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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of 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 Covnsent representative to discuss this application prior to lodgement?

◯ **Yes** ✔ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

3. Would you like to opt out of the fast track process?

◯ **Yes** ✔ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ✔ **No**

If yes, which groups have you consulted with?

Who else have you consulted with?

Fire & Emergency NZ

*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: Matthew & Tania Cooper

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: Williams & King, Attention: Natalie Watson

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: As per applicant.

Property address/
location:

Postcode

8. Application site details

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

Name/s:

Site address/ location:
221a Huaroa Road
Russell
Postcode 0272

Legal description: Lot 1 DP 367539 **Val Number:** 00413-15300

Certificate of title: 274269

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 phone Matthew Cooper to arrange a site visit.

9. Description of the proposal

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

Proposed dwelling to replace existing bach in the General Coastal Zone & Outstanding 20m of surrounding vegetation.

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** EBC-2026-317/0

◯ **Regional Council Consent (ref # if known)** Ref # here (if known)

◯ **National Environmental Standard Consent** Consent here (if known)

◯ **Other (please specify)** Specify 'other' here

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

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

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

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

◯ **Subdividing land**

◯ **Changing the use of a piece of land**

☑ **Disturbing, removing or sampling soil**

◯ **Removing or replacing a fuel storage system**

13. Assessment of environmental effects:

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

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

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) Tania and Matthew Cooper

Email:

Phone number:

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

Postcode 0202

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) Matt Cooper

Signature: (signature of bill payer) MANDATORY

Date 13/02/26

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) Matt Cooper

Signature

Date 13/02/26

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

- [x] Payment (cheques payable to Far North District Council)
- [x] 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
- [x] Applicant / Agent / Property Owner / Bill Payer details provided
- [x] Location of property and description of proposal
- [x] Assessment of Environmental Effects
- [x] Written Approvals / correspondence from consulted parties
- [x] Reports from technical experts (if required)
- [ ] Copies of other relevant consents associated with this application
- [x] Location and Site plans (land use) AND/OR
- [ ] Location and Scheme Plan (subdivision)
- [x] Elevations / Floor plans
- [x] 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.

Matthew & Tania Cooper

Proposed Dwelling at Huaroa Road, Russell

Williams & King, Kerikeri[1]
16 February 2026

Cover Photograph: Existing Dwelling.

[1] Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

1. Overview

The Applicants, Matthew and Tania Cooper, are seeking land use consent to re-build an existing bach on their property between Opito Bay and Paroa Bay on the Russell Peninsula, to create a one-bedroom dwelling.

Existing onsite water storage and supply will be used, while an upgraded onsite wastewater system will be installed.

Besides foundation work, earthworks are not required to complete the proposal. Selected removal of highly flammable manuka, kanuka and ferns will be undertaken to the east and west of the house, and the area below the existing canopy of Manuka that is close to the dwelling will be planted with fire retardant species to assist with minimising fire hazard risk.

Overall, the proposal will maintain the key characteristics of the existing coastal setting as well as the relevant features of natural character and the outstanding natural landscape, such that landscape quality and visual amenity values can be retained.

The application site is zoned General Coastal and is partially within an Outstanding Landscape in the Operative Far North District Plan. Land use consent is required under the Visual Amenity, Buildings within Outstanding Landscapes and Fire Risk to Residential Units rules of the Operative District Plan. The proposed activity has been assessed as being a discretionary activity overall.

The site is zoned Rural Production, with Coastal Environment, Outstanding Natural Landscape and High Natural Character overlays in the Proposed Far North District Plan. Relevant rules with immediate legal effect can be complied with by way of consent conditions.

Consultation has been undertaken with Fire & Emergency New Zealand. It is considered that the proposal satisfies the statutory criteria to be processed on a non-notified basis.

2. Description of Proposal

2.1 Proposed Dwelling (Re-build and Extension of Existing Bach)

The overarching purpose of the proposal is the intention of the landowners to undertake a re-build of the existing bach to create a new family home. The new building will have a larger footprint, being extended to the east and west to create a building floor area of approximately 180m², while roof coverage extends 1m to the north and south of the floor area, and amounts to 236m². Besides the lengthened footprint, the building will generally be located on the same building platform as the current bach, with the existing piled foundation of the existing bach to be retained, then removed once the platform of the new house outline has been established.

An existing timber deck is located on the northern face of the existing bach, and this will be retained, with upgraded components where necessary.

Living Architecture has prepared a set of plans depicting the proposal. The following sheets are attached in **Appendix 1,** and the Proposed Site Plan is copied in **Figure 1** below.

- Sheet A0-01 – Ground Floor Plan
- Sheet A0-02 Existing Floor Plan / Elevations
- Sheet A0-03 Existing Site Plan
- Sheet A0-05 Site Plan
- Sheet A1-01 Ground Floor Plan
- Sheet A1-02 & 03 – Elevations
- Sheet A2-01 Foundation Diagram

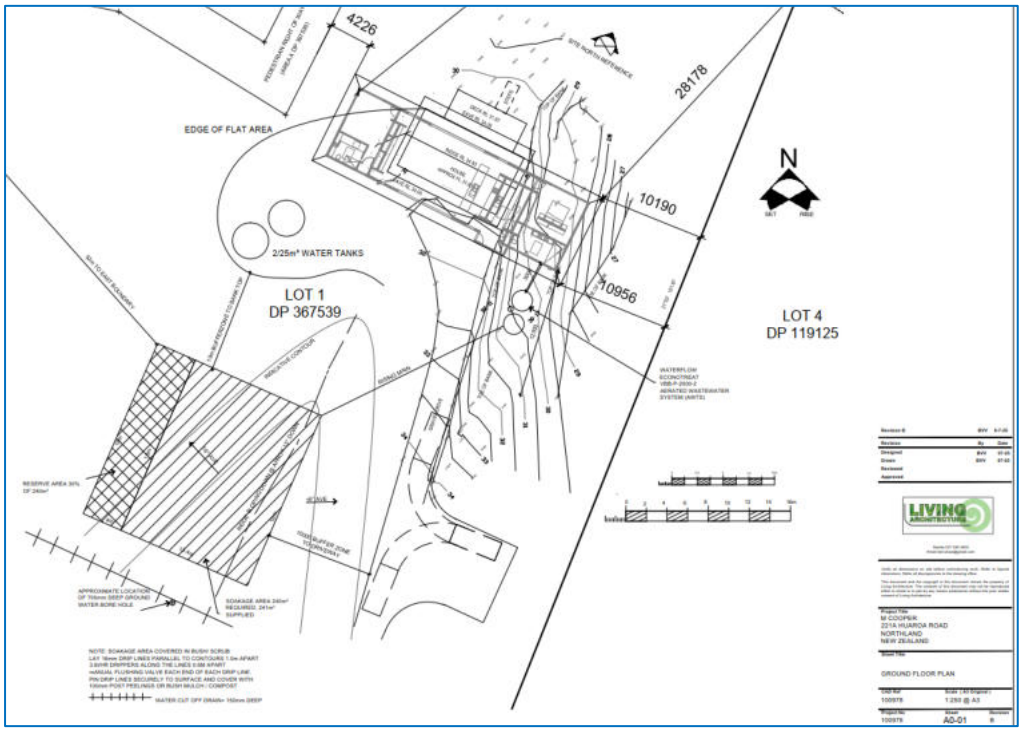


Figure 1: Proposed Site Plan

The gable roof will have a central ridge, with a maximum height of 8.909 above the corresponding ground level, on the western side of the building. The building height has been measured using the Mean Ground Level Method, where the vertical distance between the highest part of the building and the mean ground level being the sum of ground levels measured at one metre intervals around the perimeter of a building divided by the number of measurements made has been assessed.

The Average Ground Level Plan in **Appendix 2** shows that the Average Ground Level is 30.03m (Height Datum NZ Vertical Datum 2016), while the maximum height will be 37.484m, meaning that the building height using the Mean Ground Level Method is approximately 7.5m.

2.2 Colours and Materials

An indicative schedule of exterior materials and colour scheme is outlined in **Table 1** below.

Exterior Feature	Material	LRV & Colour Details (Approximate)
Exterior Cladding	Cedar Shiplap	Colours to be confirmed. Where exterior materials are not self-coloured (i.e. the natural cedar cladding), selected colours will have LRV of 30% or less.
Base Cladding	To be confirmed	
Roof	Aluminium Colorsteel	
Joinery	Aluminium	
Decking	Timber / Existing	

Table 1: Schedule of Proposed Exterior Materials and Colours

2.3 Earthworks & Foundations

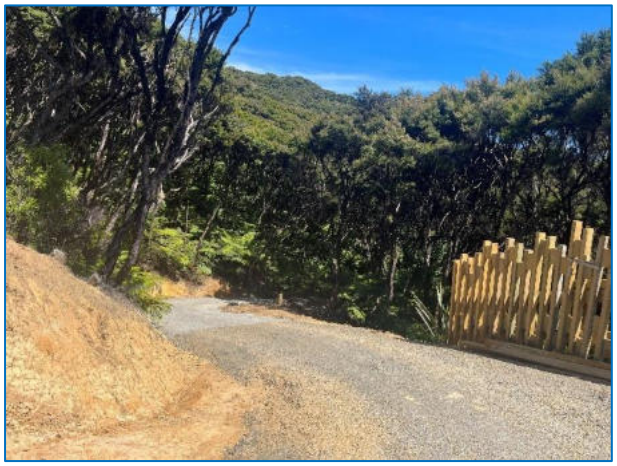
Building foundations and septic tanks and their associated drainage fields are excluded from the Operative District Plan definition of 'Excavation' and 'Filling'.

Foundations have been designed to avoid ground disturbance; these will comprise timber piles as demonstrated in Sheet A2-01 of **Appendix 1**.

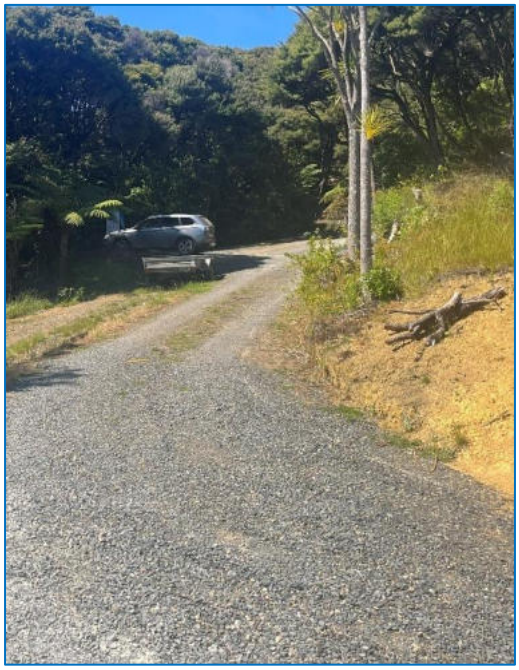
Ground disturbance to establish foundations and onsite services will be carried out under an Accidental Discovery Protocol, to ensure that any unanticipated archaeological finds are dealt with appropriately.

2.4 Property Access

Access to the property is via Huaroa Road (comprising Lot 13 DP 70952 and Lot 13 DP 70953), which is formed as a metalled surface, and is jointly owned by a number of properties. Within the site, an existing metalled driveway and hardstand area provides access and onsite parking. Refer to **Photographs 1** and **2.** No alterations to the existing access arrangements are proposed.



Photograph 1: Existing entrance and southern end of driveway off Huaroa Road.



Photograph 2: Onsite access, parking and manoeuvring.

2.5 Wastewater, Stormwater Management and Water Supply

The proposed dwelling will be serviced via on-site wastewater disposal, stormwater disposal and water storage tanks.

The design of wastewater treatment and disposal is addressed in the T. Drupsteen Consulting Engineer Onsite Wastewater Report (TP58) in **Appendix 3**. This report proposes a Waterflow Econotreat aerated wastewater system with surface laid dripper lines to be covered with post peelings / bush mulch / compost. The disposal area will be located in the existing vegetated area behind the dwelling and to the west of the driveway. Refer to **Figure 2**.

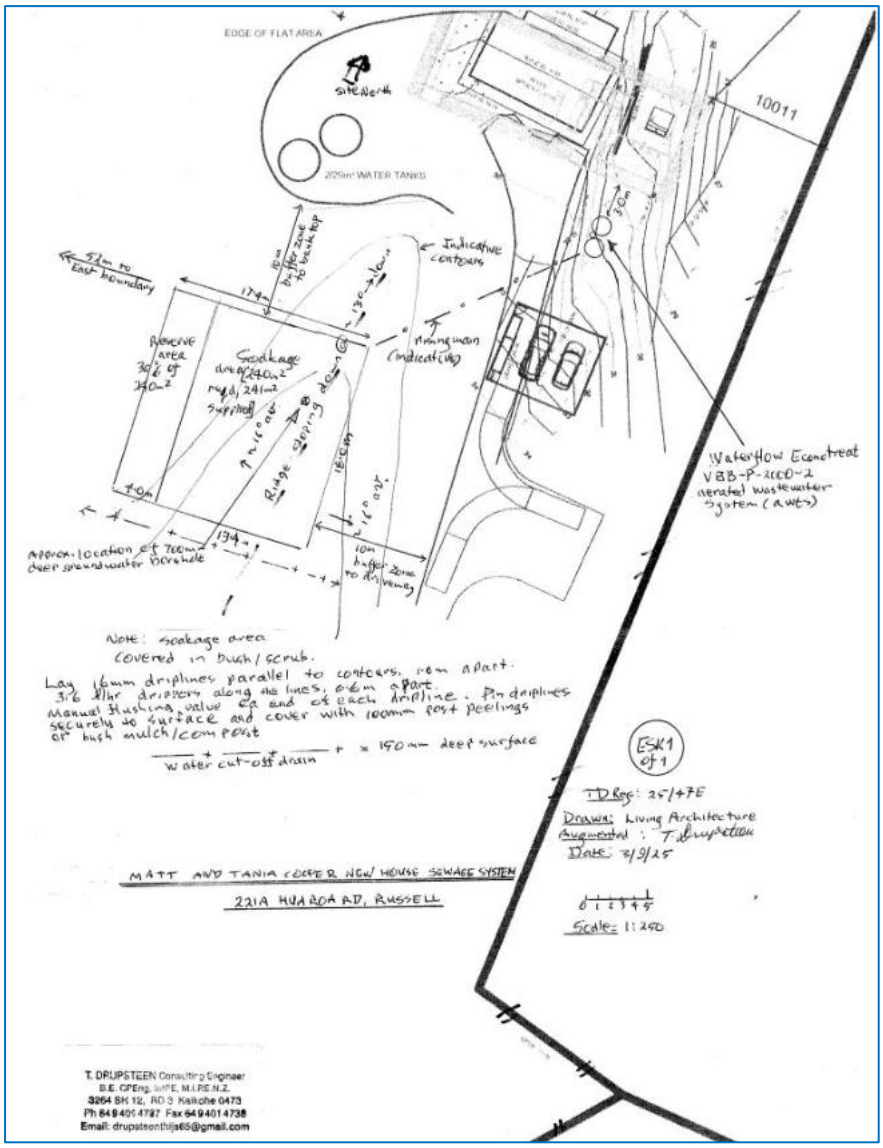


Figure 2: Wastewater Site Plan (Source: T. Drupsteen Consulting Engineer On-site Wastewater Disposal Site Evaluation Investigation Checklist).

The proposal will introduce additional impermeable surface onto the subject site, comprising the added roof area of the new building compared with the existing building. Other existing impermeable surface coverage is made up of the existing driveway and hardstand area, and a 1/24th share in Lot 13 DP 70952 and Lot 13 DP 70953 (i.e. Huaroa Road). Refer to the summary in **Table 2**.

Land Parcel		Impermeable Area (Approximate)	Comments	Total Site Area
Lot 1 DP 367539	**Roof Area**	236m²	Approximately 128m² increase from existing roof area	13,438m²
	Driveway & Hardstand	300m²	Existing coverage	
Lot 13 DP 70952		1/24th = 255m² (based on 5m average width)	No increase from existing situation	1/24th 39,735m² = 1,656m²
Lot 13 DP 70953		1/24th = 298m² (based on 5m average width)	No increase from existing situation	1/24th 37,155m² = 1,548m²
Totals		1089m²		16,642m²

Table 2: Schedule of Proposed Exterior Materials and Colours

The cumulative extent of impermeable surfaces over the subject site and taking into account 1/24th shares in Lot 13 DP 70952 and Lot 13 DP 70953 remains low, at less than seven percent.

Rainwater from the roof surface of the proposed building will be collected in the two existing 25,000 litre plastic water tanks, then pumped to a small header tank located above the battered slope, to allow gravity feed for domestic use.

Emergency water supply for firefighting will be from one of the existing water storage tanks, Consultation with Fire and Emergency New Zealand (FENZ) has been undertaken, and a written approval is provided in **Appendix 4**.

2.6 Proposed Landscaping Plan

Hawthorn Landscape Architects has prepared a Landscape and Visual Effects Assessment including a proposed landscaping plan – refer to **Appendix 5**.

As the site is surrounded by existing vegetation there will be no need for additional landscaping to visually integrate built form. The existing cut batter located to the south of the dwelling (not visible from the coast) will be revegetated using the "Manuka Slash" method, enabling natural regenerating of Manuka on the clay batter.

Two small areas of Manuka to the west and east of the house will need to be removed to enable the re-build. The area below the existing canopy of Manuka that is close to the dwelling will be planted with fire retardant species to assist with minimising fire hazard risk.

3. Application Site Details and Description

3.1 Location

The subject site is located at 221a Huaroa Road, between Opito Bay and Paroa Bay in Russell. Huaroa Road is a private road, located off the end of Uruti Road. An esplanade strip separates the site from a small beach.

Refer to the Location and Cadastral Maps in **Figures 3** and **4.**

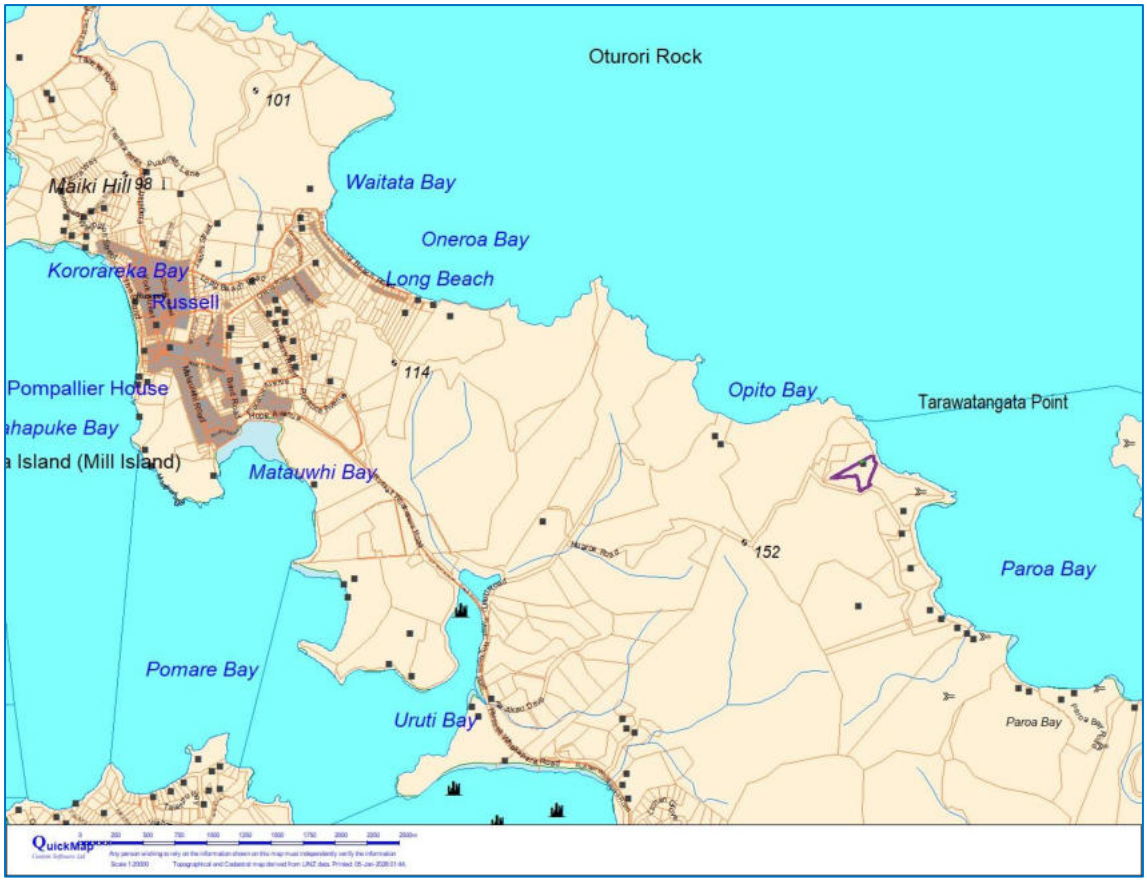


Figure 3: Location Map

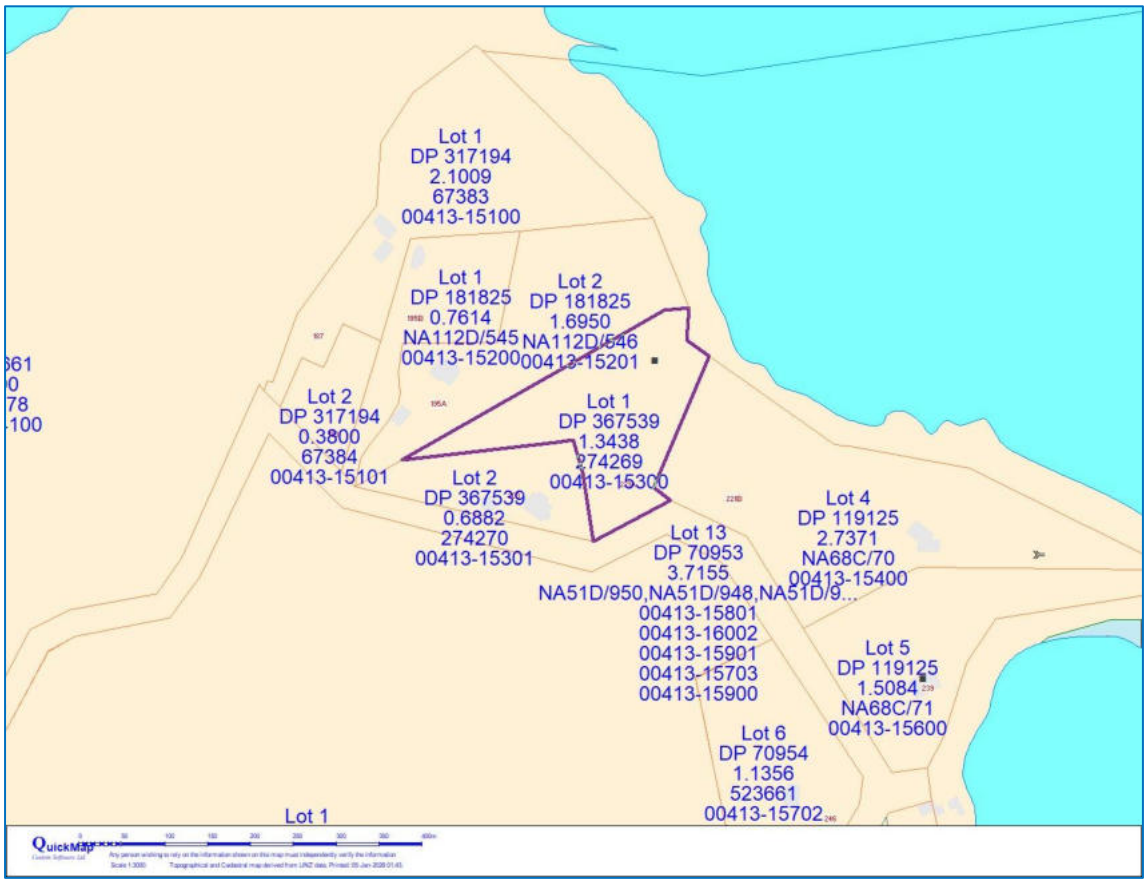


Figure 4: Cadastral Map

3.2 Legal Description

Legal Details of the subject land are summarised in **Table 3** below. The Record of Title is attached in **Appendix 6**.

Record of Title Identifier	Legal Description	Area	Relevant Record of Title Interests
274269	Lot 1 DP 367539	1.3438ha more or less	Subject to a right of way over part coloured blue on DP 70954 created by Transfer A307435 (affects Lot 13 DP 70953) Subject to a right of way over part marked B on DP 367539 created by Transfer D053070.1 Appurtenant hereto is a water supply right created by Transfer D053070.2 - Subject to Section 241(2) Resource Management Act 1991 (affects Plan 367539) Subject to a right of way for pedestrian access over parts marked A and B on DP 367539 created by Easement Instrument 7097724.3 Subject to an electricity transmission right (in gross) over parts marked D, J, N and R on DP 200914 in favour of Top Energy Limited created by Transfer D609731.1- Subject to a pedestrian access right over part Lot 1 DP 367539 marked B on DP 367539 created by Easement Instrument 12094437.2 Subject to a right to pedestrian access over part Lot 1 DP 367539 marked B on DP 367539 created by Easement Instrument 12850220.1
	1/24 share Lot 13 DP 70952	3.9735ha more or less	
	1/24 share Lot 13 DP 70953	3.7155ha more or less	

Table 3: Legal Details of Application Site

3.3 Site Conditions

The subject site encompasses sloping land upon which a level platform has been established in the vicinity of the existing bach. The bach is accessible from Huaroa Road via a gravelled driveway, with a gravelled parking and manoeuvring area established nearby. Excluding this level area, the remainder of the site is generally covered in manuka and kanuka dominated shrubland vegetation with a fern dominated understorey.

The existing bach is located near the property's north eastern boundary and is surrounded by a grassed area to the east and south west, a deck steps down the slope to the north and a metalled hardstand area to the south.

Two water tanks and a smaller header tank are located behind the bach, to the south west.

The proposed building site is located generally upon the existing building platform of the bach, extending slightly east and west.

Refer to **Photographs 3 - 5** and the Cover Photo.

Photograph 3: Existing bach and deck located in coastal shrubland setting.

Photograph 4: Existing water tanks located on levelled grass platform.

Photograph 5: Existing metalled hardstand area south of existing bach.

The soil profile is described within the T Drupsteen Consulting Engineers Onsite Wastewater Report - see **Appendix 3**.

The landscape and visual characteristics of the site and its surrounding environment are described in detail in the Hawthorn Landscape Architects Landscape and Visual Effects Assessment – see **Appendix 5**.

3.4 Recorded Natural Features

3.4.1 Recorded Ecological Features

The site is recorded as part of a kiwi habitat in the Far North Maps Species Distribution (DoC) Map ('high density' zoning).[2] This map is a non-statutory document.

The subject site is located within the Whangaruru Ecological District and parts of it are included in the Protected Natural Area 'Edwards Tikitikioure Coastal Habitat' (Q05/004)[3]. The ecological unit includes a mosaic of forest age classes ranging from seral shrubland to cu-over forest and wetlands, sometimes adjoining estuarine associations. Significant flora and fauna can be found within the unit.

3.4.2 Recorded Landscape and Natural Character Features (Regional Policy Statement for Northland)

The site is within the Coastal Environment and is partially within an Outstanding Natural Landscape ('*Opito and Paroa Coast*').

The site is within a high Natural Character Area within the '*Paroa Bay*' unit (ID 11/01). Described as '*Hill slopes with kanuka-manuka dominant shrubland & low forest with patches of kanuka-mixed broadleaved forest.*'

Also refer to the Landscape and Visual Effects Assessment in **Appendix 5**.

4. District Plan Assessment

4.1 Operative Far North District Plan

4.1.1 Zoning & Resource Features

The site is zoned General Coastal and is within an Outstanding Landscape. An assessment of relevant rules is provided as follows.

[2] A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): *Call count monitoring of Northland brown kiwi 2019.* Department of Conservation, Whangarei, New Zealand.
[3] Booth, A. (2005) *Natural areas of Whangaruru Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme.* Department of Conservation, Whangarei, New Zealand.

4.1.2 General Coastal Zone

Rule	Discussion	Activity Status
10.6.5.1.1, 10.6.5.2.2 & 10.6.5.3.1 Visual Amenity	The new building is for human habitation, and its gross floor area exceeds 25m². The proposal does not meet the permitted activity standard. The building is not located in a building envelope that was approved under a resource consent and therefore does not meet the controlled activity standard. Therefore, the proposal is a restricted discretionary activity.	Restricted Discretionary
10.6.5.1.2 Residential Intensity	The proposed dwelling will be the only one on the site.	Permitted
10.6.5.1.3 Scale of Activities	Residents will be members of the household.	Permitted
10.6.5.1.4 Building Height	The height of the proposed building does not exceed 8m, measured using the Mean Ground Level Method.	Permitted
10.6.5.1.5 Sunlight	The proposed building is located much more than its own height from the site boundaries and can comply with this standard.	Permitted
10.6.5.1.6 Stormwater Management	Impermeable surfaces (comprising proposed building roof area, existing access and hardstand, share in Huaroa Road – refer to Section 2.5 / Table 2) amount to less than 6% of the lot area. This complies with the permitted activity standard (10%).	Permitted
10.6.5.1.7 Set Back from Boundaries	The proposed building achieves a 10m setback from all boundaries.	Permitted

4.1.2 District Wide Provisions

Natural and Physical Resources

Rule	Discussion	Activity Status
12.1.6.1.2 Indigenous Vegetation Clearance in Outstanding Landscapes	Selected highly flammability trees will be removed in accordance with clause (n) – creation and maintenance of firebreaks provided that no more vegetation is cleared than is necessary to achieve the practical purpose of the firebreak.	Permitted
12.1.6.1.4 Excavation and/or Filling within an Outstanding Landscape	No excavation other than building foundation work is proposed.	Not applicable
12.1.6.1.5 & 12.1.6.2.1 Buildings within Outstanding Landscapes	The new dwelling is in the General Coastal Zone, is for human habitation, exceeds 25m².	Restricted Discretionary
12.2.6.1.1 Indigenous Vegetation Clearance Permitted Throughout the District	Selected highly flammability trees will be removed in accordance with clause (m) – creation and maintenance of firebreaks provided that no more vegetation is cleared than is necessary to achieve the practical purpose of the firebreak.	Permitted
12.3.6.1.2 Excavation and/or Filling …. In the General Coastal …. Zones	No excavation other than building foundation work is proposed.	Not applicable

12.4.6.1.2(a) & 12.4.6.3 Fire Risk to Residential Units	The proposed residential unit is located less than 20m from the drip line of surrounding vegetation.	Discretionary
12.7.6.1.1 Setback from Lakes, Rivers and the Coastal Marine Area	This permitted standard will be met as the new building will be set back no less than 30m from the coastal marine area.	Permitted
12.7.6.1.4 Land Use Activities Involving Discharges of Human Sewage Effluent Area	The wastewater treatment system and surface laid dripper lines will comply with the relevant setback distances.	Permitted

Transportation

Rule	Discussion	Activity Status
15.1.6A.2.1 / Table 15.1.6A.1 Traffic Intensity	The first dwelling is exempt from this rule. Traffic Intensity does not exceed the permitted activity.	Permitted
15.1.6C.1 Private Accessway in all Zones	There will not be an increase in the number of household equivalents or sites using Huaroa Road as a result of the proposal.	Not applicable
15.1.6C.1.5 Vehicle Crossing Standards in … Coastal Zones	The existing vehicle crossing off Huaroa Road will be used.	Not applicable

4.1.3 Overall Activity Status

Overall, the proposed activity will be a discretionary activity in terms of the Operative District Plan provisions.

4.2 Proposed Far North District Plan

4.2.1 Zoning & Overlays

The subject site is zoned Rural Production, is within the Coastal Environment and an area of High Natural Character and partially within an Outstanding Natural Landscape.

4.2.2 Rules with Immediate Legal Effect

Rule	Discussion	Activity Status
EW-R12 / EW-S3 Earthworks and the Discovery of suspected sensitive material	The work will occur under an Accidental Discovery Protocol.	Permitted.
EW-R13 / EW-S5 Earthworks and Erosion and Sediment Control	Land disturbance will be controlled in accordance with the listed Erosion and Sediment Control Guidelines.	Permitted.
IB-R1 Indigenous vegetation … clearance …	Selected highly flammability trees will be removed and replaced with low flammability indigenous species in accordance with clause 11 – creation and maintenance of firebreaks to manage fire risk and will comply with clause 7 – to allow for the construction of a single residential unit on a title and essential associated onsite infrastructure to it and access and it does not exceed 1,000m².	Permitted.

