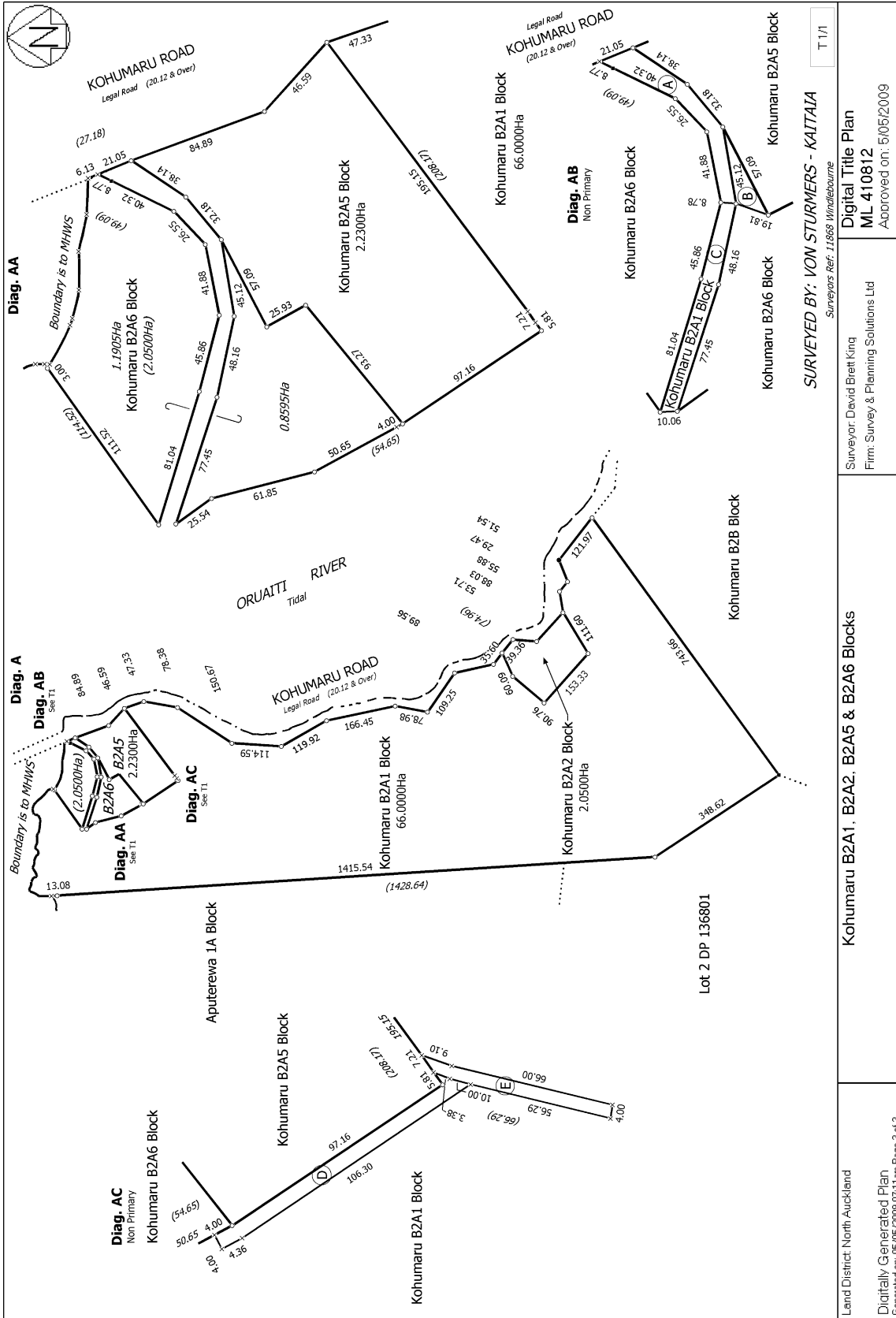
Prior References
473330

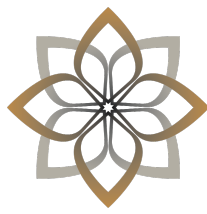
Estate Fee Simple
Area 2.2300 hectares more or less
Legal Description Kohumaru B2A5 Block
Registered Owners
Diana Joan Robson

Interests

Appurtenant hereto is a right of way, right to convey electricity, telecommunications and computer media created by Easement Instrument 8178943.2 - 18.8.2009 at 9:08 am

8865542.1 Status Order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land - 16.9.2011 at 7:00 am





27th February 2025

Sheryl Hansford
Northland Planning & Development
Kaitia

Dear Sheryl

Re: Revised Visual Amenity Report – 48 Kohumaru Road, Mangonui

I recently visited Diana Robson and Tim Lloyd's property at 48 Kohumaru Road with regards to the implementation of the consent conditions relating to the landscaping and the existing colours of the dwelling.

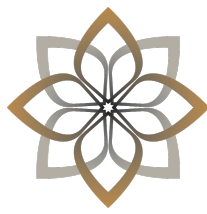
The Landscape Mitigation Plan prepared in 2020 was designed to minimise the potential adverse landscape and visual effects of the placement of the dwelling on the site. The plan specified large areas of proposed plantings to blend the house into the landscape and to mitigate the then existing large, exposed earth areas that were highly visible from within the surrounding area. At that time the exposed orange coloured earth surfaces generated more of a visual impact than the house itself and the landscape mitigation was focused on revegetating these areas.

