

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

Yes No

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use*

Change of Consent Notice (s.221(3))

Subdivision

Extension of time (s.125)

Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

Other (please specify)

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

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

Yes No

4. Consultation

Have you consulted with iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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.

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.

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Simon Herbert

Signature:

(signature of bill payer)

Date 28.02.26

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Simon Herbert

Signature

Date 28.02.26

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

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

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

BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House

Suite 3, 88 Kerikeri Road, Kerikeri

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

24 March 2026

Application for Land Use Consent – 194B/C Paroa Bay Road, Russell

Please find below a resource consent application to construct a new boat shed with a second-story gym and catering kitchen, undertake a deck extension, and construct a new retaining wall within the General Coastal Zone of the Operative District Plan (**ODP**). The site and development area is also located within an Outstanding Natural Landscape (**ONL**).

Under the Proposed Far North District Plan (**PDP**) the property is zoned Rural Production with a Coastal Environment overlay. The foreshore is considered as having High Natural Character (**HNC**), with the site being subject to various coastal and river flooding hazards.

The application has been previously approved by Council via RC 2180426 which has lapsed. There are no changes proposed to this application, however the introduction of matters such as the PDP, updated flood modelling and consent history requires an updated AEE to reflect these changes.

The application is supported by the following:

- Appendix A – Record of Title
- Appendix B – Architectural Drawings by Architex
- Appendix C – Landscape Assessment by Simon Cocker Landscape Architecture
- Appendix D – Archaeological Report
- Appendix E – Hazards Report by Cook Costello
- Appendix F – Previous Approval

Overall, the application is a **Discretionary Activity**.

Yours sincerely,

Steven Sanson
Consultant Planner

SITE DETAILS

Applicant	Simon and Paula Herbert
Address for Service	Bay of Islands Planning Limited PO Box 318 PAIHIA 0247 C/O – Steven Sanson steve@bayplan.co.nz 021-160-6035
Legal Description	Lots 2 and 3 DP 321988 and ¼ share of Lot 7 DP 321988
Record Of Title (RoT)	87747
Physical Address	194B/C Paroa Bay Road, Russell
Site Area	20.0030ha + ¼ share of 1.8440ha
Owner of the Site	Paula Mary Herbert and Simon Edwin Herbert
District Plan Zone	General Coastal (ODP) Rural Production (PDP)
District Plan Features	Outstanding Natural Landscape (ODP) High Natural Character (PDP) Coastal Environment (PDP) Coastal Flood and River Flood Hazard (PDP)
NRC RPS Overlays	Refer PDP Overlays Above
Soils	Class 6 Soils
Flora / Fauna	Kiwi Present
HAIL	Nil
Wetlands	Nil

1.0 INTRODUCTION & PROPOSAL

This report has been prepared for Simon and Paula Herbert in support of a land use consent application at 194B/C Paroa Bay Road, Russell.

The application has been prepared in accordance with the provisions of Section 88 and the Fourth Schedule of the Resource Management Act 1991 (**RMA**). This report serves as the Assessment of Environmental Effects (**AEE**) required under both provisions.

The report also includes an analysis of the relevant provisions of the Far North District Plan (Operative and Proposed), relevant National Policy Statements and Environmental Standards, Regional Planning Documents as well as Part 2 of the RMA.

A range of details regarding the site are outlined in Schedule 1 of this Report. These details are supplemented by the Record of Title and relevant instruments located in **Appendix A**.

The application seeks consent for:

1. The construction of a new boat shed with a second-story gym and catering kitchen.
2. A deck extension providing a connection between the new building and the existing dwelling.
3. The construction of a new retaining wall directly in front of the new building and deck area to provide a flat outdoor living area.

The works include associated earthworks totalling approximately 409m³ (387.2m³ for the retaining wall infill and 21.80m³ for the building site preparation) with a maximum cut height of 1.39m. The retaining wall is proposed to be 2.8m in height. The area of works is 438.65m².

The proposed colour finishes of the boat shed/gym building match the existing building. The base of the building is in natural honed concrete block to match the existing dwelling. The largest wall surfaces on the South and East are painted in RESENE Bokara Grey, which is a dark recessive colour. The minor wall areas are painted in RESENE Black White to match the existing dwelling.

Overall, the land use application is for a Discretionary Activity under the ODP.

2.0 DESCRIPTION OF THE SITE & SURROUNDS

The property is located on the southern shores of Paroa Bay, at the end of Paroa Bay Road. Access to the site is obtained from a common Right of Way which leads off Paroa Bay Road. The site has a wide coastal frontage separated from the Coastal Marine Area (**CMA**) by a 10.0m wide Esplanade Strip. The property is elevated above the foreshore with an existing dwelling house overlooking the small bay, and the land to the rear slopes away to a small water course known as Opokopoka Stream

From a planning perspective, the following Figures provide an understanding of the site.



Figure 1 – Site Aerial (Source: Prover)

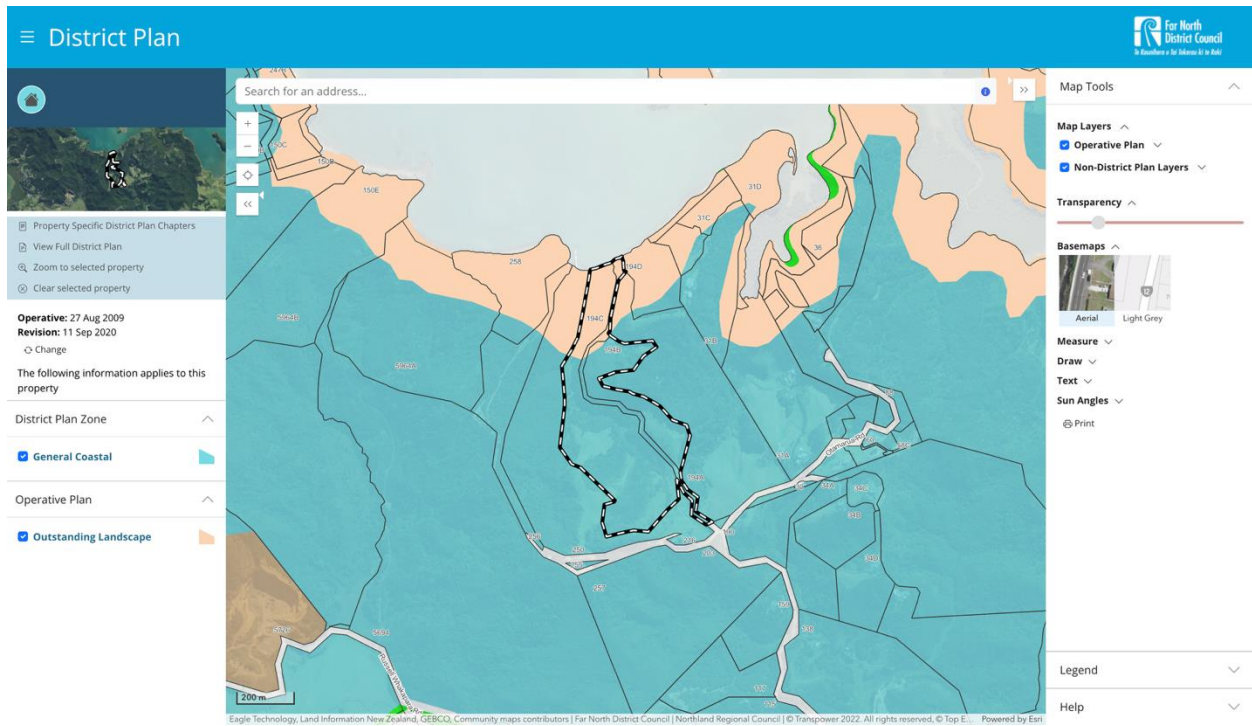


Figure 2 – ODP Zoning (Source: Far North Maps)

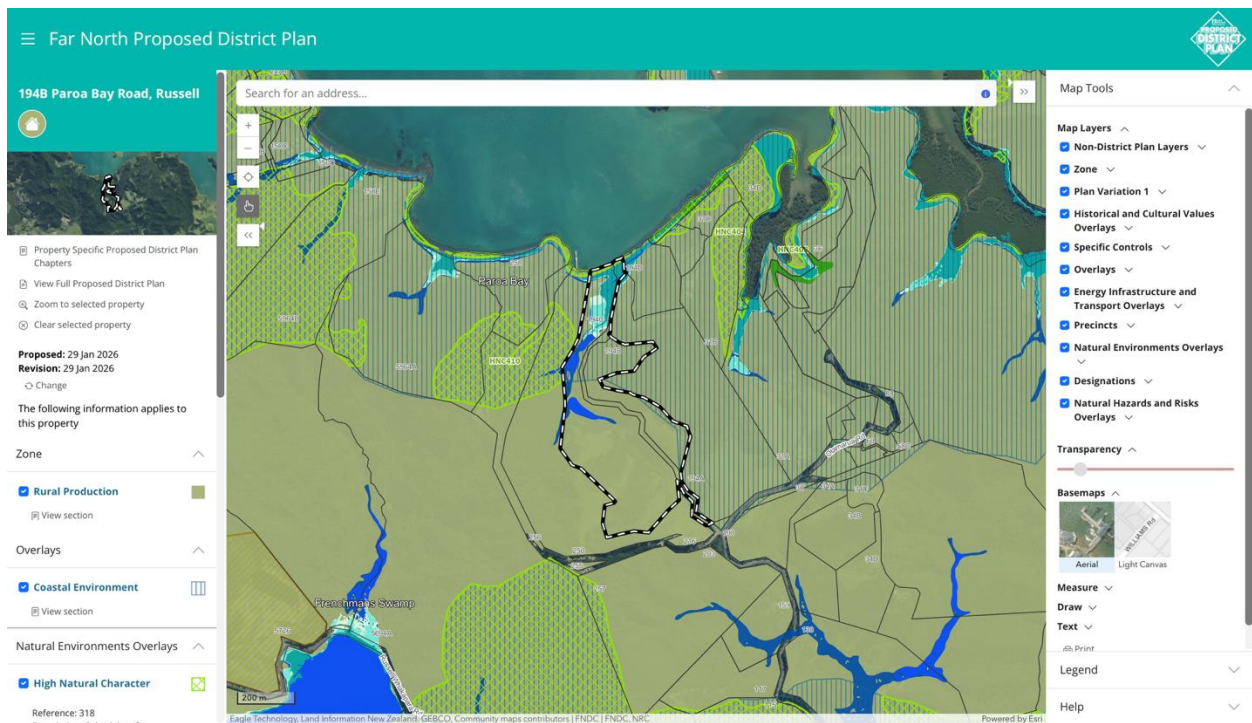


Figure 3 – PDP Zoning (Source: Far North Maps)

Consenting History

- **Original Dwelling:** An existing dwelling house is legally established on the property.
- **APP.038165.01.01:** Consent obtained from the Northland Regional Council to establish a jetty within the Coastal Marine Area.
- **RC 2160058:** To make minor alterations/additions to an existing dwelling, to construct two new swimming pools, a spa, deck areas and an open framed gazebo; and to construct a new vehicle parking area and a pedestrian walkway in the General Coastal Zone and Outstanding Landscape.
- **RC 2180426:** Approval to construct an addition to the existing dwelling consisting of a garage with second storey gym and catering kitchen, undertake a deck extension and construct a new retaining wall. The proposal requires consent for setbacks to external boundaries, the coastal marine area, and a stream, earthworks within an Outstanding Landscape and a new building within an Outstanding Landscape, and a new building within the General Coastal Zone.
- **AUT.041034.01-03:** Earthworks for site development, stormwater discharge and stormwater diversion associated with land disturbance activities (Helicopter Hangar).
- **2190682-RMALUC (Helicopter Hangar):** In September 2019, resource consent was granted for the construction of a helicopter hangar (384m²) and apron, to allow for the storage, take-off, and landing of helicopters. This included 1,700m³ of earthworks to prepare the site.

3.0 RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS

The Record of Title is attached at **Appendix A**. There are no consent notices or covenants applicable to the site.

4.0 RESOURCE CONSENT REQUIREMENTS

The relevant zoning, resource features, and other critical information required to determine the consenting requirements for the proposal have been considered above.

The Tables below provide an assessment against the relevant ODP and PDP standards and identifies the reasons for resource consent.

Table 1 – General Coastal Zone

Rule	Assessment
Rule 10.6.5.1.1 Visual Amenity	The proposal elements exceed 25m ² .

	<p>The proposed new dwelling is not being constructed within an approved building envelope.</p> <p>Discretionary</p>
Rule 10.6.5.1.2 Residential Intensity	<p>No new residential unit is proposed.</p> <p>Complies</p>
Rule 10.6.5.1.3 Scale of Activities	<p>The property manager is a chef who caters to the clients friends and family [1 person].</p> <p>Complies</p>
Rule 10.6.5.1.4 Building Height	<p>The proposed heights are compliant with the 8m height limit.</p> <p>Complies</p>
Rule 10.6.5.1.5 Sunlight	<p>The proposal is compliant with this aspect.</p> <p>Complies</p>
Rule 10.6.5.1.6 Stormwater Management	<p>The proposal results in 0.55% coverage. The addition of the hanger which has been built does not result in greater than 10% coverage.</p> <p>Complies</p>
Rule 10.6.5.1.7 Setback from Boundaries	<p>The new boat shed and deck will be approx. 6.7m from the eastern site boundary, and the new retaining wall will be built approx. 7.3m from the eastern site boundary.</p> <p>Restricted Discretionary</p>
Rule 10.6.5.1.9 Keeping of Animals	<p>Not applicable</p> <p>Complies</p>
10.8.5.1.10 Transportation	<p>No uses proposed that increase traffic generation as an overall residential unit. Parking and access are existing and the proposal doesn't require the changing or upgrading of these.</p> <p>Complies</p>
Rule 10.6.5.1.9 Noise	<p>To be complied with as residential use.</p> <p>Complies</p>
Rule 10.6.5.1.11 Helicopter Landing	<p>Not applicable</p>

	Complies
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Table 2 – District Wide Rules

Rule	Assessment
12.1 Landscapes & Natural Features	<p>The cut and fill totals 410m³. There excavation height is 1.39m. This is in breach of Rule 12.1.6.1.4.</p> <p>The proposed dwelling is larger than 25m². This is in breach of Rule 12.1.6.1.5</p> <p>Restricted Discretionary</p>
12.2 Indigenous Flora & Fauna	<p>No vegetation removal is required.</p> <p>Complies</p>
12.3 Soils & Minerals	<p>Excavation will exceed 300m³. The cut and fill totals 410m³. The excavation height is 1.39m. The proposed retaining walls has a total retained height of 2.8m. This is in breach of Rule 12.3.6.1.2.</p> <p>Restricted Discretionary</p>
12.4 Natural Hazards	<p>The proposal elements are outside of areas considered to be areas of scrub, shrubland, woodlots or forests.</p> <p>Complies</p>
12.5 Heritage	<p>Not relevant.</p> <p>Complies</p>
12.7 Lakes, Rivers and Wetlands	<p>The retaining wall is located only 15.3m from the CMA. The new deck and garage are located 26.6m from the CMA. This is in breach of 12.7.6.1.1. The buildings are only offset between 4-5m from the Opokopoka Stream which results in a breach of 12.7.6.1.2.</p> <p>Discretionary</p>
12.8 Hazardous Substances	<p>Not relevant.</p> <p>Complies</p>
12.9 Renewable Energy & Energy Efficiency	<p>Not relevant.</p> <p>Complies</p>
13 Subdivision	<p>No subdivision is proposed.</p>

	Complies
14 Financial Contributions	Not relevant. Complies
15 Transportation	Traffic: There are no new traffic generating activities proposed. Complies Parking: Existing for the residential unit. Complies Access: Existing for the residential unit. Complies
16 Signs and Lighting	Not relevant. Complies
17 Designation	Not relevant. Complies
18 Special Areas	Not relevant. Complies
19 GMO's	Not relevant. Complies

In terms of the Operative Plan, the land use component is a Discretionary Activity.

Proposed District Plan (PDP)

These comprise relevant rules that have immediate effect under the PDP.

Table 3 – Proposed District Plan

Rule	Assessment
Hazardous Substances	Not relevant as no such substances proposed. Complies
Heritage Area Overlays	Not indicated on Far North Proposed District Plan.

	Complies
Historic Heritage	Not indicated on Far North Proposed District Plan. Complies
Notable Trees	Not indicated on Far North Proposed District Plan. Complies
Sites and Areas of Significance to Māori	There are no activities proposed within the SASM. Complies
Ecosystems and Indigenous Biodiversity	No vegetation clearance required. Complies
Activities on the Surface of Water	Not indicated on Far North Proposed District Plan Complies
Earthworks	Earthworks will be undertaken in accordance with the relevant standards including GD-05 and will have an ADP applied. Complies
Signs	Not indicated on Far North Proposed District Plan Complies
Orongo Bay Zone	Not indicated on Far North Proposed District Plan Complies
Subdivision	No subdivision is proposed. Complies

Consent is not required under the PDP.

5.0 STATUTORY CONSIDERATIONS

Section 104B governs the determination of applications for Discretionary Activities.

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

- (a) may grant or refuse the application; and
- (b) if it grants the application, may impose conditions under [section 108](#).

With respect to Discretionary activities, a consent authority may grant or refuse the application, and may impose conditions under section 108 of the RMA.

Section 104 of the RMA sets out matters to be considered when assessing an application for a resource consent.

104 Consideration of applications

- (1) When considering an application for a **resource** consent and any submissions received, the consent authority must, subject to [Part 2](#), have regard to—
 - (a) any actual and potential effects on the environment of allowing the activity; and
 - (b) 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; and
 - (b) any relevant provisions of—
 - (i) a national environmental standard;
 - (ii) other regulations;
 - (iii) a national policy statement;
 - (iv) a New Zealand coastal policy statement;
 - (v) a regional policy statement or proposed regional policy statement;
 - (vi) a plan or proposed plan; and
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

The following assessment addresses all of the relevant considerations under s104 of the RMA.

The RMA definition of ‘Environment’ includes:

- (a) Ecosystems and the constituent parts, including people and communities; and*
- (b) All natural and physical resources; and*
- (c) Amenity values; and*
- (d) The social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters.*

The definition of ‘Environment’ includes the concept of a ‘future state of the environment’ where the environment as it currently exists might be modified by permitted activities and by resource consents that have been granted, and where it appears likely that those consents will be implemented.

Section 104(2) of the RMA states that:

“when forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.”

This is referred to as the “permitted baseline” which includes effects on the environment arising from permitted standards that form part of a District Plan.

In the context of this application, the permitted baseline includes the permitted residential activities standards for the General Coastal zone and the relevant district wide rules. Any adverse effects associated with these activities are deemed to be acceptable to the extent that they are permitted and may be disregarded in accordance with Section 104(2).

Within the General Coastal Zone, the level of permitted activities is small due to the imposition of the residential intensity and visual amenity rules. This effectively only provides built development at 25m² for human habitation.

The RMA meaning of ‘effect’ includes:

3 Meaning of effect

In this Act, unless the context otherwise requires, the term **effect** includes—

- (a) any positive or adverse effect; and
- (b) any temporary or permanent effect; and
- (c) any past, present, or future effect; and
- (d) any cumulative effect which arises over time or in combination with other effects—
regardless of the scale, intensity, duration, or frequency of the effect, and also includes—
- (e) any potential effect of high probability; and
- (f) any potential effect of low probability which has a high potential impact.

For this application, the potential adverse effects to be assessed are those arising from aspects of the proposal that have been identified as requiring a resource consent in the Tables above. Specifically, those in relation to the identified matters of discretion applying to visual amenity, residential intensity, building height, transportation, buildings within outstanding landscapes, earthworks, vegetation clearance and risk from natural hazards.

Section 104(1)(a) Assessment of Effects on the Environment

Landscape, Natural Character and Visual Effects

The landscape and visual impact assessment prepared by Simon Cocker concludes that the biophysical change to the site will be very low. As the proposed boat shed, deck, and retaining wall are clustered within an already modified and settled area of the property, the proposal avoids encroaching on sensitive coastal elements and reduces the need for additional earthworks or

vegetation clearance. The retention of existing vegetation and the consolidation of these built forms mean that the natural character of the coastal environment is preserved, resulting in a negligible decrease in naturalness and ensuring the proposal remains compatible with the locality.

From a visual amenity perspective, the effects on all viewing audiences—including adjacent neighbours and public views from the Coastal Marine Area—are assessed as low to very low. The use of dark, recessive cladding ensures the structures remain visually subordinate and appropriate to the coastal situation. The buildings will be screened by existing built form from proximate views, and when viewed from a distance, their dark colouring ensures they form a recessive structure against the established vegetated backdrop without appearing visually dominant. The proposed planting further assists in tying the structures to the natural environment.

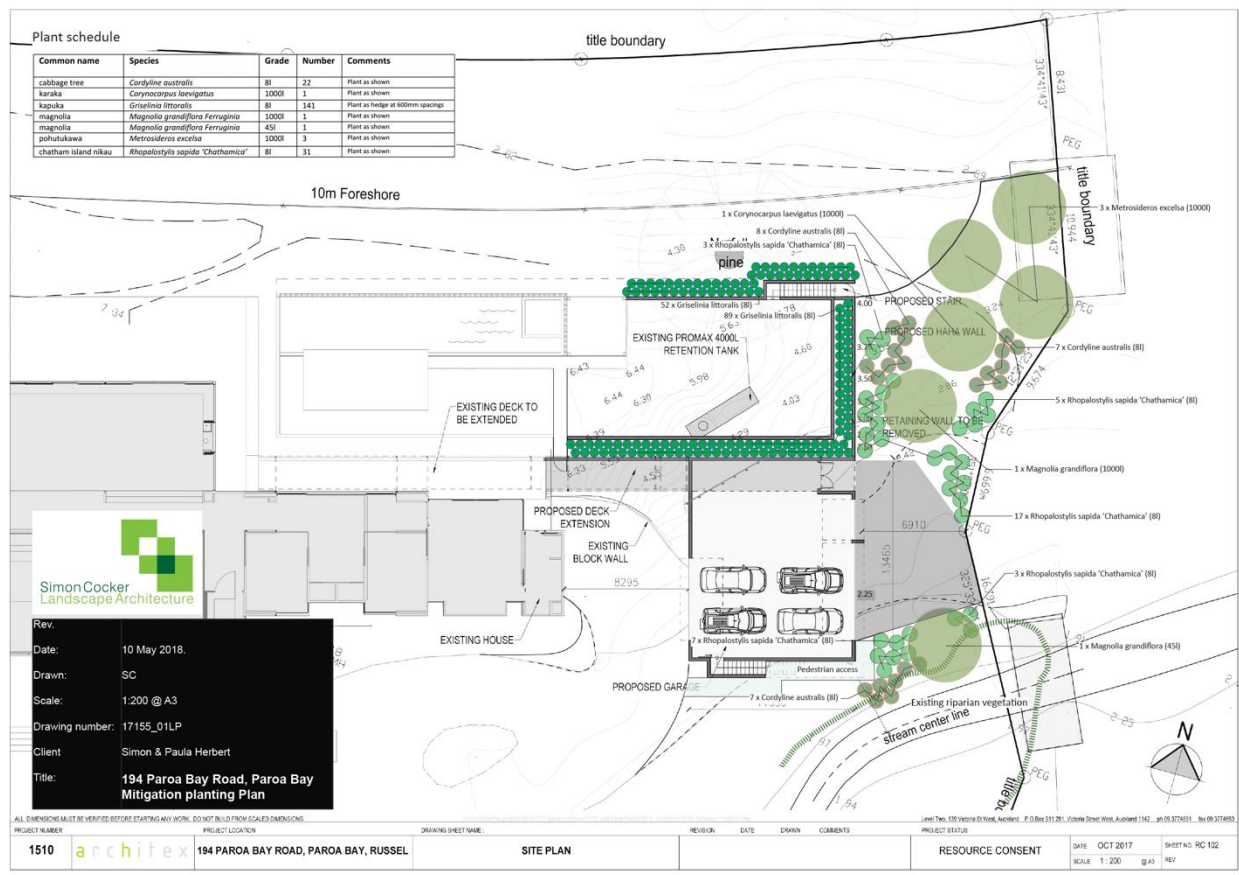


Figure 4 – Planting Plan (Source: Simon Cocker Landscape Architects)

Overall, the expert assessment confirms that the proposal responds appropriately to the District Plan's criteria for visual amenity and development within an Outstanding Landscape (noting that this overlay has been removed by the higher order document being the Northland Regional Policy Statement).

By avoiding the removal of indigenous vegetation, siting the structures within an existing domestic node, and utilizing recessive design, the cumulative adverse effects on the environment will be less than minor.