4.2.3 Rural Production Zone

Rule	Discussion	Compliance
RPROZ-R1 New buildings or structures	The building will accommodate a permitted activity (Residential Activity) and complies with all of the standards listed under PER-2.	These rules do not have legal effect.
RPROZ-R2 Impermeable Surface Coverage	Impermeable surfaces will not exceed 15%.	
RPROZ-R3 Residential Activity	PER-1 is met.	
RPROZ-S1 Maximum Height	The proposed building does not exceed a height of 12m.	
RPROZ-S2 Height in relation to boundary	The proposed building will comply with the permitted activity standard.	
RPROZ-S3 Setback	The proposed building is more than 10m from the site boundary.	
RPROZ-S4 Setback from MHWS	The proposed building is more than 30m from MHWS.	
RPROZ-S5 Building or structure coverage:	Building or structure coverage will not exceed 12.5%.	
RPROZ-S7 Sensitive activities setback ... Mineral Extraction overlay	The new residential unit will be situated well over 100m from the boundary of a Mineral Extraction Overlay.	

4.2.4 Hazards & Risks

Rule	Discussion	Compliance
NH-R5 Wild fire – Buildings used for a vulnerable activity (excluding accessory buildings)	Onsite water supply can be provided in accordance with PER-1, however access to water supplies for fire-fighting purposes is not available. The building will be within 20m of the surrounding vegetation and does not comply with PER-2.	This rule does not have legal effect.

4.2.5 Natural Environment Values

Rule	Discussion	Compliance
NFL-R1 New buildings ….	The new building is within the coastal environment, not ancillary to farming, and greater than 25m². PER 2 is not met.	These rules do not have legal effect.
NFL-R3 Earthworks or indigenous vegetation clearance	Selected highly flammability trees will be removed and replaced with low flammability indigenous species in accordance with NFL-S3, to comply with PER-2.	

4.2.6 General District-Wide Matters

Rule	Discussion	Compliance
CE-R1 New buildings or structures	PER-2 is applicable as the site is not within an urban zone. The proposed building is not ancillary to farming activities, exceeds 25m², and is not within an outstanding natural character area and therefore does not comply with conditions 1 – 2 but meets condition 3. PER-4 requires compliance with CE-S1 and CE-S2, which limit the maximum height of any new building or structure to 5m above ground level and the nearest ridgeline, headland or peninsula, and require the use of materials / finishing with a reflectance value no greater than 30% and an exterior finish within Groups, A, B or C as defined within the BS5252 standard colour palette, respectively. CES-S1 is	These rules do not have legal effect.

	not met, as the height of part of the dwelling will exceed 5m, while CES-S2 is achieved.	
CE-R3 Earthworks or indigenous vegetation clearance	Selected highly flammability trees will be removed and replaced with low flammability indigenous species in accordance with CE-S3, to comply with PER-2.	

4.2.7 Overall Activity Status

In terms of the rules which have immediate legal effect, the proposal is a permitted activity under the Proposed District Plan.

5. Assessment of Environmental Effects & Proposed Mitigation Measures

Section 104(1)(a) and (ab) require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity and any measure proposed or agreed to by the applicant for the purpose 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.

Section 104(2) states that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. As a discretionary activity, the assessment below identifies all potential effects of the activity.

5.1 Effects on Landscape, Visual, Amenity, and Natural & Coastal Character

This assessment of potential effects on landscape, visual amenity and natural and coastal character is provided within the Landscape and Visual Effects Assessment in **Appendix 5**. In summary:

- The potential viewing audience is limited to passing boating enthusiasts, their view transient as they pass by. They will view the new dwelling in the context of the existing character of this area, which accommodates built form set into the vegetated hill side. Due to the small change to the current site and visually recessive proposal the potential visual effects will be very low overall.

- Overall, is considered that the proposal will generate very low adverse physical landscape effects, as the key characteristics and values of the site and surrounding landscape will be maintained.

- Overall, it is considered that the proposal will have a very low effect on the landscape character attributes of the wider coastal environment along this part of the Russell peninsula.

- The effects upon the abiotic components of the natural character of the site are assessed as being very low.

- It is therefore considered that because of the limited vegetation clearance required to accommodate the built form the adverse effects upon the biotic components of the natural character are assessed as being very low.

- Overall, it is considered that the level of experiential effects generated by the proposal will be very low, less than minor.

5.2 Cultural & Heritage Effects

There are no recorded archaeological sites on the subject site. The building is located in a modified part of the site, where previous earthworks have been undertaken to form a level platform for the existing bach and to form access to the building from Huaroa Road. Minimal earthworks are required to complete the project, being limited to the installation of new foundations and onsite wastewater treatment and disposal.

In summary, it is considered that the proposal sufficiently mitigates the potential adverse effects of the proposal on cultural and heritage values, provided that soil disturbance activities proceed under the careful observation of an Accidental Discovery Protocol.

5.3 Effects on Flora and Fauna, Biodiversity

The position of the proposed dwelling over the existing building footprint has been selected to minimise the need for earthworks and removal of indigenous vegetation. Direct short-term effects of the proposal relate to the removal of selected highly flammable trees and ferns around the edge of the proposed dwelling, with these effects to be mitigated and offset by replanting a buffer with low flammability indigenous species. As such, direct adverse effects on indigenous vegetation are anticipated to be negligible.

In the long term, the proposal is considered to avoid adverse effects on flora and fauna, as there will be no change or increase in residential intensity.

Overall, the aspects of the proposed activity requiring resource consent have negligible adverse effects on indigenous flora and fauna.

5.4 Effects on Water Quality

Earthworks are not required to complete the development, with land disturbance being limited to installation of timber pile foundations and onsite drainage. Erosion and sediment control can be established and maintained in accordance with GD05 to ensure that sediment runoff during the construction phase does not result in adverse water quality impacts.

The increase in impermeable surfaces is small, and the overall proportional extent is low; as a result, the proposal will have a negligible impact on total catchment impermeability.

The new roof area proposed is the minimum required to complete a residential dwelling on the subject site. In the long term, stormwater runoff from the new roof area will be collected and stored in a water tank, pumped up to a higher tank and used to provide gravity fed supply for the dwelling.

Onsite wastewater disposal has been designed to avoid adverse effects on water quality, as described in the Onsite Wastewater Report in **Appendix 3**.

Overall, it is considered that the proposed design and arrangement for the treatment and disposal of stormwater and wastewater represent the best practicable option and can be completed so as to avoid potential effects on water quality.

5.5 Property Access and Traffic Effects

The proposal will not increase the volume of traffic using private and public roading and the internal driveway. Existing onsite vehicular access, manoeuvring and parking areas are sufficient for their purpose. Therefore, the overall short term and long-term effects of additional traffic on the local and wider transport environment, are considered to be negligible.

5.6 Effects of Fire Risk

The proposed dwelling will be located less than 20m away from the areas of surrounding vegetation. The dwelling is to be placed to use of existing cleared areas around its immediate perimeter to mitigate the increased fire risk where practicable. In addition, selected trees and ferns will be removed with proposed underplanting of the buffer area with low flammability species, as indicated in the Landscape Plan, to reduce the risk of fire spreading. Russell Volunteer Fire Brigade is located approximately 5km, or ten minutes from the subject site. Existing water storage on the site suitably located, and of an adequate volume for fire fighting use. Written approval has been obtained from FENZ – refer to **Appendix 4**.

Overall, it is considered that the fire risk generated by the proposal is mitigated to an appropriate level so as to be less than minor.

6. Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *New Zealand Coastal Policy Statement*
- *National Policy Statement for Indigenous Biodiversity*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The subject site is not recorded on Northland Regional Council's Selected Landuse Register as a site that has been used for any activity included on the Ministry for the Environment's Hazardous Activities and Industries List.[4] Review of historic images via Retrolens shows that the bach was established by 1980, otherwise the site has retained a bush cover.[5] Therefore, the site is not considered to be a 'piece of land', and the proposed activity is not covered by the above National Environmental Standard.

[4] Northland Regional Council. Retrieved 6 January 2026 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21
[5] Sourced from http://retrolens.nz and licensed by LINZ CC-BY 3.0

6.2 National Policy Statements

6.2.1 New Zealand Coastal Policy Statement 2010 as amended in 2025

The Regional Policy Statement gives effect to the New Zealand Coastal Policy Statement, and the relevant policies have been taken into account in the assessment within Section 6.3 of this Report. Policies 6, 13 and 15 are also specifically addressed within the Landscape and Visual Effects Assessment, which states that:

"The proposed development is located upon an existing building site. The sensitivity of the proposal will result in a visually recessive building that blends with the natural patterns of the landform and maintains the landscape character values of this part of the coastline.

The development will result in an acceptable change to the site. Any potential adverse effects upon the natural character values of the site, coastal marine area, ONL, HNC area, OL will be avoided. The development is in accord with the relevant landscape objectives and policies of the NZCPS."

6.2.2 National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB)

The objective of the above policy statement is set out in 2.1, as copied below:

(1) The objective of this National Policy Statement is:

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

(b) to achieve this:

(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and

(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

There are seventeen listed policies to achieve this objective. At this time, there are no SNAs mapped in the Operative or Proposed District Plan. Therefore, Policies 8, 13 and 15 are most relevant.

Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.
Policy 13: Restoration of indigenous biodiversity is promoted and provided for.
Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved

Part 3 guides the implementation of the NPS-IB. Of relevance is the following approach to implementing the NPS-IB.

3.16 Indigenous biodiversity outside SNAs
(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.
(2) All other adverse effects of any activities that may adversely affect indigenous biodiversity that is outside an SNA (other than indigenous biodiversity on specified Māori land (see clause 3.18)), must be managed to give effect to the objective and policies of this National Policy Statement.

Effects Management Hierarchy is defined as follows:

effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:

(a) adverse effects are avoided where practicable; then

(b) where adverse effects cannot be avoided, they are minimised where practicable; then

(c) where adverse effects cannot be minimised, they are remedied where practicable; then

(d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then

(e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then

(f) if biodiversity compensation is not appropriate, the activity itself is avoided.

The proposed activity involves removal of selected indigenous trees and ferns and introduction with low flammability species to provide a fire break. Adverse effects have been minimised through the selection of the building site in a location that uses the existing building platform and curtilage area and otherwise avoids the surrounding bush. Remediation is not considered necessary, and residual adverse effects related to vegetation clearance are not expected to be more than minor in magnitude. The proposed building itself provides accommodation for existing family members, and does not increase the occupancy of the site. In terms of potential adverse effects on indigenous fauna, no adverse effects are anticipated.

Referring back to the objective and relevant policies of the NPS-IB; the effects of the proposal are such that indigenous biodiversity can be maintained, while providing for the social wellbeing of the property owners and their family. The habitats of specified highly mobile fauna within the site can be maintained. It is therefore considered that the proposal is consistent with the NPS-IB.

6.3 Regional Policy Statement for Northland

The Regional Policy Statement records the following layers (illustrated in **Figure 5**).

- The site is within the Coastal Environment.
- The site is partially within an Outstanding Natural Landscape ('*Opito and Paroa Coast*').
- The site is within a high Natural Character Area within the '*Paroa Bay*' unit (ID 11/01). Described as '*Hill slopes with kanuka-manuka dominant shrubland & low forest with patches of kanuka-mixed broadleaved forest.*'

Figure 5: Regional Policy Statement Outstanding Natural Landscape High Natural Character Overlay and Coastal Environment.

Relevant objectives and policies from the Regional Policy Statement are commented on under the applicable heading below.

Objective 3.14 Natural character …

Identify and protect from inappropriate subdivision, use and development;

(a) The qualities and characteristics that make up the natural character of the coastal environment…;

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

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

(1) In the coastal environment:

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

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

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

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

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

(ii) May be dynamic, diverse or seasonal;

c) Recognise that there may be more than minor cumulative adverse effects from minor or transitory adverse effects; and

d) Have regard to any restoration and enhancement on the characteristics and qualities of that area of natural character, natural features and/or natural landscape.

As detailed in the Landscape and Visual Effects Assessment in **Appendix 5**, the proposal will generate a low potential adverse natural character effect and will not adversely affect any natural elements, landforms or processes, and will generate a very low level of potential adverse landscape effect and will not adversely affect the values that underpin the outstanding natural landscape. As such, the qualities and characteristics of the outstanding natural landscape and natural character of the coastal environment can be retained.

5.1.2 Policy – Development in the coastal environment

Enable people and communities to provide for their wellbeing through appropriate subdivision, use, and development that:

(a) Consolidates urban development within or adjacent to existing coastal settlements and avoids sprawling or sporadic patterns of development;

(b) Ensures sufficient development setbacks from the coastal marine area to;

(i) maintain and enhance public access, open space, and amenity values; and

(ii) allow for natural functioning of coastal processes and ecosystems;

(c) Takes into account the values of adjoining or adjacent land and established activities (both within the coastal marine area and on land);

(d) Ensures adequate infrastructure services will be provided for the development; …

The site is not within an existing coastal settlement; however, the proposed development is not urban in nature, such that sprawling or sporadic development patterns are avoided. The existing building site will be used, which is adequately set back from the coastal marine area. The intensity of built development remains similar to the current situation as well as other adjacent privately owned properties, and consistent with the nature of established activities on those sites. Onsite servicing is adequately available. The above policy is met.

6.4 District Plan Objectives and Policies

6.4.1 Operative Far North District Plan

Relevant objectives and policies are those listed in the Coastal Environment, General Coastal Zone, Landscape and Natural Features and Natural Hazards sections of the Operative District Plan. The objectives and policies under Sections 10.3 and 10.4 (Coastal Environment), 10.6 (General Coastal Zone), 12.1 (Landscape and Natural Features) and 12.4 (Natural Hazards) are commented on below. It is considered that the proposal is in accordance with the relevant strategies.

Coastal Environment

10.3 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.

10.4 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)".
10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
10.4.10 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.

To meet the general objective 10.3.1, potential adverse effects of the proposed activity are avoided through the design and location of the building (making the proposal an appropriate activity) and are otherwise mitigated by way of natural and recessive colour schemes, use of an Accidental Discovery Protocol, and measures to mitigate fire risk. The appropriateness of an activity can be

determined via Policy 10.4.1, and the proposed activity is considered to generally meet the requirements, as:

- The features and elements that contribute to natural character in the location are preserved,
- The building site and design is a modest scale, which minimises adverse effects on natural character,
- Suitable onsite servicing has been designed, including onsite water supply in accordance with Policy 10.4.10,
- The footprint of the building is located in the existing modified area,
- Adverse effects on the outstanding landscape and on amenity values are avoided and mitigated,
- Adverse effects on significant indigenous vegetation are avoided through the house site location,
- The proposal is considered to meet the relevant policies of the NZCPS and RPS and
- Further public access is not considered appropriate in relation to this development.

Policy 10.4.2 specifies 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 other objectives and policies of the Plan. The site is not within an existing coastal settlement; however, the nature and scale of the proposed development is not considered to be a sprawling or sporadic.

Natural character, outstanding landscapes, and open space and amenity values are protected, and areas of significant vegetation are avoided. No effects on water quality are anticipated either for the short-term or long-term phases of development and adverse effects on the coastal marine area are not anticipated. Objectives 10.3.2 and 103.6, and Policy 10.4.11 are met. Policy 10.4.12 lists strategies that may be used to reduce adverse effects on natural character and amenity values. These strategies have all been taken into account in the proposal, as the proposed building is:

- located upon the footprint of the existing bach, well below the skyline and ridgeline,
- replaces the existing bach to become the only dwelling on the subject site,
- designed to use recessive and natural toned exterior colours and
- screened by existing mature vegetation located in front of the dwelling, with a natural vegetated backdrop.

Negligible land disturbance is required for the proposal, and in the absence of any known or recorded archaeological sites, and no issues in terms of Objective 10.3.3 and Policy 10.4.8 are anticipated.

The proposed building achieves suitable setbacks from the coastal marine area and the existing esplanade reserve to the north is unaffected in accordance with Objective 10.3.4. No further public access is considered necessary as part of this proposed development as per Policy 10.4.4.

General Coastal Zone

10.6.3 OBJECTIVES These objectives supplement those set out in Section 10.3.
10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.
10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.

10.6.4 POLICIES These policies supplement those set out in Section 10.4.
10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.
10.6.4.2 That the visual and landscape qualities of the coastal environment in be protected from inappropriate subdivision, use and development.
10.6.4.3 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;
(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.
10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.
10.6.4.6 The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.

With regards to policies 10.6.4.1, 10.6.4.2 and 10.6.4.3, and in attainment of the relevant General Coastal Zone objectives, the natural character of the General Coastal Zone and its visual and landscape qualities, will be preserved, and the proposed activity is considered to be an appropriate use and development. These matters are discussed further within the Landscape and Visual Effects Assessment in **Appendix 5**.

Negligible land disturbance is required for the proposal, and in the absence of any known or recorded archaeological sites, and no issues in terms of Policy 10.6.4.5 are anticipated.

Besides foundation work, earthworks are not required. The foundation design uses a timber pile system. Therefore, the design, form, location and siting of earthworks has taken into account natural character values in order to avoid and minimise adverse effects in accordance with Policy 10.6.4.6.

Landscape and Natural Features

12.1.3 OBJECTIVES
12.1.3.1 To protect outstanding landscapes and natural features from inappropriate, subdivision use and development.
12.1.3.3 To recognise and provide for the distinctiveness, natural diversity and complexity of landscapes as far as practicable including the complexity found locally within landscapes and the diversity of landscapes across the District.
12.1.3.4 To avoid adverse effects and to encourage positive effects resulting from land use, subdivision or development in outstanding landscapes and natural features and Maori cultural values associated with landscapes.

12.1.4 POLICIES
12.1.4.1 That both positive and adverse effects of development on outstanding natural features and landscapes be taken into account when assessing applications for resource consent.
12.1.4.2 That activities avoid, remedy or mitigate significant adverse effects on both the natural and the cultural values and elements which make up the distinctive character of outstanding natural features and landscapes.
12.1.4.3 That the cumulative effect of changes to the character of Outstanding Landscapes be taken into account in assessing applications for resource consent.
12.1.4.5 That the adverse visual effect of built development on outstanding landscapes and ridgelines be avoided, remedied or mitigated.
12.1.4.7 That the diversity of outstanding landscapes at a District-wide and local level be maintained and enhanced where practicable.
12.1.4.8 That the trend is towards the enhancement rather than the deterioration of landscape values, including the encouragement of the restoration of degraded landscapes.
12.1.4.9 That the high value of indigenous vegetation to Outstanding Landscapes be taken into account when assessing applications for resource consents.
12.1.4.10 That landscape values be protected by encouraging development that takes in account:
(a) the rarity or value of the landscape and/or landscape features;
(b) the visibility of the development;
(c) important views as seen from public vantage points on a public road, public reserve, the foreshore and the coastal marine area;
(d) the desirability of avoiding adverse effects on the elements that contribute to the distinctive character of the coastal landscapes, especially outstanding landscapes and natural features, ridges and headlands or those features that have significant amenity value;
(e) the contribution of natural patterns, composition and extensive cover of indigenous vegetation to landscape values;
(f) Maori cultural values associated with landscapes;
(g) the importance of the activity in enabling people and communities to provide for their social, economic and cultural well-being.

The Landscape and Visual Effects Assessment provides further discussion on these objectives and policies and notes that the building site is not located on a ridgeline or viewed on the skyline. Vegetation and landform will visually absorb the building, thus minimise adverse landscape and visual effects on the Outstanding Landscape. It notes that "*A small area of existing Manuka/Kanuka*

will be removed along the fringe of the existing clearing where the current house sits. The planting of native fire retardant species along the bush line will minimise fire hazard and also enhance the biodiversity of the native bush area near the dwelling site, offsetting the small area of Manuka/Kanuka that needs to be removed. The key landscape and natural features of the Outstanding Landscape will not be affected by this development. The architectural style, building height and colours are complementary to this coastal setting, and will not impact the Outstanding Landscape."

The relevant objectives for outstanding landscapes in relation to land use activities require that they are protected from inappropriate use and development, and to avoid adverse effects and encourage positive effects as well as Maori cultural values associated with landscapes. Refer to Objectives 12.1.3.1 and 12.1.3.4.

Relevant policies 12.1.4.2, 12.1.4.3 and 12.1.4.5 are achieved as significant adverse effects are avoided on the applicable features of the outstanding landscape, and other visual effects are avoided and mitigated, and cumulative effects of the development will not generate a noticeable change to its character. Again, restoration is encouraged via Policy 12.1.4.8. The indigenous vegetation patterns that contribute the outstanding landscape will be retained as per Policy 12.1.4.9. Finally, the criteria listed in 12.1.4.10 are met by the proposal, with these matters having been taken into account in the building site selection and building design. With these policies having been met, it is considered that the proposal achieves the relevant objectives in relation to the outstanding landscapes.

Natural Hazards

12.4.3 OBJECTIVES

12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well-being of the community.
12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.
12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

12.4.4 POLICIES

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

The risk of fire can never be fully avoided, as fire risk would remain even with a 20m separation distance between a dwelling and areas of vegetation. However, the applicants have taken practicable steps to minimise fire risk, including using a cleared buffer area immediately between the dwelling and the surrounding areas of continuous native vegetation where practicable, planting selected low flammability plant species where there is vegetation in close proximity to the dwelling, and having adequate water supply to minimise the spread of fire and to offset the site's remoteness from firefighting services.

With the beach nearby, evacuation to the coastal marine area would be accessible, reducing the threat to life arising from fire hazard.

The proposal is considered to be consistent with the above objectives and policies related to fire hazard, as it avoids fire risk to the extent practicable.

6.4.2 Far North Proposed District Plan

Relevant objectives and policies are listed in the Rural Production Zone, Coastal Environment, Natural Hazards, and Natural Features and Landscapes sections of the Proposed District Plan. As the proposal is consistent with the permitted activity standards for the Rural Production Zone, the objectives and policies for the zone do not require further consideration. The remaining applicable strategies are commented on below, and it is considered that the proposal will be compatible with them.

Natural features and landscapes

Objectives

NFL-O2 Land use and subdivision in ONL and ONF is consistent with and does not compromise the characteristics and qualities of that landscape or feature.

NFL-O3 The ancestral relationships Tangata Whenua has with the land is recognised and provided for as a part of the characteristics and qualities of ONL and ONF.

Policies

NFL-P2 Avoid adverse effects of land use and subdivision on the characteristics and qualities of ONL and ONF within the coastal environment.

NFL-P6 Encourage the restoration and enhancement of ONL and ONF where it is consistent with the characteristics and qualities.

NFL-P7 Prohibit land use that would result in any loss of and/or destruction of the characteristics and qualities of ONL and ONF.

NFL-P8 Manage land use and subdivision to Protect ONL and ONF and 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 outside the landscape or feature;
i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;
j. the characteristics and qualities of the landscape or feature;
k. the physical and visual integrity of the landscape or feature;
l. the natural landform and processes of the location; and
m. any positive contribution the development has on the characteristics and qualities.

The characteristics and qualities of the ONL will not be compromised as per NFL-O2, and Policy NFL-P2 and NFL-P7.

Restoration and enhancement of the natural character of the coastal environment is encouraged but not required by NFL-P6. The site will retain its extensive cover of indigenous shrubland, and specific restoration and enhancement works are not proposed.

NFL-P8 lists relevant considerations in terms of potential effects of the activity. These are addressed as follows:

- The building site is located on a modified part of the site,
- Temporary construction and effects can be managed using normal construction management techniques, while permanent effects arising from the proposed building can be adequately avoided and minimised,
- The proposed building is of a modest scale, which can be integrated into the existing environment using existing foreground and background vegetation as well as landform,
- Earthworks and vegetation clearance are minimised by the modified building location and foundation design, and avoids the need for any significant vegetation clearance,
- The selected building site is the best option in terms of avoiding adverse visual, ecological, archaeological and cultural effects,
- All works will follow the conditions of the archaeological authority,
- Fire hazard is addressed subsequently,
- The enhancement of public access and recreation are not pertinent considerations based on the nature and scale of the proposal and
- Adverse effects on water quality can be avoided through design and implementation of onsite wastewater and stormwater disposal, and erosion and sediment control measures.

Coastal Environment

Objectives
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; …

Policies
CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:
a. outstanding natural character;
b. ONL;
c. ONF.
CE-P4 Preserve the visual qualities, character and integrity of the coastal environment by:
a. consolidating land use and subdivision around existing urban centres and rural settlements; and
b. avoiding sprawl or sporadic patterns of development.
CE-P8 Encourage the restoration and enhancement of the natural character of the coastal environment.
CE-P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:
a. the presence or absence of buildings, structures or infrastructure;
b. the temporary or permanent nature of any adverse effects;
c. the location, scale and design of any proposed development;
d. any means of integrating the building, structure or activity;
e. the ability of the environment to absorb change;
f. the need for and location of earthworks or vegetation clearance;
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

The proposed activity is considered neither sprawling nor sporadic given the size of the property and the low level of residential intensity, which is not urban in nature. The natural character of the coastal environment will be protected through the location and design of the dwelling, together with existing vegetation and use of exterior colours with natural and recessive tones in accordance with Objective CE-02 and Policies CE-P4 and CE-P8.

Restoration and enhancement of the natural character of the coastal environment is encouraged but not required by CE-P8. The site will retain its extensive cover of indigenous shrubland, and specific restoration works are not proposed, while the strengthening of the edge of the manuka and kanuka dominated bush will provide enhancement.

The proposed building site is within an outstanding natural landscape but does not contain an outstanding natural features or area of outstanding natural character. Significant adverse effects are avoided, and other effects are avoided and mitigated, on the outstanding natural landscape characteristics and qualities of the site and its surrounds in support of Policy CE-P3.

Policy CE-P10 lists relevant considerations in terms of potential effects of the activity and replicates Policy NFL-P8, which is addressed previously.

Natural Hazards

Objectives
NH-O1 The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.
NH-O2 Land use and subdivision does not increase the risk from natural hazards or risks are mitigated …

Policies

NH-P9 Manage land use and subdivision that may be susceptible to wildfire risk by requiring:

(a) Setbacks from any contiguous scrub or shrubland, woodlot or forestry;'
(b) Access for emergency vehicles; and
(c) Sufficient accessible water supply for fire-fighting purposes.

The proposal includes measures to reduce the risk of fire, having adequate water supply to minimise the spread of fire. Other steps to minimise fire risk include using an open buffer area immediately between the dwelling and the surrounding areas of continuous native vegetation and including low flammability plantings to reduce the risk of fire spreading to nearby existing vegetation. Access for emergency vehicles is unchanged from the present scenario.

The proposal is considered to be consistent with the above objectives and policies, as it avoids and mitigates wildfire risk to the extent practicable.

6.5 Regional Plans

6.5.1 Proposed Regional Plan – February 2024

According to the Onsite Wastewater Disposal Site Evaluation Checklist, a permitted activity status for the proposed onsite wastewater system is achieved, therefore the proposed onsite wastewater treatment and disposal system does not require a Northland Regional Council Discharge Consent.

The Proposed Regional Plan states the diversion and discharge of stormwater into water or onto or into land where it may enter water from an impervious area or by way of a stormwater collection system, is a permitted activity, provided the criteria of Rule C.6.4.2(1) to (8) are met. The proposed activity is determined to meet the requirements of a Permitted Activity according to the provisions of Proposed Regional Plan Rule C.6.4.2, on the basis that it will not cause or increase flooding of land on another property and does not involve hazardous substances or potentially contaminated land provided that permanent scouring or erosion at the discharge point is avoided.

Besides minimal foundation work, earthworks are not required and consent is not required pursuant to Rule C.8.3.1.

6.6 Part 2 of the Resource Management Act 1991

The relevant provisions addressed in Sections 6.1 – 6.5 above are subject to Part 2 of the Act

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-
(a)Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
(b)Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
(c)Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
(f) the protection of historic heritage from inappropriate subdivision, use, and development:

7 Other matters
In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-
(b) The efficient use and development of natural and physical resources;
(c) The maintenance and enhancement of amenity values;
(f) Maintenance and enhancement of the quality of the environment;

8 Treaty of Waitangi
In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposal achieves sustainable management by enabling the applicants to construct family dwelling on the site to replace the existing bach, while at the same time ensuring that adverse effects on landscape, visual and amenity values, water quality will be avoided, remedied and mitigated. Fire risk is mitigated to an appropriate extent.

Section 6 matters have been recognised and provided for as follows:

- The natural character of the coastal environment will be preserved by the proposal.
- The qualities and characteristics of the outstanding natural landscape in the area can be protected, such that the proposal is considered to be an appropriate use and development.
- The building site occupies the footprint of the existing bach with extensions to the east and west to avoid the need for extensive earthworks or vegetation clearance.
- The proposal is not considered to diminish or discourage public access.
- Earthworks are limited to foundation work for the proposed timber piles. An Accidental Discovery Protocol is to be followed through the construction phase of the development.
- The site is modified through previous vegetation clearance, earthworks and built development. Minimal additional disturbance is required; however, this will closely follow an Accidental Discovery Protocol, in relation to any unanticipated discovery of archaeological material.

Section 7 matters have also been considered, and the proposal will not detract from the quality or amenity values of the environment.

The proposal is not considered to have any implications in terms of the Treaty of Waitangi.

7. Consultation

7.1 Summary of Consultation Undertaken

Fire & Emergency New Zealand (FENZ)
Fire & Emergency New Zealand have provided written approval to the submitted 'Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application' for the proposed development. Refer to **Appendix 4**.

7.2 Public Notification Assessment

Step 1: Public notification is not requested, nor is it required in terms of the criteria listed in 95A(3).

Step 2: Public notification is not precluded under Section 95A(5).

Step 3: There are no relevant rules that require public notification under 95A(8)(a). The adverse effects of the proposal are not deemed to be more than minor, and public notification is not required in terms of 95A(8)(b).

Step 4: No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

7.3 Limited Notification Assessment

Step 1: The proposed activity will not result in adverse effects on the common marine and coastal area and does not involve any accommodated activities in terms of Section 95B(2). The land is not on or adjacent to land that is the subject of a statutory acknowledgement with there being no mapped statutory acknowledgement areas in the Far North Maps Treaty Settlement maps, and we are not aware of any affected groups / people in terms of Section 95B(3).

Step 2: Limited notification is not precluded in terms of Section 95B(6).

Step 3: Section 95E(1) indicates that a person is considered affected if the activity's adverse effects are minor or more than minor (but are not less than minor) and Section 95E(2)(a) that the Consent Authority 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.

Section 95E(3)(a) specifies that a person is not an affected person in relation to an application for a resource consent for an activity if the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons.

The building site is located centrally between the eastern and western boundaries of the application site, upon the footprint of the existing bach. It will not have any direct impact on the adjoining Esplanade Reserve. Potential adverse landscape and visual effects are appropriately avoided and mitigated. No off-site adverse effects are anticipated that would cause any other person to be an affected person.

Taking into account the written approval provided as outlined in Section 7.1 of this Report, we are of the opinion that there are no persons who will be adversely affected by the proposal, and no further written approvals have been sought.

As such, no person is considered to be an affected person in terms of Section 95B(8)

Step 4: There are no special circumstances the warrant notification of the application to any other persons in terms of 95B(10).

7.4 Notification Assessment Summary

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we request that it be processed on that basis.