The consent conditions that have landscape and visual relevance include:

2. The activity shall be carried out in accordance with the approved landscaping plans prepared by Hawthorn Landscape Architects, referenced Landscape Mitigation Plan Relocated Dwelling, dated 22.06.20, and attached to this consent with the Council's "Approved Stamp" affixed to it.
3. The consent holder shall ensure that all areas exposed by the earthworks shall be revegetated in accordance with the approved plan prepared by Hawthorn Landscape Architects, referenced DWG 002, and dated 22.06.20, and attached to this consent with the Council's "Approved Stamp" affixed to it.
4. The dwelling is to be finished in a colour scheme within the BS 5252 Colour Range with a LVR of 30 % or less. The colour scheme is to be submitted for approved by Council's Duty Delegated Officer within two months of the date of this decision and shall be utilised in the finishing of the buildings within 6 months of the building being fully constructed on the site and shall be maintained for the duration of this consent.

The current site conditions on the property, and visibility from within the surrounding landscape are illustrated in the photographs attached at the end of this document. The exposed earth surfaces have been vegetated with a grass cover which has greatly minimised the adverse visual effects of the original earthworks as can be seen in Photo 1. This depicts the view of the site in winter 2024, when the grassed areas were looking greener than in the summer months of February 2025.

I have prepared a revised Landscape Plan which illustrates the proposed landscape plantings that will achieve the original intent of the 2020 Landscape Mitigation Plan.



The previously exposed cut and fill batters have over the last few years been successfully revegetated with grass so that the previous visibility of the earthworks has been significantly reduced. The need for bulk revegetation with plants on these areas is now not necessary to achieve the original goal of vegetation cover on exposed earth areas.

It is my opinion that the grass cover is just as suitable and effective as plants in minimising the potential adverse visual and landscape effects of exposed earthworks. As such the grass cover is an appropriate mitigation measure and is effective at achieving the visual mitigation of the earthworks on this site. This will rehabilitate and protect the natural character values of the coastal environment and local environs.

There are three small very steep areas where grass cover has not been achieved. These areas are shown on the revised Landscape Plan and can be revegetated with a process known as "Manuka Slash". Branches of Manuka that have mature seed pods on them are placed over (pinned down if necessary) the exposed earth areas to allow the Manuka seeds to germinate below the Manuka Slash. Thus revegetating these areas.

I can confirm that the existing grass cover and the Manuka Slash will fulfil consent conditions 2 and 3.

The remaining aspect that is still outstanding is the visual softening of the building itself. In my original full assessment, I deemed the existing colours of the dwelling were acceptable.

The dwelling has a grey roof with creamy white exterior walls. This colour combination is characteristic for this style of villa. Although the creamy white colour of the walls does not fall within LVR of 30% or less it is assessed as appropriate for this location.

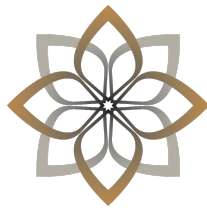
This colour combination is typically found within the Mangonui area and along the coastline leading out to Hihi and around to Butler Point. The villa is not dissimilar to the many heritage buildings found in Mangonui, or old farmhouses found within the hinterland backing Mangonui. The style and colour of the dwelling is totally acceptable and appropriate for this site, without the need for any light reflectance values being imposed.

I have worked on other projects within the Mangonui Harbour environs (also zoned General Coastal) where renovated or re-located older style houses were able to retain their original lighter colours, providing there was landscape integration plantings incorporated into the proposal.

The dwelling is not viewed on the skyline and has a vegetated backdrop. In addition, the revised Landscape Plan proposes planting a foreground hedge of *Leptospermum* 'Coral Candy' which will screen the bottom portion of the dwelling, grounding it and blending it into the landscape. This minimises the area of the exterior of the dwelling visible. The amount of exterior walls visible is small, especially when you take into consideration the windows.

The proposed revised landscaping, manuka slash and re-grassing of the exposed earth will minimise the potential adverse effects on landscape, visual amenity and natural character values to a less than minor level.

With the implementation of the revised Landscape Plan this is a development that is consistent with the relevant assessment criteria, objectives and policies found within the FNDP and NZCPS and RPS.



HAWTHORN

Landscape Architects

Yours sincerely

Christine Hawthorn
BLA (Hons.)
Hawthorn Landscape Architects Ltd.

Attachments:

Landscape Plan



Photo 1 – Taken in winter 2024, showing the grass area established and the orange exposed earth areas mostly covered.