Consequently, the proposal successfully maintains the site's landscape values, supporting the conclusion that the application aligns with the relevant objectives and policies and is suitable to proceed on a non-notified basis.

Setback from Boundaries and the CMA

Contextually, the new boat shed and deck will be approx. 6.5m from the eastern site boundary, and the new retaining wall will be built approx. 8.2m from the eastern site boundary.

The property adjoining the eastern boundary of the site is an access allotment in which the clients have a ¼ share in the ownership. This is a technical breach with no true effects as the landholdings purpose is for access and not ongoing human habitation. The nearest dwelling from the proposal items is ~41m. For these reasons, there are no effects to the environment arising.

Archaeological Values

Based on the investigation by Northern Archaeological Research Ltd (NAR) in February 2026, the archaeological implications for the proposal at 194B/C Paroa Bay Road are summarized as follows:

- **Main Construction Area (Components A, B, & C):** The proposed boat shed/gym, deck extension, and retaining wall are situated on a landform previously modified for a garden bed and driveway. Test pitting (TP1 & 2) in these locations confirmed a profile of humic soil over sterile clay, with no archaeological remains present.
- **Driveway Extension:** The extension of the driveway to the east of the garage is located within an area monitored during 2015–2016 development works. No archaeological remains were located then, and none are anticipated now.
- **Southern Swimming Pool and Deck:** This specific component is located on the southern side of the existing dwelling within an area identified as containing remains of **Q05/1223**, a pre-contact horticultural system. 2026 test pits (TP 1-3) confirmed the presence of anthropogenic soils (topsoil mixed with beach stone, fractured rock, and charcoal).
- **Statutory Requirements:** No Authority from Heritage New Zealand Pouhere Taonga (HNZPT) is required for the boat shed, gym, retaining wall, or driveway. However, any works associated with the southern swimming pool and deck will require an Authority under Section 44(1)(a) of the Heritage New Zealand Pouhere Taonga Act 2014.

- **Mitigation Measures:** For the primary works (A, B, and C), the project will adhere to the approved Archaeological Site Management Plan On-Call Procedure (Accidental Discovery Protocol). If the southern pool is pursued, NAR recommends HNZPT grant an Authority with specific monitoring conditions. For clarity, the aspects which require an Authority are not proposed through this application.

Earthworks

The majority of earthworks on site will be imported fill to raise area behind the retaining wall to provide a level surface. This is not expected to cause or exacerbate erosion or other natural hazards.

The area of fill is proposed within an area which is already modified and thus not suitable for any primary production activities which require life supporting capacity of the soil.



Figure 5 – Architects Impression of Works (Source: Architex)

Stormwater generated from the retaining wall area and the new garage development will flow back to the stream or into the CMA and will not have any impact on any adjoining properties or the public road network.

During earthworks and construction, sediment and erosion control measures will be put in place as per the Sediment and Erosion control plan provided with the application. The erosion and sediment control will ensure there will be no adverse impacts on water quality.

Regarding loss of visual amenity or natural character, the earthworks will be a temporary activity. Once completed the area of fill behind the retaining wall will be vegetated and will have a similar appearance to the existing pool area. The site does not contain any outstanding landscape features of outstanding natural features.

While the site is located within an ONL the earthworks will be screened by the proposed buildings. Further, the site no longer has the ONL attribution due to changes in the Northland Regional Policy Statement.

There are no Protected Natural Areas within the development area on site, and while the site is within a kiwi concentration area (present), given the existing development any impact on the local kiwi population is considered to be no more than minor.

Assessment from Northland Archaeological research has concluded that there will be no impacts on archaeological matters arising specifically from the proposal. The site is not mapped as having any known sites of significance to maori, and given the nature of the earthworks in close proximity to existing development, there are no known cultural effects resulting.

Hazards

A flood hazard assessment prepared by Cook Costello evaluates the proposed garage's susceptibility to both catchment runoff and coastal inundation hazards. The assessment notes that the site is situated on low-lying ground adjacent to an unnamed stream and the Paroa Bay shoreline, exposing it to potential flooding during high-order events.

Despite the building footprint protruding into the 100-year plus climate change flood flow path, the flow depth and velocity in this location are minimal, with the existing bridge acting as the primary control for flood elevations.

To address these inundation risks, the proposed garage has been designed with a finished floor level of OTP 3.1m. This elevation comfortably exceeds the minimum freeboard requirements for catchment runoff, which necessitates a level of OTP 2.83m, and fully complies with the Regional Policy Statement's minimum floor level of OTP 3.1m for non-habitable buildings in the coastal environment.

The assessment confirms that these design measures, alongside appropriate site works such as localized filling to raise the ground, will effectively protect the building and land from anticipated flood hazards.

Regarding broader environmental effects, the engineering report concludes that the proposed structure and associated filling will not worsen existing hazards on the subject property or adjacent sites.

Because any filling required for the garage approaches will occur on ground already above the 10-year flood level, it will not deplete flood plain storage capacity. Furthermore, the addition of the garage is highly unlikely to alter flood elevations at neighbouring properties, and with stable existing stream banks, no erosion issues are anticipated. Consequently, the flood hazard effects are

effectively mitigated and adequately address both the Regional Policy Statement and Building Act requirements.

Summary

Overall it is considered that any potential effects from the proposal will be no more than minor.

Section 104(1)(ab) Any measures to achieve positive effects

Positive effects arising from the application include enabling the efficient use of land in the General Coastal zone. Furthermore, there will be environmental benefits from the implementation of the landscaping.

The ODP envisages and provides for a density commensurate with that being proposed as a discretionary activity.

Section 104 (b)(i) and (ii) National Environmental Standards & Other Regulations

It is concluded that the site is not a HAIL site and that the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health does not apply to this proposal.

Furthermore, the activity is not affected by the NES – Freshwater.

Section 104 (b)(iii) National Policy Statement(s)

In terms of relevant National Policy Statements, the NPS for Highly Productive Land does not apply to this site.

In terms of the NPS for Indigenous Biodiversity, consideration is not warranted as there is no clearance proposed.

In terms of the NPS for Natural Hazards 2025, the Cook Costello flood hazard assessment effectively aligns with its core requirements through a proportionate, risk-based approach. While the report does not explicitly reproduce the risk matrix, its methodology satisfies the policy intent by assessing the hazard likelihood (a 1% AEP or 100-year event) and consequence (minimal flood depth and velocity). By establishing a raised Finished Floor Level of OTP 3.1m, the proposal successfully mitigates potential inundation, ensuring that any "Very High" risk to the structure and its occupants is avoided in accordance with Policies 1, 2, and 3.

Furthermore, the assessment fulfils the directives regarding future planning and data quality. It explicitly addresses Policy 6 by incorporating the SSP5-8.5 climate change scenario, modelling a 1.1m sea-level rise over a 100-year timeframe to 2120. The engineering analysis relies on the best

available information (Policy 5), combining regional flood models with site-specific topographic and cross-sectional data. Finally, the report confirms that the development will not deplete flood plain storage or displace floodwaters, satisfying Policy 4 by ensuring no significant natural hazard risk is created or worsened for neighbouring properties

Section 104 (b)(iv) New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement 2010 (**NZCPS**) contains objectives and policies designed to achieve the sustainable management purpose of the RMA in respect of New Zealand's coastal environment.

In relation to Policy 13 (Preservation of natural character), the landscape assessment confirms that the proposal preserves the natural character of the coastal environment by avoiding adverse effects on its natural attributes.

The report identifies that the biophysical change to the site will be "very low" because the boat shed and retaining wall are located on an existing modified platform used for parking, requiring no removal of indigenous vegetation.

By clustering the new structures with the existing dwelling and domesticated zones, the proposal prevents the sprawl of built form into sensitive areas. Consequently, the assessment concludes that the development results in a negligible decrease in naturalness, thereby ensuring the preservation of the coastal environment's natural character in accordance with Policy 13.

Regarding Policy 15 (Natural features and natural landscapes), which seeks to protect outstanding natural landscapes from inappropriate use and development, the assessment demonstrates that the proposal maintains the integrity of the landscape values.

The report concludes that the visual effects on the receiving environment are "low" to "very low" due to the effective screening provided by existing mature vegetation and the presence of a vegetated backdrop that prevents the structures from breaking the skyline.

Furthermore, the use of recessive materials and the subservient scale of the additions ensure that the development remains visually integrated with the existing built node. This confirms that the proposal avoids significant adverse effects on the outstanding natural landscape, consistent with the requirements of Policy 15.

Overall, the proposal aligns with the broader intent of the NZCPS, including Policy 6 (Activities in the coastal environment), by recognizing that the provision of infrastructure (such as the boat shed) is appropriate when it is sympathetic to the coastal setting.

The landscape evidence confirms that the proposal consolidates development within an already modified area, ensuring that the amenity values of the coastal marine area and the enjoyment of the

public are not degraded. Therefore, the proposal achieves the NZCPS objective of enabling use and development while sustaining the natural and physical resources of the coastal environment.

Section 104 (b)(v) Regional Policy Statement or Proposed Regional Policy Statement

The subject site is within the Northland region and is subject to the governing objectives and policies of the operative RPS and with respect to any identified features, the site is located within the Coastal Environment.

It is noted the RPS no longer identifies the subject site as containing an Outstanding Natural Landscape. The assessment undertaken for the RPS reflects the changing landscape and the criteria necessary for identifying a landscape as outstanding. This means the policies in the RPS for protecting ONLs do not apply. Instead, the proposal is assessed against the more general policies for managing development within the coastal environment.

The RPS requires that the natural character of the coastal environment is preserved and protected from inappropriate development. The Landscape Assessment in **Appendix C** specifically evaluates the project's effects on the coastal environment.

The RPS contains a strong focus on maintaining and enhancing water quality in the region and managing the impacts of hazards. These are both attended to through mitigation measures as detailed in earlier in this report.

Public access is not affected by the proposal as an esplanade strip is already present.

Expert assessment confirms there are no archaeological effects resulting from the proposal.

There are not considered to be any other relevant matters that pertain to this application that requires consideration over and above what is already considered by way of the ODP/PDP consideration above.

Overall, it is considered that the proposal would not be inconsistent with the RPS. No consents are required under any Regional Plan.

Section 104 (b)(vi) Plans or Proposed Plans

This application is subject to the provisions of the ODP and is subject to consideration (limited weight) of the PDP objectives and policies. The location of the proposal items is zoned General Coastal in the ODP and Rural Production in the PDP.

Operative District Plan

Table 4 – Coastal Environment Assessment

Matter	Assessment
<p>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.</p>	<p>The preceding sections of the report detail that the proposal sufficiently avoids, remedies and mitigates effects.</p>
<p>10.3.2 To preserve, and where appropriate in relation to other objectives, to restore, rehabilitate protect or enhance:</p> <ul style="list-style-type: none"> ▪ the natural character of the coastline and coastal environment; ▪ areas of significant indigenous vegetation and significant habitats of indigenous fauna; ▪ outstanding landscapes and natural features; ▪ the open space and amenity values of the coastal environment; ▪ water quality and soil conservation (insofar as it is within the jurisdiction of the Council). 	<p>Expert opinion has confirmed these aspects.</p>
<p>10.3.3 To engage effectively with Māori to ensure that their relationship with their culture and traditions and taonga is identified, recognised and provided for.</p>	<p>Given the nature of the application which is for a re-approval, the site not being mapped as containing any cultural values, and archaeology values not being impacted, there are no known effects resulting to tangata whenua.</p>
<p>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 Māori cultural values and public health and safety.</p>	<p>Public access is existing.</p>

Matter	Assessment
<p>10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Māori) through the development process and specifically in accordance with the <i>Esplanade Priority areas</i> maps in the District Plan.</p>	<p>Public access is existing.</p>
<p>10.3.6 To minimise adverse effects from activities in the coastal environment that cross the Coastal Marine Area boundary.</p>	<p>Not relevant.</p>
<p>10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.</p>	<p>Not relevant.</p>
<p>10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.</p>	<p>Water is already provided for the residential use.</p>
<p>10.3.9 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.</p>	<p>Integrated development is not proposed.</p>
<p>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</p>	<p>The proposal is considered appropriate. Please refer to the preceding sections of this report.</p>

Matter	Assessment
<p>(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and</p> <p>(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</p> <p>(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</p> <p>(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and</p> <p>(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</p> <p>(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and</p> <p>(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.</p>	
<p>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.</p>	<p>Not relevant.</p>

Matter	Assessment
<p>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.</p>	<p>No vegetation clearance is required.</p>
<p>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;</p>	<p>Public access is existing.</p>
<p>10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Māori, 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 <i>Chapter 2</i>, and in particular <i>Section 2.5</i>, and Council's <i>Tangata Whenua Values and Perspectives(2004)</i>.</p>	<p>These features are not relevant to the site. Public access is existing.</p>
<p>10.4.6 That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous vegetation and habitats, will be encouraged by the Council.</p>	<p>Not relevant.</p>

Matter	Assessment
<p>10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:</p> <ul style="list-style-type: none"> (a) parking (b) rubbish disposal (c) waste disposal (d) dinghy racks 	<p>Not relevant.</p>
<p>10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.</p>	<p>This is considered to be achieved.</p>
<p>10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.</p>	<p>Refer Hazards Report.</p>
<p>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.</p>	<p>Water is already provided for the residential use.</p>
<p>10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and wastewater from catchments that have the potential to enter the Coastal Marine Area.</p>	<p>This is expected to be conditioned.</p>

Matter	Assessment
<p>10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:</p> <ul style="list-style-type: none"> (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. 	<p>Refer Landscape Assessment which attends to these matters.</p>

Table 5 – General Coastal Zone Assessment

Matter	Assessment
<p>10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.</p>	<p>The Landscape Assessment confirms this matter.</p>
<p>10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.</p>	<p>The Landscape Assessment confirms this matter.</p>
<p>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.</p>	<p>This is considered to be achieved through the design of the proposal.</p>
<p>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.</p>	<p>The Landscape Assessment confirms this matter.</p>
<p>10.6.4.2 That the visual and landscape qualities of the coastal environment be protected from inappropriate subdivision, use and development.</p>	<p>The Landscape Assessment confirms this matter.</p>

Matter	Assessment
<p>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:</p> <p>(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;</p> <p>(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;</p> <p>(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</p> <p>(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Māori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council’s “Tangata Whenua Values and Perspectives (2004)”);</p> <p>(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;</p> <p>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</p>	<p>The Landscape Assessment confirms these matters.</p>

Matter	Assessment
10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.	Conditions are expected in relation to the development.
10.6.4.5 Māori are significant landowners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Māori 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.	The site is in general title.
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.	The Landscape Assessment has considered this matter.

Table 6 – Natural Features and Landscapes Assessment

Matter	Assessment
12.1.3.1 To protect outstanding landscapes and natural features from inappropriate, subdivision use and development.	The Landscape Assessment attends to these items and it is noted that the site is no longer subject to the ONL attribution.
12.1.3.2 To protect the scientific and amenity values of outstanding natural features.	Refer 12.1.3.1 above.
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.	Refer 12.1.3.1 above.

Matter	Assessment
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 Māori cultural values associated with landscapes.	Refer 12.1.3.1 above.
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.	Refer 12.1.3.1 above.
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.	Refer 12.1.3.1 above.
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.	Refer 12.1.3.1 above.
12.1.4.4 That the visibility of Outstanding Landscape Features, when viewed from public places, be taken into account in assessing applications for resource consent	Refer 12.1.3.1 above.
12.1.4.5 That the adverse visual effect of built development on outstanding landscapes and ridgelines be avoided, remedied or mitigated.	Refer 12.1.3.1 above.
12.1.4.6 That activities avoid or mitigate adverse effects on the scientific and amenity values associated with outstanding natural features.	Refer 12.1.3.1 above.
12.1.4.7 That the diversity of outstanding landscapes at a District-wide and local level be maintained and enhanced where practicable.	Refer 12.1.3.1 above.

Matter	Assessment
<p>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.</p>	<p>Refer 12.1.3.1 above.</p>
<p>12.1.4.9 That the high value of indigenous vegetation to Outstanding Landscapes be taken into account when assessing applications for resource consents.</p>	<p>Refer 12.1.3.1 above.</p>
<p>12.1.4.10 That landscape values be protected by encouraging development that takes in account:</p> <ul style="list-style-type: none"> (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. 	<p>Refer 12.1.3.1 above.</p>

Table 7 – Natural Hazards

Matter	Assessment
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.	Refer to the Hazards Assessment.
12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.	Refer 12.4.3.1 above.
12.4.3.3 To ensure that natural hazard protection works do not have adverse effects on the environment.	Refer 12.4.3.1 above.
12.4.3.4 To ensure that the role in hazard mitigation played by natural features is recognised and protected.	Refer 12.4.3.1 above.
12.4.3.5 To improve public awareness of natural hazards as a means of helping people to avoid them.	Refer 12.4.3.1 above.
12.4.3.6 To take into account reasonably foreseeable changes in the nature and location of natural hazards.	Refer 12.4.3.1 above.
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 firefighting services.	Not relevant.
12.4.4.1 That earthworks and the erection of structures not be undertaken in areas where there is a significant potential for natural hazards unless they can be carried out in such a way so as to avoid being adversely affected by the natural hazards, and can avoid exacerbating natural hazards.	Refer 12.4.3.1 above.
12.4.4.2 That the natural character of features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land values and assets from natural coastal hazards, is protected and enhanced.	Not relevant.

Matter	Assessment
12.4.4.3 That protection works for existing development be allowed only where they are the best practicable option compatible with sustainable management of the environment.	Refer 12.4.3.1 above.
12.4.4.4 That the sea level rise, as predicted by the Intergovernmental Panel of Climate Change or Royal Society of NZ, be taken into account when assessing development in areas potentially affected.	Refer 12.4.3.1 above.
12.4.4.5 That information on known natural hazards be made available in order that the public can make informed resource management decisions.	Refer 12.4.3.1 above.
12.4.4.6 That the adverse effects on people, property and the environment from coastal hazards in Coastal Hazard Areas, as identified by the Northland Regional Council, are avoided.	Refer 12.4.3.1 above.
12.4.4.7 That the risk to adjoining vegetation and properties arising from fires be avoided.	Not relevant.
12.4.4.8 That the location, intensity, design and type of new coastal subdivision, use and development be controlled so that the need for hazard protection works is avoided or minimised.	Refer 12.4.3.1 above.
12.4.4.9 That the role of riparian margins in the mitigation of the effects of natural hazards is recognised and that the continuing ability of riparian margins to perform this role be assured.	Not relevant.

Overall, it is considered that the proposal would not be contrary to any applicable District Plan objective or policy. Particularly in the context that the Outstanding Landscape on this site is no longer considered relevant in the RPS.

Proposed District Plan

The relevant objectives are those associated with the Coastal Environment and Rural Production Zone of the PDP. These are addressed below.

Table 8 – Coastal Environment Overlay

Matter	Assessment
CE-O1 - The natural character of the coastal environment is preserved and protected from inappropriate land use and subdivision.	Refer to the Landscape Assessment which reaches this conclusion.
CE-O2 - Land use and subdivision in the coastal environment: <ul style="list-style-type: none"> a. is undertaken in an integrated and coordinated manner; b. is compatible with the surrounding land use; c. does not result in urban sprawl occurring outside of existing urban areas; d. promotes restoration and enhancement of the natural character of the coastal environment; and e. recognises and provides for the relationship of tangata whenua with their ancestral lands in the coastal environment. 	Refer CE-O1 above.
CE-O3 - Land use and subdivision in the coastal environment within urban areas is consolidated and provides for the social, economic and cultural well-being of people and communities without compromising other coastal environment values.	Refer CE-O1 above.
CE-P1 - Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.	Refer to the Regional Policy Statement for Northland.
CE-P2 - Avoid adverse effects of land use and subdivision on the characteristics, qualities and values that make an area an outstanding natural character area in the coastal environment.	These are avoided.
CE-P3 - Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the	These are avoided.

<p>characteristics, qualities and values of natural character areas and natural features and landscapes in the coastal environment not identified as an:</p> <ul style="list-style-type: none"> a. outstanding natural character area; b. ONL; c. ONF. 	
<p>CE-P4 - Preserve the visual qualities, character and integrity of the coastal environment by:</p> <ul style="list-style-type: none"> a. consolidating land use and subdivision around existing urban centres and rural settlements; and b. avoiding sprawl or sporadic patterns of development in the rural environment. 	<p>Refer CE-O1 above.</p>
<p>CE-P5 - Enable land use and subdivision in urban areas within the coastal environment by recognising that a change in character may be acceptable in some existing urban areas to provide for the social, economic and cultural well-being of people and communities.</p>	<p>Not relevant.</p>
<p>CE-P6 – Provide for farming activities within the coastal environment by:</p> <ul style="list-style-type: none"> a. recognising that existing farming activities form part of the coastal environment and allowing for these activities to continue without undue restriction; and b. only allowing new farming activities outside outstanding and high natural character areas where appropriate. 	<p>Not relevant.</p>
<p>CE-P7 - Enable the use and development of Māori Purpose zoned land and Treaty Settlement land in the coastal environment by recognising that adverse effects on natural character may be acceptable to support the social, economic and cultural wellbeing of tangata whenua.</p>	<p>Not relevant.</p>
<p>CE-P8 - Encourage the restoration and enhancement of the natural character of the coastal environment.</p>	<p>Noted.</p>
<p>CE-P10 - Consider the following matters where</p>	<p>Refer Landscape Assessment.</p>

<p>relevant when assessing and managing the effects of land use and subdivision on the coastal environment:</p> <ul style="list-style-type: none">a. the presence or absence of buildings, structures or infrastructure;b. the temporary or permanent nature of any adverse effects, including the wider landscape;c. the location, scale and design of any proposed development;d. any means of integrating the building, structure or activity into the wider landscape;e. the ability of the environment to absorb change;f. the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures;g. the operational or functional need of any infrastructure to be sited in the particular location;h. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;i. the likelihood of the activity exacerbating natural hazards;j. the opportunity to enhance public access and recreation;k. potential effects of land use and subdivision on the coastal marine area and the overall quality of coastal waters;l. any positive contribution the development has on the characteristics and qualities, including restoration and enhancement;m. the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the	
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<p>quality and extent of indigenous biodiversity;</p> <p>n. the extent to which the land use and subdivision complements activities in the coastal marine area; and</p> <p>o. whether the activity is on a previously approved building platform.</p>	
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Table 9 – Rural Production Zone

Matter	Assessment
RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.	Noted.
RPROZ-O2 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production, lawfully established activities and other compatible activities that have a functional need to be in a rural environment.	The proposal is considered to be supported by the Zone intent.
<p>RPROZ-O3 - Land use and subdivision in the Rural Production zone:</p> <p>a) protects highly productive land from sterilisation and enables and prioritises it to be used for farming and forestry activities;</p> <p>b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;</p> <p>c) does not compromise the use of land for primary production activities, particularly farming and forestry activities on highly productive land;</p> <p>d) does not exacerbate any natural hazards; and</p> <p>e) is able to be serviced by on-site infrastructure.</p>	There is no HPL, the site is largely in vegetation, save for curtilage areas around existing built development. Hazards have been assessed. All uses on site are supported by their own internal infrastructure.