8. Conclusion

In terms of section 104 and 104B of the Resource Management Act 1991, we consider that:

- Taking into account the range of short and long term actual and potential adverse effects on the environment resulting from the proposed activity, it is considered that these can all be avoided, remedied and mitigated, such that they will be less than minor in their scale and magnitude; and
- The proposal is considered to be generally consistent with the objectives and policies of the District Plan and Proposed District Plan.
- The proposal is considered to be consistent with the objectives and policies of the New Zealand Coastal Policy Statement, National Policy Statement for Indigenous Biodiversity, and Regional Policy Statement and;
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- The proposal satisfies the statutory criteria to be treated as a non-notified application.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed 

Date: 13 February 2026

Natalie Watson,
Resource Planner

WILLIAMS & KING
Kerikeri

9. Appendices

Appendix 1: Living Architecture Plans
Appendix 2: Average Ground Level Plan
Appendix 3: T. Drupsteen Consulting Engineer Onsite Wastewater Report
Appendix 4: Fire & Emergency NZ FFWS Written Approval
Appendix 5: Hawthorn Landscape Architects Landscape & Visual Effects Assessment
Appendix 6: Record of Title

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 **274269**
Land Registration District **North Auckland**
Date Issued 03 November 2006

Prior References
NA116C/953

Estate Fee Simple
Area 1.3438 hectares more or less
Legal Description Lot 1 Deposited Plan 367539
Registered Owners
Matthew Peter Cooper and Tania Janice Cooper

Estate Fee Simple - 1/24 share
Area 3.9735 hectares more or less
Legal Description Lot 13 Deposited Plan 70952
Registered Owners
Matthew Peter Cooper and Tania Janice Cooper

Estate Fee Simple - 1/24 share
Area 3.7155 hectares more or less
Legal Description Lot 13 Deposited Plan 70953
Registered Owners
Matthew Peter Cooper and Tania Janice Cooper

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects Plan 367539)

Subject to an electricity transmission right (in gross) over parts marked D, J, N and R on DP 200914 in favour of Top Energy Limited created by Transfer D609731.1- 1.6.2001 at 3.50 pm

Subject to a right of way over part coloured blue on DP 70954 created by Transfer A307435 (affects Lot 13 DP 70953)

Subject to a right of way over part marked B on DP 367539 created by Transfer D053070.1 - 7.10.1996 at 12.54 pm

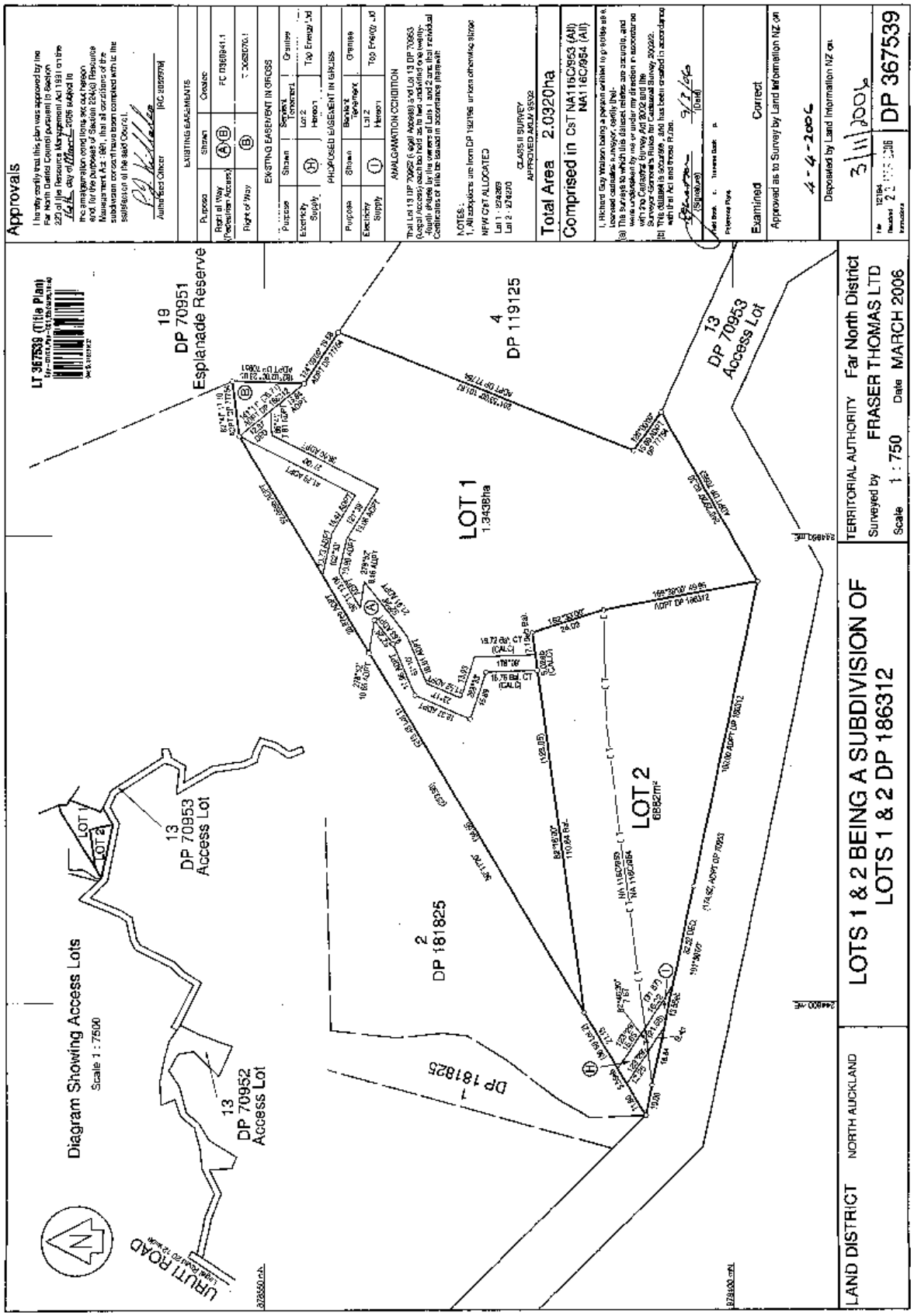
Appurtenant hereto is a water supply right created by Transfer D053070.2 - 7.10.1996 at 12.54 pm

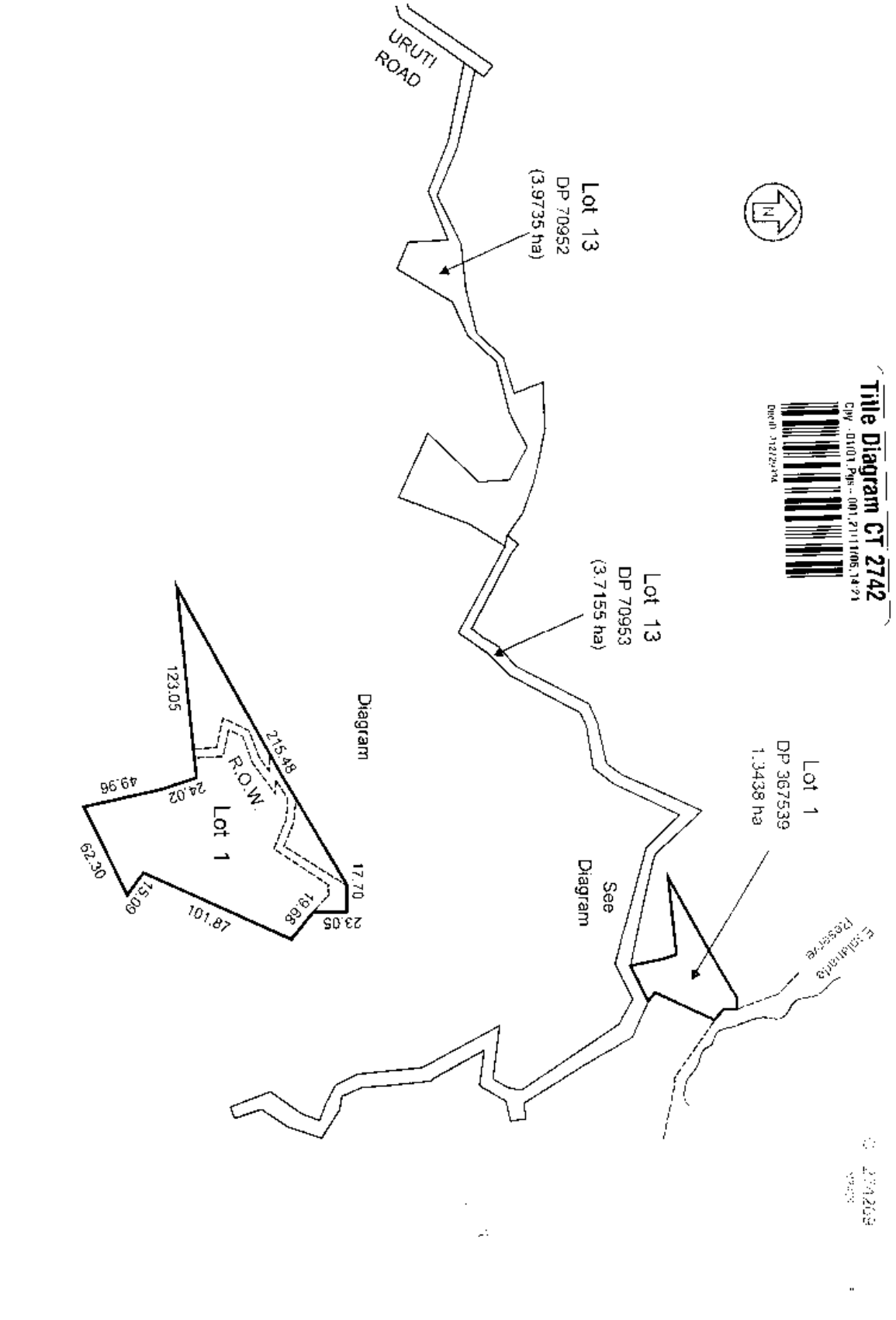
Subject to a right of way for pedestrian access over parts marked A and B on DP 367539 created by Easement Instrument 7097724.3 - 3.11.2006 at 9:00 am

Subject to a pedestrian access right over part Lot 1 DP 367539 marked B on DP 367539 created by Easement Instrument 12094437.2 - 7.5.2021 at 2:26 pm

Subject to a right to pedestrian access over part Lot 1 DP 367539 marked B on DP 367539 created by Easement Instrument 12850220.1 - 4.3.2024 at 11:11 am

13145689.2 Mortgage to Westpac New Zealand Limited - 12.11.2024 at 12:09 pm


Approvals
LT 367539 (Title Plan)
19 DP 70951 Esplanade Reserve
4 DP 119125
13 DP 70953 Access Lot
LOT 1 1.343Ha
LOT 2 6882m²
2 DP 181825
13 DP 70952 Access Lot
Diagram Showing Access Lots
Scale 1 : 7500
LOTS 1 & 2 BEING A SUBDIVISION OF LOTS 1 & 2 DP 186312
LAND DISTRICT NORTH AUDKLAND
TERRITORIAL AUTHORITY Far North District
Surveyed by FRASER THOMAS LTD
Scale 1 : 750 Date MARCH 2006
DP 367539
Total Area 2.0320ha
Comprised in CsT NA116C/953 (All) NA116C/954 (All)
Examined Correct
Approved as to Survey by Land Information NZ on
4-4-2006
Deposited by Land Information NZ on


Title Diagram CT 2742
URUTI ROAD
Lot 13
DP 70952
(3.9735 ha)
Lot 13
DP 70953
(3.7155 ha)
Lot 1
DP 367539
1.3438 ha
See Diagram
Diagram
Lot 1
R.O.W.
123.05
215.48
49.96
24.02
62.30
15.09
101.87
19.66
23.05
17.70

LOT 2
DP 181825

LOT 19
DP 70951

LOT 1
DP 367539

LOT 4
DP 119125

82°47' 17.70

59°11'20" 215.48

2°02'00" 23.05

124°09' 19.68

28.18m

10.19m

10.96m

101.87

21°53'00"

PEDESTRIAN RIGHT OF WAY

EXISTING DECK
RL 31.87

existing house
footprint

PROPOSED NEW
DWELLING
FOUNDATION LINE

0 10 20m

GENERAL NOTES

Contours shown are generated from a GPS and LIDaR combination. Levels used for the average ground level calculation have been generated from these contours

Chainage	Ground Level
0	27.25
1	27.84
2	28.39
3	28.95
4	29.51
5	30.07
6	30.32
7	30.37
8	30.40
9	30.43
10	30.46
11	30.49
12	30.52
13	30.56
14	30.59
15	30.62
16	30.65
17	30.69
18	30.87
19	30.22
20	29.45
21	29.20
22	29.10
23	29.02
24	28.89
25	28.41
26	28.54
27	28.63
28	28.81
29	29.00
30	29.19
31	29.39
32	29.52
33	29.73
34	29.81
35	29.90
36	30.13
37	30.47
38	30.97
39	31.58
40	31.72
41	31.72
42	31.70
43	31.63
44	31.63
45	31.60
46	31.56
47	31.55
48	31.55
49	31.55
50	31.26
51	31.18
52	31.09
53	31.00
54	30.92
55	30.84
56	30.68
57	30.48
58	29.95
59	29.34
60	29.18
61	29.14
62	28.84
63	28.74
64	28.52
65	28.23
66	27.68
Average	30.03

	Name	Date
Surveyed	MP	Aug 12
Designed		
Drawn	WF	Dec 25

Height Datum	NZ Vertical Datum 2016		
Local Reference	Smartfix		
Contour Interval			
Major	1.0m	Minor	0.5m
Address	221A Huaroa Road , Russell		
Title	274269	Area	1.3438 ha.

JOB/CLIENT:

Matthew Cooper

Russell

SHEET TITLE:

PROPOSED NEW DWELLING

AVERAGE GROUND LEVEL

Williams & King
Registered Land Surveyors, Planners & Land Development Consultants
27 Hobson Ave
PO Box 937, Kerikeri
Tel: 09-407 6030
Email: kerikeri@saps.co.nz

Job No: 24546

File: House Avg GL 2025.lcd

SCALE @ A3 1:250

SHEET No 1/1

T.DRUPSTEEN Consulting Engineer
B.E. CPEng, IntPE, M.I.P.E.N.Z
3264 SH 12, R.D.3, Kaikohe
Ph(9) 4014 737 Fax(9) 4014 738
email: drupstee@igrin.co.nz

25/47 E (1)
T. Drupsteen
2/9/25

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY: T. Drupsteen (approved qualified design professional)

TO: Matt & Tania Cooper (owner)

TO BE SUPPLIED TO: Far North District Council

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.

The proposed design will met the relevant provisions of the Building Code

T. Drupsteen 2/9/25 (Signature of approved design professional)

BE, CPEng, CMEngNZ (Professional qualifications) Int. P.E.

01652 (Licence Number or professional Registration number)

Address

Phone Number
Fax Number
Cell Phone
Date

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.

PROPERTY LOCATION: 221A Hihiaua Rd

LOT 1 DP 367539 VALUATION NUMBER

TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58

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

25/47 EC
2/9/25

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

25/47E(3)
-T. Drupsteen
4/4/25

1. Applicant Details:

Applicant Name	Matt + Tania Cooper	
Company Name	N.A.	
	First Name(s)	Surname
Property Owner Name(s) As for applicant		

Nature of Applicant* Owner

*(*i.e. Owner, Leasee, Prospective Purchaser, Developer)*

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	
Site Evaluator Name	
Postal Address	
Phone Number	
Name of Contact Person	
E-mail Address	

T.DRUPSTEEN Consulting Engineer
B.E, CPEng, IntPE, M.I.P.E.N.Z
3264 SH 12, R.D.3, Kaikohe
Ph(9) 4014 737 Fax(9) 4014 738
email: drupstee@igrin.co.nz

OFFICE USE ONLY

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

Yes		No		(Please tick)
If yes, give Reference Numbers and Description				

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted
If so, specify Application Details and Consent No.
(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

a 1970's building Permit

25/47E (1)
T. Dunphy 4/9/20

1. Property for which this application relates:

Physical Address of Property	221A Huarau Rd, Russell
Territorial Local Authority	FNDC
Regional Council	NRC
Legal Status of Activity	Permitted: ~~Controlled~~: ~~Discretionary~~:
Relevant Regional Rule(s) (Note 1)	C.6.1 (NRC Regional Plan [Appeals Version] downloaded 25 September 2020
Total Property Area (m²)	13,430m²
Map Grid Reference of Property (Note2)	QGS 151 592.

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

Lot No.		DP No.		CT No.	
1		367 539			
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	✓	No		(Please tick one)

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

Seaside bach area. Most of property covered in bush. Probably never grazed because it is too steep.

25147 E (5)
T. Drupsteen
2/9/25

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

Yes		No	✓	Please tick

If No, why not?

Application rate is only 3mm/day, and soils are strong (see T. Drupsteen geo report)

If Yes, please give details of report (and if possible, please attach report):

Author	T. Drupsteen
Company/Agency	T. Drupsteen CP Eng
Date of Report	1/2/25
Brief Description of Report Findings:-	Minimal earthworks and local strong = satisfactory slope stability

3. Site Characteristics (See Table 1 attached):

Provide descriptive details below:

Performance of Adjacent Systems: Not known

Estimated Rainfall and Seasonal Variation: ~1200mm/yr (800 wet season, 400 dry season)
Information available from **N.I.W.A MET RESEARCH**

Vegetation Cover: Bush

Slope Shape: Ridge sloping at about 13° towards the sea

Slope Angle: 16° and steeper on flanks of ridge

Surface Water Drainage Characteristics: Draining off a ridge sloping down to the water.

Flooding Potential: YES/NO

If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.

Surface Water Separation: See plan.

Site Characteristics: See plan

25/47E (6) T. Dampier

4. Site Geology of the subject property **Check Soil Maps** 2/9/24

"Sandstone and mudstone (greywacke and argillite" according to rock types map. Typical Northland East coast greywacke clays.

Geological Map Reference Number	NZMS 290 Q04/05

5. What Aspect(s) does the proposed disposal system face? (please tick)

North		**West**	
North-West		**South-West**	
North-East	✓	**South-East**	
East		**South**	

6. Site clearances, which should also be shown on the site plan:

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	> 3 m	> 10m
Surface water	> 10m	> 10m
Groundwater	N.A. (sealed system)	> 0.7m
Stands of Trees/Shrubs	> 5m	Bush covers the area
Wells, water bores	NRC records show all bores > 100m away *	
Embankments/retaining walls	None in vicinity	None in vicinity
Buildings	3m	
Other (specify):	N.A.	N.A.

* No other information on bores was available to this author.

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)
Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth ____ m	No of Test Pits	
Bore Hole	80mm hand auger	(Depth 0.7 m	No of Bore Holes	1
Other (specify):				

Soil Report attached?

Yes	✓	No		Please tick

pg 12 of this report.

2. Was fill material intercepted during the subsoil investigation?

Yes		No	✓	Please tick

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

3. percolation testing (mandatory and site specific)

Please specify the method

25/4/25 (9) T. Quaplatten 2/4/25

Test Report Attached?	Yes		No	✓	Please tick

4. Are surface water interception/diversion drains required?

Yes ✓	at highest area of soak field ✓	Please tick

If yes, please show on site plan

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

			Measured	✓	Estimated	
Winter	> 0.7m	m				
Summer	> 0.7m	m	Measured		Estimated	✓

6. Are there any potential short circuit paths?

Yes		No	✓	Please tick

If the answer is yes, please explain how these have been addressed

7. Based on results of subsoil investigation above, please indicate the disposal field soil category *(Refer TP58 Table 5.1)*

Is Topsoil Present? very little (Typical steep bush)	If so, Topsoil Depth? 50 (m)

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

40 years designing effluent systems all over Northland

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	✓
Bore/well	
Public supply	

25/147 (E)
T. Brewster

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	2 - 3 - 4			2 2/2/25
Design Occupancy	# 4			(Number of People)
Per capita Wastewater Production	140	160	180 ✓	(tick) (Litres per person per day)
Other - specify	200	220		
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 %?	%		No	✓	(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:

Yes		(Please tick)
No	✓	(Please tick)

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

5. Gross Lot Area to Discharge Ratio: THIS IS NOT AN NRC REQUIREMENT

Gross Lot Area		M
Total Daily Wastewater Production		(Litres per day)(from above)
Lot Area to Discharge Ratio		

7. *Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?* THIS IS NOT AN NRC REQUIREMENT EITHER

Yes		No		Please tick

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	✓	(Please tick)

25/47E (2)
T. Grump. Plan 21/3/25

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: N/A

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. Type of Septic Tank Outlet Filter to be installed?

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. **Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)**

Secondary Treatment	✓		
Home aeration plant	✓		
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary Treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	

Waterflow Ltd (formerly Waipara Tanks & Treatments Ltd) VBB-P-2000-2 plant capable of 2,000 L/d

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	
Dosing Siphon	
Pump and dripLines	✓

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

Yes	✓	No		(Please tick)

If no, expain why

25147E (10)

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

Total Design Head	12	~~29~~ 32 ✓	(Tick) (m)
Pump Chamber Volume	250		(Litres)
Emergency Storage Volume	1200		(Litres)

Assumption 2/9/25

All tanks together, (incl emergency) 9,365 L

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

(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation	✓
Sub-surface Dripper irrigation	
Standard Trench	
Deep Trench	
Mound	
Evapo-transpiration Beds	
Other	

cover with 50m bush mulch/ pest peelings

Specify	

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/m2/day) 720 ÷ 3 = 240
Disposal Area	Base	240	(m2)
Base + Reserve	Area	312	(m2)

Explanation *(Refer TP58 Sections 9 and 10)*

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

Reserve Disposal Area (m²)	72 m²
Percentage of Primary Disposal Area (%)	30%

(30% for 2ndry, 100% for primary)

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:

See plan

Plan Attached?	Yes	✓	No		(Please tick)

If not, explain why not

25/47E(11)
T. Drumpsteen
2/9/25.

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

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

Yes		No	✓	(Please tick) council to ensure it is

Name of Suppliers

Waterflow NZ Ltd,

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes		No		(Please tick)

2. Are there any specific environmental constraints?

Yes		No	✓	(Please tick)

If Yes, please explain

PARK K: Is Your Application Complete?

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

Fully Complete this Assessment Form	✓
Include a *Location Plan* and *Site Plan* (with Scale Bars)	
Include a Property Title (Certificate of Title)	
Attach an Assessment of Environmental Effects (AEE)	

1. Declaration

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

Name T. Drumpsteen	Signature	T. Drumpsteen
Position FNDC - registered TP58 Author	Date	2/9/25

Declaration 2.
We hereby certify that the above system has been installed as per the submitted design and that all materials used are of the approved type recommended in the design.

signature designer		Date	
signature Installer		Date	

Note
Any alteration to the site plan or design after approval will result in non compliance.

(12)

T. DRUPSTEEN Consulting Engineer
B.E. CPEng. IntPE. M.I.P.E.N.Z.
3254 SH 12, RD 3 Kaikohe 0473
Ph 6484014787 Fax 6484014788
Email: drupsteenthijs85@gmail.com

Z5147E
T. Drupsteen
14/8/25

Cooper 22A Hwanoa Rd Russell
Groundwater borehole 150mm Ø

0 – 50 Organic mucky soil
450 firm yello w clay becoming more gnthy
600 becoming stiffer
700 continuing stiff yellow clay
↳ e.o.b No water encountered.

EDGE OF FLAT AREA

SiteWorth

22500lt WATER TANK

10011

3.0m

10m buffer zone to bank top

Indicative contours

51m to East boundary

174m

~130m long

Rising main (indicative)

Reserve area 30% of 240m2

Soakage area 240m2 req'd, 241m2 supplied

Sloping down

~16 deg

Ridge

18 deg

~16 deg.

10m buffer zone to driveway

10m

134m

Approx. location of 700mm deep groundwater borehole

Waterflow Econetreat VBB-P-2000-2 aerated wastewater system (awts)

Note: Soakage area covered in bush/scrub.

Lay 16mm driplines parallel to contours, 1.0m apart. 3.6 l/hr drippers along the lines, 0.6m apart. Manual flushing valve ea end of each dripline. Pin driplines securely to surface and cover with 100mm post peelings or bush mulch/compost

water cut-off drain

= 150mm deep surface

ESK1 of 1

TD Ref: 25/47E

Drawn: Living Architecture

Augmented: T. Drupsteen

Date: 3/9/25

0 1 2 3 4 5

Scale: 1:250

MATT AND TANIA COOPER NEW HOUSE SEWAGE SYSTEM

221A HUA ROA RD, RUSSELL

T. DRUPSTEEN Consulting Engineer
B.E. CPEng, IntPE, M.I.P.E.N.Z.
3264 SH 12, RD 3 Kaikohe 0473
Ph 64 9 401 4737 Fax 64 9 401 4738
Email: drupstsenthijs65@gmail.com

Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions

Contents

Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

"Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property".

Waiver Explanation Intent

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Area Manager under the delegated authority of the Fire Region Manager is responsible for approving applications in relation to firefighting water supplies. The Area Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^{m2} requires 45,000L of firefighter water under the code, however the Area Managers in Northland have excepted a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority's District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit www.fireandemergency.nz

Section B – Applicant Information

Applicants Information	
Name:	Matthew & Tania Cooper
Address:	221a Huaroa Road, Russell
Contact Details:	Williams & King, Attn: Natalie Watson
Return Email Address:	nat@saps.co.nz

Section C – Property Details

Property Details	
Address of Property:	221a Huaroa Road, Russell
Lot Number/s:	Lot 1 DP 367539
Dwelling Size: (Area = Length & Width)	Approx. 180m2
Number of levels: (Single / Multiple)	Single

1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☒YES ☐NO
Is the access at least 4 metres wide?	☐YES ☒NO
Is the surface designed to support a 20-tonne truck?	☒YES ☐NO
Are the gradients less than 16%	☐YES ☒NO
Fire Appliance parking distance from the proposed water supply is Less than 40 metres	

If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☒YES ☐ NO
Comments: Access along Huaroa Road is narrow in parts, while access within the site is steep at the southern end (first section). The distance from Huaroa Road to the water tanks is approximately 90m if parking on Huaroa Road is required.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	☐ Concrete Tank ☒ Plastic Tank ☒ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500 mm above ground) ☐ Fully Buried (access through filler spout) Volume of dedicated firefighting water 10,000litres

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	☐ Concrete Tank ☐ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500mm above ground) ☐ Fully Buried (access through filler spout) Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

2 (c) Alternative Water Supply	
Pond:	Volume of water: Click or tap here to enter text.
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: Click or tap here to enter text.
	Volume of water: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?

3 (a) Water Supply Location	
Minimum Distance:	*Is your water supply at least 6 metres from the building?* ☒YES ☐ NO
Maximum Distance	*Is your water supply no more than 90 metres from the building?* ☒YES ☐ NO

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: Header water tank is visible from the parking area and larger tanks can be found adjacent, or if screened by new plantings then signage will be installed.

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: Cable tie on valve.

Internal FENZ Risk Reduction comments only: Click or tap here to enter text.

4. Adequacy of Supply

The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.

4 (a) Adequacy of Water supply
Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*
Comments: Two tanks plus header tank are currently available, to be filled by collection of rainwater from the roof surface. Can be re-filled manually if required.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

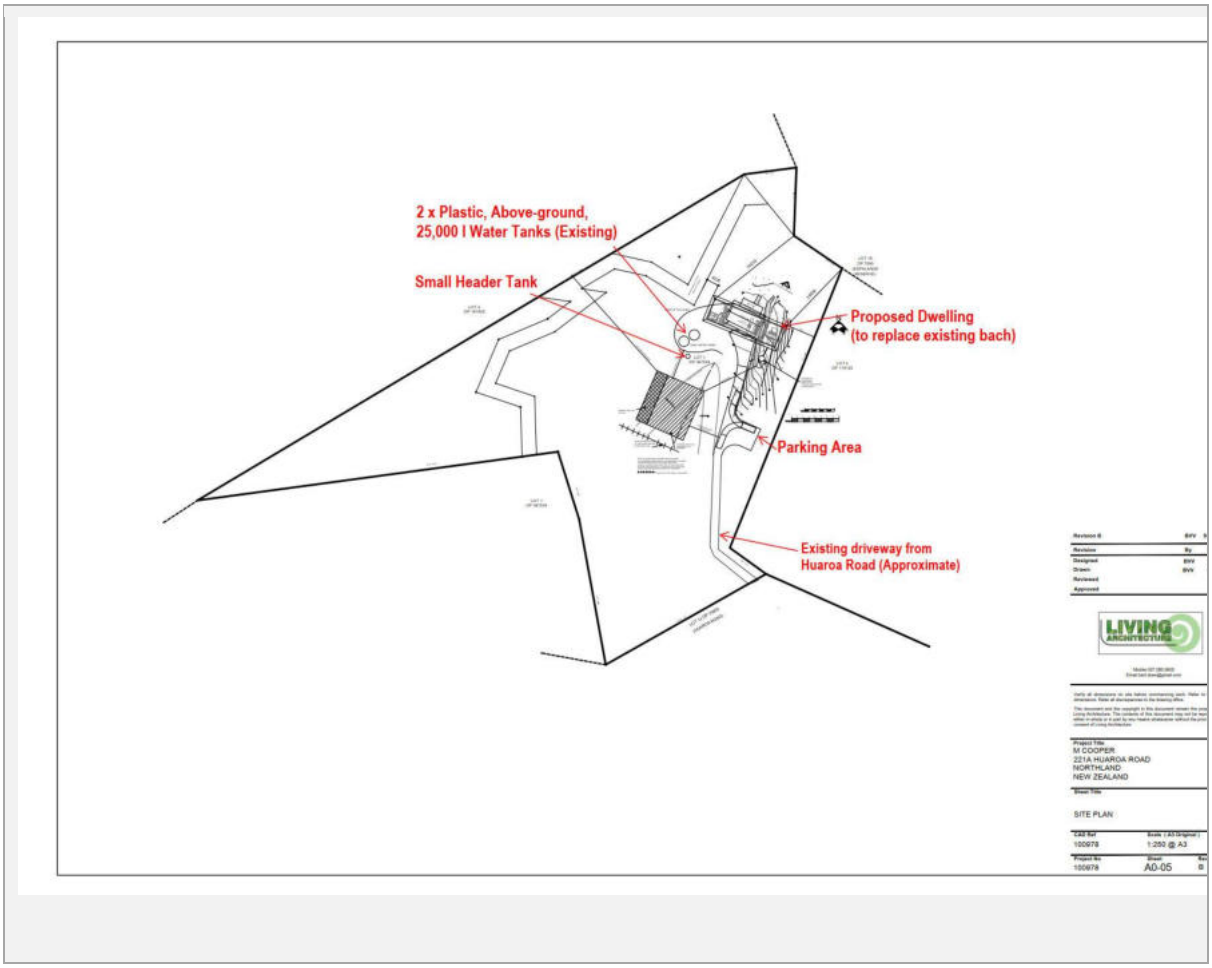
Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J	
If an alternative method of determining the FFWS has been proposed, who proposed it? Name: Click or tap here to enter text.	
Contact Details: Click or tap here to enter text.	
Proposed volume of storage?	Litres: Click or tap here to enter text.
Comments: Click or tap here to enter text. ** Please provide a copy of the calculations for consideration.*	

Internal FENZ Risk Reduction comments only: Click or tap here to enter text.

6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn

Properties that are residential, industrial or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.

In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following;

I. *Fire safe construction*

Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.

Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.

Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.

II. *Establish Safety Zones around your home.*

Safety Zone 1 is your most import line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should;

a) *Mow lawn and plant low-growing fire-resistant plants; and*
b) *Thin and prune trees and shrubs; and*
c) *Avoid tall trees close to the house; and*
d) *Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
e) *Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
f) *Remove dead plant material along the fence lines and keep the grass short; and*
g) *Remove over hanging branches near powerlines in both Zone 1 and 2.*

III. *Safety Zone 2 extends from 10 – 30 metres of your home.*

a) *Remove scrub and dead or dying plants and trees; and*
b) *Thin excess trees; and*
c) *Evenly space remaining trees so the crowns are separated by 3-6 metres; and*
d) *Avoid planting clusters of highly flammable trees and shrubs*
e) *Prune tree branches to a height of 2 metres from the ground.*

IV. *Choose Fire Resistant Plants*

Fire resistant plants aren't fire proof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include: poplar, maple, ash, birch and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are: pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.

For more information please go to https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/

If your building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?

7 (a) Vegetation Risk Reduction Strategy
The building site is surrounded by coastal shrubland within an outstanding landscape / high natural character area so vegetation clearance must be minimised and a 10m buffer is not practicable. There is a cleared metalled and grassed area to the south / south west of the dwelling, a narrow grass area to the east, and an open deck to the north. The applicant will remove selected manuka / kanuka and ferns and underplant with low flammability species, for example flax, kapuka / broadleaf species, five-finger, karamu (selection to be confirmed by landscape architect / applicant preference).

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
☒	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
☒	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Natalie Watson Dated: 7/01/2026

Contact No.: 09 407 6030

Email: nat@saps.co.nz

Signature: Natalie Watson

9. Approval

In reviewing the information that you have provided in relation to your application being approximately a Click or tap here to enter text. *square metre,* Choose an item. *dwelling/sub division, and non-sprinkler protected.*

The Area Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Manager Choose an item. *agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore; the Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.*

Name: Click or tap here t

Signature: Click or tap he e.