HAWTHORN

Landscape Architects



Photo 2 – bank behind house with young Manuka seedlings establishing

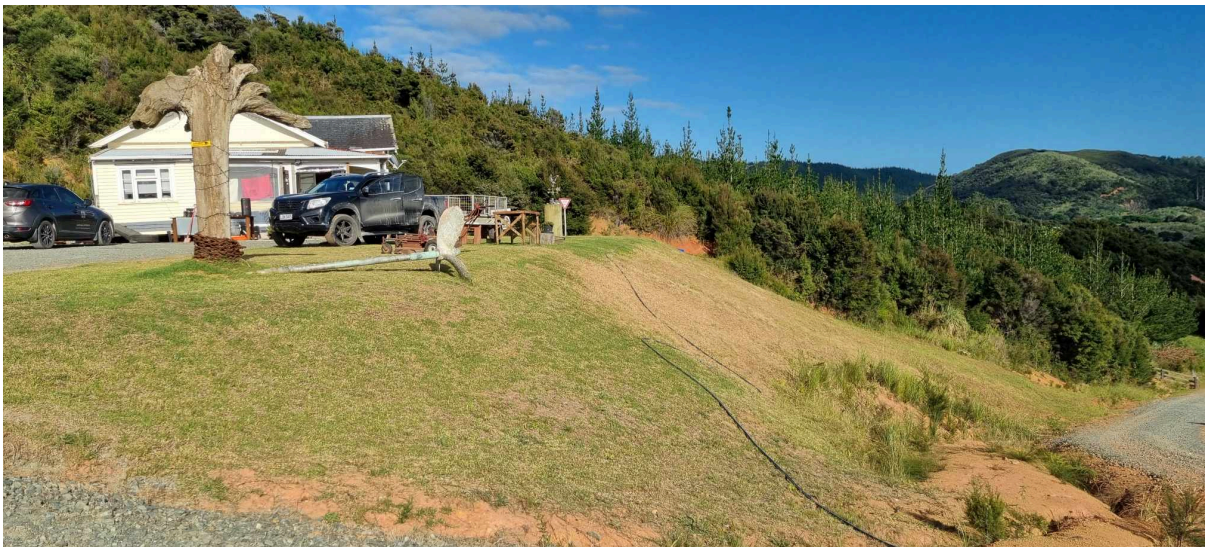


Photo 3 – Bank in front of house with grass well established



HAWTHORN

Landscape Architects



Photo 4 - View of the site from the edge of SHW 10



Photo 5 - View of the site from within Mangonui

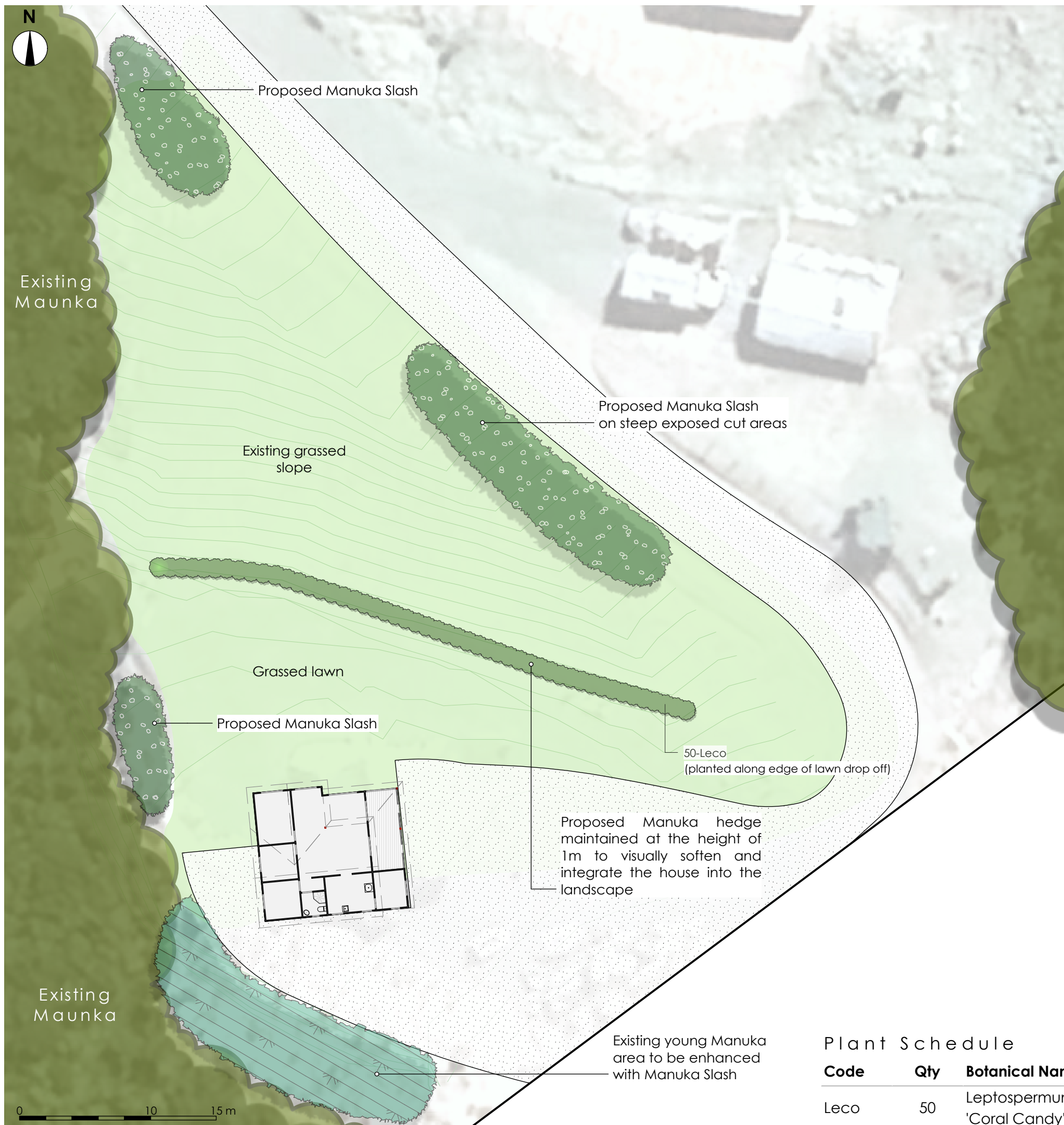


Photo of Manuka Slash showing young seedlings under slash branches



Photo of the view from SHW 10 with foreground Manuka hedge planting



Planting Notes:

1. Add 300mm mound of topsoil to plant hedge into
2. Spread a 75mm thick layer of bark. Mulch over planting mound around Manuka hedge

Manuka hedge example



Plant Schedule

Code	Qty	Botanical Name	Common Name	Schedule Size
Leco	50	Leptospermum 'Coral Candy'	Manuka (clipped as hedge)	PB5



HAWTHORN Landscape Architects	
25/02/2025	
Landscape Plan	
Robson 48 Kohumaru Road, Manganui	
Scale	Drawn By
1:300 @ A3	Cad Design
Drawing #	Rev #
1.0	A

1. This drawing is the property of Hawthorn Landscape Architects Ltd and must not be used, copied or reproduced without prior written permission.
 2. Contractors shall verify and be responsible for all dimensions on site.
 3. Do not scale off this drawing.
 4. Landscape Architect to be notified of any variations between on site dimensions and those shown on the plan. Hawthorn Landscape Architects accepts no liability for unauthorised changes to the details changes to the details shown in these drawings.
 5. All construction work based on these plans is to comply with relevant local authority regulations and all NZ building codes and standards.

Landscape Planting Implementation + Maintenance

Implementation Scope

The scope of the planting is:

- i. Preparation of planting areas;
- ii. Timing of planting;
- iii. Plant material;
- iv. Siting of plants in accordance with the planting plan;
- v. Planting;
- vi. Watering in newly planted shrubs, and;
- vii. General maintenance, and;
- viii. Weed pest and disease control.

Preparation of Planting Areas

- i. Undertake clearance of any exotic weed species.
- ii. The initial weed control should be carried out during the autumn months prior to the winter planting, when plants are still actively growing and therefore more susceptible to herbicides.
- iii. Spot spray planting areas three weeks before planting. A follow up spray should be applied if required.

For grasses spray:

- Spray 100ml glyphosate (e.g. Roundup)+ 20ml penetrant per 10litres water

Timing of Planting

- i. Planting shall only be undertaken when there is adequate ground moisture. If planting is undertaken early or late in the season, plants should be irrigated during any dry periods.

Plant Material

- i. Plants shall be purchased from a reputable nursery. All plants shall be best nursery stock, being healthy and vigorous. Root systems shall be well developed and in balance with the amount of foliage growth of the plant.
- ii. Root-bound plants or those with badly spiraling root systems shall not be acceptable. Plants should have a root ball of fine, fresh root growth. This should be sliced through vertically with a sharp knife when removing the planter bag.
- iii. Plants are to be planted as soon as possible after delivery and no later than 3 days after delivery.

Siting of Plants

- i. Planting shall be in accordance with and as shown on the Landscape Plans.

Planting

- iii. Plants should be well watered in their containers prior to planting.
- iv. Holes for the larger (pb3 and above) plants should be dug approximately 1.5 times wider than the root ball, so that the roots are not cramped. Some loose soil should be left in the bottom of the hole to aid root growth and drainage.
- v. Approximately one tablespoon of good quality eighteen to twenty-four month slowrelease fertiliser should be placed in the bottom of the plant hole, and mixed in with the loose soil, ensuring that the fertiliser is not sitting directly on the roots (as it may burn them).
- vi. Soil returned around the roots should be firmed with the foot, with a small amount of loose soil left at the top of the hole.
- vii. Holes for large plants may exceed the depth of topsoil. In these cases the subsoil is to be thoroughly broken and well mixed with topsoil, which has been added as a 100mm layer to the bottom of the planting hole. Any compacted soil pan is to be thoroughly broken by relevant measures ensuring good root penetration and drainage.
- viii. Individual specimens should be planted approx 50mm proud of the existing ground level to prevent waterlogging.
- ix. The base of the planting hole is to be filled and firmed with backfilling material to a level where the top of the plant root ball is level with surrounding ground.
- x. All care shall be taken to keep the root ball of the plant intact during placement.
- xi. Individual specimen trees shall be mulched with 70mm layer of bark mulch. The plantings with wetland covenant areas do not need to be barked mulched.
The foreground and backdrop plantings can either be bark mulch per individual tree or whole planted area mulched.

Specimen Tree Planting

- i. Ground preparation to take place prior to planting; consisting of a 1m³ hole for each pb95 grade tree. Integrate existing soil within this hole with a 50/50 mix of locally sourced compost and topsoil.
- ii. Trees should be planted approx 50mm proud of the existing ground level to prevent waterlogging.
- iii. Finish with a 70mm layer of locally sourced, high quality mulch to a 1m diameter around tree trunk, do not mound up around trunk.
- iv. Stake trees with appropriate wooden stakes and soft tree tie.

Watering In

Immediately after planting all of the plants are to be thoroughly watered until the planting hole is saturated. The foliage of plants is also to be thoroughly wetted. This is to be done even if soil conditions are already wet.

General Maintenance

- i. Maintenance weed control should commence within three months following the planting, and then twice annually
- ii. Maintenance shall be undertaken for a minimum period of 3 years following practical completion in accordance with this specification and the accompanying plan.
- iii. Care should be taken to identify and control any weeds that may have been introduced to the property in potting mix associated with the new plants.
- iv. All weeds should be cleared from the site by appropriate physical and chemical control. The majority of weeds growing close to the plant can be pulled by hand (taking care not to damage the roots of the plant) or, if appropriate, sprayed with herbicide by an experienced operator.
- v. During this three-year maintenance programme, any dead plants will need to be replaced.