<p>RPROZ-O4 - The rural character and amenity values associated with a rural working environment are maintained.</p>	<p>This is tempered by the Coastal Environment overlay which has been appropriately considered by landscape experts.</p>
<p>RPROZ-P1 Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.</p>	<p>Noted.</p>
<p>RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:</p> <ul style="list-style-type: none"> a) enabling primary production activities as the predominant land use; b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation, small scale educational facilities and home businesses; and c) enabling the maintenance, operation or upgrade of any lawfully established existing activities, provided any loss of highly productive land from those activities is minimised. 	<p>Noted.</p>
<p>RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities, particularly the reverse sensitivity effects of rural lifestyle development on highly productive land.</p>	<p>The surrounds are in residential use so the proposal is consistent with this context.</p>
<p>RPROZ-P4 - Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity</p>	<p>Refer RPOZ-O4.</p>

<p>values of the Rural Production zone, which include:</p> <ul style="list-style-type: none"> a) a predominance of primary production activities; b) low density development with generally low site coverage of buildings or structures; c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and d) a diverse range of rural environments, rural character and amenity values throughout the District. 	
<p>RPROZ-P5 - Avoid land use that:</p> <ul style="list-style-type: none"> a) is incompatible with the purpose, character and amenity values of the Rural Production zone; b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone; c) would result in the loss of availability and productive capacity of highly productive land, including consideration of the cumulative effects of such losses; d) would exacerbate natural hazards; and e) cannot provide appropriate on-site infrastructure. 	<p>These are avoided.</p>
<p>RPROZ-P6 – Avoid subdivision that:</p> <ul style="list-style-type: none"> a) results in any potential cumulative loss of the availability or productive capacity of highly productive land for use by farming or forestry activities; b) cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive land over the long term; 	<p>Not relevant.</p>

<p>c) fragments land into parcel sizes that are no longer able to support farming or forestry activities, taking into account:</p> <ul style="list-style-type: none"> i. the type of farming or forestry proposed; and ii. whether smaller land parcels can support the proposed farming or forestry activity due to the presence of highly productive land. <p>d) provides for rural lifestyle living unless there is an environmental benefit.</p>	
<p>RPROZ-P7 - Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Production Zone:</p> <ul style="list-style-type: none"> a) whether the proposal will increase production potential in the zone; b) whether the activity relies on the productive nature of the soil; c) consistency with the scale and character of the rural environment; d) location, scale and design of buildings or structures; e) for subdivision or non-primary production activities: <ul style="list-style-type: none"> i. scale and compatibility with rural activities; ii. potential reverse sensitivity effects on primary production activities and existing infrastructure; iii. the potential for loss of highly productive land, land sterilisation or fragmentation f) at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; 	<p>Where relevant, these have been considered.</p>

<ul style="list-style-type: none"> ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; g) the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer; h) the adequacy of roading infrastructure to service the proposed activity; i) Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; j) Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6. 	
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Section 104 (c) Other Matters

There are no other matters that are considered relevant.

Section 88A(2) provides that “any plan or proposed plan which exists when the application is considered must be had regard to in accordance with section 104(1)(b).” This requires applications to be assessed under both the operative and proposed objective and policy frameworks from the date of notification of the proposed district plan.

In the event of differing directives between objective and policy frameworks, it is well established by case law that the weight to be given to a proposed district plan depends on what stage the relevant provisions have reached, the weight generally being greater as a proposed plan move through the notification and hearing process. In *Keystone Ridge Ltd v Auckland City Council*, the High Court held that the extent to which the provisions of a proposed plan are relevant should be considered on a case by case basis and might include:

- The extent (if any) to which the proposed measure might have been exposed to testing and independent decision making;

- Circumstances of injustice; and
- The extent to which a new measure, or the absence of one, might implement a coherent pattern of objectives and policies in a plan.

In my view the PDP has not gone through the sufficient process to allow a considered view of the objectives and policies for the Rural Production Zone, the Coastal Environment overlay, however this has been provided.

The assessment of the relevant objectives and policies from the ODP and the PDP has concluded these can be met by the proposal.

6.0 PUBLIC NOTIFICATION AND LIMITED NOTIFICATION OF APPLICATIONS

Public Notification

Section 95A of the RMA specifies the steps to be taken to determine whether to publicly notify an application.

Step 1: Mandatory public notification in certain circumstances

- *The applicant has requested public notification*
- *Public notification is required under section 95C*
- *The application is made jointly with an application to exchange recreation reserve land.*

The applicant does not request public notification, and it is assumed that the latter two points will not apply.

Step 2: If not required by step 1, public notification precluded in certain circumstances:

- *A national environmental standard precludes public notification.*
- *The application is for a resource consent for 1 or more of the following, but no other, activities:*
 - *a controlled activity;*
 - *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:*

None of the above apply to the activity.

Step 3: If not precluded by step 2, public notification required in certain circumstances. The criteria for step 3 are as follows:

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

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

As demonstrated through this assessment, the adverse effects are considered to be no more than minor.

Step 4: Public notification in special circumstances

- *Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified*

No special circumstances have been identified to warrant public notification. The proposal is not considered to be controversial or of significant public interest.

Limited Notification

Section 95B of the RMA specifies the steps to be taken to determine whether to limited notify an application.

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

- *Determine whether there are any affected protected customary rights groups or affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*
- *Determine whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an RMA specified in Schedule 11; and whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.*

There are no affected protected customary rights groups or affected customary marine title groups, and the proposal will not affect any land subject to a statutory acknowledgment.

Step 2: If not required by step 1, limited notification precluded in certain circumstances. The criteria for step 2 are as follows:

- *the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:*
- *the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).*

None of the above apply to the activity

Step 3: If not precluded by step 2, certain other affected persons must be notified

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

- *in the case of a boundary activity, an owner of an allotment with an infringed boundary; and*
- *In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.*
- *Notify each affected person identified above of the application.*

The application does include boundary infringements, but these are to shared access areas and the CMA. These have been assessed above, including relevant persons. The conclusion here is that effects to persons are less than minor in terms of the setback breaches.

With respect to section 95B(8) and section 95E, there are not considered to be any adverse effects in relation to adjacent properties that will be more than minor, and accordingly that no persons are adversely affected.

Step 4: Further notification in special circumstances

- *Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons).*

No special circumstances have been identified to warrant limited notification.

Based upon the above it is considered that there is no requirement for Council to publicly notify the application.

7.0 PART II - RMA

Section 5 - Purpose of the RMA

Section 5 in Part 2 of the RMA identifies the purpose as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being which sustain those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding remedying or mitigating adverse effects on the environment.

It is considered that proposal represents Part 2, Section 5 of the RMA.

Section 6 - Matters of National Importance

In achieving the purpose of the Act, a range of matters are required to be recognised and provided for. This includes:

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

In context, the relevant items to the proposal and have been recognised and provided for.

Section 7 - Other Matters

In achieving the purpose of the RMA, a range of matters are to be given particular regard. This includes:

- (a) kaitiakitanga:
 - (aa) the ethic of stewardship:
 - (b) the efficient use and development of natural and physical resources:
 - (ba) the efficiency of the end use of energy:
 - (c) the maintenance and enhancement of amenity values:
 - (d) intrinsic values of ecosystems:

(e) (Repealed)

(f) maintenance and enhancement of the quality of the environment:

(g) any finite characteristics of natural and physical resources:

(h) the protection of the habitat of trout and salmon:

(i) the effects of climate change:

(j) the benefits to be derived from the use and development of renewable energy.

These matters have been given particular regard through the design of the proposal.

Section 8 - Treaty of Waitangi

The FNDC is required to take into account the principles of the Treaty of Waitangi when processing this consent.

8.0 CONCLUSION

A Discretionary Activity resource consent is sought from the FNDC to reapprove the construction of a new boat shed with a second-story gym and catering kitchen, undertake a deck extension, and construct a new retaining wall within the General Coastal Zone.

Note that approvals are also required from the NRC for works within the coastal hazard areas. The consents will be lodged concurrently. A copy of documents lodged with NRC can be provided on request.

The proposal is considered to result in no more than minor effects on the environment. There are no adversely affected persons

The proposal is consistent with the objectives and policies of the Far North District Plans, the RPS, and achieves the purpose of the RMA.

Relevant NPS' and NES' have been considered with the proposal finding consistency with their general aims and intent.

Steven Sanson
Consultant Planner



**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 87747
Land Registration District North Auckland
Date Issued 04 July 2003

Prior References
41875

Estate Fee Simple
Area 20.0030 hectares more or less
Legal Description Lot 2-3 Deposited Plan 321988
Registered Owners
Simon Edwin Herbert and Paula Mary Herbert

Estate Fee Simple - 1/4 share
Area 1.8440 hectares more or less
Legal Description Lot 7 Deposited Plan 321988
Registered Owners
Simon Edwin Herbert and Paula Mary Herbert

Interests

Fencing Covenant in Transfer D505411.5 - 15.5.2000 at 9:00 am
Appurtenant hereto is a right of way created by Transfer D505411.7 - 15.5.2000 at 9:00 am
The easements created by Transfer D505411.7 are subject to Section 243 (a) Resource Management Act 1991
The easements created by Transfer 5417495.2 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way created by Transfer 5417495.2 - 28.11.2002 at 9:00 am (affects part)
Subject to Section 241(2) Resource Management Act 1991 (affects DP 321988)
5646464.5 Encumbrance to Paroa Bay Body Corporate Limited - 4.7.2003 at 9:00 am
Land Covenant in Easement Instrument 5646464.8 - 4.7.2003 at 9:00 am
Fencing Covenant in Easement Instrument 5646464.8 - 4.7.2003 at 9:00 am
Subject to a right of way and right to convey telecommunications and computer media, electricity and water over Lot 7 marked A, over part Lot 2 marked B, over part Lot 3 marked C and right to convey electricity and water over part Lot 2 marked E on DP 321988 created by Easement Instrument 5646464.9 - 4.7.2003 at 9:00 am
Appurtenant hereto are rights of way and rights to convey telecommunications and computer media, electricity and water created by Easement Instrument 5646464.9 - 4.7.2003 at 9:00 am
The easements created by Easement Instrument 5646464.9 are subject to Section 243 (a) Resource Management Act 1991
5646464.10 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 4.7.2003 at 9:00 am
Land Covenant in Easement Instrument 5706899.1 - 26.8.2003 at 9:00 am
Land Covenant in Easement Instrument 5706899.3 - 26.8.2003 at 9:00 am
10089627.2 Mortgage to ASB Bank Limited - 17.9.2015 at 11:48 am

13060659.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (AFFECTS LOT 2 & 3 DP 321988) - 16.7.2024 at 9:20 am

Approvals
I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 20th day of May 2003, subject to the conditions set out hereon.

RC 2030144
Authorized Officer: *[Signature]*

I hereby certify that the Far North District Council resolved pursuant to Section 32(1)(c) of the Local Government Act 1974 that it is satisfied that adequate access to Lots 2, 3 & 6 is provided over Section 220(1)(b)(iv) of the Resource Management Act 1991 and Council resolves on that ground that sub-section (1) of Section 321 of the Local Government Act shall not apply.

Dated the 20th day of May 2003
Authorized Officer: *[Signature]*

Amalgamation Conditions
That Lots 2 & 3 hereon be held in the same certificate of title.
See Doc. No. 866433

That Lots 4 & 5 hereon be held in the same certificate of title.
See Doc. No. 866433

That Lot 7 (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 1 - 6 hereon as shown on the said address and land information certificates. This to be made in accordance therewith.
See Doc. No. 634884

Areas shown (A) through (G) are to be subject to Land Covenants

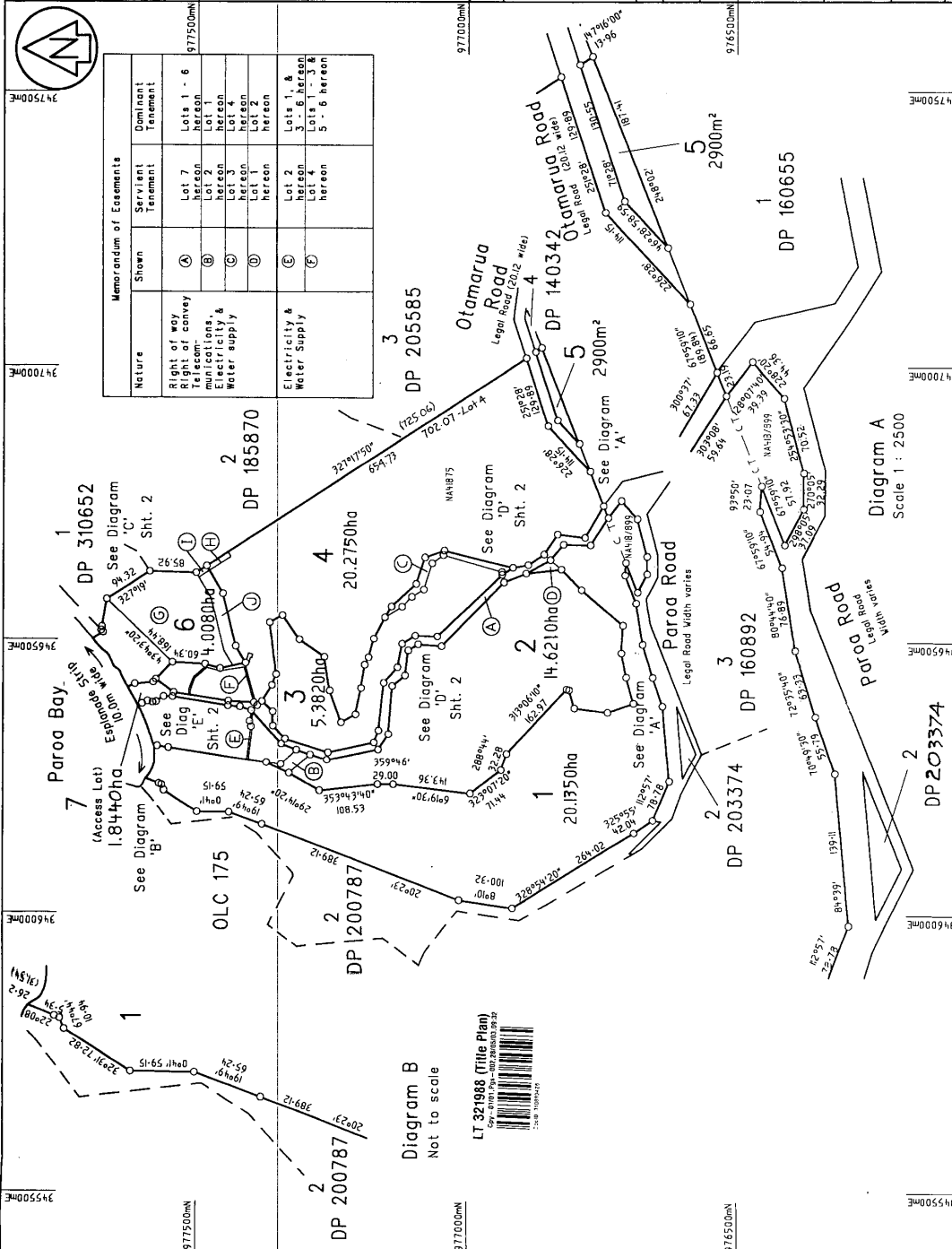
New C's't Allocated
Lot 1, NA. 87747, Lots 2 & 3, NA. 87747
Lots 4 & 5, NA. 87748, Lot 6, NA. 87749
Class of Survey: Class II

SHEET 1 of 2
Total Area: 66.5550ha
Comprised in: NA 418/899 NA 41875

I, David Brett King of Pahia, being a person entitled to practise as a Surveyor, do hereby certify that the boundaries shown on this plan were surveyed by me or under my direction in accordance with the Coastal Survey Act 2002 and the Survey-General's Rules for Coastal Survey 2002. The plan has been created in accordance with that Act and these Rules.

Signature: *[Signature]* Date: 27/10/03
Field Book: *[Blank]* Inverse Book: *[Blank]*
Reference Plans: *[Blank]*
Examined: *[Blank]* Correct: *[Blank]*

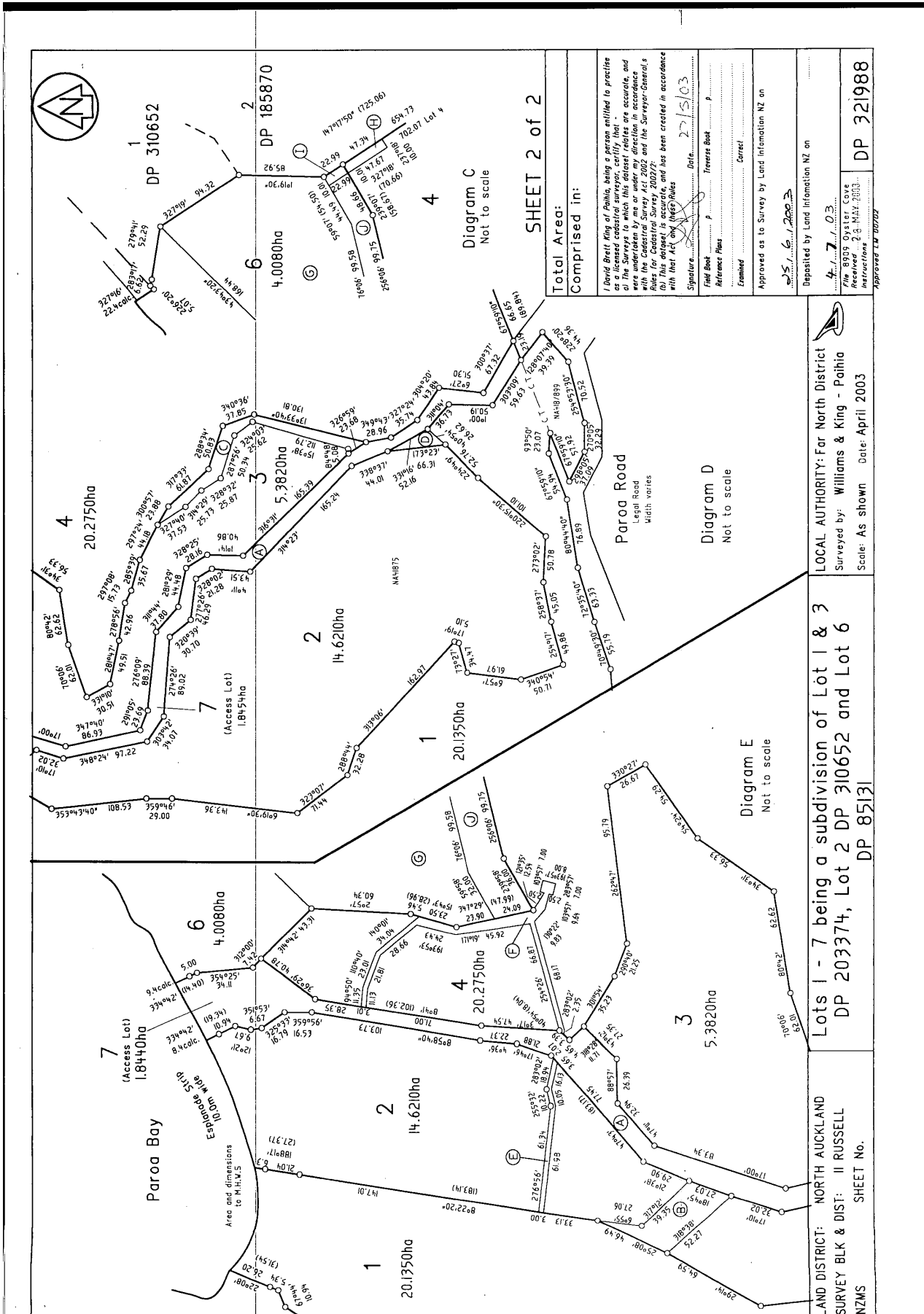
Approved as to Survey by Land Information NZ on 25/10/03
Deposited by Land Information NZ on 27/10/03
Received 28 MAY 2003
Instructions: DP 321988
Approved TM 20028



LOCAL AUTHORITY: Far North District
Surveyed by: Williams & King - Pahia
Scale: 1 : 5000 Date: April 2003

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: II RUSSELL
SHEET No.

Lots 1 - 7 being a subdivision of Lot 1 & 3
DP 203374, Lot 2 DP 310652 and Lot 6
DP 85131



LOCAL AUTHORITY: Far North District
 Surveyed by: Williams & King - Paihia
 Scale: As shown Date: April 2003

Lots 1 - 7 being a subdivision of Lot 1 & 3
 DP 203374, Lot 2 DP 310652 and Lot 6
 DP 85131

LAND DISTRICT: NORTH AUCKLAND
 SURVEY BLK & DIST: II RUSSELL
 SHEET No.



PROJECT SHEET LIST			
SHEET NO.	REV.	SHEET NAME	DATE
RC 000		COVER SHEET	10-12-17
RC 101		GENERAL SITE PLAN	10-12-17
RC 102		SITE PLAN	10-12-17
RC 103		DRAINAGE PLAN	10-12-17
RC 104		SEDIMENT & EROSION CONTROL PLAN	10-12-17
RC 105		PROPOSED GROUND FLOOR PLAN	10-12-17
RC 106		PROPOSED FIRST FLOOR PLAN	10-12-17
RC 107		PROPOSED ROOF PLAN	10-12-17
RC 201		SOUTH & EAST ELEVATION	10-12-17
RC 202		NORTH & WEST ELEVATION	10-12-17

ADDRESS : 194 PAROA BAY ROAD, PAROA BAY, RUSSEL
LEGAL DESCRIPTION : LOT 2 DP 321988
ZONE : RURAL
SITE AREA : 14621ha

ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

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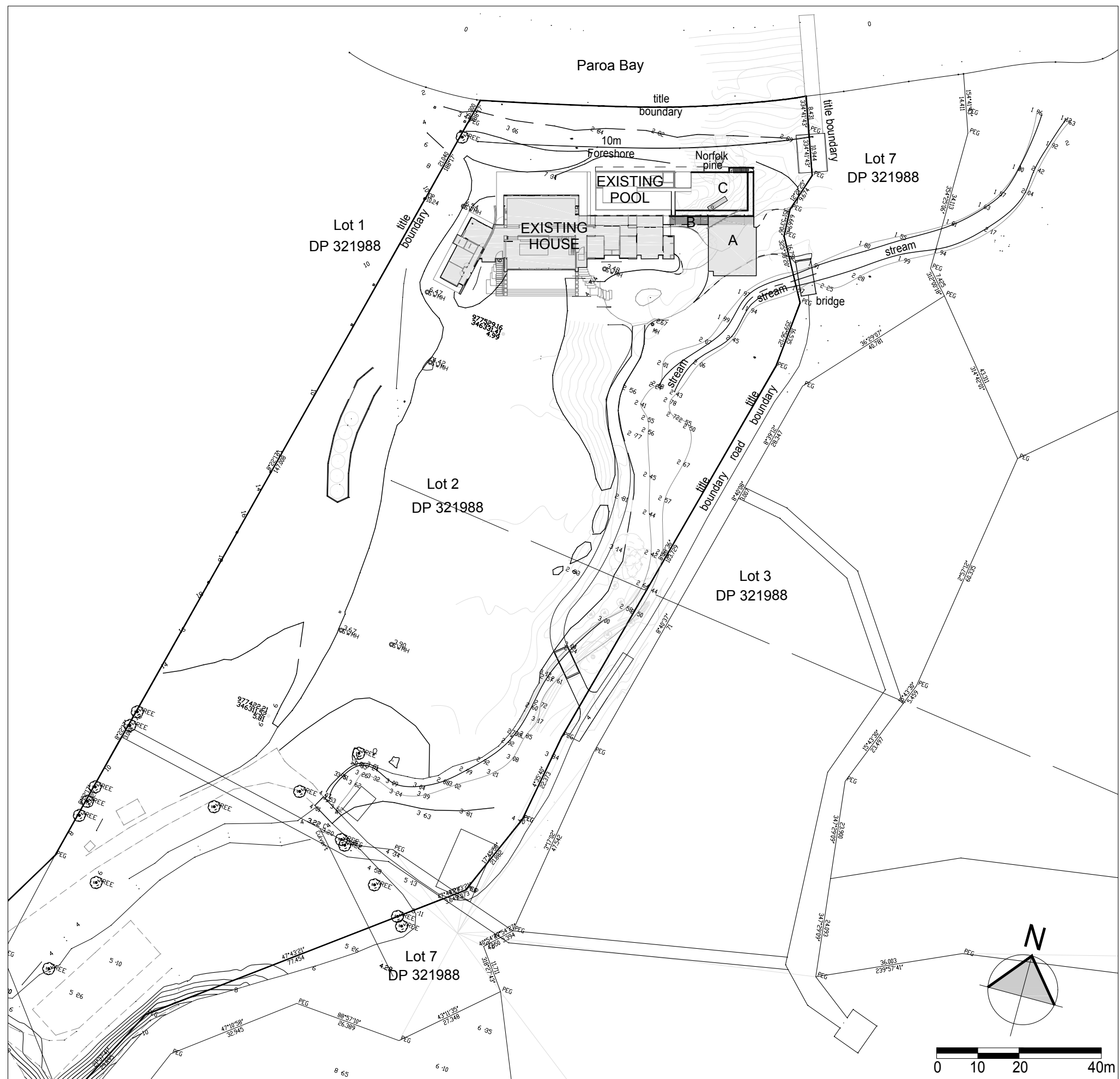
Level Two, 139 Victoria St West, Auckland P.O.Box 911 281, Victoria Street West, Auckland 1142 ph 09 3774691 fax 09 3774693

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME :	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	COVER SHEET					RESOURCE CONSENT	DIC 2017	RC 000
								@ A3	REV

EXISTING AND PROPOSED FLOOR AREAS	
COVERAGE AREA	
EXISTING BUILDINGS	RESIDENTIAL BUILDING (701.5m ²)
TOTAL	701.5m ²
PROPOSED BUILDINGS	BOATSHED (102.5m ²)
TOTAL	804m ²
SITE AREA : 14621 m ²	
SITE COVERAGE (RESIDENTIAL BUILDING + NEW BUILDINGS): 701.5m ² + 102.5m ² = 804m ² (0.55%) COMPLIES	

- A: PROPOSED BOATSHED
- B: NEW DECK EXTENSION
- C: PROPOSED RETAINING WALL

SITWORKS
1. SITE SURVEY INFORMATION, BOUNDARIES, CONTOURS ETC SHOWN HEREON ARE FROM INFORMATION SUPPLIED BY CONSULTANT SURVEYOR, AND NOT THE RESPONSIBILITY OF ARCHITEX LTD CHECK ALL SURVEY DATA ON SITE & NOTIFY ANY & ALL DISCREPANCIES TO ARCHITEX PRIOR TO COMMENCING ANY WORK
2. ALLOW TO DETERMINE ALL BOUNDARY PEGS, SET-OUT POINTS, EXISTING SERVICES, PHYSICAL CONSTRAINTS ETC PRIOR TO COMMENCING ANY CONSTRUCTION
3. EXISTING SERVICE LINES - POWER, PHONE, WATER, GAS ETC ARE INDICATIVE ONLY OR FROM RECORDS CHECK EXACT LOCATIONS ON SITE, RE-ALIGN OR ADAPT AS NECESSARY.
4. REMOVE ALL SURPLUS VEGETATION, RUBBISH & LOOSE MATERIAL FROM BUILDING AREA.
5. PROTECT ALL TREES & VEGETATION TO REMAIN. CHECK COUNCIL REQUIREMENTS FOR PROTECTION DETAILS.