P.P on behalf of the Area

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 9:11 am, Jan 14, 2026

Jason Goffin- Advisor Risk Reduction

HAWTHORN
Landscape Architects

Landscape and Visual Effects Assessment

Proposed Dwelling

221A Huaroa, Road Russell

Prepared For: M & T Cooper

Prepared By: Christine Hawthorn BLA (Hons)

Date: 9th February 2026

Hawthorn Landscape Architects Ltd
537e Kerikeri Road, Kerikeri P. 09 407 6448 M. 021 407649 info@hawthornlandscapes.co.nz

HAWTHORN
Landscape Architects

TABLE OF CONTENTS

APPENDICES:

Hawthorn Landscape Architects Ltd
537e Kerikeri Road, Kerikeri P. 09 407 6448 M. 021 407649 info@hawthornlandscapes.co.nz

1. INTRODUCTION

Hawthorn Landscape Architects Ltd (HLA) have been engaged by the Matt & Tania Cooper (the applicant) to assess the potential landscape, natural character and visual amenity effects anticipated from the re-build of an existing residential dwelling.

The development site is located on the applicants' property, Lot 1 DP 367539, 221a Huaroa Road, Russell.

The site is within the General Coastal zone in the FNDC Operative Plan, and there is an Esplanade Reserve located along the coastal escarpment between the property and the water's edge. The first 80m of the site in from the boundary with the esplanade reserve is covered by an Outstanding Landscape (OL) overlay.

The site is zoned Rural Production in the Proposed District Plan (PDP), with a Coastal Environment Overlay. The building site is located within an Outstanding Natural Landscape (ONL) and has a High Natural Character overlay.

This report will determine the potential impact of the proposed development upon the landscape, visual amenity and natural character values of the site and surrounding coastal environment.

This report provides a full assessment of the landscape, natural character and visual effects associated with the proposal, in the context of the existing environment and the relevant statutory planning framework.

In undertaking this assessment, the author has visited the property to understand the nature of the site, its physical and visual relationship to the coastal environment, adjacent properties as well as the context, character, visual catchment and viewing audiences from the wider area including those from the Coastal Marine Area ("CMA").

2. METHODOLOGY

The following methodology was used in the preparation of this landscape and visual effects assessment.

- Desktop review of the relevant statutory documents (Regional and District Plan text and mapping);
- Site visits, and filed survey of the local area;
- Identification of the visual catchment and viewing audiences;
- Description of the site and existing landscape character, visual/aesthetic quality and amenity values of the surrounding environment;
- Identification and description of the nature of the proposed development;
- Assessment of anticipated character, landscape and visual effects;
- Ranking of landscape and visual effects;
- Review of the relevant planning documentation and reports;
- Identification of the proposed landscape and visual mitigation approach, options considered and recommendations.

Hawthorn Landscape Architects Ltd
537e Kerikeri Road, Kerikeri P. 09 407 6448 M. 021 407649 info@hawthornlandscapes.co.nz

To determine the overall nature and significance of the landscape and visual effects, an understanding of the sensitivity of the landscape and viewing audience has been combined with an assessment of the magnitude of the change resulting from the proposal in order to determine the overall significance of effects.

An outline of the effects ratings and definitions used in this assessment is provided in **Supplement A**. In summary, the significance of effects identified in this assessment are based on a seven-point scale which includes very low; low; low-moderate; moderate; moderate-high; high and very high ratings.

The ratings of high and very high equate to 'significant' effects when considering Policy 13 (1) (b) and Policy 15(b) of the New Zealand Coastal Policy Statement, where the test is 'to avoid significant adverse effects.

This assessment has been prepared by a qualified Landscape Architect and in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct and with reference to the Quality Planning Guidelines Note[1].

3.0 THE SITE AND ITS LANDSCAPE CONTEXT

3.1 Site Location

The property is located approximately 5km to the east of Russell township, via Uruti Road, and then along the gravel Huaroa Road, to 221A Huaroa Road. The property is situated on the northern facing hill slopes that overlook the inner eastern Bay of Islands. The site is positioned above a small sandy beach that is located between Opito Bay to the west and Paroa Bay to the east. Refer to **Appendix 1 - Location Map.**

3.2 Application Site

The property is an irregular shape with the current small Lockwood home located close to the northeastern corner of the lot. It is accessed via an existing gravel driveway from Huaroa Road through the existing bush. The existing dwelling is set in a small clearing within the Manuka/Kanuak dominated bush canopy.

The northern boundary of the lot adjoins an Esplanade Reserve which runs along the coastal escarpment of this coastline.

The property slopes from the high point to the south falling away to the north, then falling away steeply at the coastal edge near the Esplanade Reserve. This leads to a small sandy beach and rocky outcrops lined with Pohutukawa trees.

The vegetation pattern surrounding the building site is a blanket coverage of Manuka/Kanuka, with tree ferns and other native plants regenerating extensively below the canopy. Refer to **Appendix 3 – On Site Photographs and Figures 2 and 3 below.**

[1] http://qualityplanning.org.nz/index.php/planning-tools/land/landscape

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Figure 2: Existing dwelling & parking area, rear view that is not visible from the coast

Figure 3: Relationship between existing dwelling and surrounding bush canopy

3.3 Neighbourhood Context

The application site although located within the General Coastal zone is situated within an area that has a cluster of residential lifestyle lots as shown in **Figure 4**, which more typically characterise the Coastal Living zone. The coastal edge is made up of white sandy beaches, and rocky outcrops and headlands that are vegetated with large old Pohutukawa trees. The landform rises from the coastal edge to the first undulating ridgeline; this is then backed by further layers of more elevated ridgelines. These are blanketed in a dark green cover of indigenous forest.

Houses are visible located upon the first coastal flank, set into the Manuka/Kanuka dominated vegetation pattern that links one lot to the next seamlessly. On the gentler contours backing some of the beaches there are open grassed areas, and houses set within landscaped grounds. The house sites located upon the steeper hill slopes and ridgelines are generally well integrated within the existing native vegetation so not visible on the ridgelines. However, there are some exceptions, especially when dwellings are two story and exotic palm trees have been planted; these now tower

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above the native canopy, as visible on a neighbouring lot shown in **Figure 5.**

Figure 4: Neighbouring settlement pattern

Figure 5: View of the dwelling from the water to the north of the site.

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As shown in **Figure 5** the applicants dwelling is located upon the lower flank of the hill slope and has an existing backdrop and foreground of indigenous vegetation. There are no notable existing or proposed exotic species that are foreign and draw attention to the building site. The proposed new dwelling will be located upon the same building site, with minimal vegetation removal needed. It will be well integrated into the existing settlement pattern and surrounding natural environment using the natural cedar cladding and dark coloured Colorsteel roof.

4.0 THE PROPOSAL

4.1 Proposed Dwelling

The proposal is set out in Living Architecture drawing package which includes a range of illustrative material to demonstrate the proposal's response to statutory criteria, proposed building form, the elevational treatment and materiality, which together will ensure that the development is sensitively integrated into the coastal landscape. Refer to **Appendix 2**.

The proposal is for the re-build of an existing dwelling on the same building site. The existing driveway, parking and manoeuvring areas associated with the current dwelling will be used for the re-build. The main difference is that the new dwelling will have a larger footprint of approximately 180m^2. The existing decking and outdoor living areas to the north of the current dwelling will be retained.

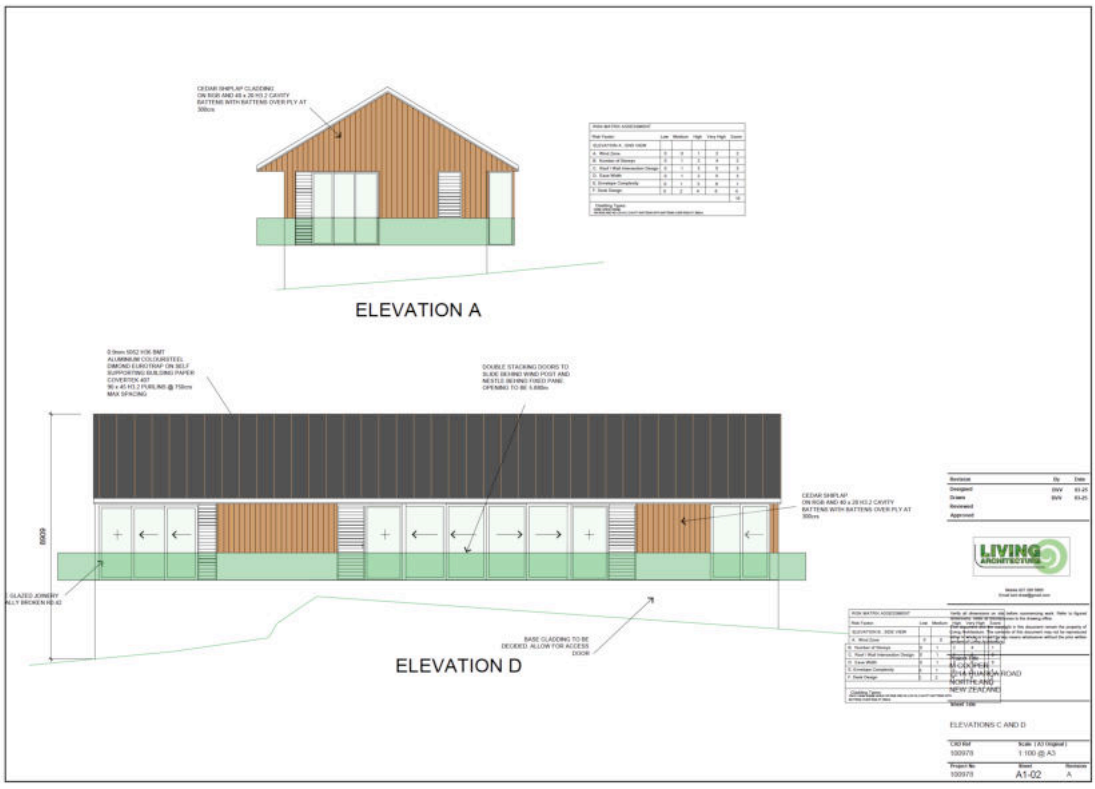

Figure 6: Elevation D – the facade that will be visible from the water

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The exterior of the dwelling facing the coastal aspect (north) is shown in the **Development Plans** contained in **Appendix 2**, and **Figure 6**. The building materials proposed are Cedar Shiplap exterior cladding, aluminium joinery, Colorsteel roof, and glass balustrade. The exterior cladding and roof building colours will all have a LRV of 30% or less. The maximum height of the dwelling will be approximately 7.5m (using the mean Ground Level method)

The building foundations will be timber piles to avoid the need for any large cut or full earthworks. The water tanks are already on site and are located behind the dwelling and will be screened by plantings.

4.2 Landscape Plan

As the site is surrounded by existing vegetation there will be no need for additional landscaping to visually integrate built form. The existing cut batter located to the south of the dwelling (not visible from the coast) will be revegetated using the "Manuka Slash" method, enabling natural regenerating of Manuka on the clay batter.

Two small areas of Manuka to the west and east of the house will need to be removed to enable the re-build. The area below the existing canopy of Manuka that is close to the dwelling will be planted with fire retardant species to assist with minimising fire hazard risk. Refer to the Landscape Plan contained in **Appendix 5.**

5.0 ASSESSEMNT OF LANDSCAPE AND VISUAL EFFECTS

5.1 Introduction

The landscape and visual effects assessment process provides a framework for assessing and identifying the nature and significance of potential landscape and visual effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements and existing character of the landscape and impacts on viewing audiences and visual amenity.

The existing landscape and it's a visual context form the baseline for landscape and visual effects assessments. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience.

In assessing effects on landscape there is a distinction made between landscape effects (effects on the character and amenity of a landscape, this may not be visible to the general public), and visual effects (the response of a viewing audience, principally from public viewing positions, but also surrounding privately owned properties).

These effects are assessed in terms of the degree of change brought about by a development. The degree of landscape and visual effects resulting from a development may be negative (adverse), or positive (beneficial), contributing to the visual character and quality of the environment.

The landscape and visual effects assessment will consider the following:

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- Visual amenity effects from the identified viewing positions.
- Landscape effects, resulting from the physical modification of the site, including vegetation removal and changes to the landform.
- Landscape character effects generated from the proposal, including how well the architectural treatment of the building integrates the proposal into its landscape context.

5.2 Visual Effects

The potential visual effects of this development will be generated by any visual changes to the landscape as a result of the proposal, with the significance of the effects measured by the response of a particular viewing audience.

This is influenced by the degree of visibility, whether the proposal is the focal point or part of a wider view, whether the view is transient or permanent and the degree of contrast with the surrounding environment. The visual qualities of the proposal and the ability to integrate any change within this landscape setting also influences the degree of effects.

To evaluate the extent of visibility and assess the potential landscape and visual impact of the proposed development on the surrounding area the main public viewing catchment that enables views of the proposed development was determined.

In this instance there is only one visual catchment, and this is from a narrow viewing cone out across the water to the north and around to the northeast of the house site. The surrounding topography and vegetation patterns greatly limit the visibility of the house site, which is incredibly private. There are no views of the existing dwelling from the foreshore and beach below the site, or from the reserve strip along the coastal escarpment. The proposed re-build will also not be visible from these areas. Refer to the **Location and Photo Location Map in Appendix 1** for the location of the viewing positions, and the photos shown in the **Off Site Viewpoints** in **Appendix 4**.

These photos were taken by another party, as I was unable to get out on a boat. They are representative of views within the identified visual catchment, ranging in focal length from approximately 400m away, to approximately 2.2km away. They will be used in this assessment to illustrate the likely visibility of the proposed rebuild, how it will sit into the landscape, and the context of the proposal within the surrounding landscape setting.

Viewpoints 1 – 7

Viewpoint 1 is located approximately 2.2km away to the northeastern extremity of the visual cone. From this distance the proposed dwelling, and the re-build will be almost un distinguishable.

Viewpoints 2 and 3 is located closer to the site, and again on the edge of the visual cone to the northeast. The location of the building site is identifiable, however the proportion of the dwelling visible is small. The proposed re-build will result in a small area of vegetation removal to the west and east of the building site, and a slightly

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larger dwelling size; although it will still be considerably smaller than the other dwellings visible on the surrounding properties, as shown in **Figure 7**.

Figure 7: Context of existing dwelling site located on the bush clad slopes within a cluster of residential dwellings.

Viewpoint 4 is located directly to the north of the site, and provides the most front on view, where the greatest extent of the dwelling is currently visible. The existing dwelling is set within a small clearing in the Manuka dominated bush covering the hill side. The proposed new dwelling will be slightly larger overall, but still smaller than many of the surrounding dwellings on other nearby lots. The presence of a new slightly larger dwelling will create minimal change to the current view.

Viewpoints 5 – 7 are located at varying distance from the site, along the northwestern edge of the visual cone that extends from the site. The existing dwelling is visible, yet relatively unnoticeable, and forms a very small part of the overall view on offer. The viewers eye is not drawn to the application site.

In summary the potential visual effects of the proposal will be very low (less than minor). This is due to the small level of change to the existing environment resulting from the proposal. As there is an existing dwelling already present, the site already accommodates residential character, and as the degree of change will be small the potential adverse visual effects will be negligible. The viewer may notice a slightly taller and longer dwelling, with the design incorporating a darker coloured roof, which will be more visually recessive than the current faded green colour.

The potential viewing audience is limited to passing boating enthusiasts, their view transient as they pass by. They will view the new dwelling in the context of the existing character of this area, which accommodates built form set into the vegetated hill side. Due to the small change to the current site and visually recessive proposal the potential visual effects will be very low overall.

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5.3 Landscape Effects

Potential landscape effects of a development can be generated by either landform or land-cover modification or may be more subtle such as influencing the overall pattern and character of the landscape.

Landscape character is the distinct and recognisable pattern of elements that occur consistently in a particular landscape. It reflects combinations of geology, landform, soils, vegetation, land use and human settlement.

The significance of the landscape effects will be determined by the extent of the change, the sensitivity of the landscape, its context, existing levels of development surrounding the site and the contour of the land. It will also be dependent upon the presence or absence of screening and/or backdrop vegetation, and the characteristics of the future activities associated with the development on the application site.

Physical Landscape Effects

The proposed dwelling will be located on an existing dwelling site. The visible earthworks associated with the proposal will be minimal and capable of revegetation. The building platform is already partially formed and will utilise timber piles thus also minimising any physical impact upon the landscape.

The proposed vegetation removal will be very minimal and only required to provide a setback for fire hazard rules. This area of vegetation is predominantly Manuka/kanuka and is located along the fringe of the existing cleared area around the dwelling site. This fringe of vegetation does not influence the present natural character and landscape values of this area of the coastal environment. The removal of this vegetation will therefore not impact upon the current landscape values of the area.

The main permanent physical effects on the landscape associated with the proposal will be the new dwelling. However, as a dwelling already exists on the site, and the new dwelling is visually sensitive to its setting there will be no adverse landscape effects associated with the presence of the new dwelling.

Overall, is considered that the proposal will generate very low adverse physical landscape effects, as the key characteristics and values of the site and surrounding landscape will be maintained.

Landscape Character Effects

The location of the proposed development upon an existing building site reduces this part of the landscapes sensitivity to change.

Due to the location, scale and design of the dwelling the landscape has the capacity to absorb the change so that it is well integrated into the existing coastal landscape character.

Overall, it is considered that the proposal will have a very low effect on the landscape character attributes of the wider coastal environment along this part of the Russell peninsula.

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5.4 Outstanding Natural Landscape & High Natural Character

When assessing landscape character and quality values it is important to know how "landscape" is defined. The New Zealand Institute of Landscape Architects defines landscape as "*reflecting the cumulative effects of physical and cultural processes*".

Landscape is therefore the result of the relationship between culture and nature. The quality a landscape portrays, and its resulting "natural" character is dependent upon the degree of cultural modification, and how well the natural processes are functioning.

Natural character is a term used to describe the naturalness of an environment. The degree or level of natural character within an area depends on:

- The extent to which natural elements, patterns and processes occur; and
- The nature and extent of modifications to the ecosystems and landscape/ riverscape.

In relation to assessing the effects on the natural character of an area, this assessment is based on judgments which concern the degree to which a proposal alters the level of naturalness of the abiotic, biotic and perceptual attributes of both the marine and terrestrial area within the coastal environment.

The scale of the proposal and the context within which it will be located is important in relation to this, and ultimately the highest degree of natural character (greatest naturalness) occurs where there is the least modification (i.e. areas unaffected by obvious human influence). The effect of different types of modification upon the natural character of an area varies with the context and may be perceived differently by different parts of the community.

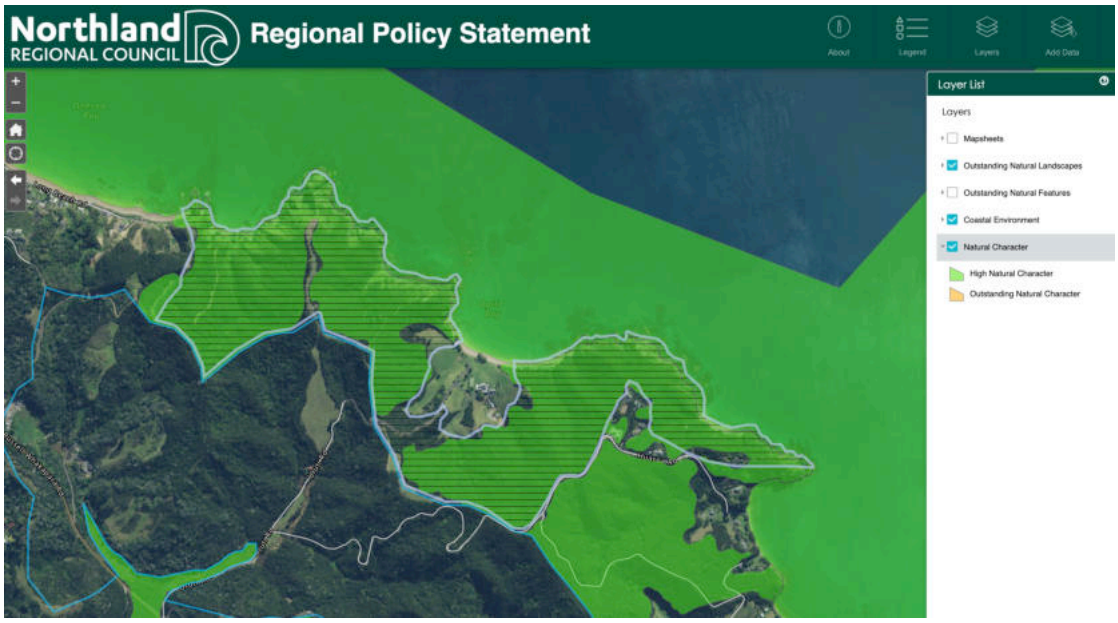

Figure 8: RPS Map showing the ONL & HNC area.

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The property is covered by an Outstanding Natural Landscape (ONL) overlay as mapped by the RPS, this is identified as "Opito Paroa Coast". **Refer to Figure 8** and **Appendix 6 - Landscape Overlay Maps**.

The landscape characterisation in the Worksheets states the ONL on the property is part of:

> *This unit combines the sweeping peninsula form that contains Paroa Bay to the northeast, with the rocky flank and small embayment's that continue down the Russell peninsula to the north west. The Opito Bay portion of the unit is backed by much higher hills that the Paroa Bay peninsula – which is generally very narrow – but in other respects the two discrete areas share much in common to justify them being placed in a single landscape unit.*
>
> *When seen from further offshore, particularly on the primary navigation route that swings between Tapeka Point and Albert Channel, the perception of Paroa Bay's existence is diminished so that these two pieces of coastal terrain read almost as one.*
>
> *Unifying aspects include a shoreline that is characterised by a sequence of rocky bluffs, minor headlands, narrow reefs and a regular pattern of contained small bays where the inland terrain is less severe. Pockets of pasture are also common to both, with that grassland being seen as being in the minority relative to adjacent areas of native shrubland cover. Whilst the inner part of Paroa Bay has a moderate density of large-lot settlement (and is outside of this ONL) the areas covered by this unit tends to involve much larger properties with commensurately largely dwellings that are more widely spaced – typically in conjunction with the short sections of soft coast found in the minor embayment's.*

A description, characterisation and evaluation of the Natural Science Factors, Aesthetic Values and Experiential Values of this unit is outlined in the assessment worksheet which is attached as **Supplement B – RPS Northland Regional Assessment Worksheets.**

Overall, in relation to the evaluation criteria in the worksheets the unit scores between 3 and 4 on a 5-point scale. It is noted that Spiritual, Cultural and Historical Associations were not evaluated as part of this assessment.

As shown in **Figure 8** the application site is also covered by an area of High Natural Character – Paroa Bay. This is described as "Hill slopes with kanuka-manuka dominant shrubland & low forest with patches of kanuka-mixed broadleaved forest".

The contributing values are identified as "largely indigenous vegetation with relatively few pest plants. Limited human-mediated hydrological or landform changes. Few structures and roadways. Part of a community pest control area".

Biophysical - Abiotic Effects

Abiotic attributes are non-living physical components that influence an ecosystem. When considering those associated with the application site, the landform is a key and distinctive abiotic component.

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Access to the site will utilise an existing formed driveway and existing parking and manoeuvring areas. As such the driveway component of the proposal will result in no adverse abiotic effects.

The earthworks required in relation to the building platform will be minimal as the site already accommodates a dwelling and the footings will be timber piles.

the effects upon the abiotic components of the natural character of the site are assessed as being very low.

Biophysical - Biotic Effects

Biotic attributes are the living biological organisms, the flora and fauna which shape an ecosystem.

Although the site is located within a native forest setting that has been identified as having HNC values and OL classification, the building site itself is already present, with only a small amount of vegetation removal required around the edges of the current clearing.

It is therefore considered that because of the limited vegetation clearance required to accommodate the built form the adverse effects upon the biotic components of the natural character are assessed as being very low.

Experiential/Perceptual Effects

The perceptual attributes comprise the interpretation of human experiences of the coastal environment. Development within the immediate and visible context of the coastal edge can alter people's perception of an area's natural character, and therefore the assessment of perceptual effects is not confined to the site but instead considers the overall wider setting of the coastal environment.

The building will be located upon an existing building site with a vegetated backdrop and foreground. Visually the building will be subservient to the natural character values of the coastal landscape setting. The proposed development will introduce a new dwelling rebuilt upon the present dwelling site. The degree of change between the new and old will be small in terms of its ability to impact upon the perceptual response of the viewing audience.

When considering the wider coastal landscape, the proposal is located within an area that accommodates a cluster of coastal living type sites. This is a well established settlement character along this part of the Russell Peninsula.

The distinctive character of this coastal environment will remain unchanged so that the experiential attributes that contribute to the natural character of this area are maintained.

Overall, it is considered that the level of experiential effects generated by the proposal will be very low, less than minor.

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6. STATUTORY CONTEXT

6.1 Far North District Plan (FNDP)

Within the Operative Far North District Plan (FNDP) the existing dwelling and proposed rebuild is located within the General Coastal zone.

The building site is also located within the Outstanding Landscape (OL) which covers the coastal edge of the Russell peninsula. Refer to **Appendix 6 – Landscape Overlay Maps**.

The following are the relevant objectives found in Chapter 10 Section 6 General Coastal Zone that apply to the development.

General Coastal Zone

Objective 10.6.3.1
"To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character".

Objective 10.6.3.2
"To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development"

Objective 10.6.3.3
"To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations".

Following are the relevant landscape policy's found in Chapter 10 Section 6 General Coastal Zone.

Policy 10.6.4.1
"That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment".

Policy 10.6.4.2
"That the visual and landscape qualities of the coastal environment be protected from inappropriate subdivision, use and development".

Policy 10.6.4.3
"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;

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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;*

Policy 10.6.4.6
"The design, from, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features".

Comment:

The proposed development is an appropriate use of the application site, and is located upon an existing dwelling site which currently accommodates residential activities.

The low impact design of the new dwelling will protect the existing visual and landscape qualities of the coastal environment. The retention of as much as possible of the existing native bush surrounding the building site will integrate the proposal into the landscape and maintain the natural character values of this part of the coastline.

The proposed development is in accord with the Objectives and Policies of the General Coastal Zone.

12 NATURAL AND PHYSICAL RESOURCE

12.1.6.2.1 BUILDINGS WITHIN OUTSTANDING LANDSCAPES

The existing dwelling and rebuild is located within an Outstanding Landscape.

The following are restricted discretionary activities in an Outstanding Landscape.

(a) any new building, including relocated buildings, exceeding a gross floor area of 25m^2; or
(b) any alteration/addition to an existing building which does not exceed 40% of the gross floor area of the building which is being altered or added to, provided that any alteration/addition does not exceed the height of the existing building.

The Council will restrict the exercise of its discretion to:

i. *the location of the building;*
ii. *the size, bulk and height of the building in relation to ridgelines, areas of indigenous vegetation and habitats of indigenous fauna, existing trees and other natural features;*
iii. the degree to which the landscape will retain the qualities that make it outstanding, including naturalness, and visual and amenity values;
iv. *the design of the building;*
v. *the location and design of associated vehicle access, manoeuvring and parking areas;*
vi. the extent to which planting can mitigate visual effects;

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vii. 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,

Comment:

A building site is located upon an existing dwelling site, which is not located upon a ridgeline or viewed on the skyline. It is surrounded by vegetation and landform that visually absorbs it into the landscape, thus minimising potential adverse landscape and visual effects on the Outstanding Landscape.

As small area of existing Manuka/Kanuka will be removed along the fringe of the existing clearing where the current house sits. The planting of native fire retardant species along the bush line will minimise fire hazard and also enhance the biodiversity of the native bush area near the dwelling site, offsetting the small area of Manuka/Kanuka that needs to be removed.

The key landscape and natural features of the Outstanding Landscape will not be affected by this development.

The architectural style, building height and colours are complementary to this coastal setting, and will not impact the Outstanding Landscape.

12.2.6.1.3 INDIGENOUS VEGETATION CLEARANCE IN THE GENERAL COASTAL ZONE

The clearance of indigenous vegetation is a permitted activity in an Outstanding Landscape, where the clearance is for any of the following purposes:

(n) creation and maintenance of firebreaks provided that no more vegetation is cleared than is necessary to achieve the practical purpose of the firebreak;

Comment:
The vegetation is Manuka/kanuka dominant, and located adjacent to the existing edge of the bush line next to the current dwelling site. The clearance will be kept to a minimum.

12.4.6.1.2 Fire Risk to Residential Units

(a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest;

(b) Any trees in a deliberately planted woodlot or forest shall be planted at least 20m away from any urban environment zone, Russell Township or Coastal Residential Zone boundary, excluding the replanting of plantation forests existing at July 2003.

Comment:
The proposed dwelling in areas will be located closer than 20m away from the existing vegetation surrounding the building site, as the current dwelling already is and has been for many years, refer to **Figure 9**.

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Ideally a 20m setback is preferable for a fire buffer zone, however, in this instance, the removal of this vegetation is not recommended as it plays an important role in visually integrating the dwelling into the landscape to avoid potential adverse landscape, visual and natural character effects.

Therefore, the highly flammable species within a small area along the existing fringe of the clearing will be removed and new fire retardant species will then be planted along the bush edge.

Figure 9: View of vegetation next to the building site that will need to be removed.

6.2 Regional Policy Statement for Northland (RPS)

In 2012, the Northland Regional Mapping Project ("Mapping Project") was undertaken by the Northland Mapping Group (on behalf of the NRC). The purpose of the Mapping Project was to determine the delineation of the Coastal Environment, and the natural heritage areas within the region comprising Outstanding Natural Landscapes ("ONL"), Outstanding Natural Features ("0NF") and areas of High or Outstanding Natural Character.

These are now included within the Regional Policy Statement (operative 2016) for Northland, thereby meeting the requirements under the New Zealand Coastal Policy Statement 2010 in ("NZCPS") in the Resource Management Act 1991.

Within the RPS the site is located within the Coastal Environment, and the building site is covered by an Outstanding Natural Landscape and High Natural Character area. There are no recorded Outstanding Natural Features on the property.

The following objective and policy within the RPS have landscape relevance.

Objective 3.14
Natural Character, outstanding natural features, outstanding natural landscapes and historic heritage
Identify and protect the integrity of;
(a) The natural character of the coastal environment, and the natural

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character of freshwater bodies and their margins;

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

Policy 4.6.1
Managing effects on natural character, features/landscape and heritage.

(1) In the coastal environment:

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

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

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

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

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

Comment:

The proposed dwelling is located upon an existing building site. It will be set into the topography of the landform with a vegetated foreground, and vegetated backdrop. The earthworks will be hidden from view by the building and will be revegetated.

The location, intensity, scale, and form of the proposal is sensitive to the coastal site and wider landscape it is set within. It will not adversely affect any natural elements, landforms, or processes.

The qualities that contribute to the ONL and HNC values of this landscape will be protected through the sensitive design of the dwelling and minimal vegetation removal. The proposal will form a very small part of the landscape that is included within the ONL.

Overall, the development is in accord with the relevant landscape objectives and policies of the NRPS.

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6.3 New Zealand Coastal Policy Statement

The application site is located within the coastal environment therefore the following policies are of relevance. Policy 6 - Activities in the coastal environment, Policy 13 - Preservation of natural character, and Policy 15 Natural features and natural landscapes.

Policy 6 Activities in the coastal environment
(1) In relation to the coastal environment:

(f) consider where development that maintains the character of the existing built development should be encouraged, and where development resulting in a change in character would be acceptable;
(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment;

Policy 13 Preservation of natural character
(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:

(a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and
(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;

(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:

(a) natural elements, processes and patterns;
(b)biophysical, ecological, geological and geomorphological aspects;
(c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
(d) the natural movement of water and sediment;
(e) the natural darkness of the night sky;
(f) places or areas that are wild or scenic;
(g) a range of natural character from pristine to modified; and
(h) experiential attributes, including the sounds and smell of the sea; and their context or setting.

Policy 15 Natural Features and natural landscapes
To protect the natural features and natural landscapes (including Seascapes) of the coastal environment from inappropriate subdivision, use and development.

(a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and
(b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;

Comment:

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The proposed development is located upon an existing building site. The sensitivity of the proposal will result in a visually recessive building that blends with the natural patterns of the landform and maintains the landscape character values of this part of the coastline.