25/02/2025

Implementation + Maintenance

Robson
48 Kohumaru Road, Mangonui

Scale	Drawn By
no scale	Cad Design
Drawing #	Rev #
2.0	A

1. This drawing is the property of Hawthorn Landscape Architects Ltd and must not be used, copied or reproduced without prior written permission.
2. Contractors shall verify and be responsible for all dimensions on site.
3. Do not scale off this drawing.
4. Landscape Architect to be notified of any variations between on site dimensions and those shown on the plan. Hawthorn Landscape Architects accepts no liability for unauthorised changes to the details shown in these drawings.
5. All construction work based on these plans is to comply with relevant local authority regulations and all NZ building codes and standards.



FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)**

Resource Consent Number: 2300105-RMALUC

Pursuant to section 104B of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Diana Robson

The activity to which this decision relates:

Proposal to install a relocated residential dwelling in the General Coastal zone, breaching the Visual Amenity, Earthworks (retrospective) and Fire Risk to Residential Units rules of the District Plan.

Subject Site Details

Address: 48 Kohumaru Road, Mangonui, 0494
Legal Description: Kohumaru B2A5 ML 410812
Certificate of Title reference: CT-490215

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

1. The activity shall be carried out in accordance with the approved plans prepared by Dawson Design, referenced SITE PLAN, DRAINAGE PLAN, EARTHWORKS PLAN, EXISTING FLOOR PLAN and ELEVATIONS, dated 17/02/2020, and attached to this consent with the Council's "Approved Stamp" affixed to them.
2. The activity shall be carried out in accordance with the approved landscaping plans prepared by Hawthorn Landscape Architects, referenced Landscape Mitigation Plan Relocated Dwelling, dated 22.06.20, and attached to this consent with the Council's "Approved Stamp" affixed to it.
3. The consent holder shall ensure that all areas exposed by the earthworks shall be revegetated in accordance with the approved plan prepared by Hawthorn Landscape Architects, referenced DWG 002, and dated 22.06.20, and attached to this consent with the Council's "Approved Stamp" affixed to it.
4. The dwelling is to be finished in a colour scheme within the BS 5252 Colour Range with a LVR of 30 % or less. The colour scheme is to be submitted for approved by Council's Duty Delegated Officer within two months of the date of this decision and shall be utilised in the finishing of the buildings within 6 months of the building being fully constructed on the site and shall be maintained for the duration of this consent.

5. The approved landscape plan prepared by Hawthorn Landscape Architects is to be implemented within 12 months of the date of this consent by the consent holder. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September). The consent holder shall ensure that the approved landscaping will be maintained for the duration of this consent.
6. Within three months of the date of this consent, the consent holder shall ensure that the cut off drain as proposed in the application, around the base of the cut face to direct runoff away from the building platform, be installed.
7. The consent holder shall ensure that a minimum of 10,000L of water is available for firefighting purposes at all times.

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. Where it is practical to do so, the Consent Holder should adopt the recommendations from Fire and Emergency New Zealand as per the letter of written approval provided to the applicant of Resource Consent 2300105-RMALUC.
3. The conditions of this consent will be monitored by Council's Resource Consents Monitoring Officers. Any documentation relating to compliance with the above conditions of consent should be sent to rcmonitoring@fndc.govt.nz

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.

2. District Plan Rules Breached:

Rule # & Name	Non Compliance Aspect
10.6.5.1.1 VISUAL AMENITY	The proposed floor area of the dwelling is 104.5m ² which exceeds the permitted threshold of 50m ² .
10.6.5.2.2 VISUAL AMENITY	There is no approved building envelope on the subject site.
12.3.6.1.2 EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING IN THE RURAL LIVING, COASTAL	The proposal is to have a total cut volume of 683.165m ³ which exceeds the permitted excavation volume of 300m ³ in any 12 month period.

LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES	
12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS	The proposed dwelling is to be located 16.7 metres from the southern boundary and the applicant is unable to clear the vegetation within the adjoining property to the south. Therefore, the distance from the proposed dwelling to the dripline of vegetation along the southern boundary is 16.7 metres.

3. Principal Issues in Contention and Main Findings on those Issues:

Under s104(1)(a) the positive and potential effects of the proposal are:

Objectives and policies of the District Plan:

The following objectives and policies of the District Plan have been considered:

- a. The objectives and policies of the coastal environment, and more specifically the general coastal zone which see to preserve the natural resources of the coastal environment, including the amenity values of landscapes. This is achieved by only allowing appropriate development which recognises the context of development and is designed appropriately. This activity has been designed in a manner which is consistent with these goals, particularly through the siting of the building outside of areas of significance and through management of built form and use of recessive finishes.
- b. The objectives and policies relating to natural hazards found in chapter 12.4 which seek to avoid the risk to adjoining vegetation and properties arising from fire. The proposed mitigation will significantly reduce this risk, and the proposed development is not contrary to these objectives and policies.
- c. The objectives and policies relating to soils and minerals found in chapter 12.3 which seeks to avoid the loss of versatile soils due to urban development and erosion. The proposed mitigation will significantly reduce this risk and therefore, I consider the proposed development is not contrary to these objectives and policies.