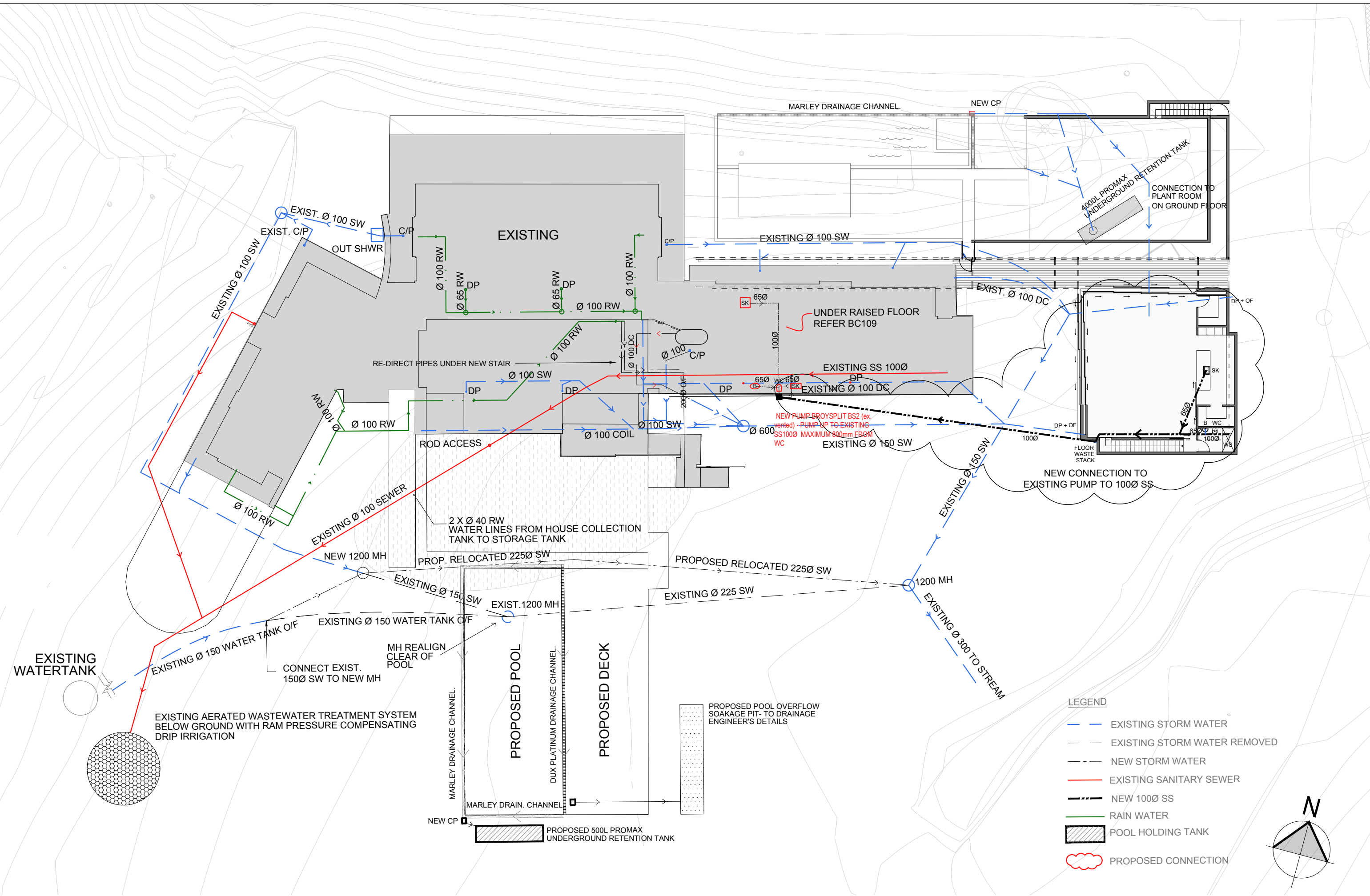


ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

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PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME :	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	GENERAL SITE PLAN					RESOURCE CONSENT	DIC 2017	RC 101
								SCALE 1 : 1000 @ A3	REV



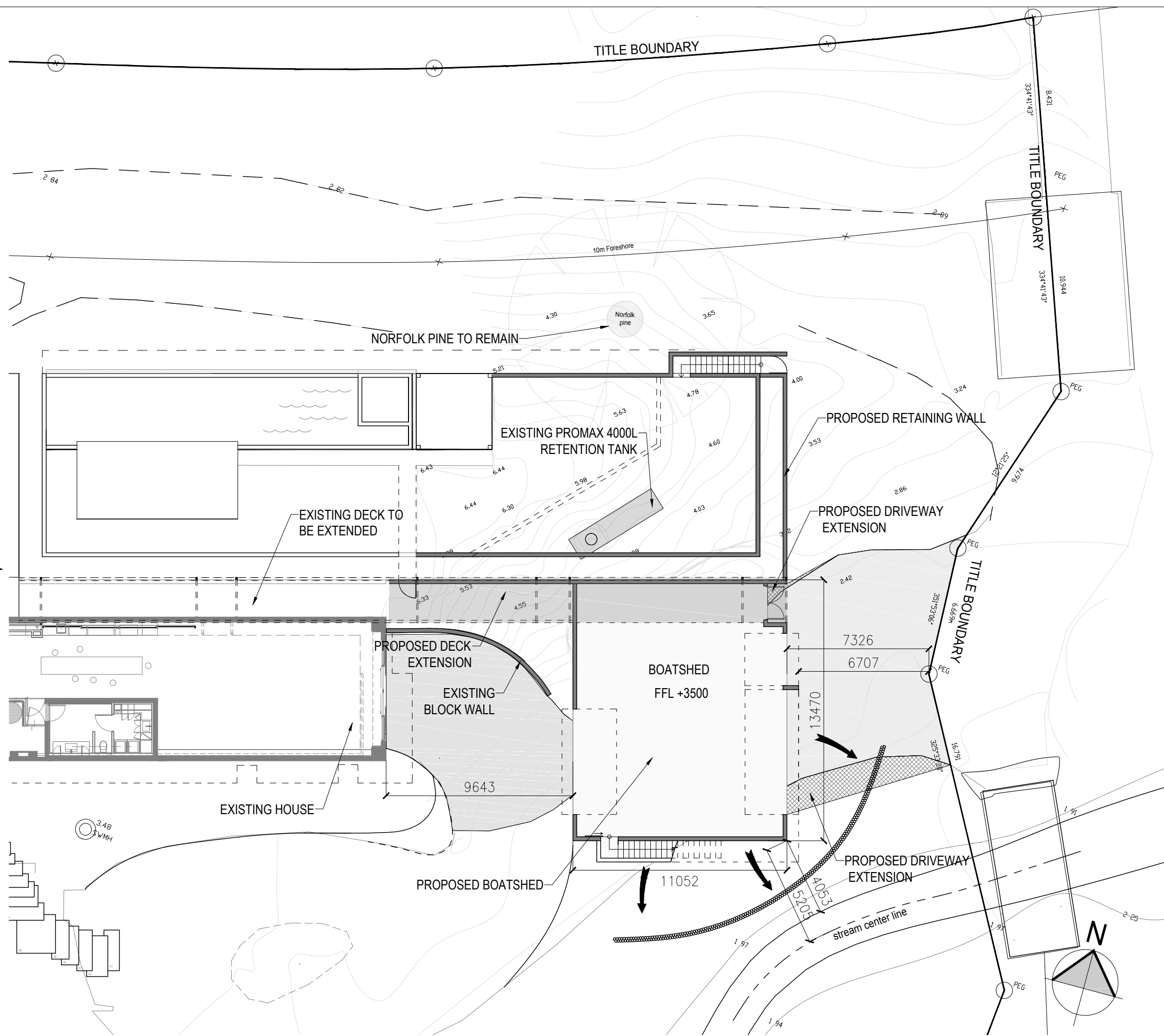
ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

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PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME :	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	DRAINAGE PLAN					RESOURCE CONSENT

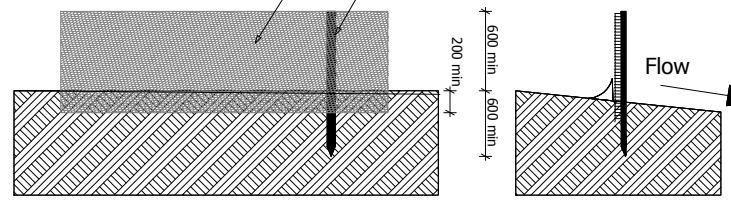
DATE	DIC 2017	SHEET NO. RC 103
SCALE	1 : 250 @ A3	REV



Timber or Waratah Pickets at 1.6 m c/c with geotextile mesh min. 600mm height fixed to picket. Dig mesh into ground min. 200mm and build up earth bund at base.

Geotextile Fabric (continuous)

Waratah Stakes 600mm into ground

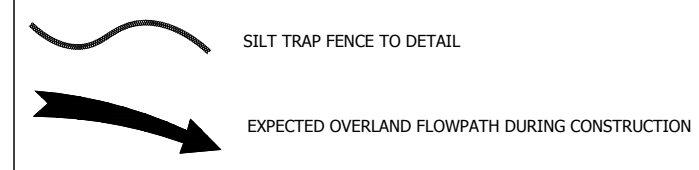


SILT TRAP FENCE DETAILS

SEDIMENT & EROSION CONTROL MEASURES TIMETABLE & NOTES

- Expose earth only when ready to place granular hard fill or foundations to minimize run off
- Builder to provide and maintain temporary Geomesh fabric silt trap fences as detailed before commencement of any excavation work on site
- Maintain sediment barrier with regular checks to ensure effective control of runoff during inclement weather, clean out before it is 30% full and remove to a contained area
- Ensure all stockpiled earth remains within sediment fencing
- If existing vehicle crossing not present then a stabilized vehicle crossing must be installed as per detail prior to any construction traffic exiting the site
- Temporary water collection d/p from roof must be installed on completion of roof
- New Storm water lines to building must be placed at completion of foundations
- Owner to regrass all batters, building edges and other areas stripped of grass during construction at completion of building works

SEDIMENT AND EROSION CONTROL LEGEND

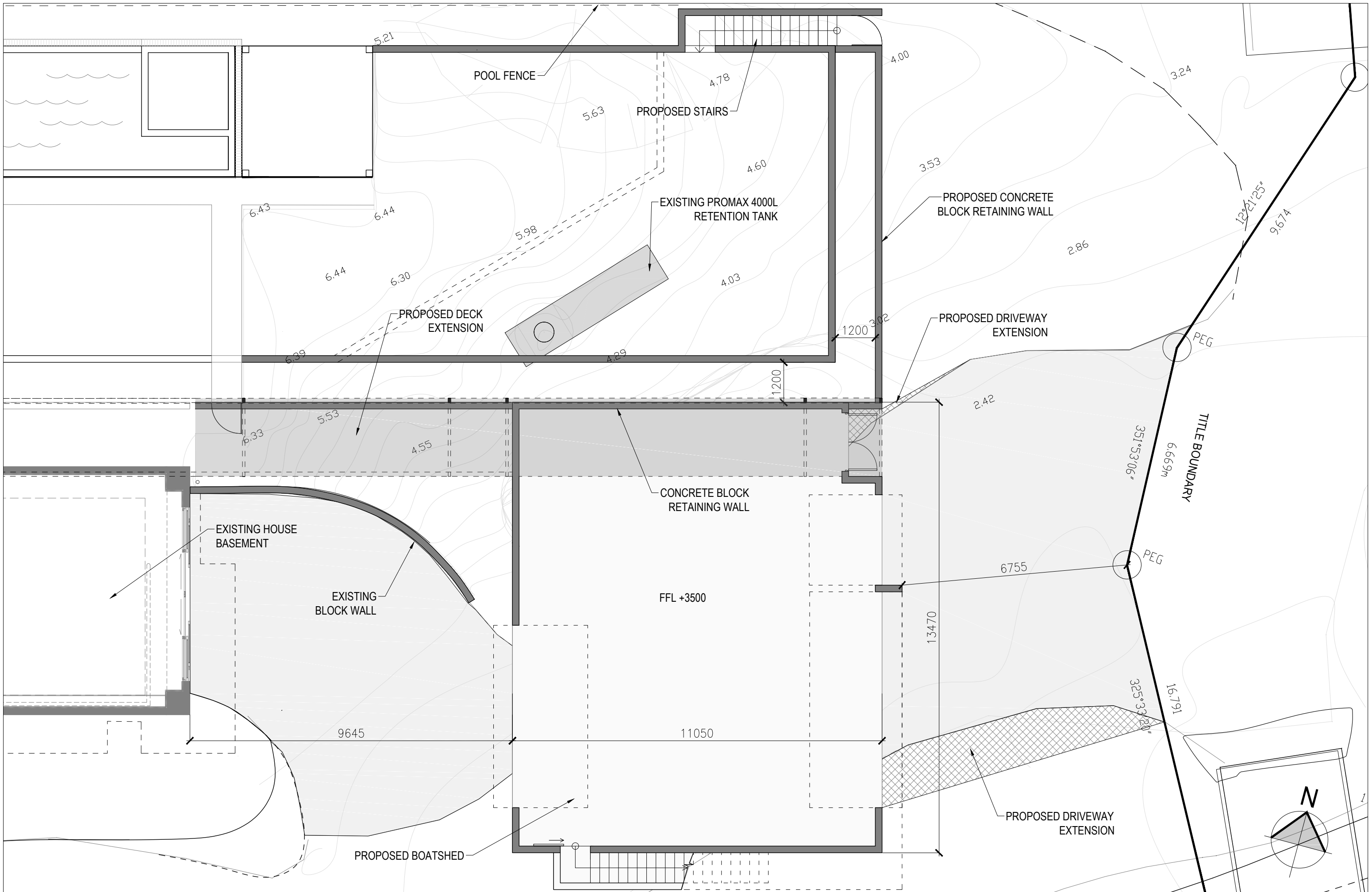


ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

PROJECT NUMBER: 1510 PROJECT LOCATION: 194 PAROA BAY ROAD, PAROA BAY, RUSSEL DRAWING SHEET NAME: SEDIMENT & EROSION CONTROL PLAN REVISION: DATE: DRAWN: COMMENTS: PROJECT STATUS: RESOURCE CONSENT

1510	architex	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	SEDIMENT & EROSION CONTROL PLAN	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	RESOURCE CONSENT	DATE: DIC 2017	SHEET NO. RC 104
										SCALE: 1:200 @ A3	REV

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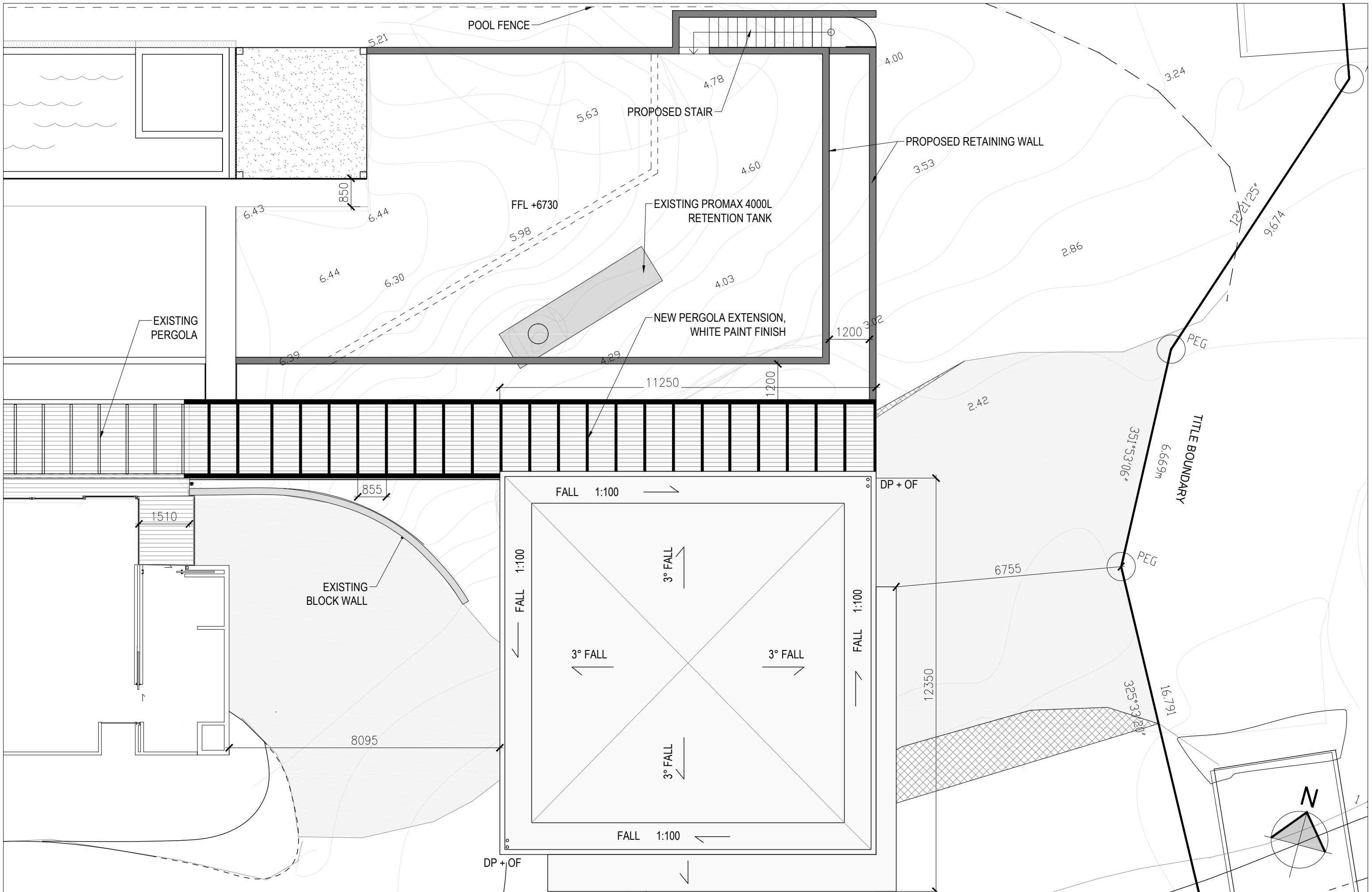
ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

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PROJECT NUMBER PROJECT LOCATION DRAWING SHEET NAME : REVISION DATE DRAWN COMMENTS PROJECT STATUS

1510	architex	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	PROPOSED GROUND FLOOR PLAN					RESOURCE CONSENT	DATE DIC 2017	SHEET NO. RC 105
									SCALE 1 : 100 @ A3	REV



ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

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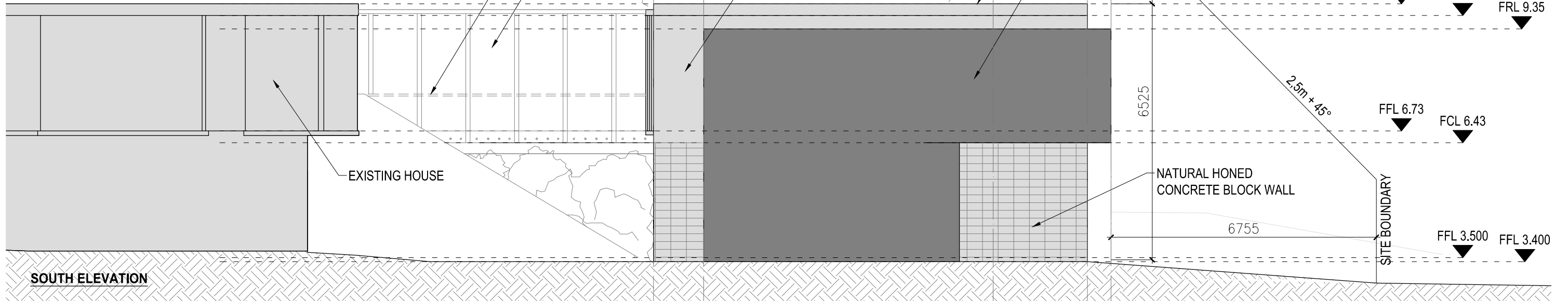
Level Two, 139 Victoria St West, Auckland P.O.Box 911 281, Victoria Street West, Auckland 1142 ph 09 3774691 fax 09 3774693

PROJECT NUMBER PROJECT LOCATION DRAWING SHEET NAME : REVISION DATE DRAWN COMMENTS PROJECT STATUS

1510	architex	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	PROPOSED ROOF PLAN					RESOURCE CONSENT	DATE DIC 2017	SHEET NO. RC 107
									SCALE 1:100 @ A3	REV

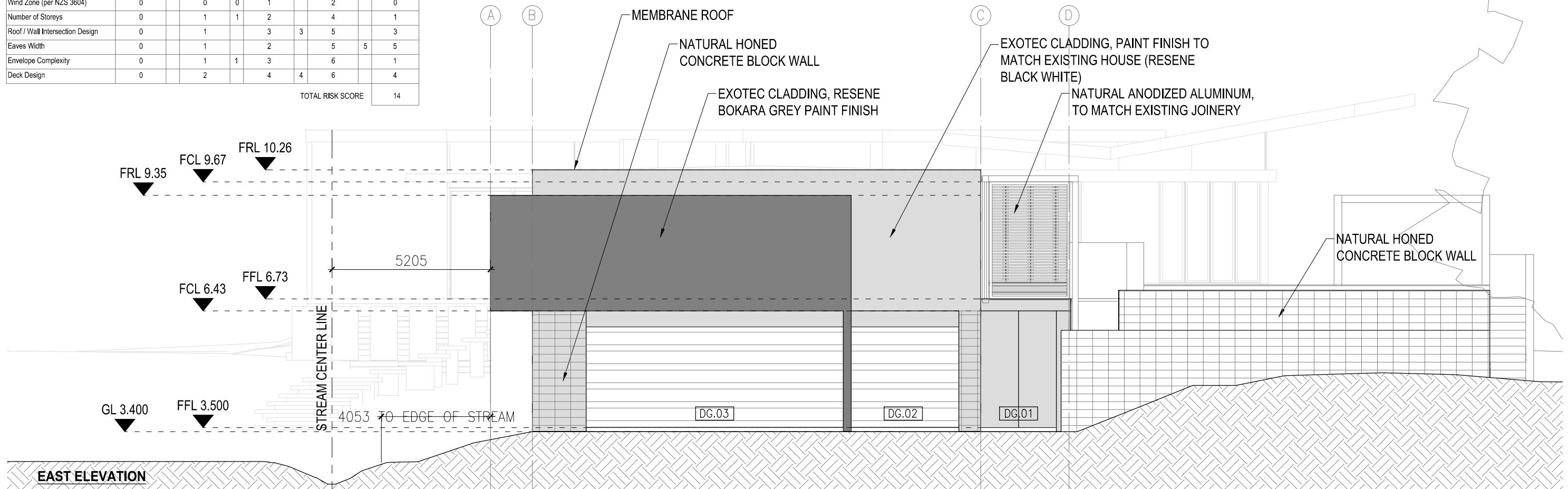
BUILDING ENVELOPE RISK MATRIX _ SOUTH ELEVATION