The development will result in an acceptable change to the site. Any potential adverse effects upon the natural character values of the site, coastal marine area, ONL, HNC area, OL will be avoided. The development is in accord with the relevant landscape objectives and policies of the NZCPS.

7. CONCLUSION

This assessment has provided an understanding of the existing character and quality of the site and surrounding landscape, and the visual components of the development proposal.

The proposed development is for the construction of a new dwelling on an existing building site. The proposal has been designed to minimise and avoid potential adverse effects to protect the visual and landscape qualities of the coastal environment. The proposal constitutes only a very minor change to the current view.

The proposed dwelling utilises recessive building colours and materials so that it is visually absorbed into the landscape setting, with an existing foreground and backdrop of native bush. The development will involve minimal vegetation clearance for the creation of a small fire buffer zone along the existing fringe of the building site.

The proposed dwelling will not be visible from any public roads or viewed from any nearby house sites. The new dwelling will be viewed from the water within a narrow visual catchment to the north and northeast. Views from the water will be relatively distant from within the main boating channels, and the viewing audience is transient. They will view the proposed development in the context of the existing dwelling on the property, and the other existing dwellings located close by. The potential adverse effects upon visual amenity, landscape and natural character values will be very low.

This is a development that is consistent with the relevant zone rules and criteria found within the FNDP, NZCPS and RPS. The development is sensitive to the environment it is located within so that the potential adverse effects upon the OL, ONL, and HNC area is very low.

Christine Hawthorn

BLA (Hons.)
Hawthorn Landscape Architects Ltd.

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N

KEY

3 Viewpoints 1 - 7

7

6

1

5

2

4

3

Building Site

Scale@ A3: 1:15000

0 500 750 m

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9/02/2026

Appendix 1

Location and Viewpoint Location Map

Cooper
221A Huaroa Road, Russell

Scale	Drawn By
as shown	Cad Design
Drawing #	Rev #
1.0	A

PEDESTRIAN RIGHT OF WAY
(AREA A DP 367539)

4226

SITE NORTH REFERENCE

26938

EDGE OF FLAT AREA

DECK RL 31.87
EAVE RL 34.05
STEPS
TOP OF BANK
RIDGE RL 34.93
HOUSE
APPROX FL 31.90
EAVE RL 34.05

10011

N
SET RISE

2/25m³ WATER TANKS

52m TO EAST BOUNDARY

LOT 1
DP 367539

10m BUFFERZONE TO BANK TOP

INDICATIVE CONTOUR

RISING MAIN

3000

12500

TOP OF BANK

TOE OF BANK

21°53' 101.67

LOT 4
DP 119125

WATERFLOW
ECONOTREAT
VBB-P-2000-2
AERATED WASTEWATER
SYSTEM (AWTS)

GRAVEL DRIVE

RESERVE AREA 30%
OF 240m²

18m

16m

16° AVE

RIDGE SLOPING DOWN @ APPROX 13° DOWN

4m

13.4m

16° AVE

18m

10000 BUFFER ZONE
TO DRIVEWAY

APPROXIMATE LOCATION
OF 700mm DEEP GROUND
WATER BORE HOLE

SOAKAGE AREA 240m²
REQUIRED, 241m²
SUPPLIED

NOTE: SOAKAGE AREA COVERED IN BUSH/ SCRUB
LAY 16mm DRIP LINES PARALLEL TO CONTOURS 1.0m APART
3.6l/HR DRIPPERS ALONG THE LINES 0.6M APART
mANUAL FLUSHING VALVE EACH END OF EACH DRIP LINE.
PIN DRIP LINES SECURELY TO SURFACE AND COVER WITH
100mm POST PEELINGS OR BUSH MULCH / COMPOST

WATER CUT OFF DRAIN= 150mm DEEP

0 2.5 5 7.5 10m

0 2 4 6 8 10 12 14 16m

Revision	By	Date
Revision B	BVV	9-7-25
Designed	BVV	07-25
Drawn	BVV	07-25
Reviewed		
Approved		

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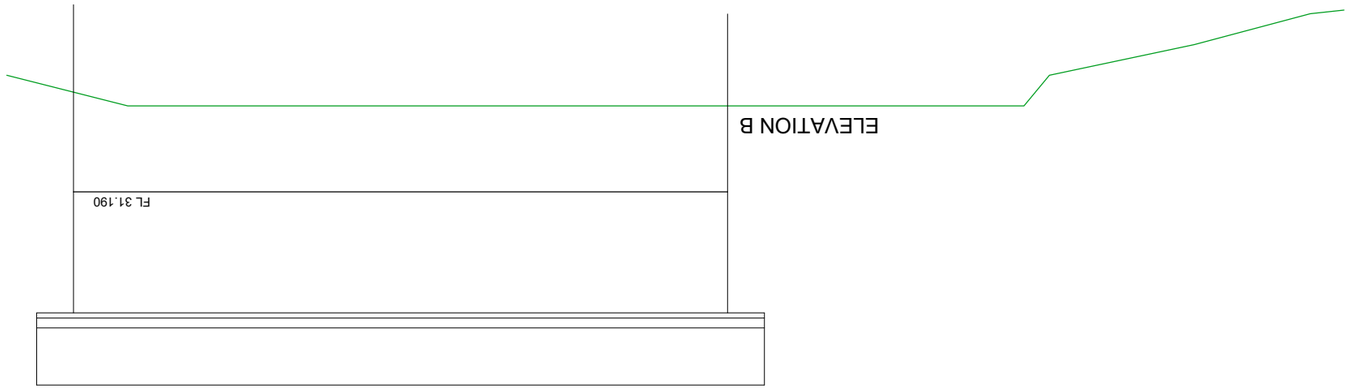
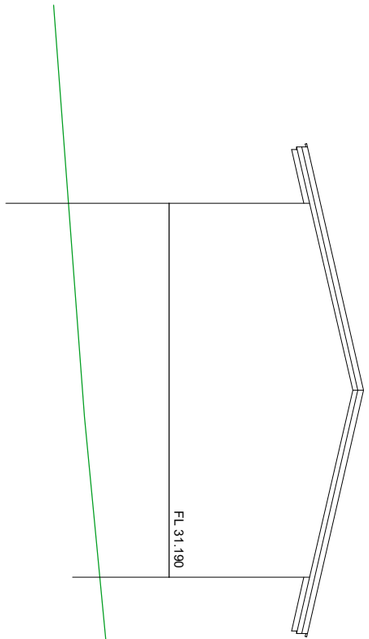
Project Title
M COOPER
221A HUAROA ROAD
NORTHLAND
NEW ZEALAND

Sheet Title
GROUND FLOOR PLAN

CAD Ref	Scale (A3 Original)	
100978	1:250 @ A3	
Project No	**Sheet**	**Revision**
100978	A0-01	B



ELEVATION B



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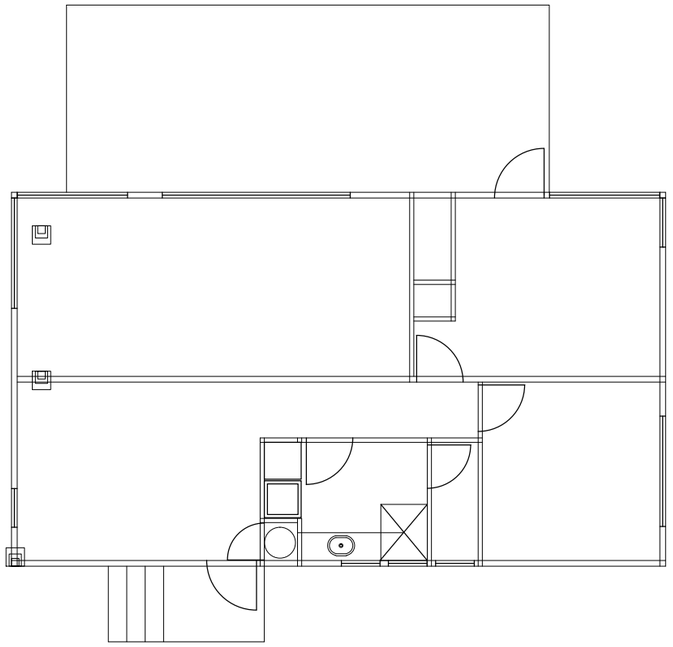

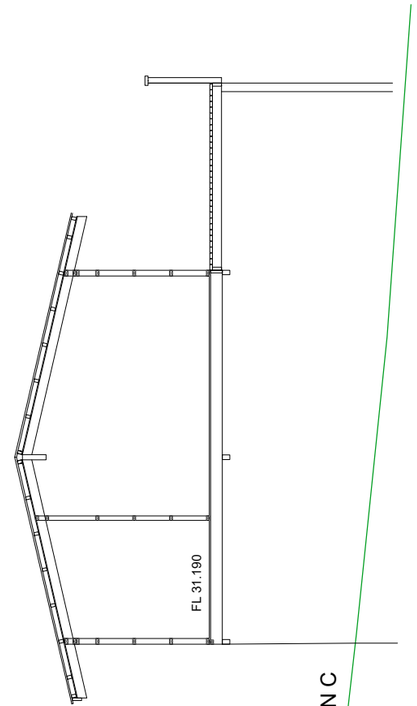

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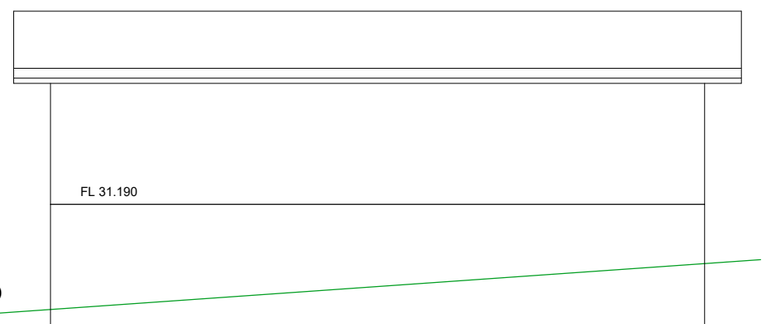

ELEVATION D

Revision	By	Date
Designed	BVV	03-25
Drawn	BVV	03-25
Reviewed		
Approved		

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Project Title
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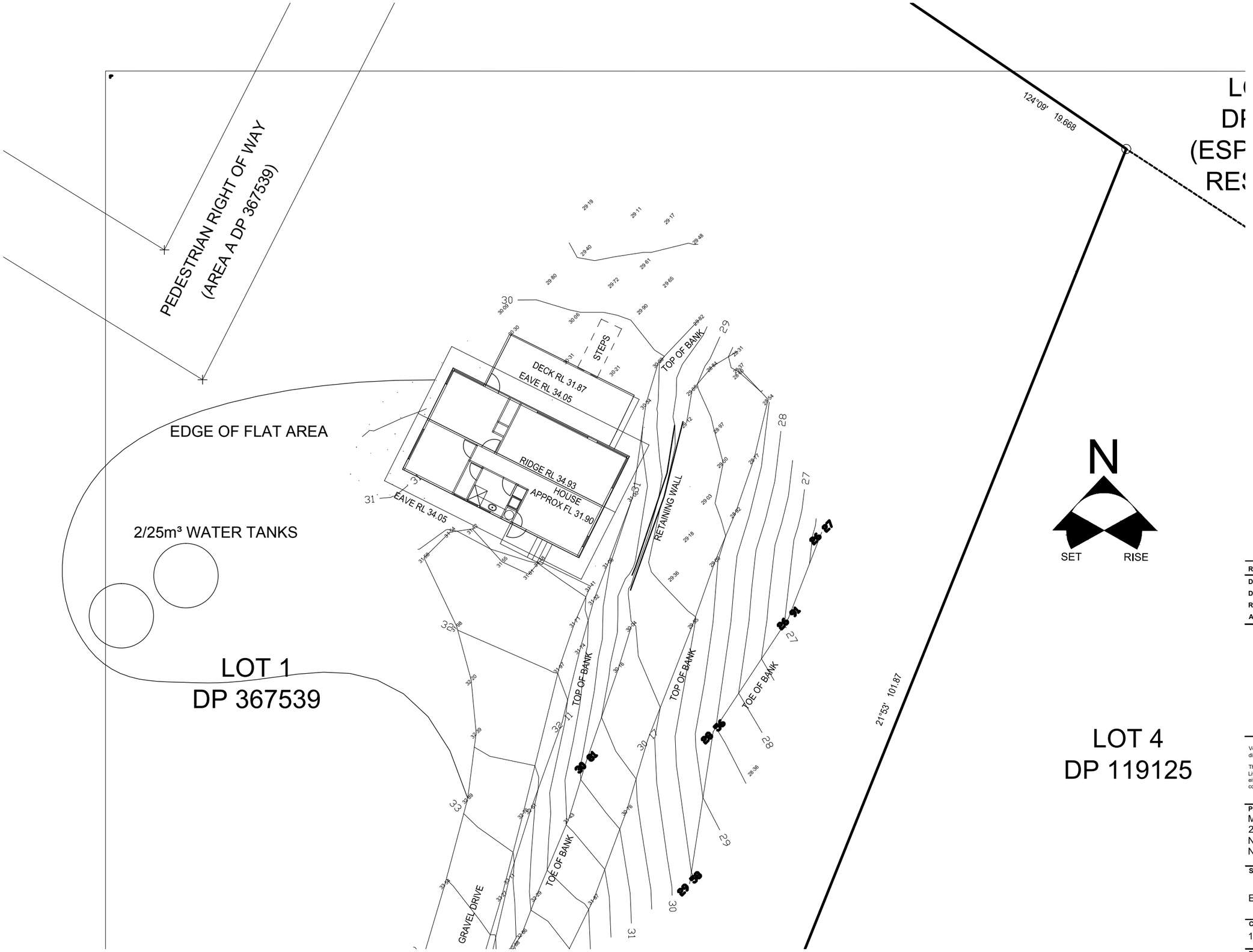
Sheet Title

EXISTING FLOOR PLAN

CAD Ref	Scale (A3 Original)	
100978	1:1000 @ A3	
Project No	**Sheet**	**Revision**
100978	A0-02	A



Revision	By	Date
Designed	BVV	03-25
Drawn	BVV	03-25
Reviewed		
Approved		

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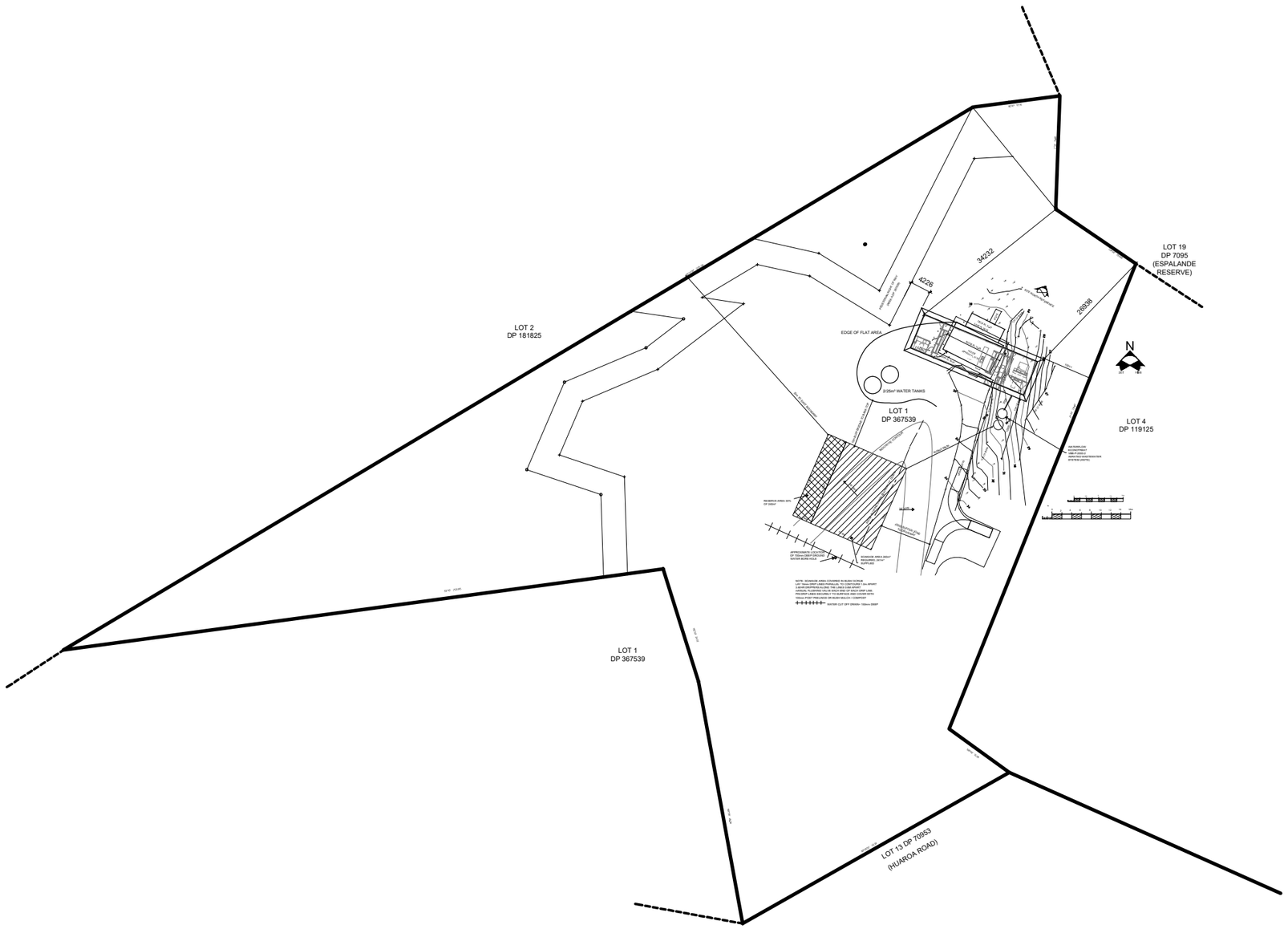
Project Title
M COOPER
221A HUAROA ROAD
NORTHLAND
NEW ZEALAND

Sheet Title

EXISTING SITE PLAN

CAD Ref	Scale (A3 Original)
100978	1:200 @ A3

Project No	Sheet	Revision
100978	A0-03	A



Revision B	**BVV**	**9-7-25**

Revision	**By**	**Date**
Designed	**BVV**	**07-25**
Drawn	**BVV**	**07-25**
Reviewed		
Approved		

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Project Title

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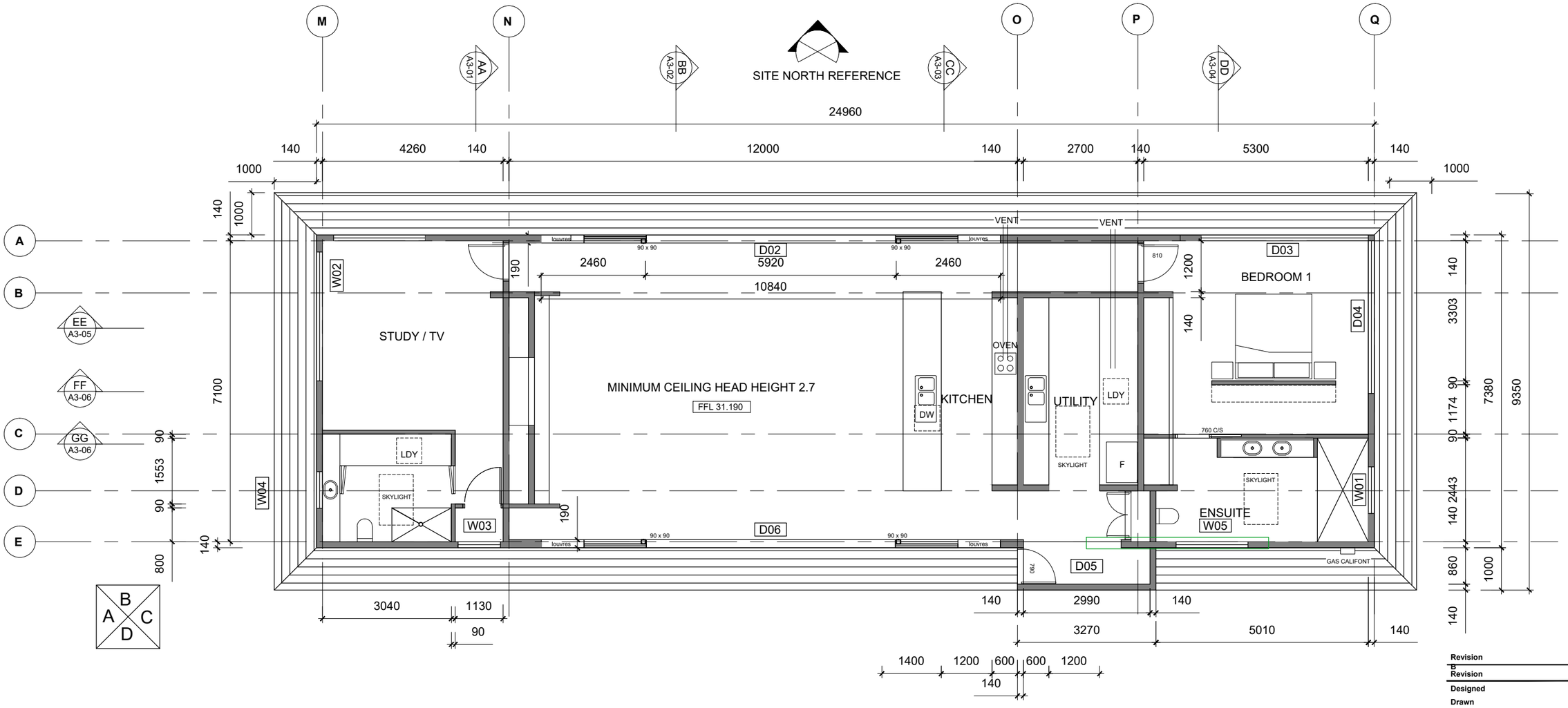
NORTHLAND
NEW ZEALAND

Sheet Title

SITE PLAN

CAD Ref	**Scale (A3 Original)**	
100978	1:250 @ A3	
Project No	**Sheet**	**Revision**
100978	A0-05	B



Revision		
B	BVV	7-25
Revision	**By**	**Date**
Designed	BVV	07-25
Drawn	BVV	07-25
Reviewed		
Approved		

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Project Title

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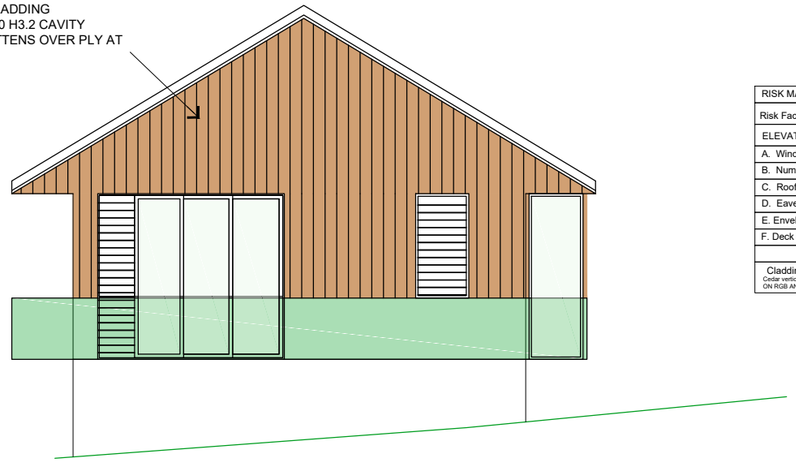
Sheet Title

GROUND FLOOR PLAN

CAD Ref	Scale (A3 Original)	
100978	1:100 @ A3	
Project No	**Sheet**	**Revision**
100978	A1-01	B

CEDAR SHIPLAP CLADDING
ON RGB AND 40 x 20 H3.2 CAVITY
BATTENS WITH BATTENS OVER PLY AT
300crs



RISK MATRIX ASSESSMENT					
Risk Factor:	Low	Medium	High	Very High	Score
ELEVATION A , END VIEW					
A. Wind Zone	0	0	1	2	2
B. Number of Storeys	0	1	2	4	2
C. Roof / Wall Intersection Design	0	1	3	5	3
D. Eave Width	0	1	2	5	3
E. Envelope Complexity	0	1	3	6	1
F. Deck Design	0	2	4	6	4
					15

Cladding Types:
Cedar vertical shiplap
ON RGB AND 40 x 20 H3.2 CAVITY BATTENS WITH BATTENS OVER RGB AT 300crs

ELEVATION A

0.9mm 5052 H36 BMT
ALUMINIUM COLOURSTEEL
DIMOND EUROTRAP ON SELF
SUPPORTING BUILDING PAPER
COVERTEK 407
90 x 45 H3.2 PURLINS @ 750crs
MAX SPACING

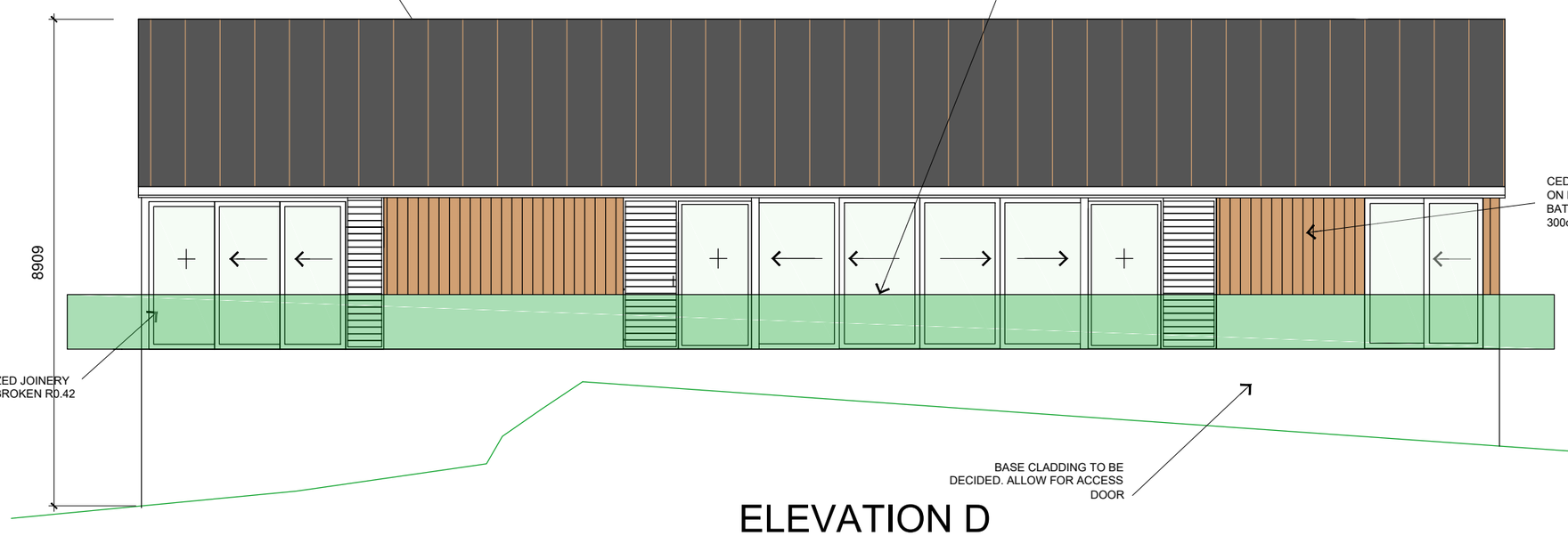
DOUBLE STACKING DOORS TO
SLIDE BEHIND WIND POST AND
NESTLE BEHIND FIXED PANE.
OPENING TO BE 5.880m

CEDAR SHIPLAP
ON RGB AND 40 x 20 H3.2 CAVITY
BATTENS WITH BATTENS OVER PLY AT
300crs

8909

E GLAZED JOINERY
ALLY BROKEN R0.42

BASE CLADDING TO BE
DECIDED. ALLOW FOR ACCESS
DOOR



ELEVATION D

RISK MATRIX ASSESSMENT					
Risk Factor:	Low	Medium	High	Very High	Score
ELEVATION B , SIDE VIEW					
A. Wind Zone	0	0	1	2	2
B. Number of Storeys	0	1	2	4	2
C. Roof / Wall Intersection Design	0	1	3	5	3
D. Eave Width	0	1	2	5	3
E. Envelope Complexity	0	1	3	6	1
F. Deck Design	0	2	4	6	4
					16

Cladding Types:
20mm Cedar shiplap vertical ON RGB AND 40 x 20 H3.2 CAVITY BATTENS WITH BATTENS OVER RGB AT 300crs

Revision	By	Date
Designed	BVV	03-25
Drawn	BVV	03-25
Reviewed		
Approved		

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Project Title

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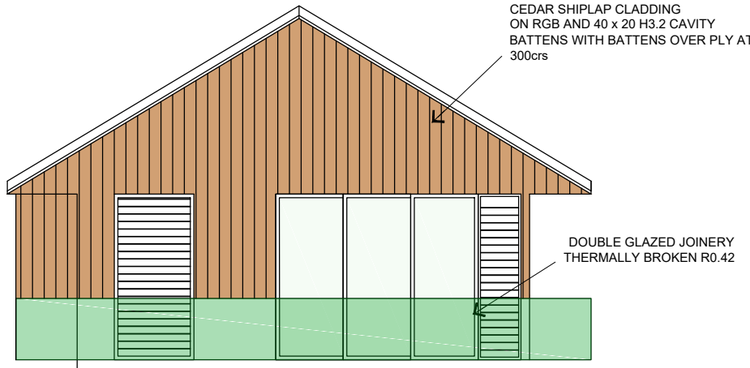
NEW ZEALAND

Sheet Title

ELEVATIONS C AND D

CAD Ref	Scale (A3 Original)	
100978	1:100 @ A3	
Project No	**Sheet**	**Revision**
100978	A1-02	A



RISK MATRIX ASSESSMENT					
Risk Factor:	Low	Medium	High	Very High	Score
ELEVATION C , END VIEW					
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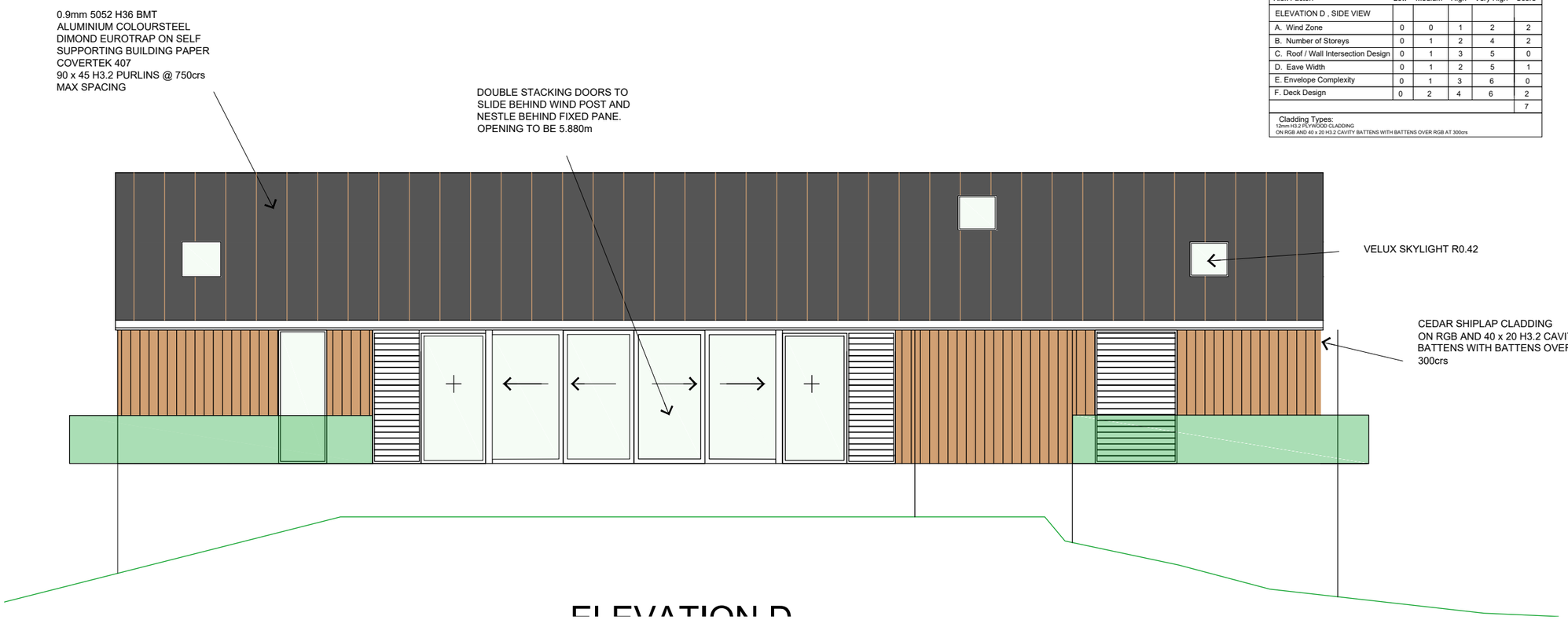
B. Number of Storeys	0	1	2	4	2
C. Roof / Wall Intersection Design	0	1	3	5	3
D. Eave Width	0	1	2	5	3
E. Envelope Complexity	0	1	3	6	1
F. Deck Design	0	2	4	6	4
					15