The proposal is not contrary to the relevant objectives and policies of the District Plan.

4. In accordance with an assessment under s104(1)(b) of the Act, the proposal is consistent with the relevant statutory documents.
 - a. The Northland Regional Policy Statement 2016
 - b. The Far North District Plan
 - c. New Zealand Coastal Policy Statement 2010
5. In accordance with an assessment under s104(1)(c) of the Act, no non-statutory documents were considered relevant in making this decision.
6. Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

7. In summary it is considered that the activity is consistent with the sustainable management purpose of the Act.

Approval

This resource consent has been prepared by Hannah Kane, Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Pat Killalea, Principal Planner

Date: 22nd September 2020

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

Plant Schedules

Backdrop planting

This planting will revegetate the cut batter and exposed earth areas on the southern side of the house.

Botanical Name	Common Name	Size	Spacing	% Mix	Number
Coprosma kirkii	Groundcover	pb3	1m	5	35
Coprosma repens	Tawapou	pb3	1.2m	10	60
Coprosma robusta	Karamu	pb5	1.2m	10	60
Entelea arborescens	Whau	pb3	1.2m	10	60
Grevillea Bronze Rambler	Groundcover	pb5	1.2m	5	30
Melicytus ramiflorus	Mahoe	pb5	1.2m	10	60
Myoporum laetum	Ngaio	pb3	1.2m	20	120
Myrsine australis	Maupo	pb5	1.2m	10	60
Pittosporum crassifolium	Karo	pb3	1.2m	20	120

Foreground Planting

This planting will revegetate the fill batter and exposed earth areas on the northern side of the house and provide a vegetated context for the dwelling to sit within.

Top of slopes closer to house:

Botanical Name	Common Name	Size	Spacing	% Mix	Number
Callistemon Little John'	Shrub	pb5	1m	20	120
Coprosma Karo Red'	Red fol.	pb5	1m	10	60
Coprosma kirkii	Groundcover	pb5	1m	10	60
Grevillea Bronze Rambler	Groundcover	pb5	1.2m	10	60
Lomandra Lime Tuff	Tussock	pb3	1m	20	120
Metrosideros Tahiti'	Shrub form	pb5	1m	10	60
Phormium cookianum	Dwarf flax	pb3	1m	20	120

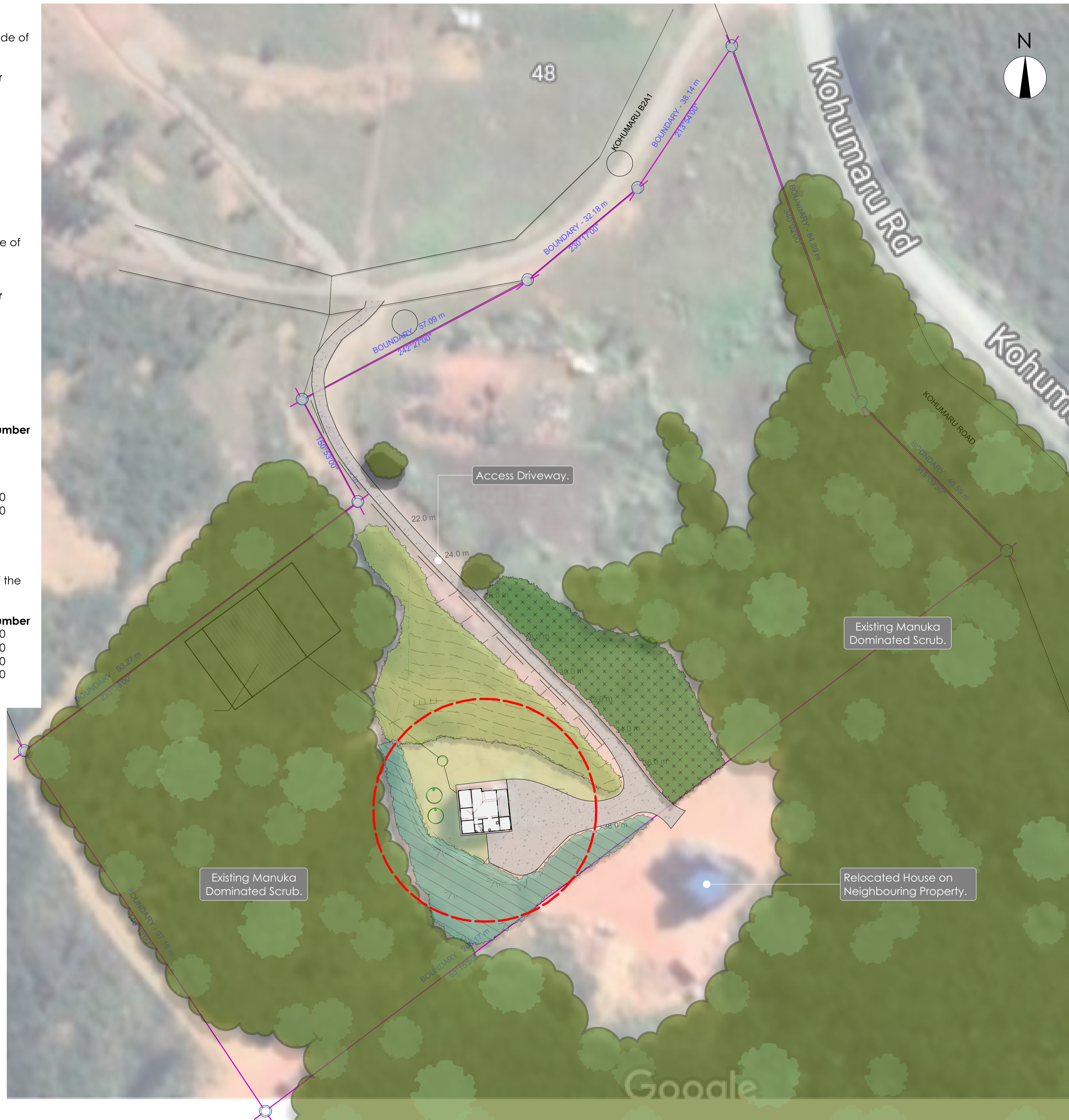
Lower slope, outside of fire buffer zone:

Botanical Name	Common Name	Size	Spacing	% Mix	Number
Cordylina australis	Cabbage tree	pb3	1.2m	10	50
Grevillea Bronze Rambler	Groundcover	pb5	1.2m	10	50
Leptospermum Red Ensign'	Dwarf Manuka	pb3	1.2m	15	85
Leptospermum Wiri Susan'	Dwarf Manuka	pb3	1.2m	15	85
Myoporum laetum	Ngaio	pb3	1.2m	20	110
Phormium cookianum	Dwarf flax	pb3	1m	20	120
Pittosporum crassifolium	Karo	pb3	1.2m	10	50




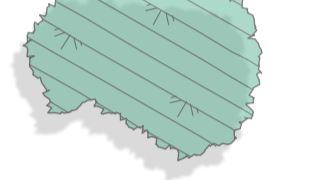

Revegetation Planting

This area of planting will revegetate the exposed earth fill slope on the northern side of the driveway formation.

Botanical Name	Common Name	Size	Spacing	% Mix	Number
Coprosma robusta	Karamu	pb3	1.2m	25	230
Cordylina australis	Cabbage tree	pb3	1.2m	15	130
Leptospermum scoparium	Manuka	r/t	1.2m	25	230
Myoporum laetum	Ngaio	pb3	1.2m	25	230
Metrosideros excelsa	Pohutukawa	pb5	10m	10	20



LEGEND

-  Existing Manuka Dominated Scrub
-  Revegetation Planting (on the bare exposed earthwork fill batter).
-  Foreground Planting (on bare slope to the north of the house).
-  Backdrop Planting (on the bare cut batters to the south of the house).
-  20m Setback From House (for the use of fire retardant species).

APPROVED PLAN

Planner: HKANE
RC: 2300105-RMALUC
Date: 22/09/2020



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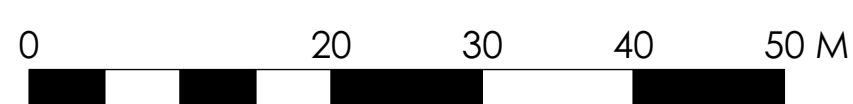
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Landscape Mitigation Plan Relocated Dwelling

Shag Hill
48 Koumaru Road, Mangonui



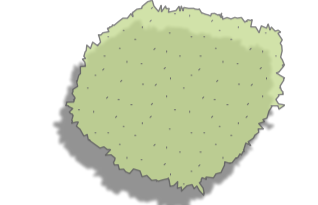
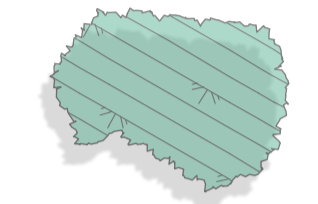
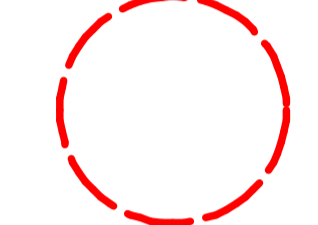
Scale	Drawn By
1:500 @ A1, 1:1000 @ A3	DOL
Drawing #	Rev #
001	

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LEGEND

-  Existing Manuka Dominated Scrub
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APPROVED PLAN
 Planner: HKANE
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22.06.20	
Landscape Mitigation Plan Relocated Dwelling - House Area	
Shag Hill 48 Koumaru Road, Mangonui	
Scale	Drawn By
1:175 @ A1 1:350 @ A3	DOL
Drawing #	Rev #
002	

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Plant Palettes - Backdrop Planting

Shag Hill



Coprosma kirkii



Coprosma repens



Coprosma robusta



Entelea aborescens



Grevillea Bronze Rambler



Melicytus ramiflorus

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Myrsine australis



Pittosporum crassifolium



Callistemon Little John



Cordyline australis



Coprosma Karo Red



Coprosma kirkii



Grevillea Bronze Rambler



Leptospermum Red Ensign



Leptospermum Wiri Susan



Lomandra Lime Tuff



Metrosideros Tahiti



Myoporum laetum



Phormium cookianum



Pittosporum crassifolium



Plant Palettes - Backdrop Planting

Shag Hill



Coprosma robusta



Cordyline australis



Leptospermum scoparium



Myoporum laetum



Metrosideros excelsa



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Landscape Planting Implementation + Maintenance

Implementation Scope

The scope of the planting is:

- i. Preparation of planting areas;
- ii. Timing of planting;
- iii. Plant material;
- iv. Siting of plants in accordance with the planting plan;
- v. Planting;
- vi. Watering in newly planted shrubs, and;
- vii. General maintenance, and;
- viii. Weed pest and disease control.