Risk Factor	RISK SEVERITY							SUBTOTALS	
	LOW	score	MEDIUM	score	HIGH	score	VERY HIGH		score
Wind Zone (per NZS 3604)	0		0	0	1		2		0
Number of Storeys	0		1	1	2		4		1
Roof / Wall Intersection Design	0		1		3	3	5		3
Eaves Width	0		1		2		5	5	5
Envelope Complexity	0		1	1	3		6		1
Deck Design	0	0	2		4		6		0
TOTAL RISK SCORE									10



BUILDING ENVELOPE RISK MATRIX _ EAST ELEVATION

Risk Factor	RISK SEVERITY							SUBTOTALS	
	LOW	score	MEDIUM	score	HIGH	score	VERY HIGH		score
Wind Zone (per NZS 3604)	0		0	0	1		2		0
Number of Storeys	0		1	1	2		4		1
Roof / Wall Intersection Design	0		1		3	3	5		3
Eaves Width	0		1		2		5	5	5
Envelope Complexity	0		1	1	3		6		1
Deck Design	0		2		4	4	6		4
TOTAL RISK SCORE									14



ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

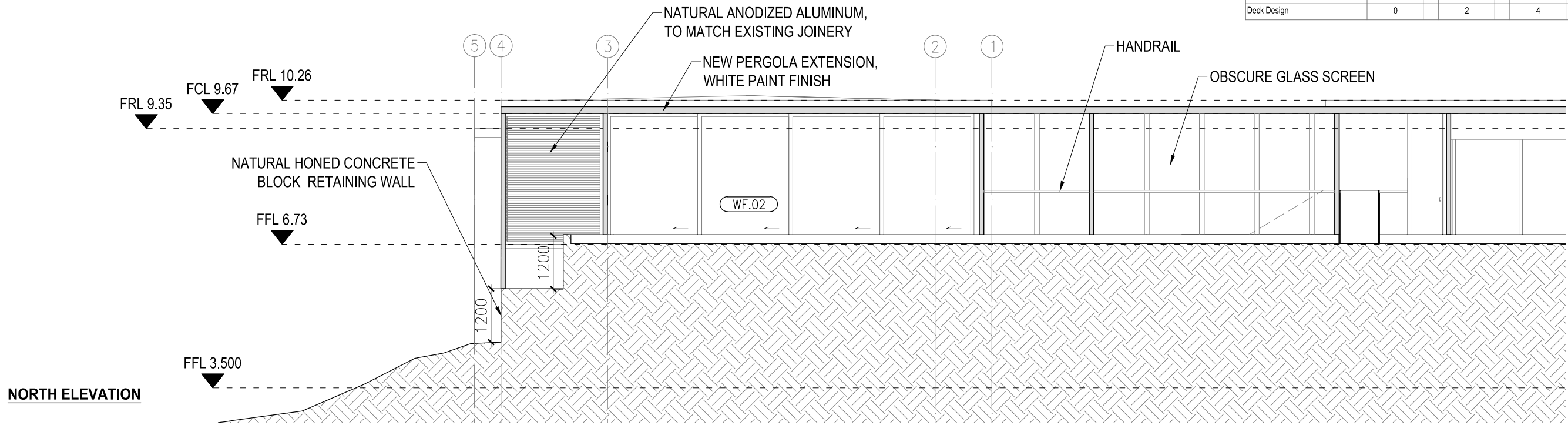
\\sbs\data\active_projects\2015\1510\paroa bay house\1510 - boat shed\1510 - boatshed.may2017.dwg

Level Two, 139 Victoria St West, Auckland P.O.Box 911 281, Victoria Street West, Auckland 1142 ph 09 3774691 fax 09 3774693

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME :	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	architex 194 PAROA BAY ROAD, PAROA BAY, RUSSEL	SOUTH & EAST ELEVATION					BUILDING CONSENT	APR 2018	BC 201
								SCALE 1 : 100 @ A3	REV

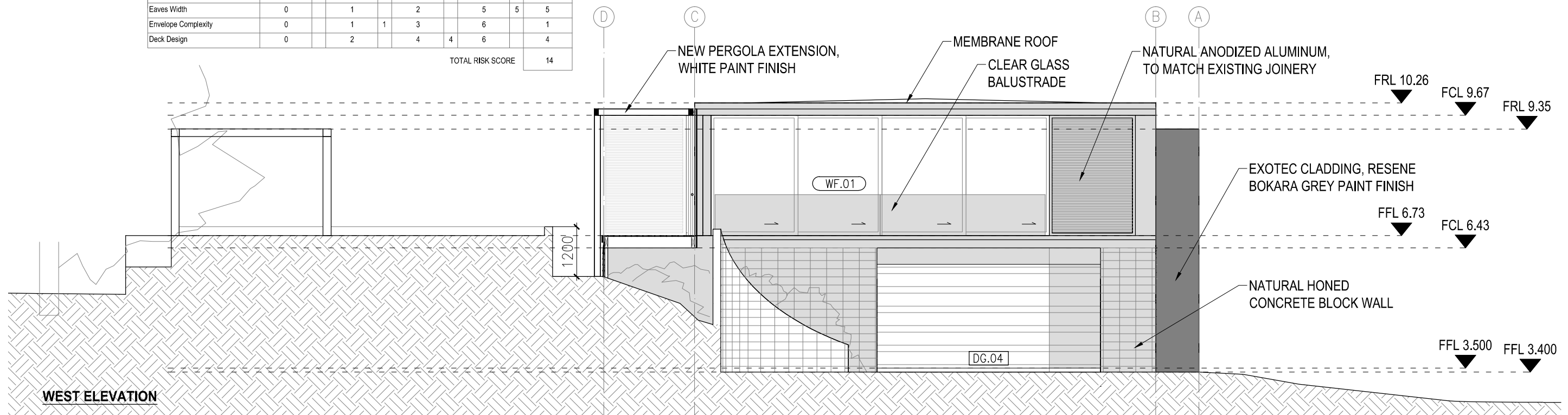
BUILDING ENVELOPE RISK MATRIX _ NORTH ELEVATION

Risk Factor	RISK SEVERITY						SUBTOTALS		
	LOW	score	MEDIUM	score	HIGH	score		VERY HIGH	score
Wind Zone (per NZS 3604)	0		0	0	1		2		0
Number of Storeys	0		1	1	2		4		1
Roof / Wall Intersection Design	0		1		3	3	5		3
Eaves Width	0		1		2		5	5	5
Envelope Complexity	0		1	1	3		6		1
Deck Design	0		2		4	4	6		4
TOTAL RISK SCORE									14



BUILDING ENVELOPE RISK MATRIX _ WEST ELEVATION

Risk Factor	RISK SEVERITY						SUBTOTALS		
	LOW	score	MEDIUM	score	HIGH	score		VERY HIGH	score
Wind Zone (per NZS 3604)	0		0	0	1		2		0
Number of Storeys	0		1	1	2		4		1
Roof / Wall Intersection Design	0		1		3	3	5		3
Eaves Width	0		1		2		5	5	5
Envelope Complexity	0		1	1	3		6		1
Deck Design	0		2		4	4	6		4
TOTAL RISK SCORE									14



ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

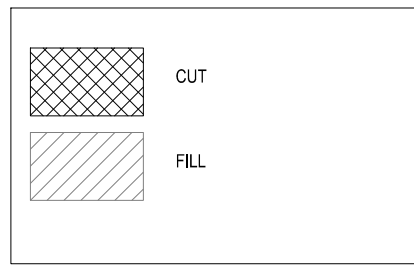
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Level Two, 139 Victoria St West, Auckland P.O.Box 911 281, Victoria Street West, Auckland 1142 ph 09 3774691 fax 09 3774693

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME :	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	architex 194 PAROA BAY ROAD, PAROA BAY, RUSSEL	NORTH & WEST ELEVATION					BUILDING CONSENT	APR 2018	BC 202
								SCALE 1 : 100 @ A3	REV

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EARTHWORK LEGEND:



EARTHWORKS NOTES:

CONTRACTOR TO READ ARCHITECTURAL PLANS IN CONJUNCTION WITH GEOTECH & STRUCTURAL ENGINEERING DRAWINGS AND REPORTS.

Contractor to confirm location of all existing services on site prior to commencing work. Contractor to check and verify all dimensions, levels and angles on site prior to commencing any work. All dimensions are in millimeters unless stated otherwise.

Ensure all weather access is provided in a manner that prevents the access becoming a source of sediment.

Material stock piles should be placed upslope of perimeter controls & covered when not in use.

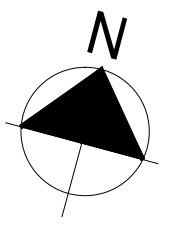
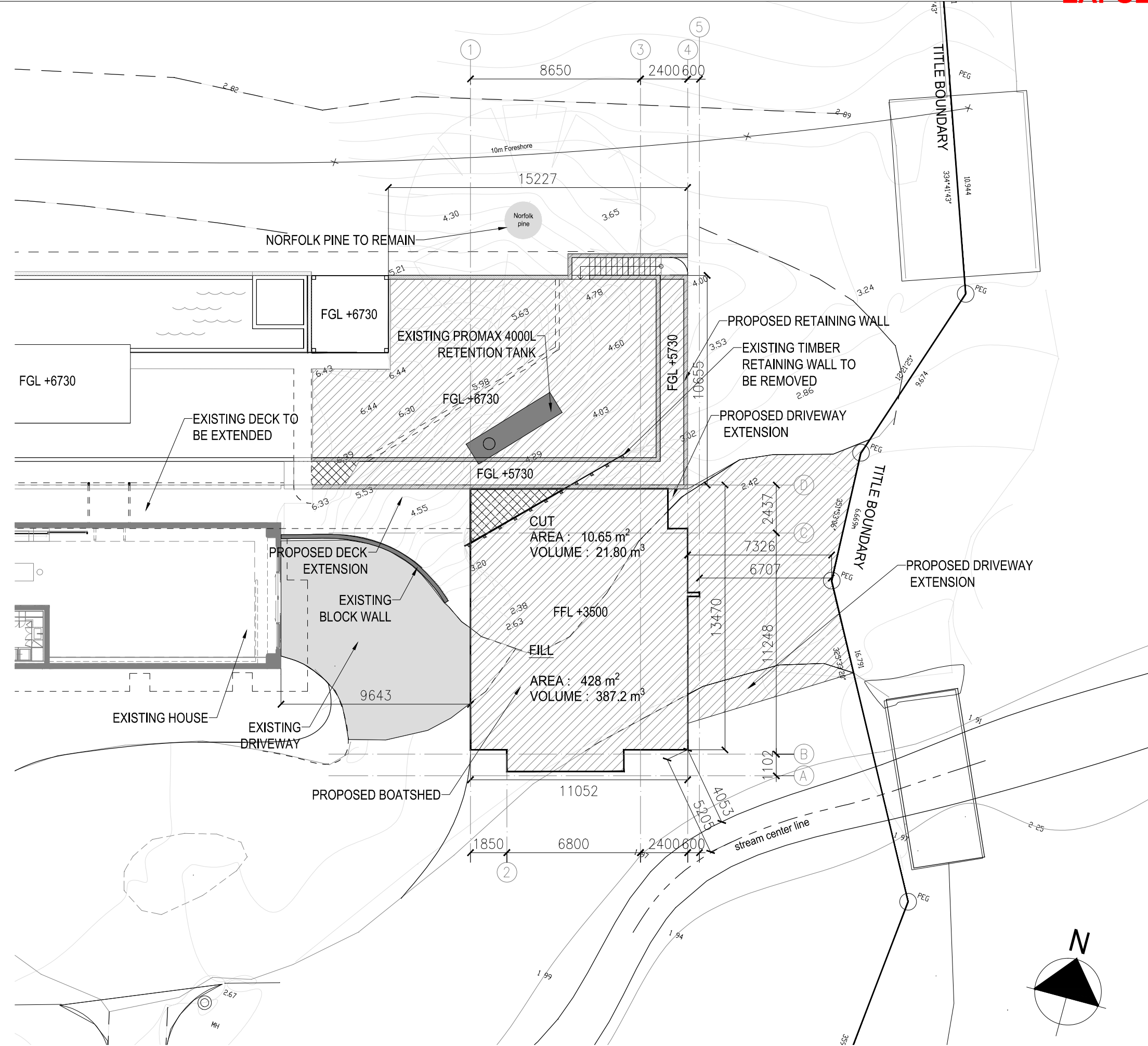
Install perimeter controls. Silt fence or other barrier (straw bale, bund etc) to intercept sediment run off. the contours of the site will determine the extent of silt fences required.

Divert overland flow away from the site works to reduce run off from traveling across disturbed land.

Waste concrete and household paint should not be allowed to wash off site.

Preserve as much grassed area as possible to reduce sediment discharge and filter sediment from other areas.

Once grading is complete stabilise bare soil as soon as possible.



ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME :	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	EARTHWORKS PLAN					BUILDING CONSENT	JUN 2018	BC 106
								SCALE 1 : 200	REV @ A3

Simon and Paula Herbert No 1 Trust

**Application for Resource Consent:
land use, dwelling extensions**

194, Paroa Bay Road, Paroa Bay.

assessment of landscape, natural character and visual effects



November 2017

1.0 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by The Simon and Paula Herbert Trust, to undertake a landscape, visual and natural character assessment for the construction of a boatshed at 194, Paroa Bay Road, Paroa Bay.

This document will focus upon a description of the site, the characteristics of the proposal and an analysis of the landscape, identification of any affected parties or individuals, an assessment of the landscape, natural character and visual effects of the activity, and recommendations for mitigation of potential effects arising from the activity.

The assessment has been prepared by a Registered Landscape Architect with reference to the Quality Planning Guidelines Note¹ and its signposts to examples of best practice². An outline of the effects ratings and definitions used are provided in Appendix 1 as is a comparison to the Resource Management Act (1991) terminology of 'minor' and 'less than minor' and how these 'translate' with regard to the effects ratings used in this assessment.

In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct³.

A site visit was undertaken for a previous consent application on 25 August 2015 for the preparation of the assessment for the original consent, during which, photographs were taken from locations within the bay. More recent photographs were taken from land based locations on 26 November 2017.

2.0 CONTEXT OF THE SITE

The site is located within a small embayment on the southern edge of Paroa Bay. Paroa Bay is separated from the more open seascape to the north by virtue of a narrow finger of land – culminating in Tarawatangata Point – which arcs around the northern side of the bay, providing enclosure. The Far North District Landscape Assessment⁴ (FNDLA) identifies the coastal edge of Paroa Bay as being within the more extensive 'Rawhiti Point to Tapeka Point (Unit C3), a landscape unit which forms part of the 'Rocky coast interspersed with beaches' landscape category.

The commentary on pages 21 and 22 of that document describes the characteristic that draws the various units within the category together as being the series of small to moderate sized beaches defined by stretches of rocky coastline. It notes the presence of offshore rocky reefs or small islets, and that low rocky cliff lines, or steep coastal banks. The assessment also identifies pohutukawa as being a recurring theme, dominating the headlands and steepest cliffed portions of the coast and often providing a backdrop to the beaches. The assessment ranks unit C3 as having an overall sensitivity rating of 6, and therefore as being outstanding.

A number of characteristic components of the units are listed in conclusion to the description on page 23, as follows:

- A varied and interesting coastal alignment, bringing a strong sense of mystery and anticipation;
- Strong vegetation patterns, dominated by pohutukawa and frequently reinforced by coastal shrubland associations;

¹ <http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape>

² Including Guidelines for Landscape and Visual Assessment ("GLVIA") 3rd Edition. Landscape Institute (UK) and IEMA 2013

³ Contained in Appendix 1 of: http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf

⁴ LA4 Landscape Architects. *Far North Landscape Assessment*. 1995

- The variety provided by the combinations of rocky coast and sandy bays, which characterizes the category;
- The extreme sensitivity of most of the headlands, clifflines and coastal ridgelines found in the units;
- A largely successful integration of existing buildings in the more modestly developed portions of the units.

The FNDLA was undertaken at a relatively large scale, with a necessary broad brush approach. Whilst not delineated as such, the eastern portion of the bay, where it is more completely enclosed by the aforementioned finger of land has strong commonalities with the landscape category described as ‘Estuarine inlets and harbours’ which are characterized by a sense of detachment from the open coastline, and with a high degree of shelter and enclosure.

Whilst the site and its context does display some of the elements described in the FNDLA – including the rocky coastline, beaches, coastal cliffs and steep coastal banks, and some of the vegetation patterns and associations, the naturalness and sensitivity of the unit has been eroded by land use practices and built development. Photo 1 illustrates a view from within the bay looking back toward the site, and evidences the contextual built development to either side of the site. Native vegetation on the coastal margins, on the headland and on the backdrop hills provides structure to the landscape and a sense of naturalness, but this tends to be eroded by the presence of pockets of pasture, plantations of exotic trees (particularly where these have been planted such that they appear contrary to the landscape and topographical patterns), earthworks, buildings and structures such as fences. Photo 1 also demonstrates how the prominence of built structures is strongly influenced by the use of lighter coloured finishes (with a higher light reflectance value – LRV).

Despite this, as is illustrated by Photo 2 – when viewed from some locations within the bay, the site appears to have a more natural context, with the modified landward portions of the bay being hidden.

The areas identified as possessing a sensitivity of 6 or greater were incorporated into the Far North District Plan as Outstanding Landscapes – as is shown below in Figure 1. The site is overlain by an Outstanding Landscape.

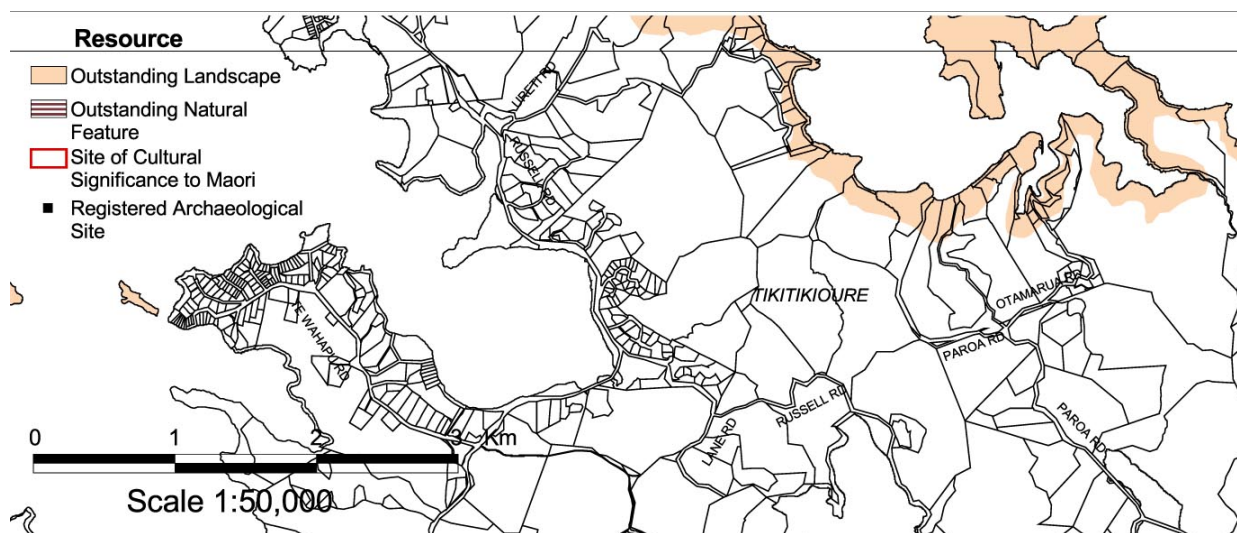


Figure 1: Excerpt from FNDC Resource Map 36

In the intervening 20 years since 1995 when the FNDLA was prepared, the landscape of the bay has undergone

marked change – described above – with land use practices and the construction of buildings affecting the landscape values of the area. In addition, the case law background regarding the identification of outstanding natural landscapes has evolved over this time period and both of these matters are reflected in the outcome of the 2013 Northland Mapping Project. This study was undertaken by Northland Regional Council sought to update the mapping of Outstanding Natural Landscapes, areas of natural high and outstanding character and to delineate the coastal environment for the purpose of informing the Regional Policy Statement.

The aerial – identified as Figure 2 (below) illustrates the extent of the Outstanding Natural Landscape (ONL) as mapped. The remapped ONL includes the open coastline, but excludes the entirety of the bay coastline landscape.

The geology of the area is described as ‘Coastal hills of Waipapa Terrane greywacke and chert’. In essence, this is reflected in a topography that comprises low rounded dissected hills rising to a maximum of some 179 metres (Tikitikioure, approximately 2.5 km to the west of the site), but more commonly rising to 160 metres.

Broadly speaking, the vegetation patterns within the wider landscape are predominantly natural, with a dominance of cut over forest and shrubland prevailing to the south, north west and east of the site. These extensive contiguous areas of native vegetation are identified in the Whangaruru PNAP⁵ as EDWARDS/TIKITIKIOURE COASTAL HABITAT (Site Q05-004), a Level 1 site, the values of which are described as including over 25 km of coastal riparian verge with a strong element of pohutukawa, and sequential gradients from hill forest to mangrove forest.



Figure 2: Excerpt from NRC GIS Regional Policy Statement map illustrating extent of Outstanding Natural Landscape

⁵ Booth A. *Natural areas of Whangaruru Ecological District: Reconnaissance Survey Report for the Protected Natural Areas Programme*. DoC, 2005.

3.0 THE SITE

The site and its location are illustrated in Figures 3, 4 and 5, and in part in Photo 3 the site is contained within a small embayment formed by two ridges, which extend into Paroa Bay as headlands. To the east, the larger of the two headlands also encloses the eastern (estuarine) portion of the 'inner bay'. The site sits within the valley between these two ridges / headlands and is 'tucked' into the low headland on the western side of the embayment, and the 'curve' of the small headland – some 10 to 15 metres in height, with steep vegetated flanks – contains the site on its western side. Consequently, the site is spatially and visually isolated from the landscape to the west.

Immediately to the south of the site, the main dwelling associated with number 194 is set back slightly from, and above the beach (refer to Photo 4). This dwelling has a long, low form and is finished with a pale grey colour, although glazing extends along much of the seaward façade. As can be seen in Photo 4, the building comprises of two parts. The western half comprises two storeys, with a tilted roof jutting out from its northern façade. The eastern half is lower, building a single storey in height. Since photo 4 was taken, a swimming pool has been constructed on the northern side of the building (refer to photo 5). This dwelling, and its immediate garden setting adopts a 'clean' and minimalist appearance.

To the north east of this dwelling, a concrete slipway has been constructed - visible in Figures 5 and 6, and in Photos 3 and 4. In addition, consent was recently granted for the construction of a timber jetty and pontoon, located between the slipway and western headland. This structure has been partially constructed, but is not illustrated on the photos taken from the water which were taken in 2015.

Two dwellings are situated some 150 metres and 140 metres to the east and south east of this aforementioned dwelling. Located within Lots 6 DP 321988 and 4 DP 321988, these buildings are separated from the dwelling within Lot 2 by a heavily vegetated watercourse which flows northwards to outfall into Paroa Bay. The northerly building (within Lot 6) is visible in Photo 6, and is set some 15 metres back from the beach. Painted a dark brown colour, this building is not prominent within the landscape although, when viewed from the bay to the north the contrast between its dark finish and the pale hues of surrounding lawn tend to draw the eye. Similarly, the second older dwelling (within Lot 4, and visible in photo 6) is also finished with a dark colour and when viewed from the bay is also seen against the pale colours of grass. This building is situated some 65 metres from the beach.

Located on the ridge to the east, two dwellings are elevated above the site and are visible in photo 2. The more elevated of the two buildings is situated within Lot 1 DP 412775. This dwelling is approximately 360 metres from, and is screened from the site by pine trees growing on the west facing ridge flank. The lower building, a recently constructed dwelling, situated within Lot 1 DP 310652, is separated by some 310 metres from the site and offers the potential for occupants to gain views down towards the site – as is evidenced in Photos 3 and 7. Photo 3 was taken from slightly below the level of this dwelling, whilst photo 7 illustrates the view from within the footprint of the extension looking east toward this neighbour.

Below these two dwellings, and accessed via a track which traverses the steep coastal slope through the trees is a boathouse (refer to photo 2).

4.0 VISUAL CATCHMENT

As described above, the site is visually contained on its landward side by the two ridges / headlands which enclose it on its western and eastern sides. Number 194 encompasses the valley to the south, up as far as Paroa Bay Road, therefore precluding views from that direction. Two dwellings, located on the ridge to the east and within Lots 1 DP 412775, and

Lot 1 DP 310652 offer the potential to gain views toward the site. The recently constructed northern of the two buildings gains views that are partially obscured by existing pine trees, whilst plantation of pine trees screens views from the southern dwelling (refer to photo 7).