Cladding Types:
Cedar vertical shiplap
ON RGB AND 40 x 20 H3.2 CAVITY BATTENS WITH BATTENS OVER RGB AT 300crs

ELEVATION C



RISK MATRIX ASSESSMENT					
Risk Factor:	Low	Medium	High	Very High	Score
ELEVATION D , SIDE VIEW					
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B. Number of Storeys	0	1	2	4	2
C. Roof / Wall Intersection Design	0	1	3	5	0
D. Eave Width	0	1	2	5	1
E. Envelope Complexity	0	1	3	6	0
F. Deck Design	0	2	4	6	2
					7

Cladding Types:
12mm H3.2 PLYWOOD CLADDING
ON RGB AND 40 x 20 H3.2 CAVITY BATTENS WITH BATTENS OVER RGB AT 300crs

ELEVATION D

Revision	By	Date
Designed	BVV	03-25
Drawn	BVV	03-25
Reviewed		
Approved		

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Project Title
M COOPER
221A HUAROA ROAD
NORTHLAND
NEW ZEALAND

Sheet Title
ELEVATIONS A AND B

CAD Ref	Scale (A3 Original)	
100978	1:100 @ A3	
Project No	**Sheet**	**Revision**
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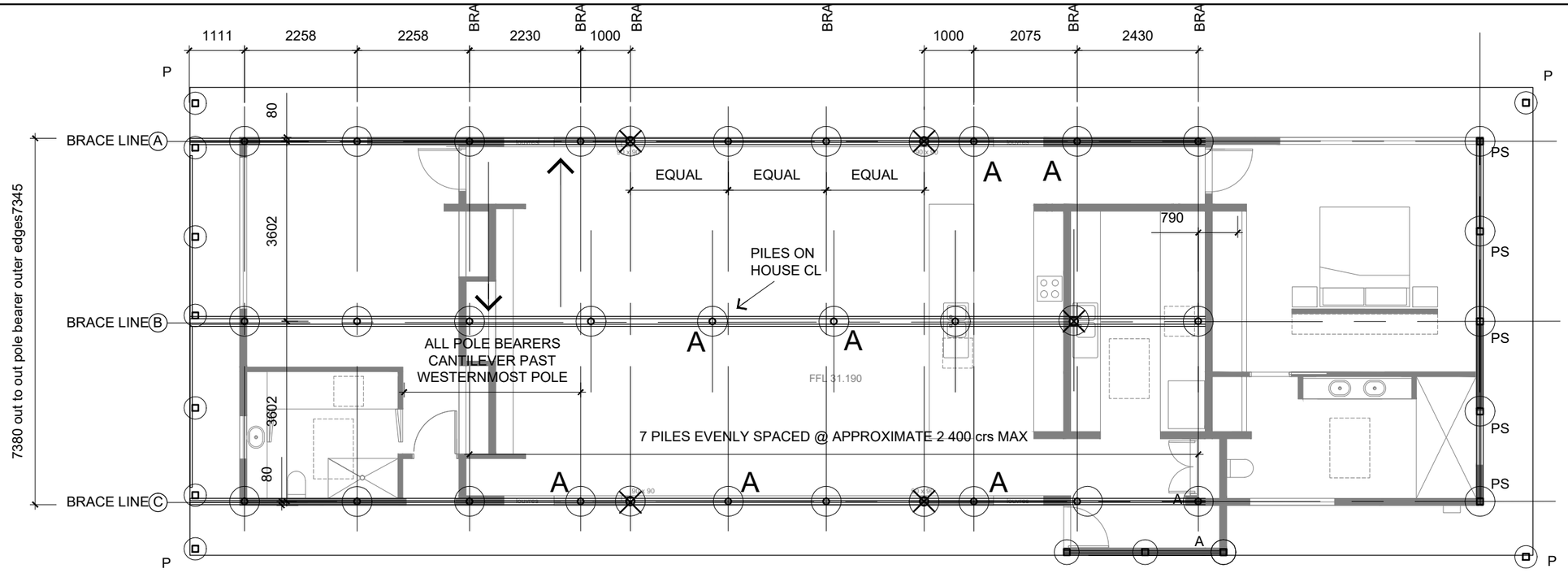
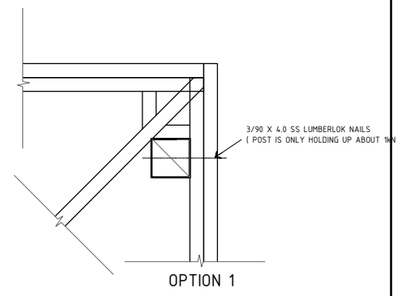
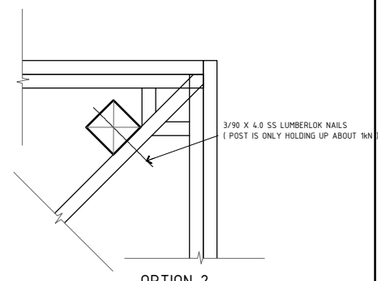




OPTION 1



OPTION 2

OPTIONS FOR DECK HIP JOIST SUPPORTS

UNDER-WALL LINE 290 x 45 EDGE BEAM FIXED BETWEEN POLE BEARERS AND SUPPORTED BY 125 SQ H5 POSTS @ 1650 crs MAXIMUM

2/ 290 x 45 H3.2 SG8 BEARER (ONE ON EACH SIDE OF POLE) FIXED WITH2/M16

NOTE: ALL SUBFLOOR FITTINGS TO BE STAINLESS STEEL
M16 METRIC BOLT OR M16 ALL THREAD
(NUTS AND 50SQ x 3mm THICK WASHERS EACH END)

NOTE: SOLID BLOCK ALL POLE BEARERS MID SPAN

A DENOTES ANCHOR PILE (SK9 12kN CONNECTION SET TO ALL ANCHOR PILES AND TO ALL PILES WITH ARROW HEADS

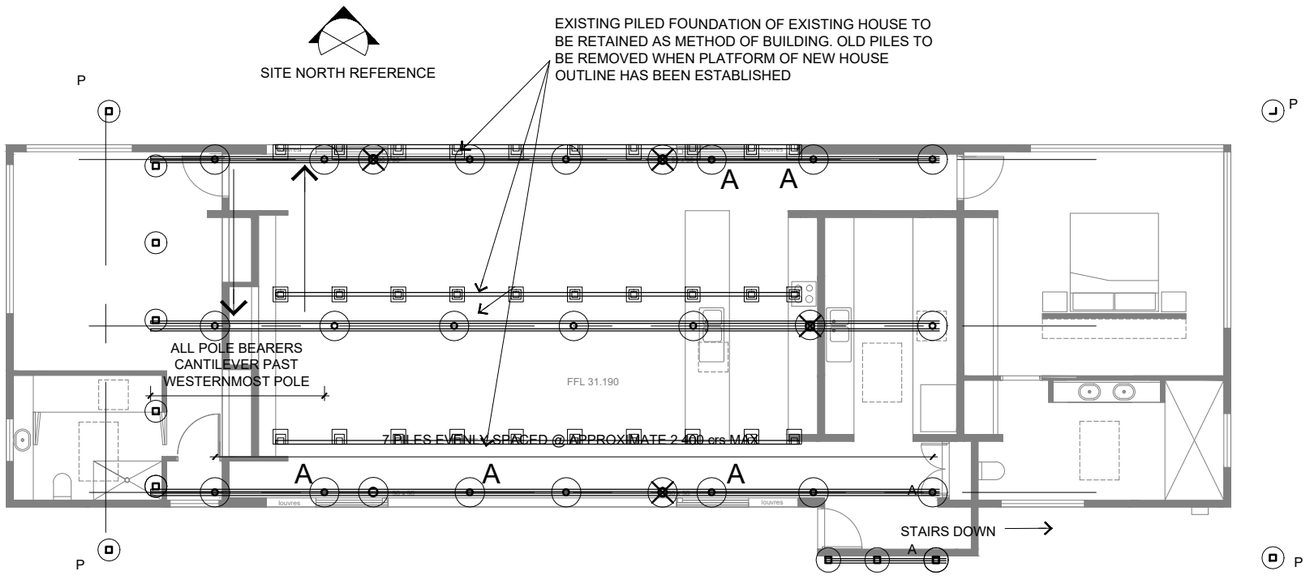
DENOTES NORMAL 175 SED NZS3605 H5 POLES IN 600Ø BORE X 1200 DEEP INCASED WITH 17.5MPa CONCRETE

DENOTES 175 SED NZS3605 H5 POLES IN 600Ø BORE X 1200 DEEP INCASED WITH 17.5MPa CONCRETE DIRECTLY UNDER BEAM

P DENOTES 125 SQ H5 PILES IN 450Ø x 450 DEEP 2 / M16 TO DOUBLE BOUNDARY JOIST (OR ANGLED JOIST)

PS DENOTES 90 SQ H5 POST IN 450Ø x 450 DEEP 2 / M16 TO DOUBLE BEARER

DENOTES 100 SQ BRACE (ARROW HEAD = HIGHEST END)



RevisionC- bracing grid shown	By	Date
Revision	By	Date
Designed	BVV	03-25
Drawn	BVV	03-25
Reviewed		
Approved		

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Project Title
M COOPER
221A HUAROA ROAD
NORTHLAND
NEW ZEALAND

Sheet Title
FOUNDATION DIAGRAM

CAD Ref	Scale (A3 Original)	
100978	1:100 @ A3	
Project No	**Sheet**	**Revision**
100978	A2-01	C

Photo 1 - View of rear of dwelling, showing existing car parking area

Photo 2 - View of existing cut batter that will be revegetated with “Manuka Slash”

Photo 3 - View of existing water tanks that will be screened by planting (vines)

Photo 4 - View of trees fern understory under the canopy of manuka/kanuka

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Landscape Architects

On Site Photos

Proposed Dwelling
M & T Cooper
Huaroa Road, Russell

Photo 5 - View of the front of the existing dwelling, showing current gap between the building and nearby vegetation

Photo 6 -View from the dwelling looking out across the water body of the inner Eastern Bay of Islands. This illustrates the lack of any close in public or private vantage points that allow views into the site.

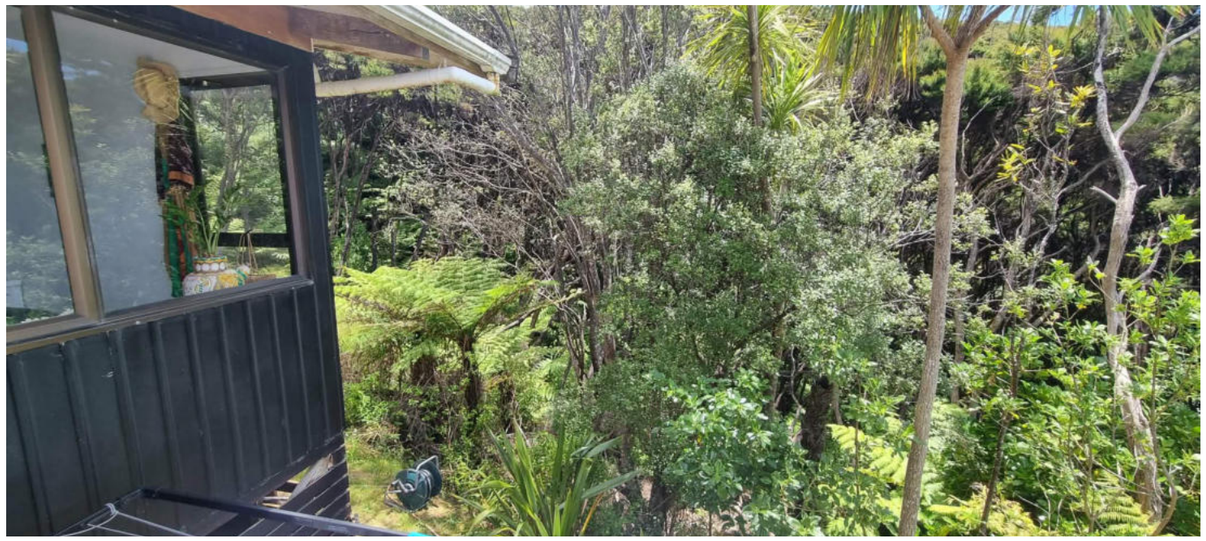

Photo 7 - View of the current gap between the existing vegetation and the western corner of the existing dwelling. This area of vegetation will need to be removed.

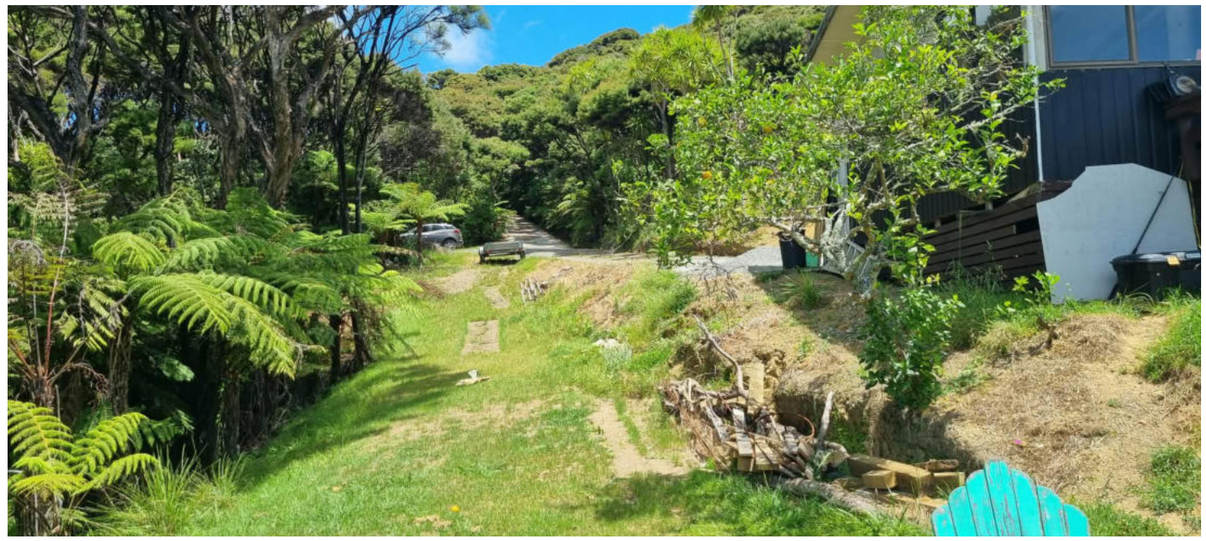

Photo 8 - View of the area where the proposed eastern extension to the building footprint will go. The edge of the existing canopy of Manuka/Kanuka will need to be removed.

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Landscape Architects

On Site Photos

Proposed Dwelling
M & T Cooper
Huaroa Road, Russell

Viewpoint 1 - Located approximately 2.2km away to the northeastern extremity of the visual cone. From this distance the proposed dwelling, and the re-build will be almost un distinguishable.

Viewpoint 2 - Located closer to shore, on the edge of the visual cone to the northeast.

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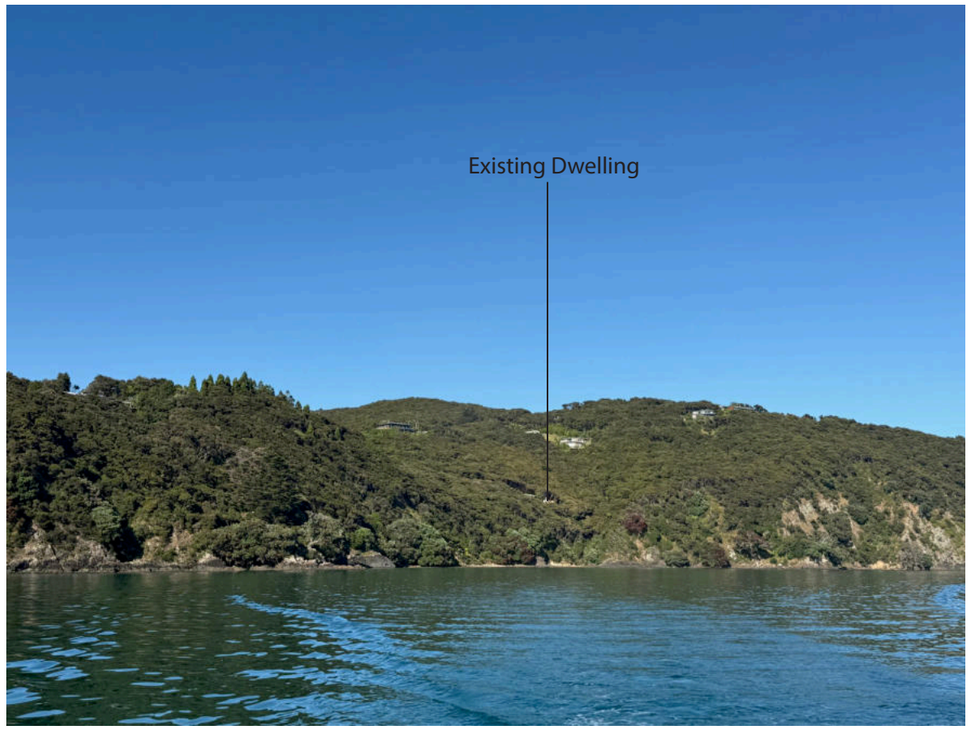
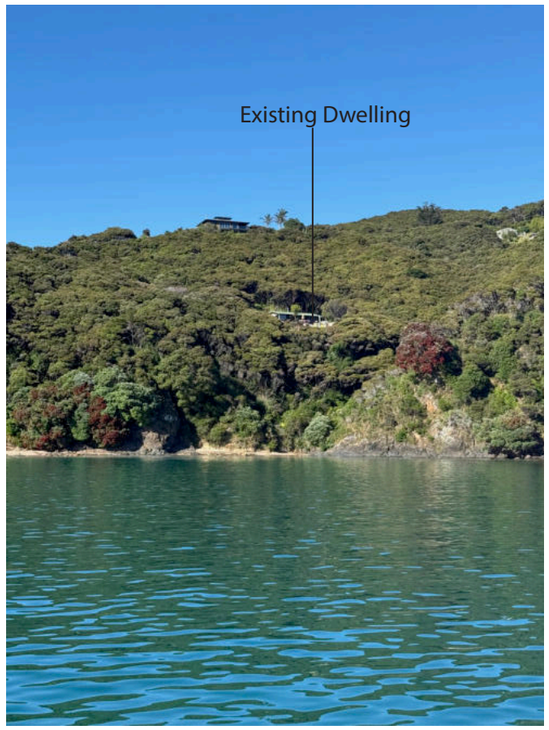
Off Site Viewpoints

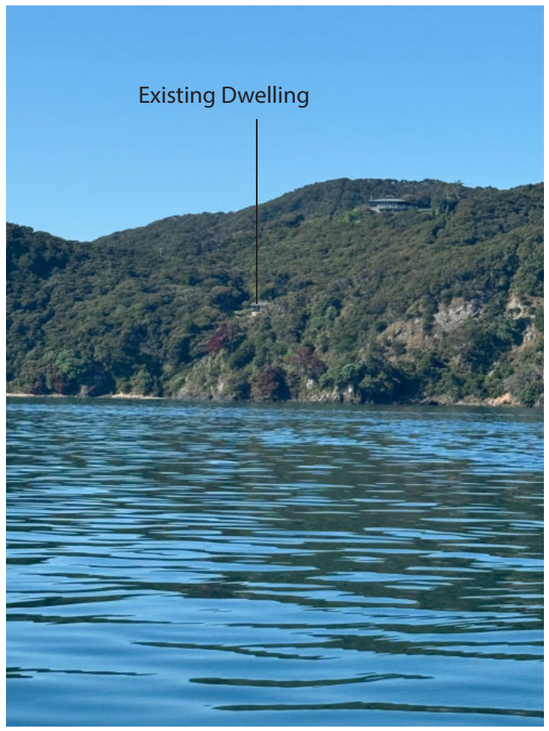
Proposed Dwelling
M & T Cooper
Huaroa Road, Russell



Viewpoint 3 - Located closer to shore, on the edge of the visual cone to the northeast

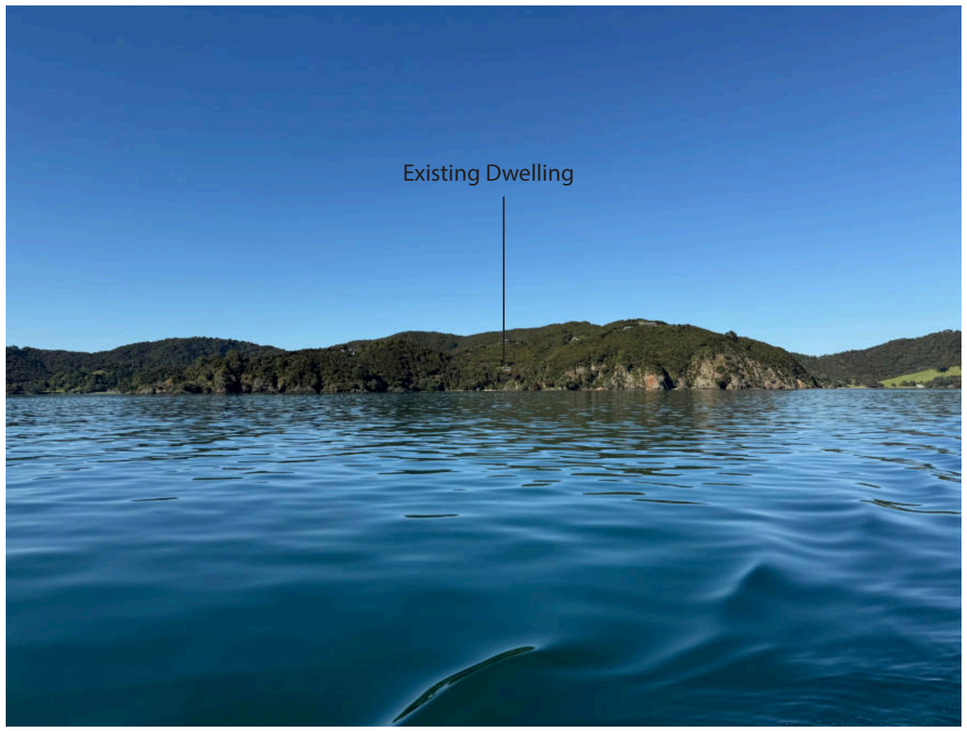


Viewpoint 4 is located directly to the north of the site, and provides the most front on view, where the greatest extent of the dwelling is visible. The existing dwelling is set within a small clearing in the Manuka dominated bush covering the hills side



Viewpoint 5

Viewpoint 6



Viewpoint 7

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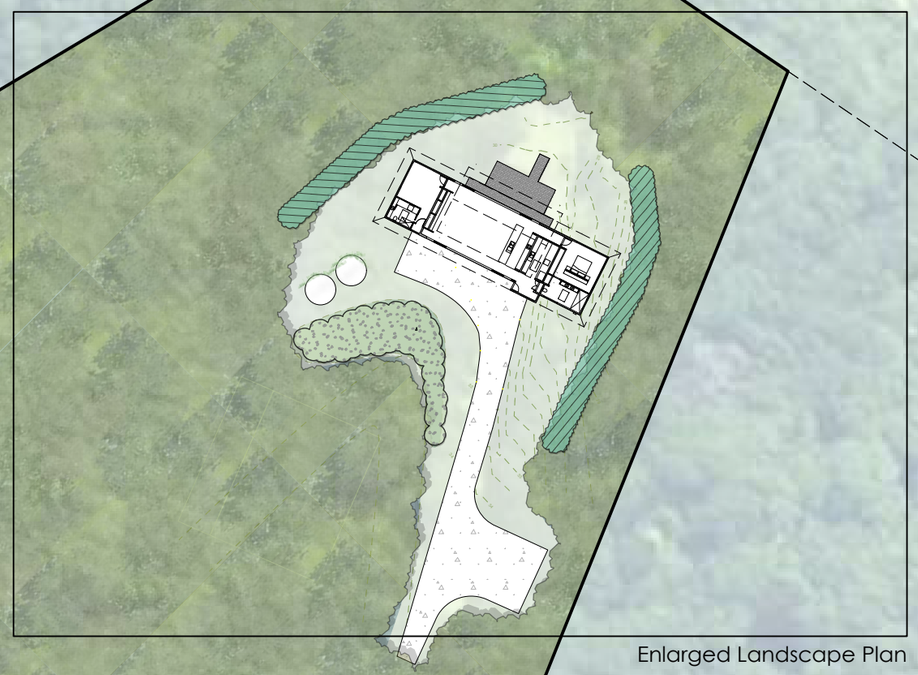
Off Site Viewpoints

Proposed Dwelling
M & T Cooper
Huaroa Road, Russell

N



Enlarged Landscape Plan

Huaroa Road

Scale@ A3: 1:700

0 25 50 m

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Landscape Architects

9/02/2026

Appendix 5

Site Plan

Cooper
221A Huaroa Road, Russell

Scale	Drawn By
as shown	Cad Design
Drawing #	Rev #
2.0	A

N

Existing foreground native bush

The first 3m width of the bush edge planted with fire retardant plant species to minimise fire hazard.
Refer to plant schedule

Approximate location of proposed bush edge

Water tanks screened with climbing vines

Cut batter revegetated using 'Manuka Slash Method'

Existing backdrop native bush

Min 2m

3m

Min 2m

3m

Min 2m

30

29

28

33

34

Manuka Slash Revegetation Method

Young seedlings growing under the protection of the old Manuka Slash

Young seedlings growing on rocky bank

The manuka slash revegetation method, sometimes referred to as"laying a manuka bush" or using "seed-bearing slash," is a cost-effective, passive restoration technique. It involves cutting mature manuka branches, which are covered in hard, woody capsules containing thousands of viable seeds, and laying them onto the bare ground. This approach mimics natural regener¬ ation by spreading seed and providing a protective, microclimate-enhancing layer to encourage native plant succession.

Key Components of the Method

- Source Material: Use branches from local, mature manuka plants. It is crucial to choose branches with closed or recently opened seed capsules.
- Timing: The best time to apply slash is before or during seed dispersal, often in winter or early spring, allowing the seeds to fall into the soil over time.
- Site Preparation: If the ground is not bare it should be prepared, by clearing competing grass or weeds, which allows for better seed-to-ground contact
- Application: The branches should be laid in a criss-cross fashion, and pegged down if necessary.
- Density: Avoid laying the branches too densely; if the cover is too thick, it can shade out the germinating seedlings.

Scale@ A3: 1:250

0 10 20 m

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Appendix 5

Landscape Plan

Cooper
221A Huaroa Road, Russell

Scale	Drawn By
as shown	Cad Design
Drawing #	Rev #
2.1	A

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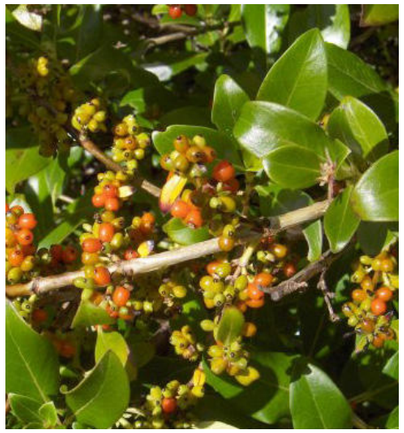
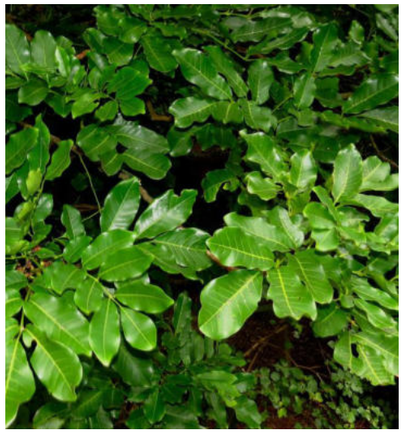
Plant Palette

Coprosma repens
Taupata



Coprosma robusta
Karamu

Corynocarpus laevigatus
Karaka



Dysoxylum spectablie
Kohekohe

Meryta sinclairii
Puka

Metrosideros excelsa
Pohutukawa

Pittosporum crassifolium
Karo

Pseudopanax arboreus
Five finger

Sophora tetraptera
Kowhai

Vitex lucens
Puriri

Underplanting of the existing Manuka/Kanuka dominated bush with fire retardant native species. These plantings will eventually supersede the Manuka/Kanuka, providing a longer-lived broadleaf dominated vegetation pattern, which will assist with minimising the fire risk. Suitable plant sizes will be pb 5 -8.

Botanical name	Common name	Spacing/density
Coprosma repens	Taupata	2m
Coprosma robusta	Karamu	2m
Corynocarpus laevigatus	Karaka	10m
Dysoxylum spectablie	Kohekohe	10m
Meryta sinclairii	Puka	4m
Metrosideros excelsa	Pohutukawa	15m
Pittosporum crassifolium	Karo	2.5m
Pseudopanax arboreus	Five finger	2m
Sophora tetraptera	Kowhai	4m
Vitex lucens	Puriri	15m

Manuka Slash Revegetation Method

(1) Young seedlings growing under the protection of the old Manuka Slash
(2) Young seedlings growing on rocky bank

The manuka slash revegetation method, sometimes referred to as"laying a manuka bush" or using "seed-bearing slash," is a cost-effective, passive restoration technique. It involves cutting mature manuka branches, which are covered in hard, woody capsules containing thousands of viable seeds, and laying them onto the bare ground. This approach mimics natural regener¬ ation by spreading seed and providing a protective, microclimate-enhancing layer to encourage native plant succession.

Key Components of the Method

- Source Material: Use branches from local, mature manuka plants. It is crucial to choose branches with closed or recently opened seed capsules.
- Timing: The best time to apply slash is before or during seed dispersal, often in winter or early spring, allowing the seed to fall into the soil over time.
- Site Preparation: If the ground is not bare it should be prepared, by clearing competing grass or weeds, which allows for better seed-to-ground contact
- Application: The branches should be laid in a criss-cross fashion, and pegged down if necessary.
- Density: Avoid laying the branches too densely; if the cover is too thick, it can shade out the germinating seedlings.

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Plant Schedule & Plant Palette

Cooper
221A Huaroa Road, Russell

Scale	Drawn By
as shown	Cad Design
Drawing #	Rev #
3.0	A

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 that 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.

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Implementation + Maintenance

Cooper
221A Huaroa Road, Russell

Scale	Drawn By
as shown	Cad Design
Drawing #	Rev #
4.0	A

N

Building Site

Scale@ A3: 1:5000 0 125 225 m

KEY

Resource Area

Outstanding Landscape (OFNDP)

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Appendix 6
Landscape Overlay

Operative Far North District Council

Cooper
221A Huaroa Road, Russell

Scale	Drawn By
as shown	Cad Design
Drawing #	Rev #
1.1	A

N

KEY

- High Natural Character
- Coastal Environment
- Outstanding Natural Landscape

Building Site

Huaroa Rd

Huaroa Rd

Huaroa Rd

124

150

187

195B

195A

198

203

221B

239

246

247A

Scale@ A3: 1:5000 0 125 225 m

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Appendix 6
Landscape Overlay

Proposed Far North District Plan

Cooper
221A Huaroa Road, Russell

Scale	Drawn By
as shown	Cad Design
Drawing #	Rev #
1.2	A

N

Opito Bay

Coastal Enviroment

Building Site

High Natural Character

Scale@ A3: 1:5000 0 125 225 m

KEY

- Coastal Enviroment
- Outstanding Natural Landscape

NATURAL CHARACTER

- High Natural Character

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Appendix 6
Landscape Overlay

Northland Regional Policy Statement

Cooper
221A Huaroa Road, Russell

Scale	Drawn By
as shown	Cad Design
Drawing #	Rev #
1.3	A

SUPPLEMENT A:
Natural Character and Landscape Effects Assessment Method

Updated 2 November 2022

Introduction

The Natural Character, Landscape and Visual Effects Assessment (NCLVEA) process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, changes in the existing character or condition of the landscape and the associated experiences of such change. In addition, the landscape assessment method may include (where appropriate) an iterative design development processes, which seeks to avoid, remedy or mitigate adverse effects (see **Figure 1**).