Preparation of Planting Areas

- i. Undertake clearance of any exotic weed species. No native vegetation shall be removed.
- ii. The initial weed control should be carried out during the autumn months prior to the winter planting, when plants are still actively growing and therefore more susceptible to herbicides.
- iii. Blanket spray planting areas three weeks before planting. A follow up spray should be applied if required.
- iv. Apart from grasses one of the main weeds that may require spraying is gorse. For gorse the following is recommended:

For Gorse spray:

- Spray with 5g metsulfuron-methyl (600g/kg e.g. Escort®) + 10 ml penetrant per 10 litres water; or
- Gun and hose at a rate of 35g metsulfuron-methyl + 100ml penetrant per 100 litres water.

For grasses spray:

- Spray 100ml glyphosate (e.g. Roundup)+ 20ml penetrant per 10litres water

Timing of Planting

- i. Planting shall only be undertaken between the months of April to September. If planting is undertaken early or late in the season, plants should be irrigated during any dry periods.

Plant Material

- i. Plants shall be purchased from a reputable nursery. All plants shall be best nursery stock, being healthy and vigorous. Root systems shall be well developed and in balance with the amount of foliage growth of the plant.
- ii. Root-bound plants or those with badly spiraling root systems shall not be acceptable. Plants should have a root ball of fine, fresh root growth. This should be sliced through vertically with a sharp knife when removing the planter bag.
- iii. Plants are to be planted as soon as possible after delivery and no later than 3 days after delivery.

Siting of Plants

- i. Planting shall be in accordance with and as shown on the Proposed Landscape Mitigation Plan.

Planting

- i. In areas where mass planting/total vegetation replacement is proposed a 150mm layer of 50/50 mix locally sourced compost and topsoil should be placed over the whole area to receive planting. More of this soil/compost mix should also be mixed into individual plant holes during planting (as described below).
- ii. Hessian matting to be placed over any steeper areas or those close to a water source to prevent excessive runoff.
- iii. Plants should be well watered in their containers prior to planting.
- iv. Holes for the larger (pb3 and above) plants should be dug approximately 1.5 times wider than the root ball, so that the roots are not cramped. Some loose soil should be left in the bottom of the hole to aid root growth and drainage.
- v. Approximately one tablespoon of good quality eighteen to twenty-four month slowrelease fertiliser should be placed in the bottom of the plant hole, and mixed in with the loose soil, ensuring that the fertiliser is not sitting directly on the roots (as it may burn them).
- vi. Soil returned around the roots should be firmed with the foot, with a small amount of loose soil left at the top of the hole.
- vii. Holes for large plants may exceed the depth of topsoil. In these cases the subsoil is to be thoroughly broken and well mixed with topsoil, which has been added as a 100mm layer to the bottom of the planting hole. Any compacted soil pan is to be thoroughly broken by relevant measures ensuring good root penetration and drainage.
- viii. Individual specimens should be planted approx 50mm proud of the existing ground level to prevent waterlogging.
- ix. The base of the planting hole is to be filled and firmed with backfilling material to a level where the top of the plant root ball is level with surrounding ground.
- x. All care shall be taken to keep the root ball of the plant intact during placement.
- xi. Finish all newly planted areas with a 70mm layer of locally sourced, high quality mulch.

Specimen Tree Planting

- i. Ground preparation to take place prior to planting; consisting of a 1m3 hole for each pb95 grade tree. Integrate existing soil within this hole with a 50/50 mix of locally sourced compost and topsoil.
- ii. Trees should be planted approx 50mm proud of the existing ground level to prevent waterlogging.
- iii. Finish with a 70mm layer of locally sourced, high quality mulch to a 1m diameter around tree trunk, do not mound up around trunk.
- iv. Stake trees with appropriate wooden stakes and soft tree tie.

Watering In

Immediately after planting all of the plants are to be thoroughly watered until the planting hole is saturated. The foliage of plants is also to be thoroughly wetted. This is to be done even if soil conditions are already wet.

General Maintenance

- i. Maintenance weed control should commence within three months following the planting, and then twice annually (see table 1.1 for maintenance timing).
- ii. Maintenance shall be undertaken for a minimum period of 3 years following practical completion in accordance with this specification and the accompanying plan.
- iii. Care should be taken to identify and control any weeds that may have been introduced to the property in potting mix associated with the new plants.
- iv. All weeds should be cleared from the site by appropriate physical and chemical control. The majority of weeds growing close to the plant can be pulled by hand (taking care not to damage the roots of the plant) or, if appropriate, sprayed with herbicide by an experienced operator.
- v. During this three-year maintenance programme, any dead plants will need to be replaced.
- vi. An annual top up of mulch is required throughout all mass planted areas, and around each specimen, to achieve a 70mm layer.
- vii. Selective pruning/trimming of specimen trees is also to be undertaken by a qualified arborist to remove any dead wood or damaged growth and to maintain healthy vigour and good form.

Maintenance Task	Frequency	Time of Year to Complete Tasks												
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Maintenance weeding around specimen trees and in all mass planted areas.	2x annually													
Top up of mulch on all trees and mass planted areas to achieve a 70mm layer.	2x annually													
Removal and replacement of any damaged or dead specimens.	1x annually													
Selective pruning/trimming of specimen trees to remove any dead wood or damaged growth and to maintain healthy vigour and good form.	1x annually													

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