The site is more widely visible from the CMA to the north, and north east – as is illustrated by photos 1, 2, 4 and 6. Views from locations on the CMA to the north west are obscured by the aforementioned western ridge / headland, although pedestrians scrambling over the rocks have the opportunity to gain views of the site from the headland to the north west (refer to photo 4).

Individuals on the beach to the north and north east have the potential to gain views of the site within the context of the existing dwelling, but these are partially obscured by the existing Norfolk Island pine.

A building is located on the spine ridge of the finger of land enclosing Paroa Bay on its northern side. Although this dwelling offers views to the extreme eastern end of the slipway on 194, views to the site are blocked by vegetation.

The most proximate dwellings, located on the valley floor to the north east and south east of the site are contained within Lots 6 and 4 DP321988. The dwelling within Lot 6 offers oblique views to the subject site (refer to photo 7), whilst the dwelling within Lot 4 is screened from the site by the existing riparian vegetation (refer to photo 9).

5.0 THE APPLICATION

The application involves the construction of an extension to the existing dwelling. The extension will comprise a two storey building, measuring 13.46 x 11.05m. This building will be linked to the existing dwelling by a deck which will extend the existing deck to the east.

The proposal is illustrated in Figures 7a - f in Appendix 2. These illustrate a new two-story building on site which will contain a garage on the ground floor and an entertainment area on the first floor. The new building will be connected to the existing dwelling house by a new deck. A new Haha wall will be constructed directly in front of the new building and deck area to provide a flat outdoor living area. Finally, a new driveway will be provided to the site which will require a new bridge to be constructed over the existing stream.

The external finish of the building will match that of the existing building.

6.0 STATUTORY MATTERS

The New Zealand Coastal Policy Statement (2010) includes several objectives and policies of relevance to landscape and visual considerations. These cover a number of principle themes, being the preservation and enhancement of the natural character of the coastal environment, and the preservation of natural features and landscapes. Objective 1 and policy 13 are concerned with the preservation and avoidance of adverse effects in areas with outstanding natural character, and the avoidance, remedying or mitigation of all effects on natural character in all other areas.

Policy 15 seeks the protection of natural features and outstanding landscapes.

Similar themes are promoted within the **Northland Regional Policy Statement (2016)** which is the vehicle for identifying and dealing with the significant resource management issues in Northland. It tackles the use, development and protection of natural and physical resources, particularly air, land, water and the coastal marine area. Objectives and policies of relevance include objectives 3.14 and 3.15 requiring the identification, protection, maintenance and improvement of the natural character of the coastal environment and outstanding natural features and landscapes.

Policy 4.6.1 require the avoidance of adverse effects where natural character is outstanding and the avoidance of significant adverse effects or the remedying or mitigation of other adverse effects in other areas. This policy sets out methods to achieve this outcome including:

- (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.*

Of relevance in the situation which applies to this application, the policy states:

- (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**

Far North District Plan

The site is located within the General Coastal Zone. This zone includes controls on development to preserve the natural character of the coastal environment and protect it from inappropriate subdivision and use. Due to the potential vulnerability of the natural environment, more is expected from developers of land in this zone in the way of preserving, and restoring the environment as part of development proposals.

The General Coastal Zone has controls aimed at preserving natural character and the restoration and enhancement of areas which may have been compromised by past land management practices. These controls reflect its coastal location and the inherent sensitivity of the coastal and adjoining marine environment and the vulnerability of these areas to change and development.

Objectives

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

Policies

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

(c).....

(d).....

(e)...

(f).....

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

Comment. The primary themes arising from the objectives and policies of relevance are focused on natural character of the coastal environment, lakes and rivers, the protection of visual and landscape qualities. These matters are discussed in detail in the assessment portion of this document, which concludes that the potential adverse effect on the natural character of the coastal environment will be less than minor, the potential adverse visual amenity effect of the proposal will be less than minor, and the potential adverse landscape effect of the proposal will be less than minor.

The proposed extension adjoins an existing building, and is situated in an area which has been markedly modified by the construction of dwellings and the development of gardens. As such, the natural character of the environs of the site has been compromised. The extension will be accommodated within the existing landscape features, and will be enclosed on its eastern side by a strip of dense existing riparian vegetation. It is proposed that this vegetation will be retained, thereby ensuring that the extension will be screened from this eastern side, and will retain a backdrop and context of vegetation.

It is the opinion of the author that the proposal is consistent with the relevant objectives and policies of the statutory documents.

Assessment Criteria

Assessment Criteria for Visual Amenity [Section 11.5]

- (a) *The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.*
- (b) *The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.*
- (c) *The location and design of vehicle access, manoeuvring and parking areas.*
- (d) *The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.*
- (e) *The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.*
- (f) *Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.*
- (g) *The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment. (h) the extent to which private open space can be provided for future uses;*
- (i) *The extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
- (j) *The extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites*

Assessment Criteria for Setback from Boundaries [Section 11.6]

- (a) *.....*
- (b) *The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.*
- (c) *....*
- (d) *The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting.*
- (e) *.....*

Assessment Criteria for Discretionary Activities within the Landscapes and Natural Features Chapter [12.1.7 Assessment Criteria]

- (a) *The rarity of the landscape, landscape features or natural features;*

- (b) *The visibility of outstanding landscapes, outstanding landscape features or outstanding natural features;*
- (c) *The aesthetic, heritage, cultural and natural values of the outstanding landscapes and natural features;*
- (d) *The elements which make up the distinctive character of the outstanding landscape or outstanding landscape features;*
- (e) *The extent of visible change to the landscape which may result from an activity;*
- (f) *The extent to which adverse effects may be mitigated through screening or other means;*
- (g) *The degree of visual intrusion in the landscape;*
- (h) *The siting of the activity in relation to ridgelines or natural landscape features;*
- (i) *The design of any building, structure, landform or any development;*
- (j) *.....;*
- (k) *The potential for more than minor adverse effects on the outstanding natural feature as a result of the proposed activity;*
- (l) *The extent to which the activity will protect and/or enhance the outstanding natural feature or landscape;*
- (m) *.....;*
- (n) *Provisions for the permanent legal protection of the Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature;*
- (o) *The environmental effect of the increase in residential intensity and/or the extra lots in relation to the benefits of achieving permanent legal protection of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature;*
- (p) *The extent to which an application proposes revegetation and/or enhancement of the Outstanding Landscape, Outstanding Landscape Feature, or Outstanding Natural Feature, and the measures to secure the long-term sustainability of the revegetation and/or enhancement;*
- (q) *The characteristics of the application site, including its size, shape and topography;*
- (r) *.....;*
- (s) *The relationship of people and communities with outstanding landscapes, outstanding landscape features and outstanding natural features*

Comment: The proposed extension will be of a scale and appearance that is consistent with the existing building. It will be contained within a valley landform, and also by existing riparian vegetation that will assist with its integration. Aside from the retention of this vegetation, no additional mitigation planting is considered necessary.

The proposal will be visible from the bay to the north, and from locations on the beach to north and north east, but will be seen within the immediate context of the existing dwelling. It is the opinion of the author that the resulting change from the existing situation will be small.

The proposed extension will be visible from a dwelling to the north east (Lot 6 DP 321988), and from an elevated dwelling within Lot 1 DP 310652. It will also be visible from a potential building site located on the ridge to the west of the site (s depicted in photo 5). When experienced from the dwelling within Lot 6 DP 321988 the site is seen at an oblique angle and is therefore not within the direct focus of views. In addition, existing views include the existing dwelling within Lot 2 and the proposal will not increase the apparent scale of the building – the extension being built on the ‘end’ of the building and therefore ‘coming towards’ these individuals. Whilst the proposal will result in the building being slightly closer to these neighbours, the change will be slight and the potential adverse visual amenity effect will be low (refer to Appendix 1 for scale of effects).

The dwelling within Lot 1 DP 310652 is also focused to the north, and views to the subject site will be outside of the main focus of the outlook. In addition, a number of pine trees partially obscure views toward the subject site. The change will be slight and the potential adverse visual amenity effect will be low.

The potential building site to the west has the potential to gain elevated views of the existing building. The proposal will result in a slight increase in the scale of the building, with the increase occurring on the side furthest away from this viewpoint. The change will be slight and the potential adverse visual amenity effect will be low.

As illustrated in Figure 1, the site is overlain by an outstanding landscape. The existing modified character of the area has been described earlier in this document and it has been noted that the recent landscape assessment, undertaken to inform the Regional Policy Statement has not included the site within an Outstanding Natural Landscape (ONL). This is in part due to the changes that have occurred within the site over the 20 years since the first assessment (prepared to determine the FNDC District Plan maps) and the latest assessment, and also the change in methodology for determining ONL.

The modifications that have occurred within the environs of the site have resulted in a lowering of the sensitivity of the site to change, particularly where that change is directly related to, and seeks to adopt the same appearance as existing built development – as is the case with the subject application.

The application also proposes to retain existing riparian vegetation which is growing along the watercourse. Whilst comprising a mix of native and exotic species, and therefore presenting a somewhat ‘garden’ character, this vegetation contributes to the landscape character and landscape structure of the valley floor and its retention is, in the opinion of the author, a positive initiative.

It is the opinion of the author that the proposal will not detract from the character, quality and values of the Outstanding Landscape. The proposal will be visually contained, and when visible, will be seen within the immediate context of the existing building. As such, the resulting change will be small. In the opinion of the author, the potential adverse landscape effect will be low (less than minor), and the proposal satisfies the above assessment criteria.

7.0 ASSESSMENT OF LANDSCAPE AND VISUAL (and VISUAL AMENITY) EFFECTS

7.1 Background

Preceding sections describe the characteristics of the property and site, its setting and the proposal (including mitigation). The purpose of this section is to define the effects of the application upon the site and setting, to consider how the proposal would impact upon the experience of people viewing the development from outside of the site, and to comment upon the level of landscape, natural character, and visual effects.

Landscape change can, but does not necessarily result in adverse visual effects. Natural and human induced change is a constant within the landscape. The key is to manage this in such a way that any adverse visual effects are avoided, remedied or mitigated.

7.2 Landscape Effects

Landscape is defined in the NZILA Practice Note 27⁶ as:

‘Landscape is the cumulative expression of natural and cultural features, patterns and processes in a geographical area, including human perceptions and associations’

Preceding sections describe the characteristics of the property and site, its setting and the proposal (including mitigation). The purpose of this section is to define the effects of the application upon the site and setting, to consider how the proposal would impact upon the experience of people viewing the development from outside of the site, and to comment upon the level of landscape, rural character, and visual effects.

To enable an accurate and objective assessment of the landscape values of the site it is useful to apply the NZILA Best Practice Guidance and recent Environment Court decisions⁷ which have grouped assessment criteria to identify three broad categories or ‘landscape attributes’ which should be considered. These are as follows:

- Biophysical elements, patterns and processes;
- Associative meanings and values including spiritual, cultural or social associations; and
- Sensory or perceptual qualities.

These criteria lay a clear foundation for describing the landscape, assessing the values that can be ascribed to the landscape and evaluating the potential effects.

Biophysical elements, patterns and processes

⁶ New Zealand Institute of Landscape Architects. *Best Practice Guide - Landscape Assessment and Sustainable Management: 10/1. 2/11/10*

⁷ Refer to: C11/2009 - Unison Networks Limited v Hastings District Council; C103/2009 - Maniototo Environmental Society Incorporated and others v Central Otago District Council and Otago Regional Council; and Decision of Board of Inquiry (2011) Hauāuru mā Raki Wind Farm and Infrastructure Connection to Grid

The hydrological topographical and vegetation patterns of the site and its landscape context have been described in detail in section 2 of this assessment, and whilst modified the landscape remains legible, with its primary formative processes – these being both alluvial – evident. The landscape elements comprising the ridges, headlands and valleys also remain legible.

Clearance of vegetation for pastoral and other primary production purposes within the wider landscape has resulted in a modification of the biophysical vegetation patterns, however native vegetation has been partially retained, and within the site, in recent years restored to some degree. In the wider context the vegetation patterns lends the landscape a robust vegetative structure which reflects its topographical patterns as well as elevated ecological values (biophysical processes). Within the northern portion of the subject site, and to the east of the subject site the vegetation comprises a mix of native and exotic species and the resulting vegetative patterns detract from the landscape's natural patterns.

Cultural and associative meanings

Turning to the attributes concerning cultural and associative meanings. It is understood that Paroa Bay has strong cultural associations both with regard to its Maori history, and European history. The headland to the west has been identified as a pa site, and two significant pa sites are located on the headland to the north; these being Paroa pa and Kahuwera pa. In addition, Paroa Bay is said to be a stopping point for both Captain Cook and Marion Du Fresne in 1772, and the French explorer, D'Urville in 1827.

In terms of its associative meanings, the context of the site displays a strong coastal character that is characteristic of the coastal landscape of the Bay of Islands and Northland as a whole. The headlands clad with bush and mature pohutukawa, rocky coastal shelves backdropped with steep pasture or bush, and beaches contained by vegetated landform typify the Northland coastal landscape and as such, this landscape is valued by the community. In the vicinity of the subject site however, the landscape character has been modified as a result of subdivision and the construction of dwellings. Photos 4, 5 and 6 show how the presence of built development detracts from the naturalness of the coastal landscape and this is supported by the omission of this part of the bay from the Outstanding Natural Landscape overlay in the Regional Policy Statement.

Sensory or perceptual qualities

Sensory and perceptual qualities are the manner in which individual's experience landscapes. Thus, the views, sounds and smells of grazing livestock and linked rural activities, and the sense of spaciousness and privacy experienced when observing the surrounding landscape are all of relevance to these attributes.

As described, the landscape context of the site displays a rural character, although the site, situated within a cluster of rural residential development is influenced to some degree by the presence of built development.

The District Plan includes a list of amenity attributes that characterize the rural environment. These attributes reflect the sensory and perceptual qualities discussed above and the site and the contextual visual catchment does reflect the majority of these attributes. It does not however afford individuals one of these attributes – this being the 'feelings of remoteness'.

A small number of residential viewers have been identified in section 2, and these are separated by a minimum distance of some 700 metres from the site. Occupants of these dwellings are likely to value the sense of spaciousness afforded by the low density of development, although they are able to gain views of other – albeit distant – existing dwellings within their landscape context.

Landscape Quality Assessment

Effects on landscape values are primarily dependent on the landscape sensitivity of a site and its surrounds.

To assist with gaining an understanding of landscape values, and therefore its sensitivity, the Whangarei District Landscape Assessment⁸ (WDLA) is of assistance. The T5 unit (the North east hill country unit) forms part of the larger 'Rolling to steep pasture with pockets of scrub / bush / forestry' category. The assessment ranks the unit as displaying a sensitivity rating of 4 – being within the low to middle of the scale (where 7 equates to an 'outstanding landscape'). It describes the category as ranging from rolling foothills with scattered pockets of vegetation through to steep inland ranges with large groves of indigenous forest or scrub. Within the category, the steepness of large parts of the terrain has precluded the clearing of forest, or dictated the retirement of land, thus allowing the regeneration of shrubland vegetation. Such vegetation imparts an indigenous theme as well as relating well to the form of the land and has the potential to increase the legibility and coherence of the landscape.

The characterising features of the T5 unit are as follows:

- Rolling and broken terrain;
- Small localised valleys;
- The function of the landscape as a backdrop to the coast;
- Pockets of bush on the steepest terrain;
- Belts of totara and kahikatea along riparian margins;
- The presence of exotic woodlots and plantations;
- Indigenous specimen trees within pasture, and;
- Plantings of exotic trees and shrubs around dwellings

It is noted that this assessment was undertaken at a broad scale, and did not allow for localized variations in landscape quality and density. In order to 'capture', and evaluate these localized variations, the site and its environs have been assessed against the attributes set out in Appendix 4. This assessment has determined that the landscape quality is between 'Ordinary' and 'Good'. It displays a distinguishable landscape structure, characteristic patterns of landform and land cover often masked by landuse, together with some features worthy of conservation, and some detracting features.

Assessment of potential landscape effects

It is my opinion that the direct physical effect on the biophysical elements, patterns and processes will be small due to the existing level of modification within the area, the limited area and quantity of earthworks required for construction of the proposal, the fact that the proposal will not require the removal of vegetation of any significance and will not require modifications to any hydrological features.

The proposed extension will be seen within the context of the existing building, and for the majority of viewers, will be seen within the existing building as a backdrop. It will not therefore appear to encroach on views to the bay or diminish the spaciousness enjoyed within the valley floor and will therefore be perceived as a minor change.

⁸ LA4 Landscape Architects. *Whangarei District Landscape Assessment*. 1995

As described in detail in section 7.4, the proposal will not detract from the visual amenity of occupants of dwellings, and visitors to the area, with the level of effect being assessed as less than minor for all potential viewers.

The visual catchment features clusters of dwellings located in relative proximity, but maintaining generally expansive rural outlooks and a level of privacy, and the outcome resulting from the proposal will reflect this expectation.

On balance therefore, it is the opinion of the author that the effect on the associative meanings of the landscape, and the sensory and perceptual quality of the landscape will be small.

On balance, it is my opinion, that the proposal will result in a low adverse landscape effect (refer to Table 1, Appendix 1).

7.3 Effects on the natural character of the coastal environment

Section 6(a) of the Resource Management Act (1991) states that the following matter of national importance shall be recognised and provided for:

“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.”

A working definition of natural character is derived from research undertaken for the Ministry of the Environment in relation to Environmental Performance Indicators.⁹ This states that:

“Natural character is a term used to describe the naturalness of all coastal environments.

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 / seascape.*
- *The highest degree of natural character (greatest naturalness) occurs where there is least modification.*

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 document also notes that natural character exists on a continuum, from totally modified at one extreme, to entirely natural at the other.

Usefully, Appendix 1 of the Northland Regional Policy Statement (refer to Appendix 1) provides additional guidance with regard to assessment of natural character values in Northland. This lists several natural character attributes which are based on Policy 13(2) of the New Zealand Coastal Policy Statement 2010 (RPS), and are as follows:

- i. Natural elements, processes and patterns;
- ii. Biophysical, ecological and geomorphological aspects;

⁹ Ministry of the Environment in relation to Environmental Performance Indicators (2002) Boffa Miskell Ltd.

- iii. Natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
- iv. The natural movement of water and sediment;
- v. The natural darkness of the night sky;
- vi. Places or areas that are wild or scenic; and
- vii. Experiential attributes, including the sounds and smell of the sea; and their context or setting.

Appendix 1 states that these attributes are to be used in assessment of outstanding and high natural character in Northland. Appendix 1 further provides the following guides to defining outstanding, high and less than high natural character:

1. Outstanding natural character generally means entirely natural (such as near to pristine indigenous land cover, negligible human features e.g. buildings, structures, paved surfaces, roading or vehicle tracks) and a very strong experience of naturalness.
2. High natural character generally means a high proportion of indigenous vegetation cover, visually unobtrusive land management (e.g. low intensity pasture), few and visually subservient human features and a strong experience of naturalness.

Areas where natural character is less than high generally means one or more of the following: Mostly modified land cover (e.g. pasture, plantations), limited remnant indigenous vegetation, obvious land management patterns, obvious or prominent human structures, and a modest experience of naturalness. Notably, the site and surrounding valley floor are not identified as either an outstanding or high natural character area within the Regional Policy Statement.

The natural patterns, elements and processes, biophysical, ecological and geomorphological aspects, and natural landforms associated with the site have been discussed in the previous section of this report. The conclusion reached was that the site had been modified and displayed low values.

The attributes described as 'The natural darkness of the night sky', 'Places or areas that are wild or scenic', and 'Experiential attributes' are sensory and perceptual attributes which have also been discussed in the previous section. Whilst the site and its context does reflect a residual level of naturalness, where the natural darkness of the night sky, can be experienced, the proximity of built development, and most markedly the light emanating from those building in close proximity to the proposed extension detracts from the sense of wildness and scenic-ness.

Based on the above and the conclusions of the previous section, it is the opinion of the author that the natural character of the site has been compromised as a result of landuse practises, and the pattern of settlement. At most, the natural character values of the site could be described as low to moderate.

It is the opinion of the author therefore that the potential adverse visual effect of the proposal will be nil to low (less than minor).

7.4 Visual Effects and Visual Amenity Effects

This section considers adverse effects on visual amenity values. The RMA defines amenity values as:

- a. *“those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”*

Section 7 of the RMA specifically requires those with functions and powers under the RMA to have particular regard to *“the maintenance and enhancement of amenity values”*. Amenity, as a resource management issue, is comprised of two components. First, amenity *attributes* – these are the tangible and measurable matters such as noise, odour, and density of development, shading, and landscape that together contribute to the amenity character of an area. The second component is *perceptions and expectations* that people hold about amenity. Visual effects are, thus a subset of amenity values.

Visual *impacts* are considered to constitute an intrusion into, or change to an existing view, with the significance of the impacts –the *effects* – measured as the bearing of that impact upon identified viewing audiences.

The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke. Visual sensitivity is influenced by a number of factors including its visibility, the nature and extent of the viewing audience, the visual qualities of the proposal, and the ability to integrate any change within the landscape setting where applicable. Other matters such as the attitude of the individual to an activity can affect the response of that individual to the activity.

The nature and extent of visual effects is determined by a systematic analysis of the visual intrusion and qualitative change that a proposal may bring, specifically in relation to aesthetic considerations and visual character and amenity. Visual effects can be positive, negative or benign.

The degree of adverse visual effect generated by the proposal depends upon the character of the surrounding landscape (the context), existing levels of development on the application site, the contour of the land, the presence or absence of screening and/or backdrop vegetation, and the characteristics of the future activities facilitated by the application.

For the purposes of explaining the gradation of effects used in the assessment, a table setting out the classification used is included as Appendix 1.

7.4.1 Assessment

The visual catchment of the site has been described in section 4 of this report. Based on this, the primarily viewers can be gathered into five main groups, based on a commonality of views-types of the site and proposal. These are as follows:

1. Residents and visitors to dwellings located on 194 including Lots 4 and 6 DP 321998;
2. Residents and visitors to a dwellings located on Lot 1 DP310652;
3. Potential future occupants of a building site on the ridge to the west;
4. Views on the southern side of the peninsula to the north, and;
5. Boaties on Paroa Bay and users of the beach to the north and east of the site.

- 7.4.1.1 **Residents and visitors to dwellings located on 194 including Lots 4 and 6 DP 321998.** Consultation has been undertaken with these two adjoining land owners and it is understood that they are supportive of the proposal, however no written communications have been sent or received for these neighbours.

Views from the dwelling identified as Lot 4 DP321988 – being the dwelling located slightly further from the bay – will be screened from the proposal by existing vegetation and as such, it is the opinion of the author that the potential adverse visual and visual amenity effect will be nil for these individuals.

The dwelling identified as Lot 6 DP321988 will offer views of the proposed structure at a distance of some 150 metres. The applicant's dwelling is visible at the extreme of the view from this neighbouring dwelling, with the main focus being to the north towards the bay. The proposed extension will be visible but, being built on the eastern end of the existing building, will not increase the apparent scale of this building – the extension moving 'towards' this individual. Whilst the building will, as a result be slightly closer to this neighbor, the change to this oblique view will be slight and, in the opinion of the author, the potential adverse visual amenity effect will be low.

- 7.4.1.2 **Residents and visitors to a dwelling located within Lot 1 DP 310652.** Illustrated in Photos 3 and 7. The recently constructed dwelling within Lot 1 DP 310652 is located on the ridge to the east and has the potential to offer elevated views to the site. Separated by some 310 metres from the site, this dwelling and is orientated to the north and limited views are possible through existing pine trees located to the west of this building.

In addition, the site forms the western extent of the panoramic view available from this dwelling. The proposed extension will be seen within the immediate context of the existing dwelling, and with a setting of the manicured coastal margin, and gardens. To the north west, north, north east and east, the building is likely to offer an uninterrupted coastal panorama, including the offshore islands. The change resulting from the proposal will, in the opinion of the author result in a slight change to the existing situation and the potential adverse visual amenity effect will be very low.

- 7.4.1.3 **Views from a potential building site on the ridge to the west.** Represented by photo 5, this location offers elevated views to the east of the valley floor, and existing built development within the valley. The principle view from this site is, rather than into the valley, out towards the bay and ocean. Nevertheless, the existing dwelling within Lot 2 is visible, and the proposed extension will be evident, but partially screened, being located on the far (eastern) side of the building. The change resulting from the proposed extension would – in the context of the existing building – be slight, and the resulting potential adverse visual amenity effect would, in the opinion of the author, be low.