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the **Te Tangi A Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines** and its signposts to examples of best practice, which include the **Quality Planning Landscape Guidance Note**[1] and the **UK guidelines for landscape and visual impact assessment**[2]**.**

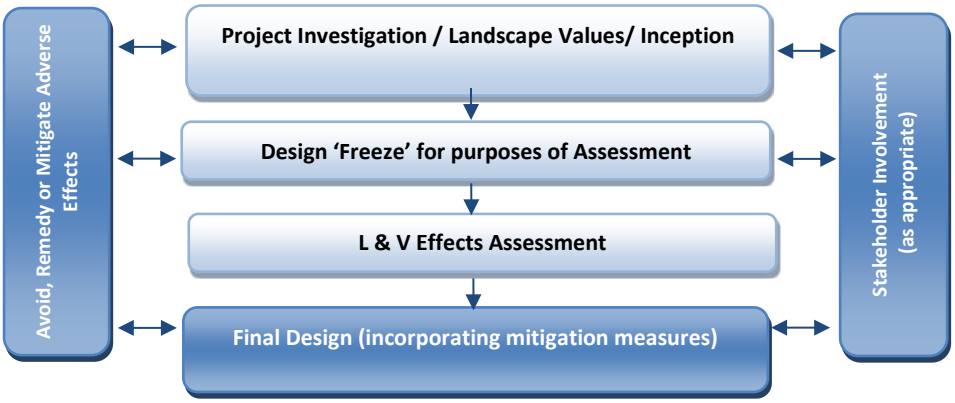


Figure 1: Design feedback loop

When undertaking any landscape assessment, it is important that a **structured and consistent approach** is used to ensure that **findings are clear and objective**. Judgement should be based on skills and experience and be supported by explicit evidence and reasoned argument.

While natural character, landscape and visual effects assessments are closely related, they form separate procedures. Natural character effects consider the characteristics and qualities and associated degree of modification relating specifically to waterbodies and their margins, including the coastal environment. The assessment of the potential effects on landscape considers effects on landscape character and values. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience. The types of effects can be summarised as follows:

Natural Character effects: *Change in the characteristics or qualities including the level of naturalness.*

Landscape effects: *Change in the physical landscape, which may affect its characteristics or values*

Visual effects: *Change to views which may affect the visual amenity experienced by people*

[1] http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape
[2] Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

The policy context, existing landscape resource and locations from which a development or change is visible, all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the first step requires identification of the landscape's **character** and **values** including the **attributes** on which such values depend. This requires that the landscape is first **described**, including an understanding of relevant physical, sensory and associative landscape dimensions. This process, known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described together with, a judgement made on the value or importance of the potentially affected landscape.

Natural Character Effects

In terms of the RMA, natural character specifically relates to the coastal environment as well as freshwater bodies and their margins. The RMA provides no definition of natural character. RMA, section 6(a) considers natural character as a matter of national importance:

> *…the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.*

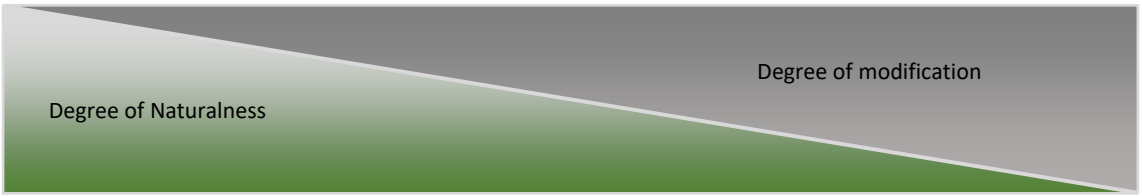
Natural character comprises the natural elements, patterns and processes of the coastal environment, waterbodies and their margins, and how they are perceived and experienced. This assessment interprets natural character as being the degree of naturalness consistent with the following definition:

> *Natural character is a term used to describe the naturalness of waterbodies and their margins. The degree or level of natural character depends on:*
>
> - *The extent to which natural elements, patterns and processes occur;*
> - *The nature and extent of modifications to the ecosystems and landscape/seascape;*
> - *The highest degree of natural character (greatest naturalness) occurs where there is least modification; and*
> - *The effect of different types of modification upon the natural character of an area varies with the context and may be perceived differently by different parts of the community.*

The process to assess natural character involves an understanding of the many systems and attributes that contribute to waterbodies and their margins, including biophysical and experiential factors. This can be supported through the input of technical disciplines such as marine, aquatic and terrestrial ecology, and landscape architecture.

<u>Defining the Level of Natural Character</u>

The level of natural character is assessed in relation to a seven-point scale. The diagram below illustrates the relationship between the degree of naturalness and degree of modification. A high level of natural character means the waterbody is less modified and vice versa.



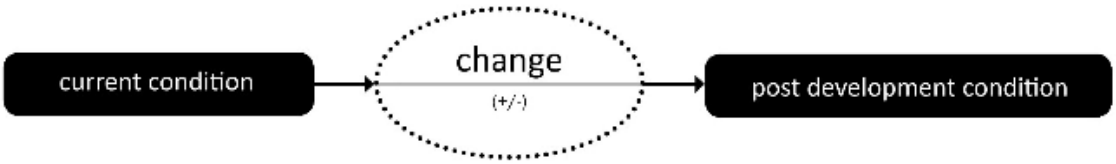
Very High	High	Moderate - High	Moderate	Moderate - Low	Low	Very Low

Scale of Assessment

When defining levels of natural character, it is important to clearly identify the spatial scale considered. The scale at which natural character is assessed will typically depend on the study area or likely impacts and nature of a proposed development. Within a district or region-wide study, assessment scales may be divided into broader areas which consider an overall section of coastline or river with similar characteristics, and finer more detailed 'component' scales considering separate more local parts, such as specific bays, reaches or escarpments. The assessment of natural character effects has therefore considered the change to attributes which indicate levels of natural character at a defined scale.

Effects on Natural Character

An assessment of the effects on natural character of an activity involves consideration of the proposed changes to the current condition compared to the existing. This can be negative or positive.



The natural character effects assessment involves the following steps;

- assessing the existing level of natural character;
- assessing the level of natural character anticipated (post construction); and
- considering the significance of the change

Landscape Effects

Assessing landscape effects requires an understanding of the landscape resource and the magnitude of change which results from a proposed activity to determine the overall level of landscape effects.

Landscape Resource

Assessing the sensitivity of the landscape resource considers the key characteristics and qualities. This involves an understanding of both the ability of an area of landscape to absorb change and the value of the landscape.

Ability of an area to absorb change

This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The scope for mitigation, appropriate to the existing landscape.

The ability of an area of landscape to absorb change takes account of both the attributes of the receiving environment and the characteristics of the proposed development. It considers the ability of a specific type of change occurring without generating adverse effects and/or achievement of landscape planning policies and strategies.

The value of the Landscape

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of Outstanding Natural Feature or Landscape (ONFL) (RMA s.6(b)) based on important physical, sensory and associative landscape attributes, which have potential to be affected by a proposed development. A landscape can have value even if it is not recognised as being an ONFL.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of

change, including whether the change is reversible. In some situations, the loss /change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any benefits which result from a proposed development. **Table 1** below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing Factors		Higher	Lower
Landscape (sensitivity)	**Ability to absorb change**	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change resulting from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and shared and recognised attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or shared and recognised attributes. The landscape is of low or local importance.
Magnitude of Change	**Size or scale**	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

Visual effects are a subset of landscape effects. They are consequences of change on landscape values as experienced in views. To assess the visual effects of a proposed development on a landscape, a visual baseline must first be defined. The visual 'baseline' forms a technical exercise which identifies the area where the development may be visible, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed.

Field work is used to determine the actual extent of visibility of the site, including the selection of representative viewpoints from public areas. This stage is also used to identify the potential 'viewing audience' e.g. residential, visitors, recreation users, and other groups of viewers who can see the site. During fieldwork, photographs are taken to represent views from available viewing audiences.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of theoretical visibility (ZTV)' of the site and proposal. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work to confirm this. Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

The Sensitivity of the Viewing Audience

The sensitivity of the viewing audience is assessed in terms of assessing the likely response of the viewing audience to change and understanding the value attached to views.

Likely response of the viewing audience to change

Appraising the likely response of the viewing audience to change is determined by assessing the occupation or activity of people experiencing the view at particular locations and the extent to which their interest or activity may be focussed on views of the surrounding landscape. This relies on a landscape architect's judgement in respect of visual amenity and the reaction of people who may be affected by a proposal. This should also recognise that people more susceptible to change generally include: residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape and on particular views; visitors to heritage assets or other important visitor attractions; and communities where views contribute to the wider landscape setting.

Value attached to views

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors. Important

viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA[3].

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development. **Table 4** has been prepared to help guide this process:

Contributing Factors		Higher	Lower	Examples
The Viewing Audience (sensitivity)	**Ability to absorb change**	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.	Dwellings, places of work, transport corridors, public tracks
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.	Acknowledged viewshafts, Lookouts
Magnitude of Change	**Size or scale**	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of views retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture. Glimpse / no view of the proposed development.	- Higher contrast/ Lower contrast. - Open views, Partial views, Glimpse views (or filtered); No views (or obscured)
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.	- Front or Oblique views. - Near distant, Middle distant and Long distant views
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).	- Permanent (fixed), Transitory (moving)

Table 2: Determining the level of visual effects

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

[3] Best Practice Guide: Visual Simulations BPG 10.2, NZILA

This assessment of the nature of effects can be further guided by **Table 2** set out below:

Nature of effect	Use and Definition
Adverse (negative):	The activity would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values
Neutral (benign):	The activity would be consistent with (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values
Beneficial (positive):	The activity would enhance the landscape and / or visual amenity through removal or restoration of existing degraded landscape activities and / or addition of positive elements or features

Table 1: Determining the Nature of Effects

Cumulative Effects

This can include effects of the same type of development (e.g. bridges) or the combined effect of all past, present and approved future development[4] of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

Cumulative landscape effects can include additional or combined changes in components of the landscape and changes in the overall landscape character. The extent within which cumulative landscape effects are assessed can cover the entire landscape character area within which the proposal is located, or alternatively, the zone of visual influence from which the proposal can be observed.

Cumulative Visual Effects

Cumulative visual effects can occur in combination (seen together in the same view), in succession (where the observer needs to turn their head) or sequentially (with a time lapse between instances where proposals are visible when moving through a landscape). Further visualisations may be required to indicate the change in view compared with the appearance of the project on its own.

Determining the nature and level of cumulative landscape and visual effects should adopt the same approach as the project assessment in describing both the nature of the viewing audience and magnitude of change leading to a final judgement. Mitigation may require broader consideration which may extend beyond the geographical extent of the project being assessed.

Determining the Overall Level of Effects

The landscape and visual effects assessment conclude with an overall assessment of the likely level of landscape and visual effects. This step also takes account of the nature of effects and the effectiveness of any proposed mitigation. The process can be illustrated in Figure 2:

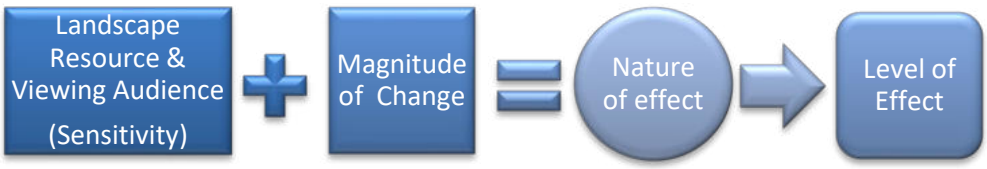


Figure 2: Assessment process

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in **Table 3** below. This table which can be used to guide the level of natural character, landscape and visual effects uses an adapted seven-point scale derived from Te Tangi A Te Manu.

[4] The life of the statutory planning document or unimplemented resource consents.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. *Concise Oxford English Dictionary Definition* *High: adjective- Great in amount, value, size, or intensity.*
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. *Concise Oxford English Dictionary Definition* *Moderate: adjective- average in amount, intensity, quality or degree*
Low-Moderate:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. *Concise Oxford English Dictionary Definition* *Low: adjective- **1.** Below average in amount, extent, or intensity.*
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table 3: Determining the overall level of landscape and visual effects

Determination of "minor"

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor[5] or an adverse effect on the environment is no more than minor[6]. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.

These assessments will generally involve a broader consideration of the effects of the activity, beyond the landscape and visual effects. Through this broader consideration, guidance may be sought on whether the likely effects on the landscape or effects on a person are considered in relation to 'minor'. It must also be stressed that more than minor effects on individual elements or viewpoints does not necessarily equate to more than minor landscape effects. In relation to this assessment, moderate-low level effects would generally equate to 'minor' (see **Table 4**).

The third row highlights the word 'significant'. The term 'significant adverse effects' applies to particular RMA situations, namely as a threshold for the requirement to consider alternative sites, routes, and methods for Notices of Requirement under RMA s171(1)(b), the requirements to consider alternatives in AEEs under s6(1)(a) of the 4th Schedule. It may also be relevant to tests under other statutory documents such as for considering effects on natural character of the coastal environment under the NZ Coastal Policy Statement (NZCPS) Policy 13 (1)(b) and 15(b).

Less than Minor		Minor	More than Minor			
Very Low	**Low**	**Low-Moderate**	**Moderate**	**Moderate-High**	**High**	**Very High**
					Significant	

Table 4: Determining adverse effects for notification determination, non-complying activities and significance

[5] RMA, Section 95E

[6] RMA Section 95D

Northland Regional Landscape Assessment Worksheet

	Unit name **– OPITO AND PAROA COAST**

DESCRIPTION AND CHARACTERISATION

Component	Comment
Land Types (refer to list overleaf) Coastal cliffs / escarpment Bays and headlands Beach Reefs and islands	Fringes the perimeter of the enclosed Paroa Bay, which is excluded from this ONL.
Geology (including geopreservation sites)	Paleozoic – Mesozoic Waipapa Terrane greywacke
Soil Types	Rangiora clay, clay loam and silty clay loam, Manganese silt loam and Marua light brown clay loam.
Ecology (including protected vegetation / features, PNAP Level 1 and 2 sites)	Identified as part of the wider Russell Forest with connecting fingers that reach the coast in this area. Whilst kanuka and manuka dominated shrubland appear to be the prevailing species amongst the vegetation cover, there are areas where evident "pohutukawa coastal forest on hillslope" and pockets of "taraire–kohekohe–puriri forest on hillslope" exist. Other tree species commonly present include towai , tanekaha, totara and kauri. In terms of significance, the wider Russell Forest, and its contiguous areas of private and Crown–owned forest, constitutes one of the largest contiguous forest blocks in the Eastern Northland Ecological Region. The area contains a significant number of threatened animal and plant species and is a representative site for 6 forest types
Archaeological sites	Kahuwhera, Paroa and a third pa associated with Tarawatangata point on the northeastern headland to Paroa Bay. This headland contains a particular intensity of recorded sites, with a further 5 being identified on the segment of ONL associated with Opito Bay.
Heritage Landscapes	Integrally related to the history and use of the Bay of Islands.

Landscape characterisation
(including the identification of any specific characteristics)

This unit combines the sweeping peninsula form that contains Paroa Bay to the north east, with the rocky flank and small embayments that continue down the Russell peninsula to the north west. The Opito Bay portion of the unit is backed by much higher hills that the Paroa Bay peninsula – which is generally very narrow – but in other respects the two discrete areas share much in common to justify them being placed in a single landscape unit.

When seen from further offshore, particularly on the primary navigation route that swings between Tapeka Point and Albert Channel, the perception of Paroa Bay's existence is diminished so that these two pieces of coastal terrain read almost as one.

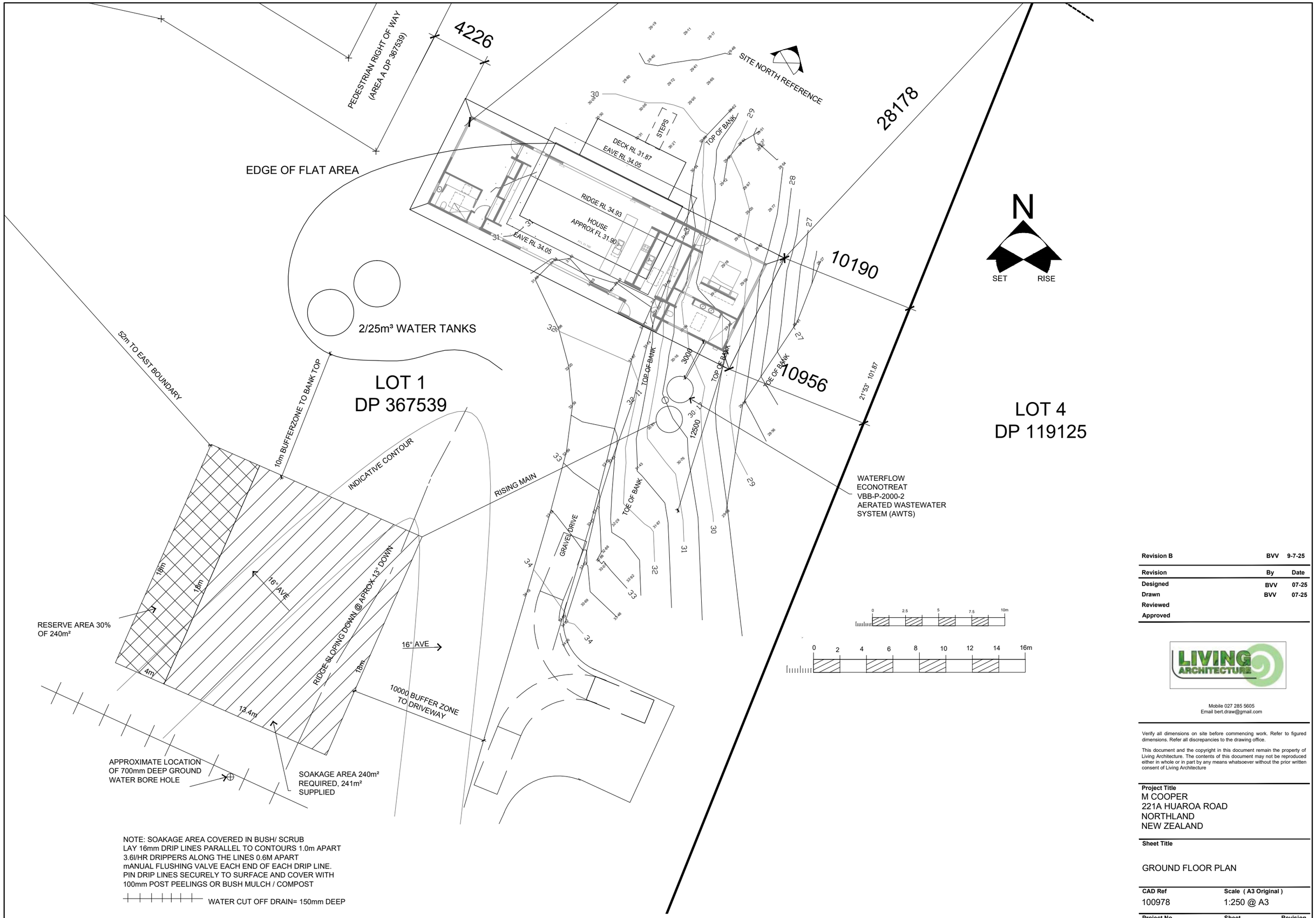
Unifying aspects include a shoreline that is characterised by a sequence of rocky bluffs, minor headlands, narrow reefs and a regular pattern of contained small bays where the inland terrain is less severe. Pockets of pasture are also common to both, with that grassland being seen as being in the minority relative to adjacent areas of native shrubland cover. Whilst the inner part of Paroa Bay has a moderate density of large-lot settlement (and is outside of this ONL) the areas covered by this unit tends to involve much larger properties with commensurately largely dwellings that are more widely spaced – typically in conjunction with the short sections of soft coast found in the minor embayments.

EVALUATION		
Criteria	**Rank**	**Comment**
Natural Science Factors		
Representativeness Natural landscapes are clearly characteristic of the area, district or region. The key components of the landscape will be present in a way that defines the character of the place and distills its character and essence. Endemic associations.	**4**	Is representative of this mainland shore of the Bay of Islands, but also replicated elsewhere around the eastern coast.
Rarity Natural features are unique or rare in the region or nationally, and few comparable examples exist.	**3**	Relatively common in the adjacent area, but less so on a wider scale
Aesthetic Values		
Coherence The patterns of land cover and land use are largely in harmony with the underlying natural pattern of the landform of the area and there are no significant discordant elements of land cover or land use.	**3**	Repeated patterns of landscape composition in terms of topography and alignment, and a theme of large areas of native shrubland broken by zones of pasture or mown grass. The scale and prominence of some buildings on the Opito Bay part of the unit detract somewhat from unity..
Diversity & Complexity The elements contributing to overall landscape character are diverse and complex (particularly in ecological terms) without creating disharmony.	**4**	Topographically diverse, with added layers of complexity created by the interaction with the sea and vegetation associations.
Vividness Natural features and landscape are widely recognized across the community and beyond the local area and remain clearly in the memory; striking landscapes are symbolic of an area due to their recognisable and memorable qualities.	**4**	Experienced as part of the containing landform that defines this coast of the Bay of Islands.
Naturalness How affected by human activity is the landscape? Does human activity intrude on the landscape? Eg. • Presence of buildings and associated built development. • Presence of infrastructure services. • Extent of indigenous forest cover. • Homogeneity of exotic vegetation. • Presence / extent of modified agricultural land use. • Strength of natural processes / ecological patterns. • Unmodified and legible physical relief and landform. • Presence of water.	**3**	A settled landscape, albeit sporadically, but one where the natural characteristics remain clearly dominant. Natural topography appears generally intact, with only minor modification associated with dwellings and access. More substantial landform changes in the recent subdivision have been comprehensively addressed through detailing and planting. This ONL is clearly related to the semi-sheltered waters of this corner of the overall bay, so connections with the sea are integral to and bring a strong component of natural character.
Intactness Natural systems are intact and aesthetically coherent and do not display significant visual signs of human modification, intervention or manipulation, visually intact and highly aesthetic natural landscapes.	**4**	Some localised impact by residential settlement, but the natural patterns are dominant.
Experiential Values		
Expressiveness The 'legibility' of the landscape. Natural features clearly demonstrate the natural processes that formed them.	**3**	Moderately legible, with the peninsula being the more expressive of the two portions of this ONL. Landform, vegetation patterns and grassland, and coastal form are the key elements that contribute..

Sensory qualities (These are landscape phenomena as directly perceived and experienced by humans, such as the view of a scenic landscape, or the distinctive smell and sound of the foreshore).	**4**	Has a strong sense of local character and relatedness to the wider Bay of Islands.
Transient Values The consistent and repeated occurrence of transient features that contributes to the character, qualities and values of the landscape; landscapes are widely recognised for their transient features and the contribution that these make to the landscape.	**3**	Influenced by sea state in the area running across to Motuarohia (Roberton) Island and Moturoa further beyond. Those short term changes are expected not to be particularly dramatic due to the sheltered nature of that waterbody.
Remoteness / Wildness Does the landscape display a wilderness character, remote from and untouched by human presence? Eg. • Sense of remoteness • Accessibility • Distance from built development	**3**	Moderately settled, but set some distance off of mainland public access and primary boating corridors.
Shared and recognised values Natural features and landscape are widely known and valued by the immediate and wider community for their contribution to a sense of place leading to a strong community association with, or high public esteem for the place.	**4**	Whilst likely not to be extensively known for its own qualities, this area is closely related to the wider identity and character of the Bay of Islands. Paroa Bay provides a reasonable measure of protection, so is one of the favoured anchorages in adverse conditions.
Spiritual, cultural and historical associations Natural features and landscapes can be clearly and widely known and influenced by their connection to the spiritual, cultural and historical valued in the place and includes associative meanings and associative activities valued by the community. Associative meanings are spiritual, cultural or social associations with particular landscape elements, features, or areas, whilst associative activities are patterns of social activity that occur in particular parts of a landscape, for example, popular walking routes or fishing spots.	***	Consultation was initiated during the mapping process, but has not led to any feedback within the required period Connections with the Bay of Islands and its cultural, recreational, scientific and tourism related aspects.

Land Types
Coastal cliffs / escarpment
Low escarpment
Bays and headlands
Beach
Dune complex
Reefs and islands
Estuarine / inlet
Open harbour
Coastal plain
Rolling hills
Steep hills; moderate to high relief
Ranges; high relief
Strongly rolling land
Low rolling land
Valley floors and flats
Plains
Volcanic cones
River mouth
Wetland
Watercourses
Lakes and water bodies

Photographs of unit



NOTE: SOAKAGE AREA COVERED IN BUSH/ SCRUB
LAY 16mm DRIP LINES PARALLEL TO CONTOURS 1.0m APART
3.6l/HR DRIPPERS ALONG THE LINES 0.6M APART
mANUAL FLUSHING VALVE EACH END OF EACH DRIP LINE.
PIN DRIP LINES SECURELY TO SURFACE AND COVER WITH
100mm POST PEELINGS OR BUSH MULCH / COMPOST

WATER CUT OFF DRAIN= 150mm DEEP

Revision	By	Date
Revision B	BVV	9-7-25
Designed	BVV	07-25
Drawn	BVV	07-25
Reviewed		
Approved		

LIVING ARCHITECTURE

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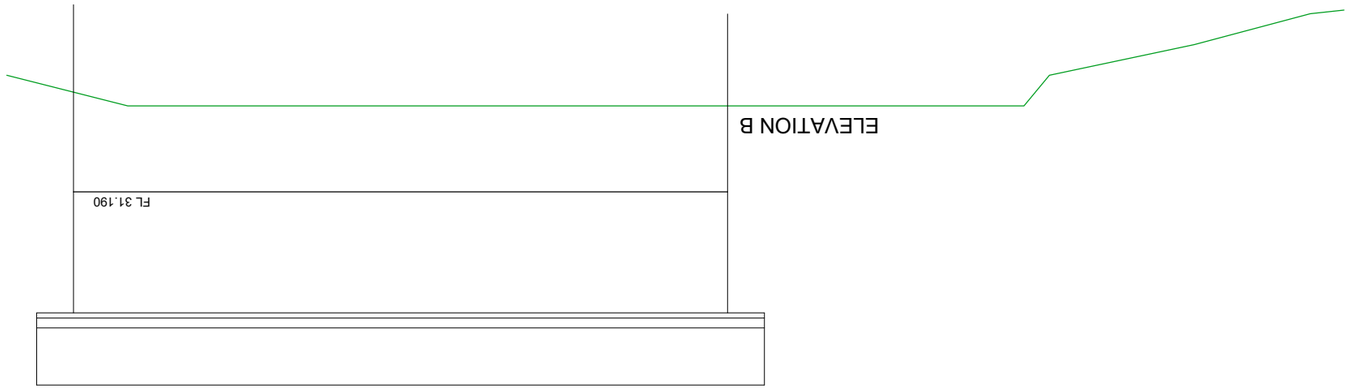
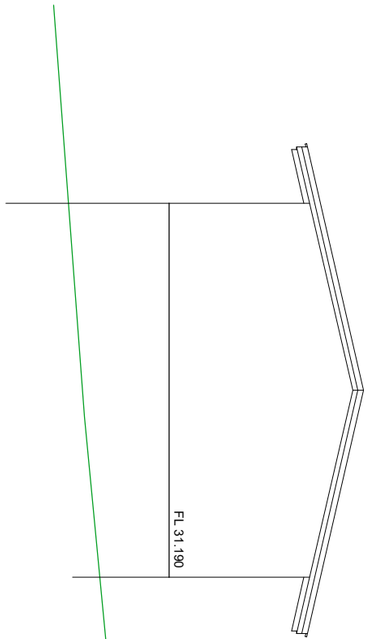
Project Title
M COOPER
221A HUAROA ROAD
NORTHLAND
NEW ZEALAND

Sheet Title
GROUND FLOOR PLAN

CAD Ref	Scale (A3 Original)	
100978	1:250 @ A3	
Project No	**Sheet**	**Revision**
100978	A0-01	B



ELEVATION B



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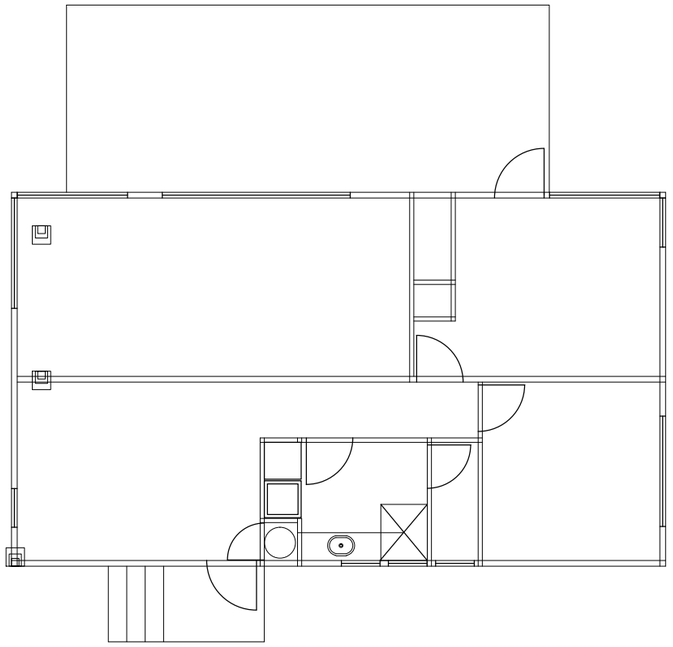

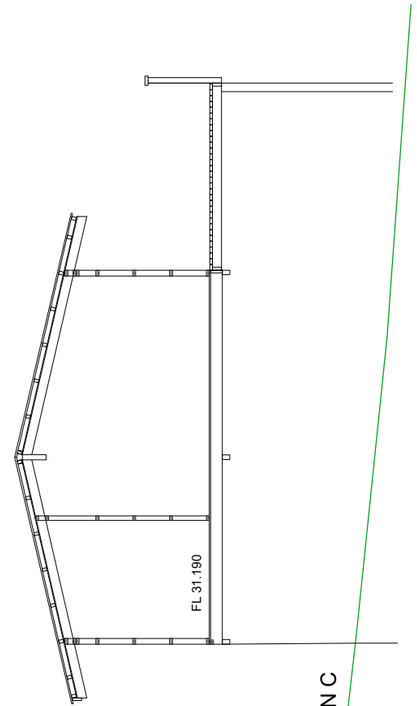

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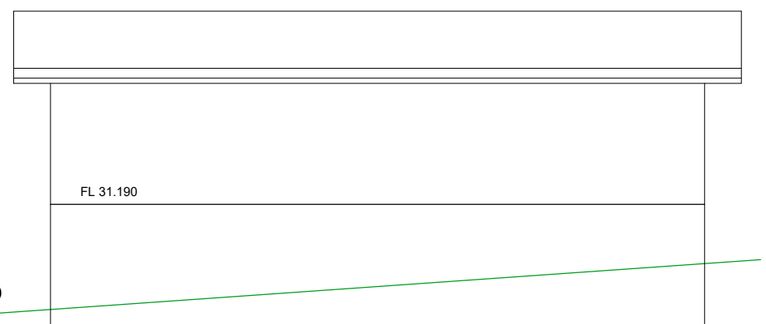

ELEVATION D

Revision	By	Date
Designed	BVV	03-25
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Approved		