- 7.4.1.4 **Views on the southern side of the peninsula to the north.** Whilst there is a dwelling situated on the main spine ridge on the peninsula, it is screened from the view to the south west by vegetation. Views to the site are therefore confined to open locations on the ridge top, and a flat area on the southern side of the peninsula. As such, views to the site are transitory and would be experienced with the modified valley floor – including the main dwelling immediately to the south of the site, the two other dwellings within Lots 4 and 6 DP 321988 – and the two dwellings on the ridge to the east of the site.

The proposal would be visible from these locations, but would only represent a slight change which would be barely perceptible.

In the opinion of the author the potential adverse visual effect as experienced by the transitory members of this viewer group will be very low.

7.4.1.5 **Boaties on Paroa Bay and users of the beach to the north and east of the site.** This group includes a transitory group who would have the potential to experience a variety of views, both proximate and distant, and representative views are illustrated as Photos 1, 2, 4, and 6. The photographs illustrate the extent of the view catchment and show how, that when viewed from the north, and north west the site is seen with an immediate background context of built development and other modification within the valley floor, the two dwellings on the ridge to the east of the site, and the boathouse.

As the viewer moves further to the east – as represented by Photo 2, the character of the view becomes more natural as the contextual built development is hidden by landform and vegetation, although the dwelling within Lot 2 remains visible.

The proposed extension will be visible, but in the context of the existing dwelling, and within the wider modified context of the northern valley floor, the change will be small.

In addition, in the opinion of the author, views from the water are transitory in character, and the perception of the environment gained by individuals is based on a cumulative experience of moving within the landscape / seascape. As the viewer progresses, the outlook changes – buildings come into view then disappear however the overall impression of this western part of the bay, is of a modified environment with a settled character.

In the opinion of the author the potential adverse visual effect will be, at most low.

8 CUMULATIVE EFFECTS

Cumulative effects are defined by the RMA as follows:

(e) Any cumulative effect, which arises over time or in combination with other effects-

Cumulative landscape effects are considered to be those that affect the physical landscape such as earthworks for access roads, building platforms, and ancillary structures. They involve the introduction of new features into the landscape and may involve clearance of existing vegetation. Cumulative visual effects can also affect visual amenity values and it is generally recognised that this can occur in three ways. These are:

1. Combined effects – resulting from a greater density of development being seen from one viewpoint in the human field of vision (i.e., spanning 124 degrees horizontally)
2. Succession effects – resulting from a greater density of development being seen from one viewpoint but not in the human field of vision, i.e., the observer has to turn to see another or other development.
3. Sequential effects – resulting from the observer moving to another view - point and then seeing a greater density of development. Sequential effects are most commonly experienced along regularly used routes such as roads, railways and walkways or in this case they might be experienced from the bay.

In this case, cumulative effects can be described as combined effects – as experienced by occupants of the two dwellings on the ridge to the east of the site – and sequential effects as experienced from a boat on the bay.

In the case of the former, views of the site and its immediate context from the two dwellings are confined to the extreme periphery of their outlook. The character of these views is already strongly influenced by the existing modified character of the valley floor, including the existing buildings and the consented wharf and pontoon structure. The proposal will result in a slight increase in the 'built' character of the valley floor but within the context of the existing dwelling, the change will be perceived as small. In addition, the proposal includes for the retention of the existing riparian vegetation which currently bisects the valley floor, separating the subject site from properties to the east.

Consequently, it is the opinion of the author that the combined cumulative effect generated by the proposal will be less than minor.

The latter, being boaties have the potential to experience a sequential cumulative effect, where development within the bay is viewed one after the other. The gradual 'revealing' of built development can affect the individual's perception of modification within the bay. On entering the bay, occupants of boats experience views of built development long the western shoreline of the bay. This built development occurs sporadically along the margin of the bay up to the western headland which defines the western edge of the site. Boaties will, therefore be aware of an established character that would be continued (but not exacerbated) by the proposal. The proposal will only represent a slight increase in the built character of the site, and it is the opinion of the author that the potential sequential cumulative effect will be less than minor.

9 CONCLUSIONS

The application involves the construction of an extension to the existing dwelling. The extension will comprise a two storey building, measuring 13.46 x 11.05m. This building will be linked to the existing dwelling by a deck which will extend the existing deck to the east

Although the coastal margin of the bay is identified as an Outstanding Landscape within the District Plan, built development over the years since the landscape was assessed has resulted in a diminishing of its landscape values. This is reflected in the recent landscape assessment undertaken by the Northland Regional Council.

The proposal will, from most viewpoints, be seen with an immediate context of the existing dwelling within Lot 2, a number of other dwellings, garden areas, a slipway and a partially constructed jetty. These modifications have affected the naturalness of the area and have lent the area a 'settled' feel.

It is the opinion of the author that the landscape effect of the proposal, beyond those effects anticipated by the consented structure will be less than minor, the potential adverse effect on natural character will be less than minor, and the potential adverse visual and visual amenity effect beyond the effect anticipated by the consented structure will be less than minor.

The proposal will be fully consistent with the all the relevant objectives and policies of the District Plan and satisfies the relevant assessment criteria.

Simon Cocker

Registered Landscape Architect.

27 November 2017



APPENDIX 1: Effects ranking and descriptor

Note: Shaded cells potentially represent more than minor effects under the RMA.

Report descriptor	RMA equivalent	Explanation
No Effect	No effects.	<i>No part of the proposal is discernable. And / or - The proposal will have no effect on the character or key attributes of the receiving environment. And / or - The proposal will have no effect on the perceived amenity derived from it.</i>
Low Effect	Less than minor effect under RMA.	<i>The proposal constitutes only a minor component of, or change to the wider view. Awareness of the proposal would not have a marked effect on the overall quality of the scene. And / or - The proposal will have low level of effect on the character or key attributes of the receiving environment. And / or - The proposal will have a low level of effect on the perceived amenity derived from it.</i>
Low – Moderate Effect	Minor effect under RMA	<i>The proposal may form a visible and recognisable change or new element within the overall scene which may be noticed by the viewer, but which does not detract from the overall quality of the scene. And / or - The proposal will have a low to moderate level of effect on the character or key attributes of the receiving environment. And / or - The proposal will have a low to moderate level of effect on the perceived amenity derived from it.</i>
Moderate Effect	Effects of some significance.	<i>The proposal may form a visible and recognisable change or new element within the overall scene and may be readily noticed by the viewer and which detracts from the overall quality of the scene. And / or - The proposal will have moderate level of effect on the character or key attributes of the receiving environment.</i>
High Effect	Significant effect.	<i>The proposal forms a significant and immediately apparent part of, or change to the scene that affects and changes its overall character. The proposal will have high level of effect on the character or key attributes of the receiving environment. And / or - The proposal will have a high level effect on the perceived amenity derived from it.</i>
Very High Effect	Very significant effects	<i>The proposal becomes the dominant feature of the scene to which other elements become subordinate and it significantly affects and changes its character. And / or - The proposal will significantly change the characteristics or key attributes of the receiving environment. And / or - The proposal will have a significant effect on the perceived amenity derived from it.</i>

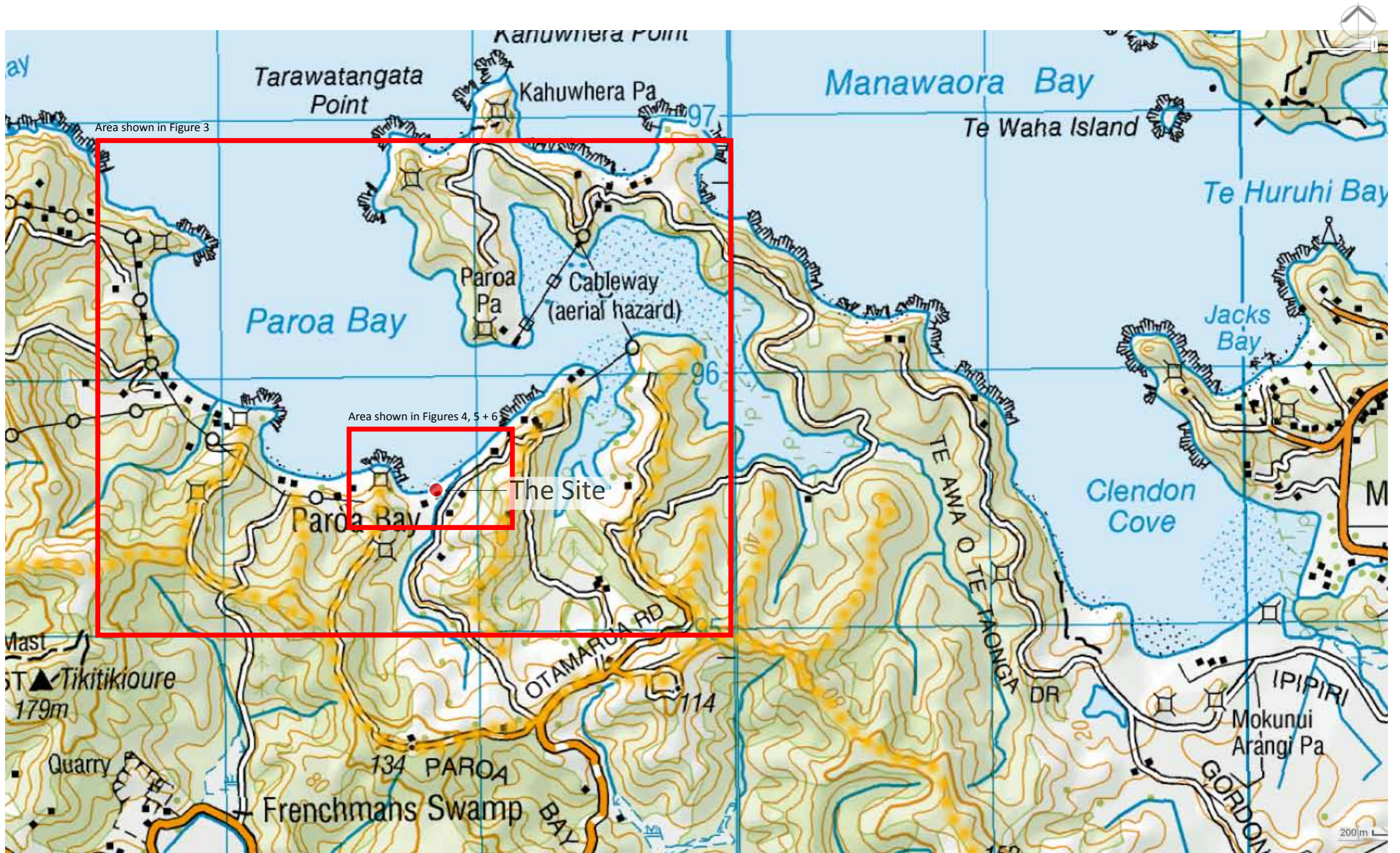
Proposed Boatshed

S & P Herbert
194 Paroa Bay Road, Paroa Bay

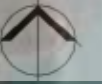
Appendix 2



November 2017



**Proposed boatshed,
194 Paroa Bay Road, Paroa Bay**
FIGURE 3: Topography of the area



35 16 10S
174 10 10E
1

35 16 23S
174 10 17E
6

35 16 23S
174 10 40E
2

4

5

The Site

3

Paroa Bay Road

0m 100m 200m 300m

**Proposed boatshed,
194 Paroa Bay Road, Paroa Bay**

FIGURE 4: The site and its immediate context





**Proposed boatshed,
194 Paroa Bay Road, Paroa Bay**
FIGURE 5: The site



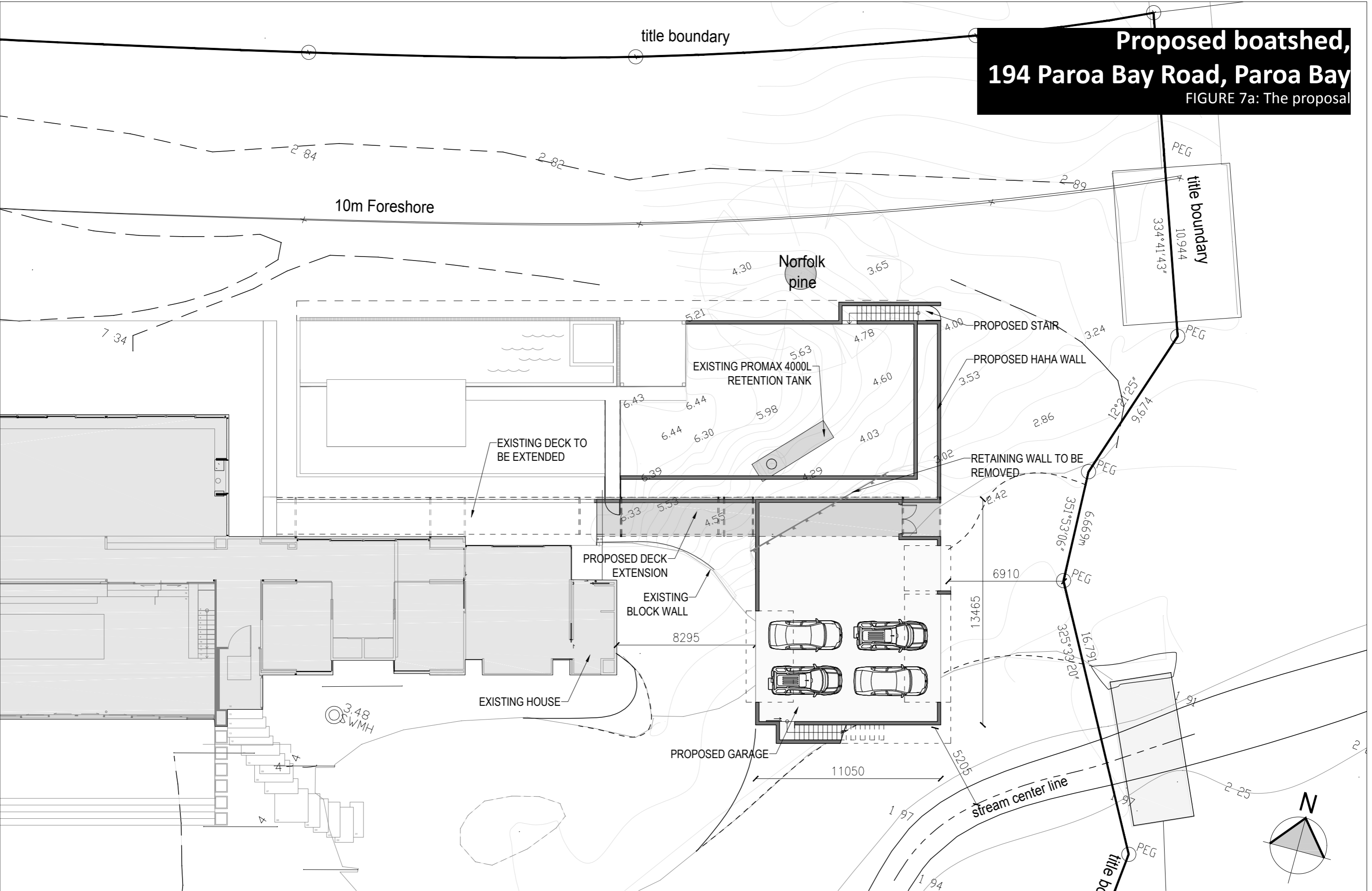


**Proposed boatshed,
194 Paroa Bay Road, Paroa Bay**

FIGURE 6: The proposal



**Proposed boatshed,
194 Paroa Bay Road, Paroa Bay**
FIGURE 7a: The proposal



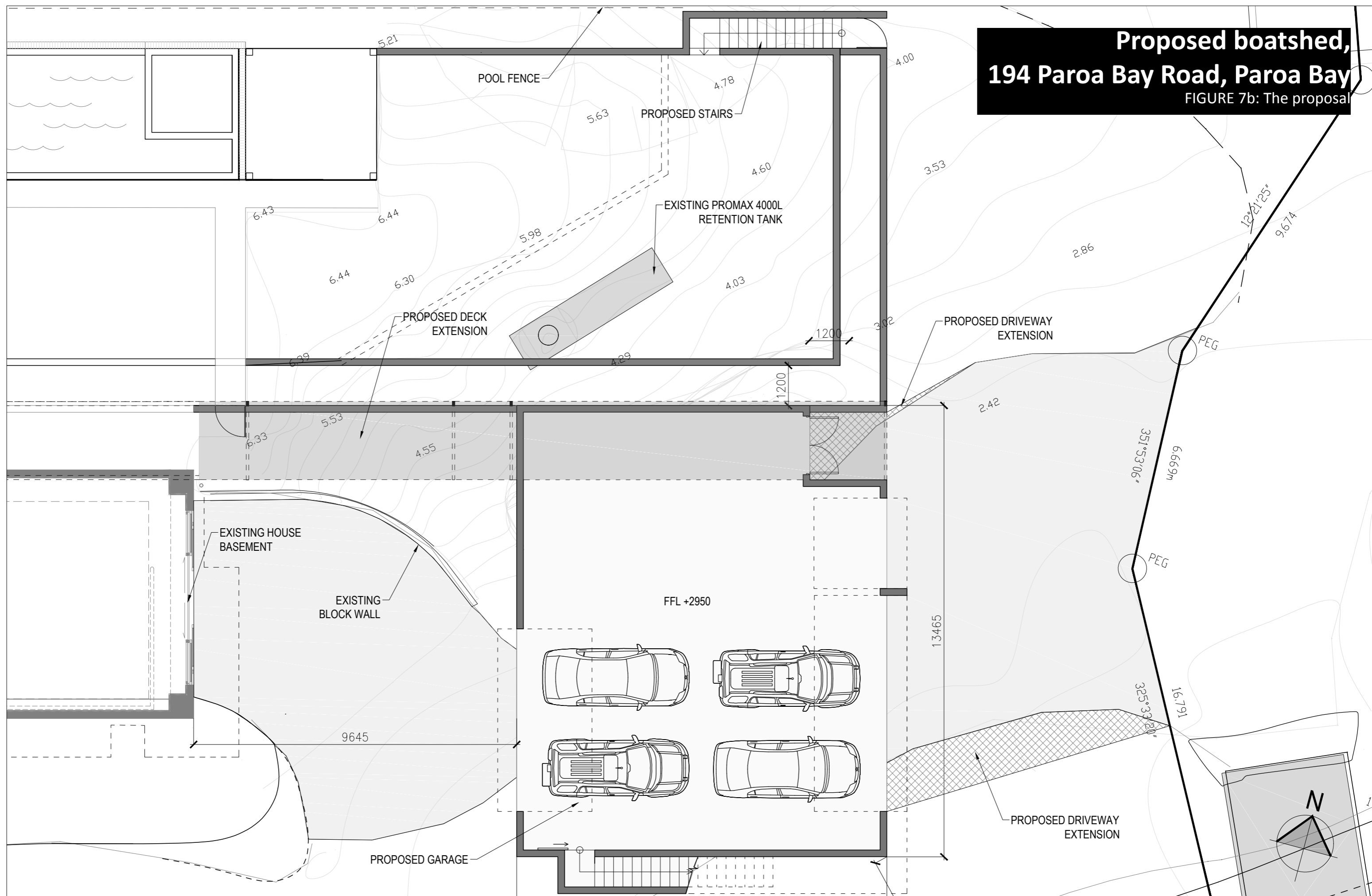
ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

\\sbsdata\active\projects\2015\1510\paroa bay house\1510\paroa bay house\1510 - boat shed\1510 - boatshed.may2017.dwg

Level Two, 139 Victoria St West, Auckland P.O.Box 911 281, Victoria Street West, Auckland 1142 ph 09 3774691 fax 09 3774693

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME :	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	SITE PLAN					RESOURCE CONSENT	OCT 2017	RC 102
								SCALE 1 : 200 @A3	REV

**Proposed boatshed,
194 Paroa Bay Road, Paroa Bay**
FIGURE 7b: The proposal



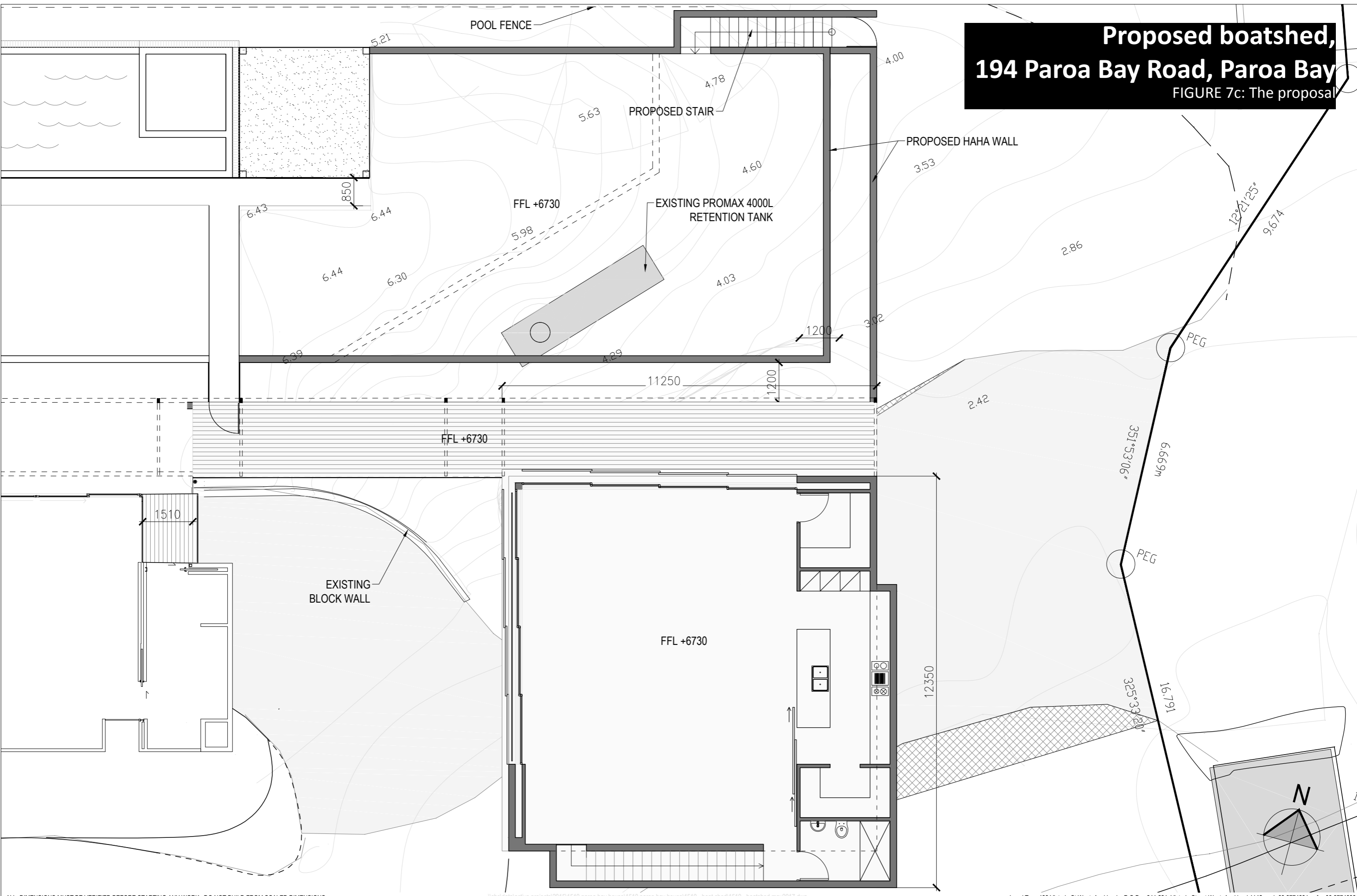
ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

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Level Two, 139 Victoria St West, Auckland P.O.Box 911 281, Victoria Street West, Auckland 1142 ph 09 3774691 fax 09 3774693

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME :	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	PROPOSED GROUND FLOOR PLAN					RESOURCE CONSENT	OCT 2017	RC 105
								SCALE 1 : 100 @ A3	REV