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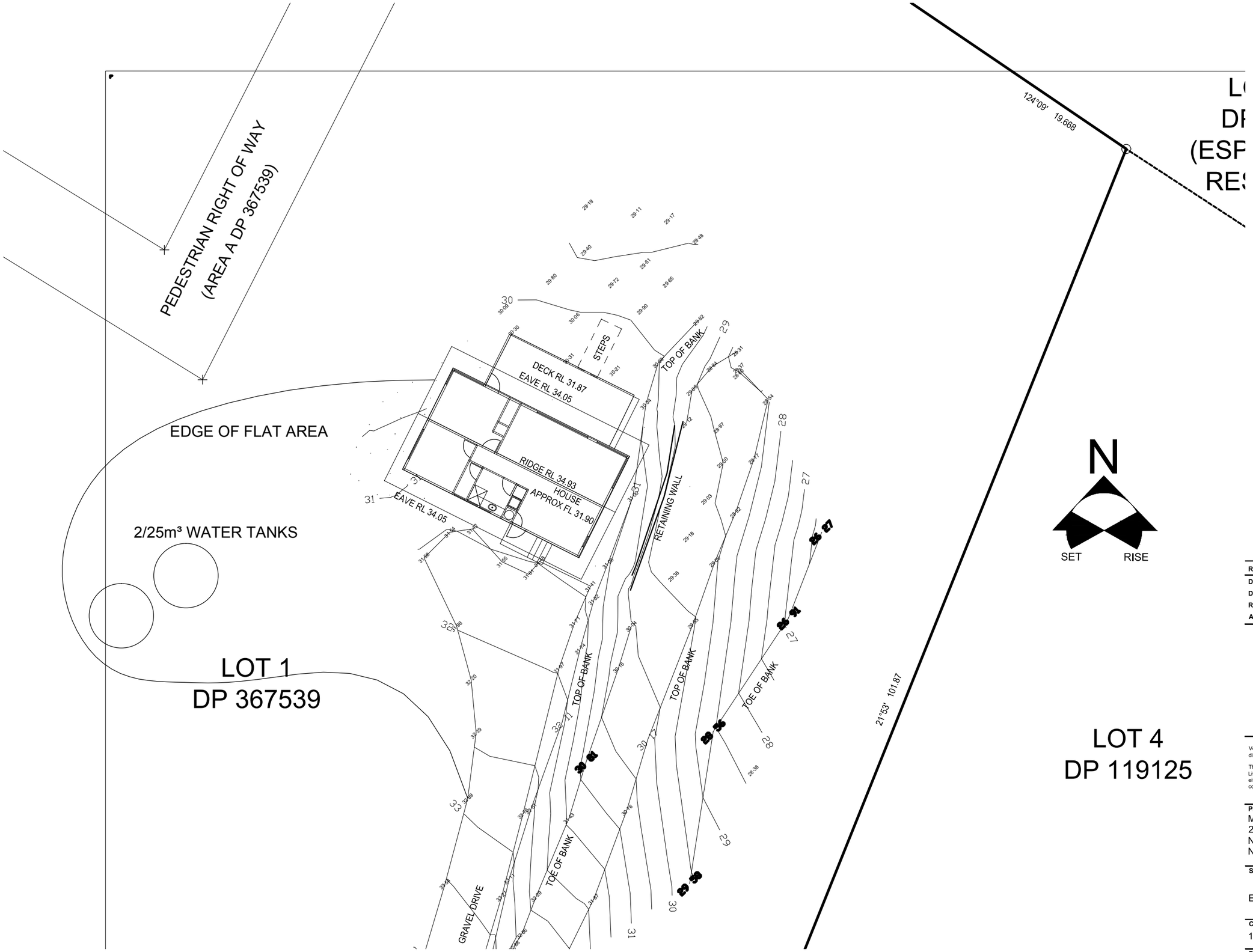
Sheet Title

EXISTING FLOOR PLAN

CAD Ref	Scale (A3 Original)	
100978	1:1000 @ A3	
Project No	**Sheet**	**Revision**
100978	A0-02	A



Revision	By	Date
Designed	BVV	03-25
Drawn	BVV	03-25
Reviewed		
Approved		

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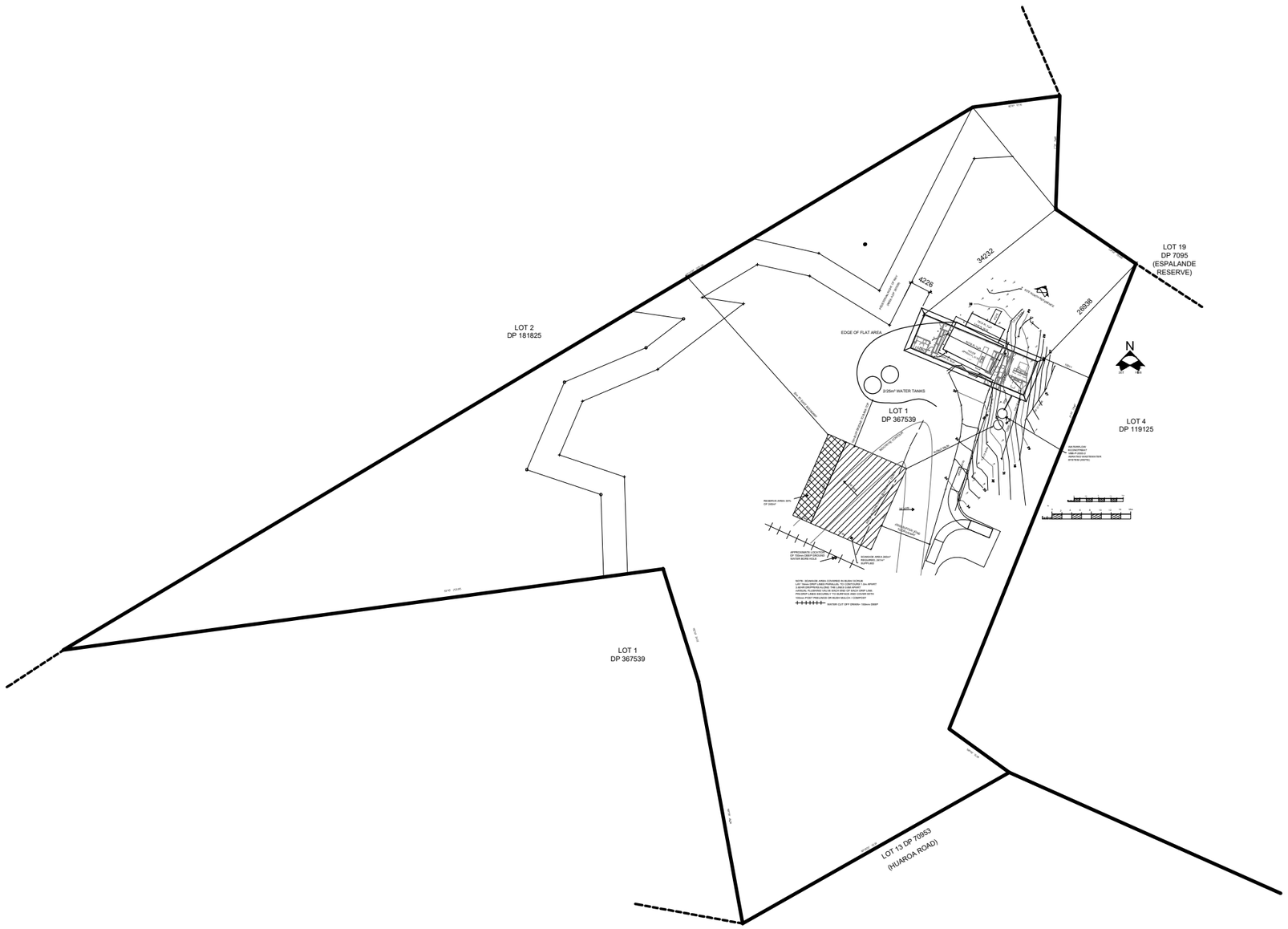
Project Title
M COOPER
221A HUAROA ROAD
NORTHLAND
NEW ZEALAND

Sheet Title

EXISTING SITE PLAN

CAD Ref	Scale (A3 Original)
100978	1:200 @ A3

Project No	Sheet	Revision
100978	A0-03	A



Revision B	**BVV**	**9-7-25**

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Designed	**BVV**	**07-25**
Drawn	**BVV**	**07-25**
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Approved		

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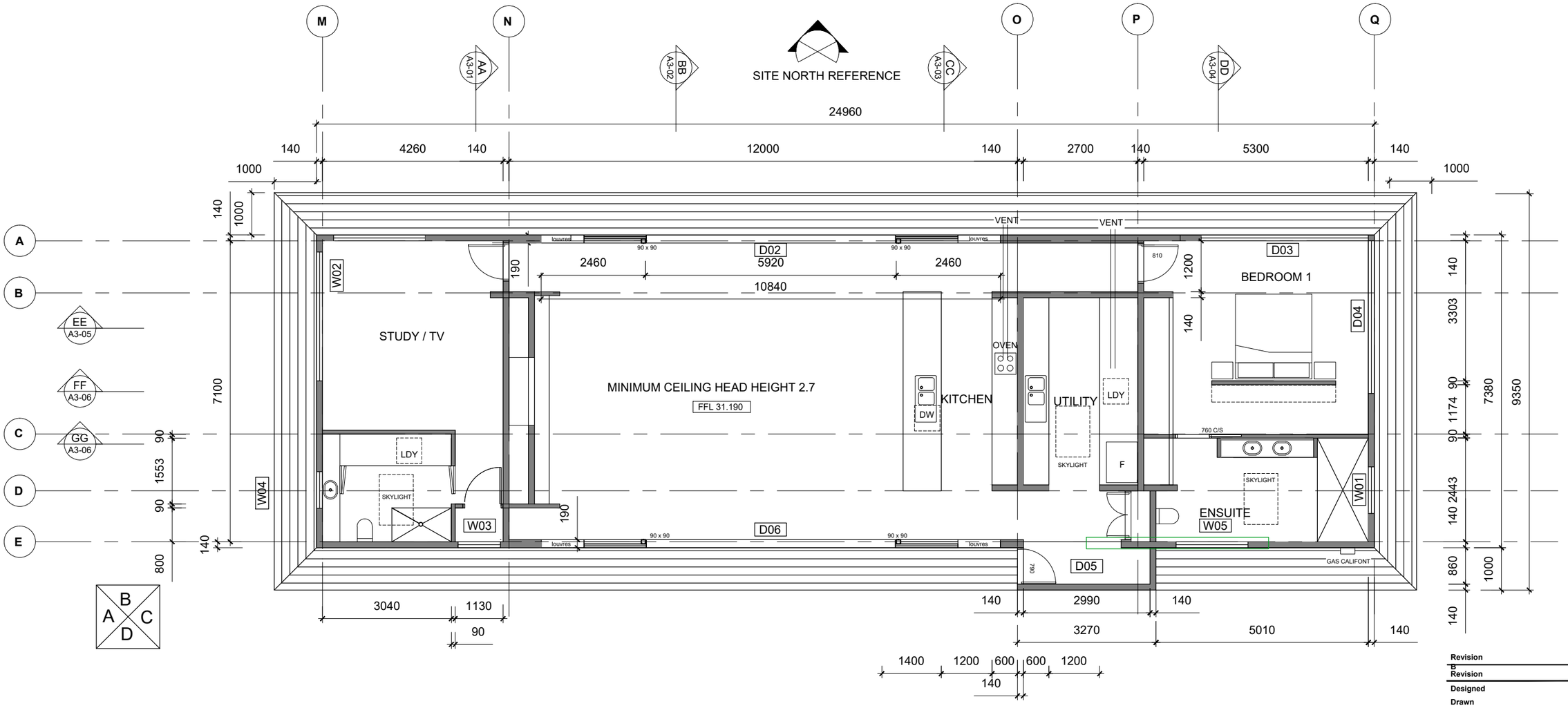
NEW ZEALAND

Sheet Title

SITE PLAN

CAD Ref	**Scale (A3 Original)**	
100978	1:250 @ A3	
Project No	**Sheet**	**Revision**
100978	A0-05	B



Revision		
B	BVV	7-25
Revision	**By**	**Date**
Designed	BVV	07-25
Drawn	BVV	07-25
Reviewed		
Approved		

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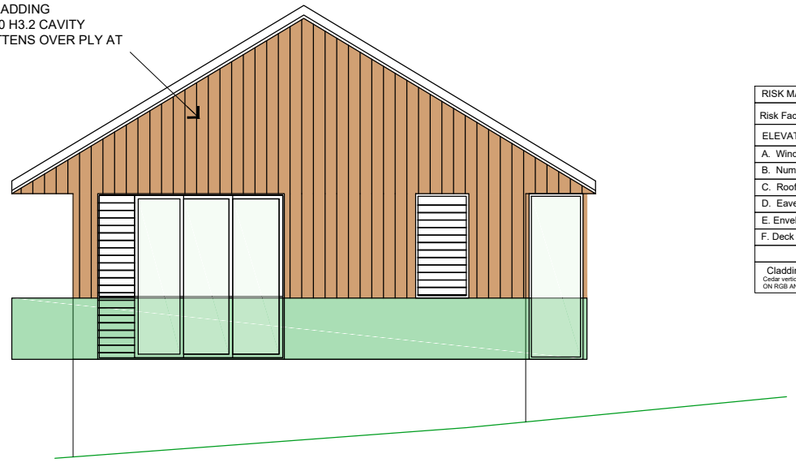
GROUND FLOOR PLAN

CAD Ref	Scale (A3 Original)	
100978	1:100 @ A3	
Project No	**Sheet**	**Revision**
100978	A1-01	B

CEDAR SHIPLAP CLADDING
ON RGB AND 40 x 20 H3.2 CAVITY
BATTENS WITH BATTENS OVER PLY AT
300crs



RISK MATRIX ASSESSMENT					
Risk Factor:	Low	Medium	High	Very High	Score
ELEVATION A , END VIEW					
A. Wind Zone	0	0	1	2	2
B. Number of Storeys	0	1	2	4	2
C. Roof / Wall Intersection Design	0	1	3	5	3
D. Eave Width	0	1	2	5	3
E. Envelope Complexity	0	1	3	6	1
F. Deck Design	0	2	4	6	4
					15

Cladding Types:
Cedar vertical shiplap
ON RGB AND 40 x 20 H3.2 CAVITY BATTENS WITH BATTENS OVER RGB AT 300crs

ELEVATION A

0.9mm 5052 H36 BMT
ALUMINIUM COLOURSTEEL
DIMOND EUROTRAP ON SELF
SUPPORTING BUILDING PAPER
COVERTEK 407
90 x 45 H3.2 PURLINS @ 750crs
MAX SPACING

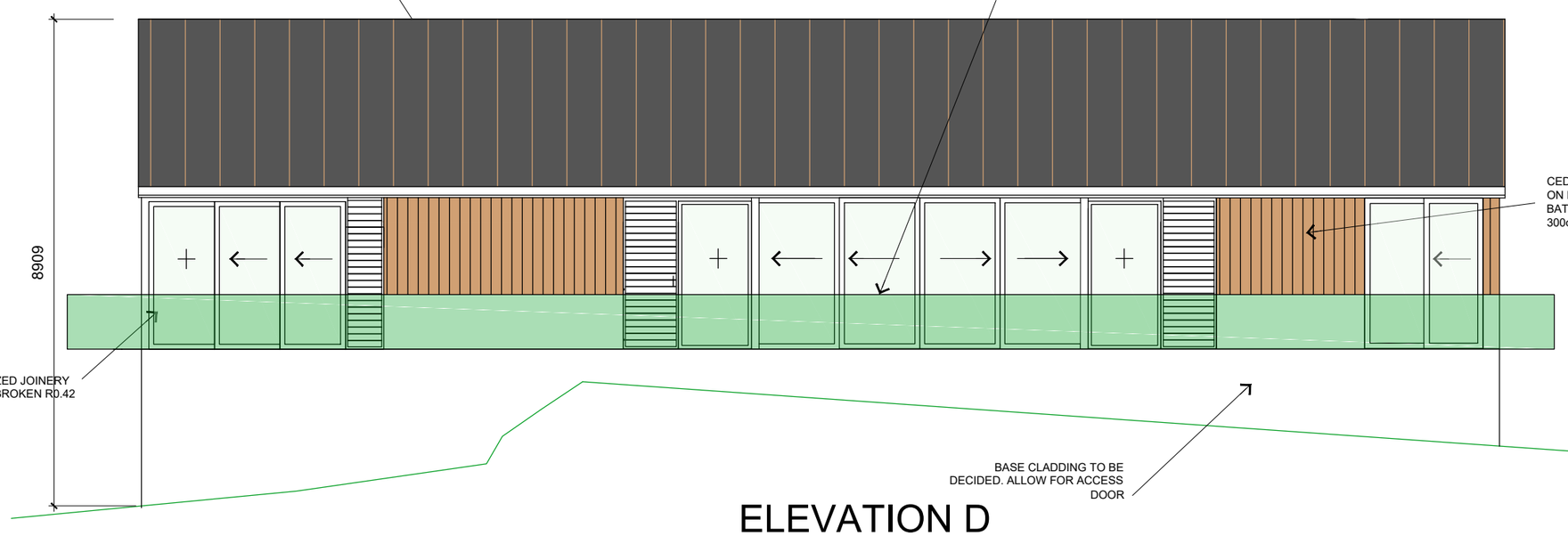
DOUBLE STACKING DOORS TO
SLIDE BEHIND WIND POST AND
NESTLE BEHIND FIXED PANE.
OPENING TO BE 5.880m

CEDAR SHIPLAP
ON RGB AND 40 x 20 H3.2 CAVITY
BATTENS WITH BATTENS OVER PLY AT
300crs

8909

E GLAZED JOINERY
ALLY BROKEN R0.42

BASE CLADDING TO BE
DECIDED. ALLOW FOR ACCESS
DOOR



ELEVATION D

RISK MATRIX ASSESSMENT					
Risk Factor:	Low	Medium	High	Very High	Score
ELEVATION B , SIDE VIEW					
A. Wind Zone	0	0	1	2	2
B. Number of Storeys	0	1	2	4	2
C. Roof / Wall Intersection Design	0	1	3	5	3
D. Eave Width	0	1	2	5	3
E. Envelope Complexity	0	1	3	6	1
F. Deck Design	0	2	4	6	4
					16

Cladding Types:
20mm Cedar shiplap vertical ON RGB AND 40 x 20 H3.2 CAVITY BATTENS WITH BATTENS OVER RGB AT 300crs

Revision	By	Date
Designed	BVV	03-25
Drawn	BVV	03-25
Reviewed		
Approved		

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Project Title

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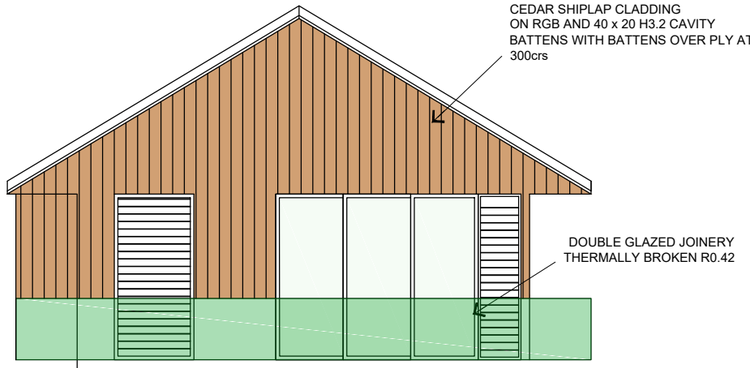
NORTHLAND
NEW ZEALAND

Sheet Title

ELEVATIONS C AND D

CAD Ref	Scale (A3 Original)	
100978	1:100 @ A3	
Project No	**Sheet**	**Revision**
100978	A1-02	A



RISK MATRIX ASSESSMENT					
Risk Factor:	Low	Medium	High	Very High	Score
ELEVATION C , END VIEW					
A. Wind Zone	0	0	1	2	2
B. Number of Storeys	0	1	2	4	2
C. Roof / Wall Intersection Design	0	1	3	5	3
D. Eave Width	0	1	2	5	3
E. Envelope Complexity	0	1	3	6	1
F. Deck Design	0	2	4	6	4
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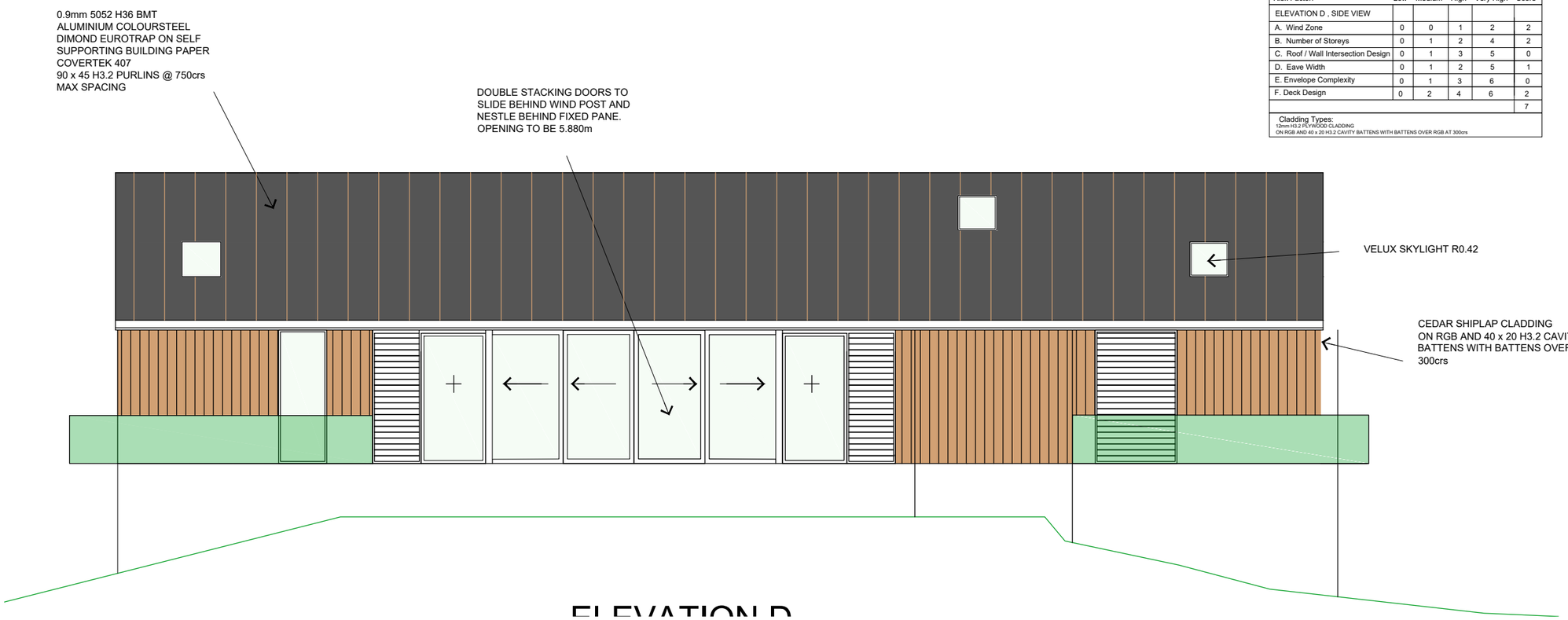
Cladding Types:
Cedar vertical shiplap
ON RGB AND 40 x 20 H3.2 CAVITY BATTENS WITH BATTENS OVER RGB AT 300crs

ELEVATION C



RISK MATRIX ASSESSMENT					
Risk Factor:	Low	Medium	High	Very High	Score
ELEVATION D , SIDE VIEW					
A. Wind Zone	0	0	1	2	2
B. Number of Storeys	0	1	2	4	2
C. Roof / Wall Intersection Design	0	1	3	5	0
D. Eave Width	0	1	2	5	1
E. Envelope Complexity	0	1	3	6	0
F. Deck Design	0	2	4	6	2
					7

Cladding Types:
12mm H3.2 PLYWOOD CLADDING
ON RGB AND 40 x 20 H3.2 CAVITY BATTENS WITH BATTENS OVER RGB AT 300crs

ELEVATION D

Revision	By	Date
Designed	BVV	03-25
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Reviewed		
Approved		

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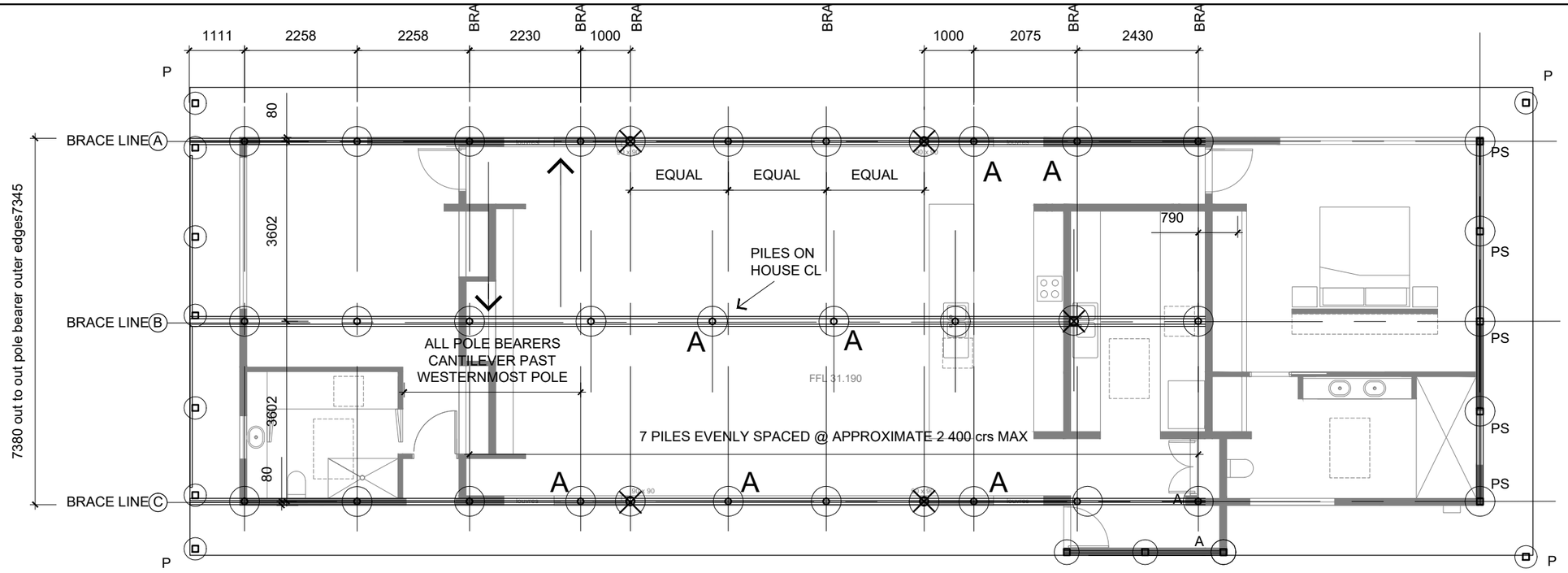
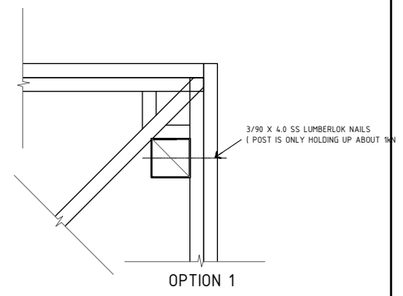
Project Title
M COOPER
221A HUAROA ROAD
NORTHLAND
NEW ZEALAND

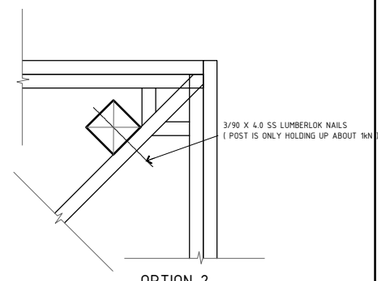
Sheet Title
ELEVATIONS A AND B

CAD Ref	Scale (A3 Original)	
100978	1:100 @ A3	
Project No	**Sheet**	**Revision**
100978	A1-03	A





OPTION 1



OPTION 2

OPTIONS FOR DECK HIP JOIST SUPPORTS

UNDER-WALL LINE 290 x 45 EDGE BEAM FIXED BETWEEN POLE BEARERS AND SUPPORTED BY 125 SQ H5 POSTS @ 1650 crs MAXIMUM

2/ 290 x 45 H3.2 SG8 BEARER (ONE ON EACH SIDE OF POLE) FIXED WITH2/M16

NOTE: ALL SUBFLOOR FITTINGS TO BE STAINLESS STEEL
M16 METRIC BOLT OR M16 ALL THREAD
(NUTS AND 50SQ x 3mm THICK WASHERS EACH END)

NOTE: SOLID BLOCK ALL POLE BEARERS MID SPAN

A DENOTES ANCHOR PILE (SK9 12kN CONNECTION SET TO ALL ANCHOR PILES AND TO ALL PILES WITH ARROW HEADS

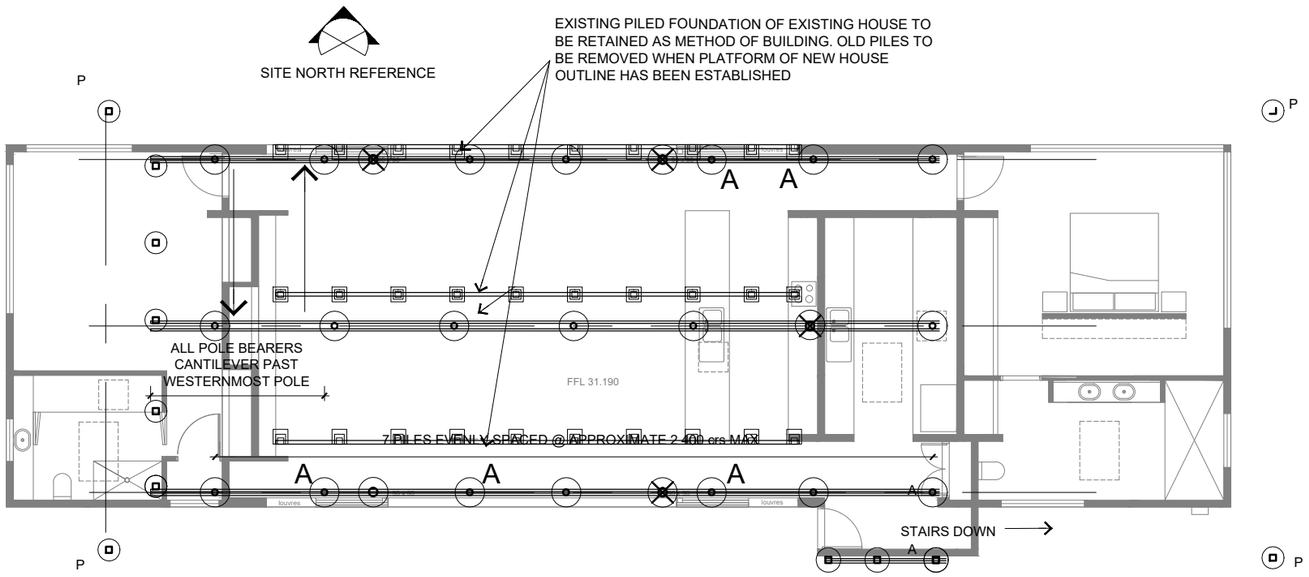
DENOTES NORMAL 175 SED NZS3605 H5 POLES IN 600Ø BORE X 1200 DEEP INCASED WITH 17.5MPa CONCRETE

DENOTES 175 SED NZS3605 H5 POLES IN 600Ø BORE X 1200 DEEP INCASED WITH 17.5MPa CONCRETE DIRECTLY UNDER BEAM

P DENOTES 125 SQ H5 PILES IN 450Ø x 450 DEEP 2 / M16 TO DOUBLE BOUNDARY JOIST (OR ANGLED JOIST)

PS DENOTES 90 SQ H5 POST IN 450Ø x 450 DEEP 2 / M16 TO DOUBLE BEARER

DENOTES 100 SQ BRACE (ARROW HEAD = HIGHEST END)



RevisionC- bracing grid shown	By	Date
Revision	By	Date
Designed	BVV	03-25
Drawn	BVV	03-25
Reviewed		
Approved		

LIVING ARCHITECTURE
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Project Title
M COOPER
221A HUAROA ROAD
NORTHLAND
NEW ZEALAND

Sheet Title
FOUNDATION DIAGRAM

CAD Ref	Scale (A3 Original)	
100978	1:100 @ A3	
Project No	**Sheet**	**Revision**
100978	A2-01	C