**Proposed boatshed,
194 Paroa Bay Road, Paroa Bay**
FIGURE 7c: The proposal

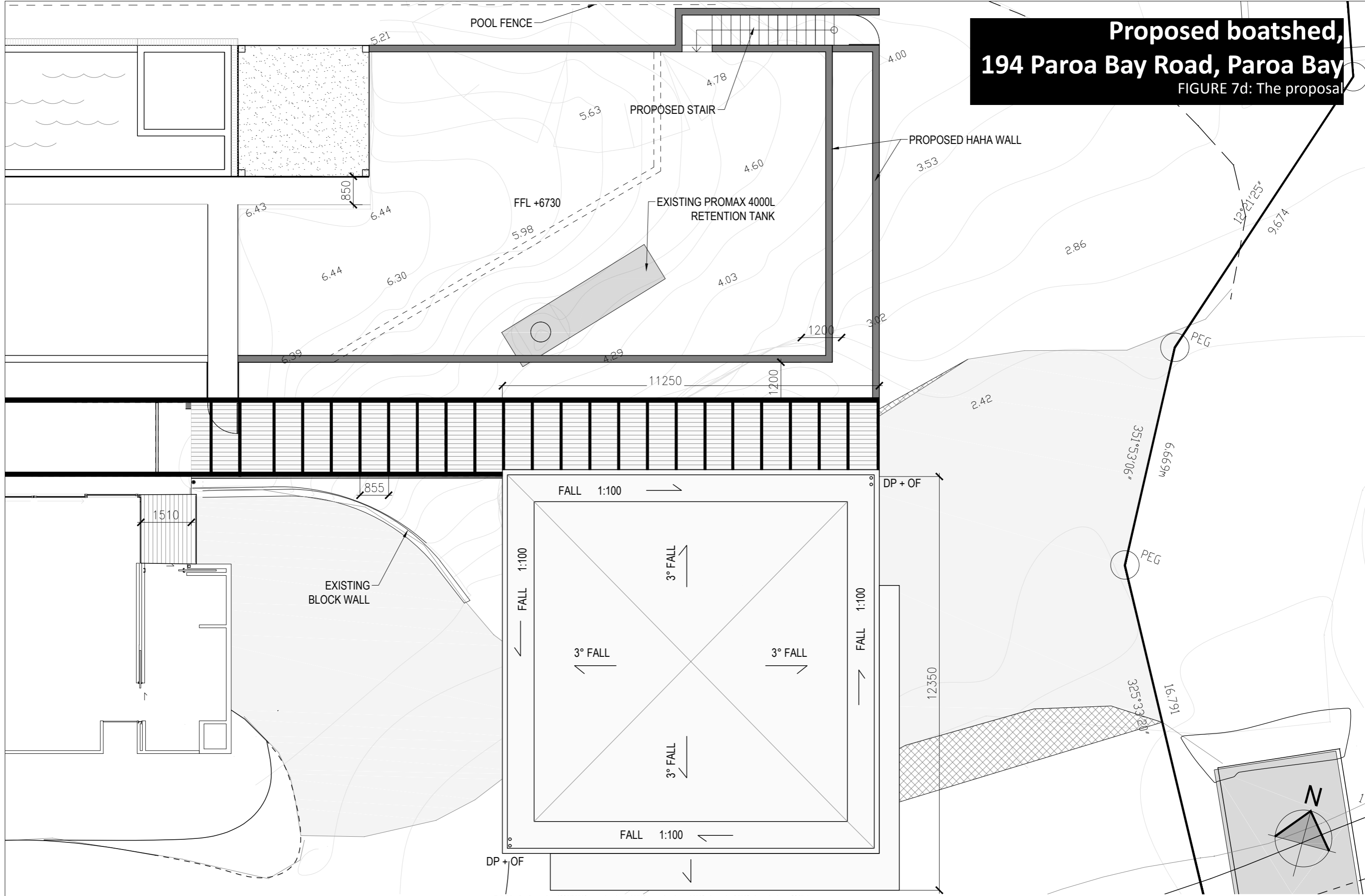


ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

PROJECT NUMBER: 1510 PROJECT LOCATION: 194 PAROA BAY ROAD, PAROA BAY, RUSSEL DRAWING SHEET NAME: PROPOSED FIRST FLOOR PLAN REVISION: DATE: DRAWN: COMMENTS: PROJECT STATUS: RESOURCE CONSENT

1510	architex	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	PROPOSED FIRST FLOOR PLAN					RESOURCE CONSENT	DATE: OCT 2017	SHEET NO.: RC 106
									SCALE: 1:100 @ A3	REV:

**Proposed boatshed,
194 Paroa Bay Road, Paroa Bay**
FIGURE 7d: The proposal



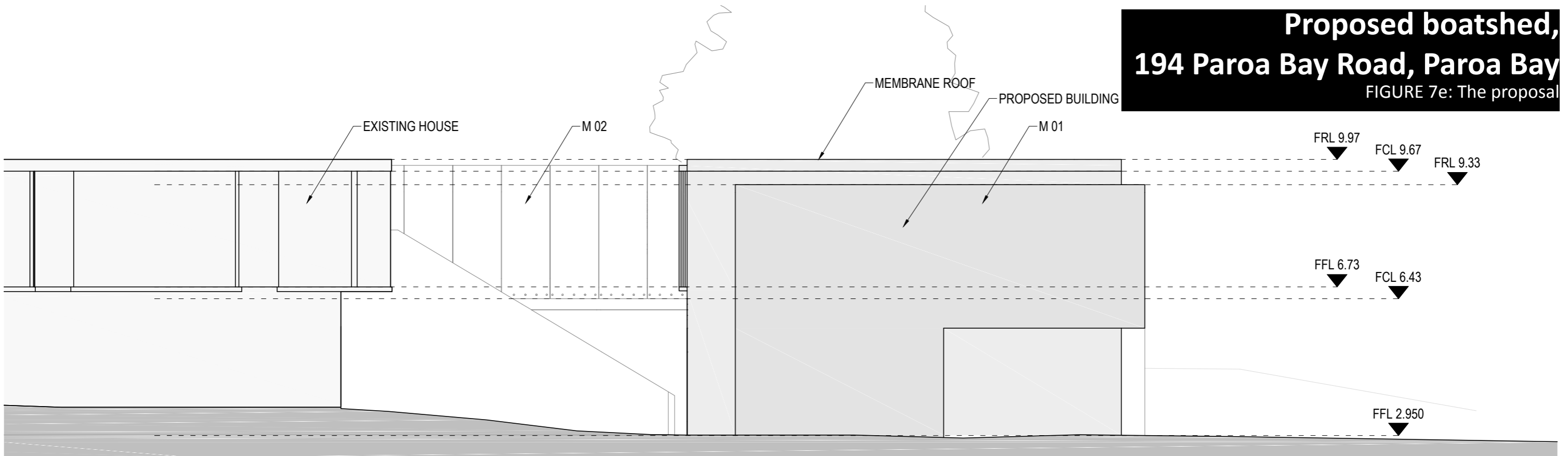
ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

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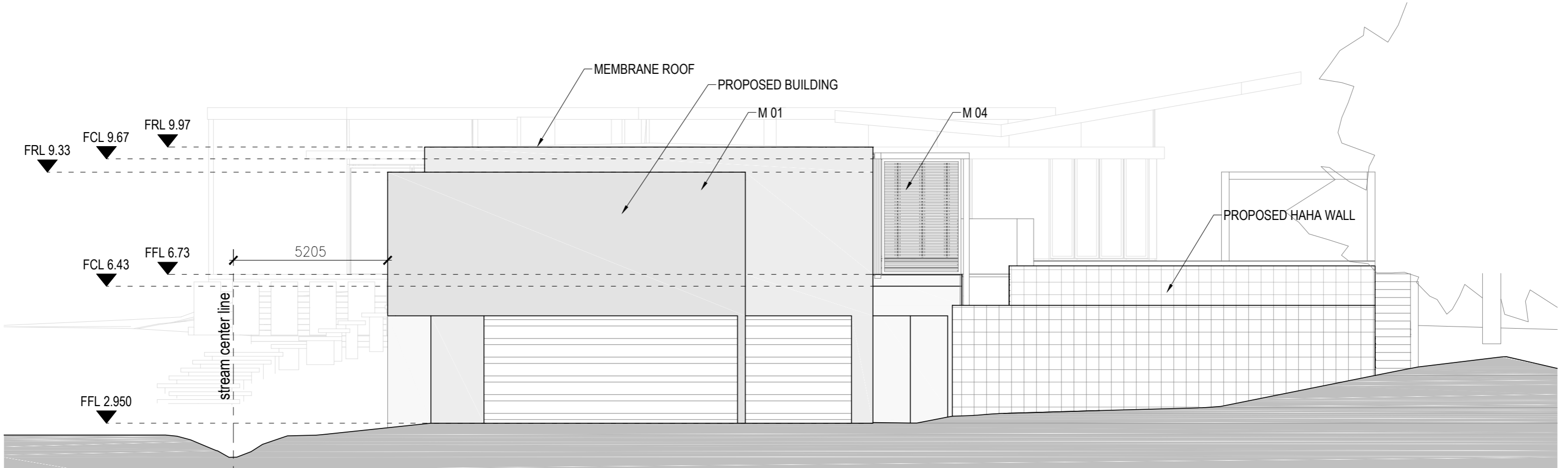
Level Two, 139 Victoria St West, Auckland P.O.Box 911 281, Victoria Street West, Auckland 1142 ph 09 3774691 fax 09 3774693

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME :	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	PROPOSED ROOF PLAN					RESOURCE CONSENT	OCT 2017	RC 107
								SCALE 1 : 100 @ A3	REV

**Proposed boatshed,
194 Paroa Bay Road, Paroa Bay**
FIGURE 7e: The proposal



SOUTH ELEVATION



EAST ELEVATION

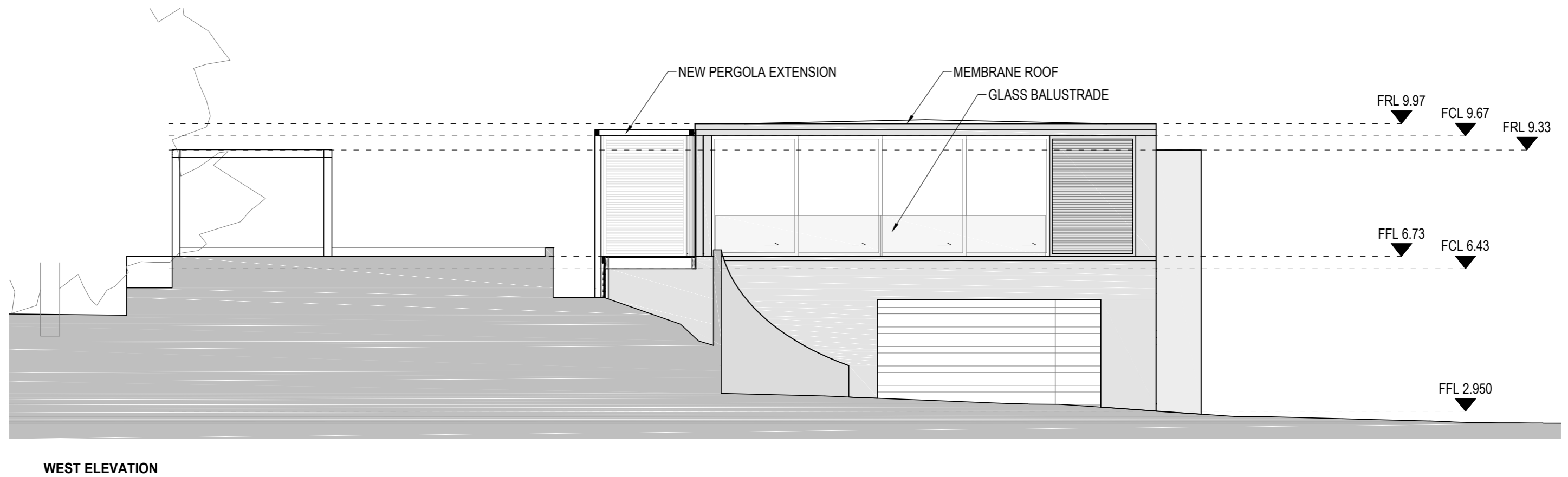
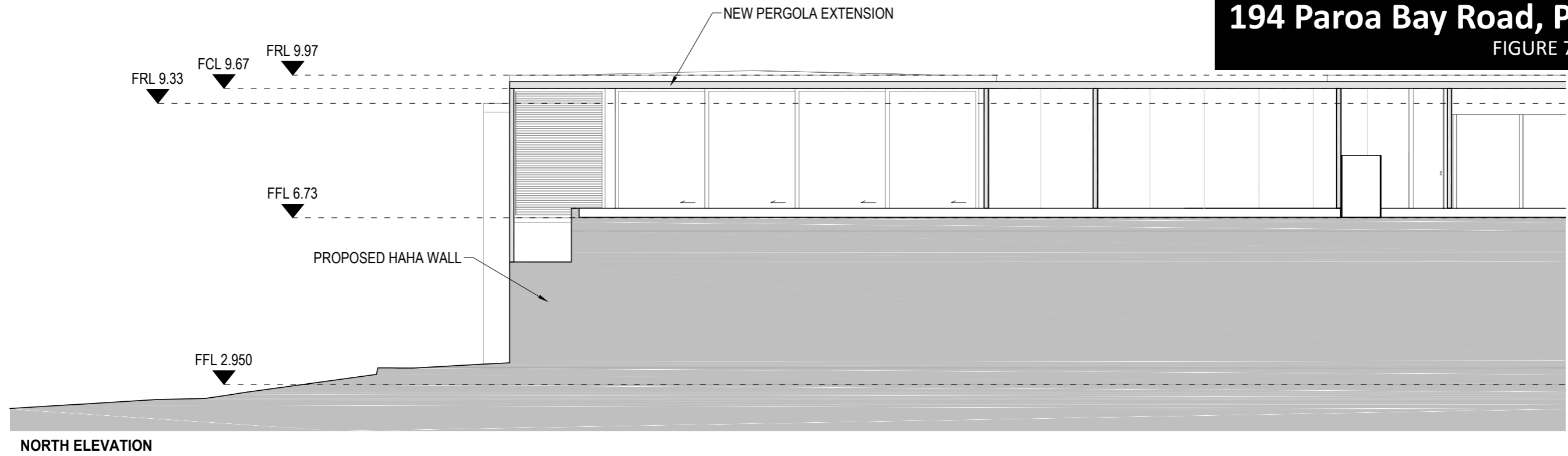
ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

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Level Two, 139 Victoria St West, Auckland P.O.Box 911 281, Victoria Street West, Auckland 1142 ph 09 3774691 fax 09 3774693

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME :	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	SOUTH & EAST ELEVATION					RESOURCE CONSENT	OCT 2017	RC 201
								SCALE 1 : 100 @ A3	REV

**Proposed boatshed,
194 Paroa Bay Road, Paroa Bay**
FIGURE 7f: The proposal



ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

\\sbs\data\active_projects\2015\1510_paroa_bay_house\1510_paroa_bay_house\1510_boat_shed\1510_boatshed.may2017.dwg

Level Two, 139 Victoria St West, Auckland P.O.Box 911 281, Victoria Street West, Auckland 1142 ph 09 3774691 fax 09 3774693

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME :	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	NORTH & WEST ELEVATION					RESOURCE CONSENT	OCT 2017	RC 202
								SCALE 1 : 100 @ A3	REV





Dwelling on site

Photo 3: View to site from below Greenhalgh dwelling on Lot 1 DP 310652



Greenhalgh dwelling - Lot 1 DP 310652

Minor dwelling at 194

Dwelling at 194

Photo 4: View to east from rocky edge of headland



Photo 5: View to east from assumed building site on Rintoul property



Photo 6: View to the site from the CMA

**Proposed boatshed,
194 Paroa Bay Road, Paroa Bay**
PHOTOS (taken with digital equivalent of 50mm focal length unless otherwise specified)





Lot 1 DP 310652

Photo 7: View to east from within footprint of extension



Photo 8: View to the site from top of boat ramp

**Proposed wharf boatshed,
194 Paroa Bay Road, Paroa Bay**
PHOTOS (taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 9: View to west toward site from dwelling within Lot 4

**Proposed wharf and pontoon,
194 Paroa Bay Road, Paroa Bay**

PHOTOS (taken with digital equivalent of 50mm focal length unless otherwise specified)



11 May 2018

Bay of Islands Planning Ltd.

2, Totara Place,
Kerikeri
0230

Attn. Rochelle Braithwaite

Dear Rochelle,

2160031_RMALUC Condition 4 compliance

You have requested that I respond to the RFI received from Far North District Council, dated 24 April 2018. The relevant items contained in this letter are 1 and 3.

These items state:

- (1) Please provide a Planting Plan from a suitably qualified and experienced Landscape Architect to demonstrate how the proposed addition to the dwelling is to tie in with the existing landscaping as provided for under 2160058-RMALUC for the original dwelling.
- (3) It is noted that part of the proposed retaining wall and stairs are to be located within the dripline of the Norfolk Pine tree indicated on the plans. Please provide confirmation from a suitably qualified and experienced Arborist that the proposed works will not adversely affect the tree, including details of any mitigation measures required to ensure that construction works will not damage the tree.

Item 1. Please find attached a landscape mitigation plan which illustrates how the landscape treatment of the current application will 'tie' the new built element into the existing landscape treatment as provided for under 2160058-RMALUC. The proposed griselinia hedges are a strong theme previously used in the development facilitated by the above-referenced consent (refer to photo 1 in attachments). In addition, the proposed hedges – where aligned along the northern edge of the proposed building will serve to screen the wall when viewed from the north.

The proposed landscape treatment also focuses on integrating the proposed building with the existing riparian vegetation currently growing along the watercourse. Whilst this existing vegetation already provides screening of the existing and will provide screening of the proposed building when viewed from the east, the proposed planting to the east of the building, supplements and extends the vegetation to the north, so that it wraps around the eastern façade of the building. The majority of these species proposed in this area of planting are native and appropriate to the coastal locality. In addition, both the native and exotic species are also present within the existing landscape treatment of the previously consented development and wider site (refer to photo 2 in attachments).

The group of three pohutukawa proposed near the north east corner of the building will, in time develop to replace the Norfolk Island pine tree (refer to discussion below), and will enhance the amenity of the beachfront, as well as forming a vegetative 'book end' to the building. In doing so, they will help to diminish the prominence of the building and assist with its integration into the landscape.



Item 3. The existing Norfolk Island pine tree is not a protected tree. It is located very close to the existing building footprint (refer to photo 3 in attachments). As such, it dominates and overhangs the outdoor living area, and drops detritus onto this area, and into the swimming pool. Whilst being a visible feature in the area, the tree detracts from the amenity of the building's outdoor living space and it is the intention of the applicant that it be removed and replaced with a number of more appropriate species.

As shown on the attached landscape mitigation plan, it is proposed that the tree be replaced with a group of pohutukawa – a native tree that is endemic to, and has strong associations with the Northland coast. These trees will be planted as large grade trees (1000l) and will therefore be some 4.0 - 4.5 metres in height when planted. In time, they will develop to form a 'bookend' to the building, masking the eastern end of the building and assisting with its integration into the landscape. In addition, they will contribute to the amenity of the beach and the bay.

Please do not hesitate to contact me if you have any queries.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Simon Cocker'.

Simon Cocker
SIMON COCKER LANDSCAPE ARCHITECTURE





Photo 1. View to existing building from south east showing griselinia hedge and magnolia



Photo 2. View to existing building from east showing griselinia hedge, magnolia, pohutukawa, nikau and cabbage trees



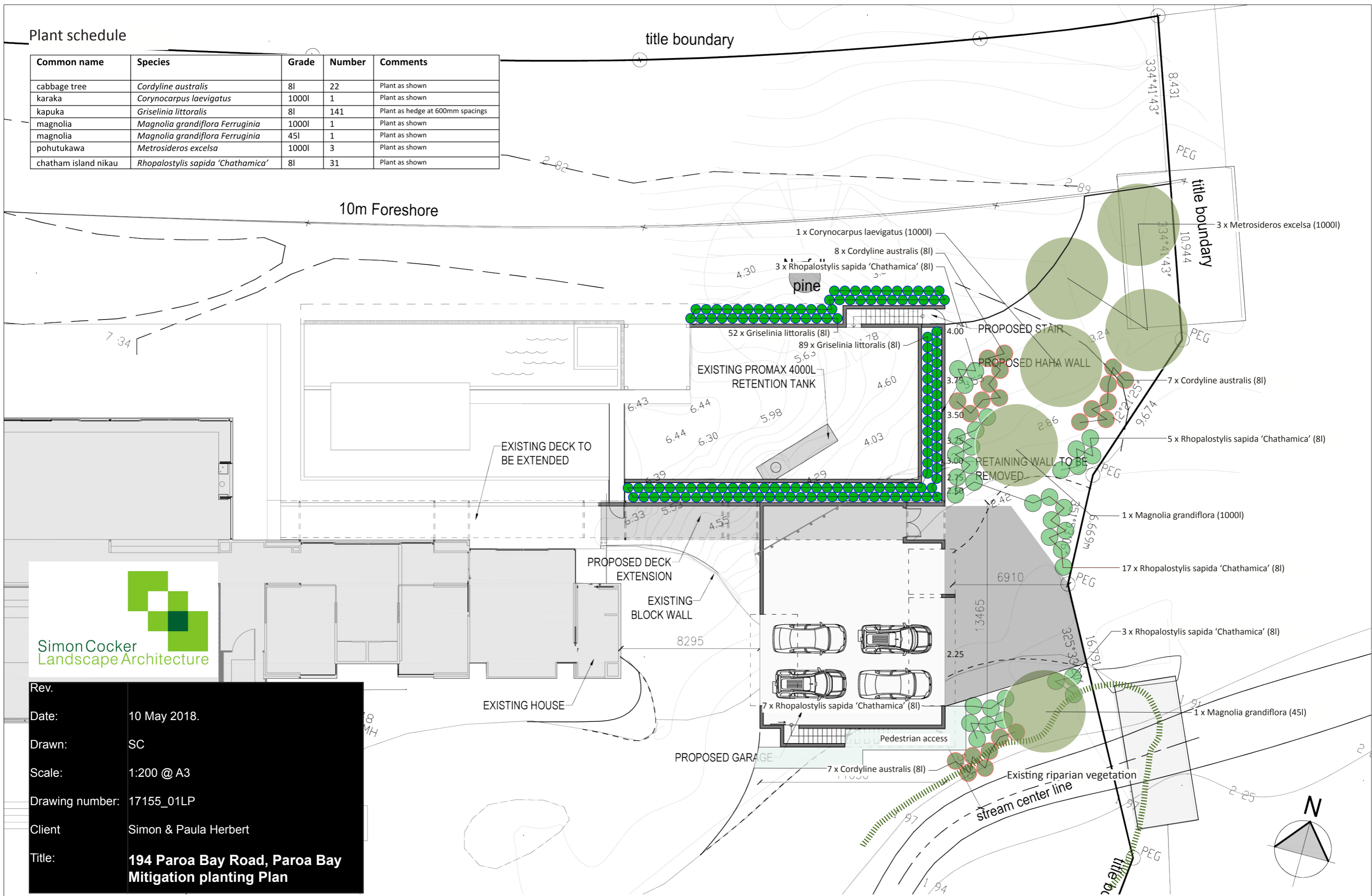
Photo 3. View to Norfolk Island pine showing proximity of tree to structure and outdoor living space

Herbert - 194 Paroa Bay Road Images to support s92 response

Photographs (taken with digital equivalent of 50mm focal length unless otherwise specified)

Plant schedule

Common name	Species	Grade	Number	Comments
cabbage tree	<i>Cordyline australis</i>	8I	22	Plant as shown
karaka	<i>Corynocarpus laevigatus</i>	1000I	1	Plant as shown
kapuka	<i>Griselinia littoralis</i>	8I	141	Plant as hedge at 600mm spacings
magnolia	<i>Magnolia grandiflora</i> Ferruginia	1000I	1	Plant as shown
magnolia	<i>Magnolia grandiflora</i> Ferruginia	45I	1	Plant as shown
pohutukawa	<i>Metrosideros excelsa</i>	1000I	3	Plant as shown
chatham island nikau	<i>Rhopalostylis sapida</i> 'Chathamica'	8I	31	Plant as shown



Rev.
 Date: 10 May 2018.
 Drawn: SC
 Scale: 1:200 @ A3
 Drawing number: 17155_01LP
 Client: Simon & Paula Herbert
 Title: **194 Paroa Bay Road, Paroa Bay Mitigation planting Plan**

ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS
 \\\sbs\data\active\projects\2015\1510\paroa bay house\1510\paroa bay house\1510 - boat shed\1510 - boat shed may2017.dwg
 Level Two, 139 Victoria St West, Auckland P.O.Box 911 281, Victoria Street West, Auckland 1142 ph 09 3774691 fax 09 3774693

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME :	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	architex 194 PAROA BAY ROAD, PAROA BAY, RUSSEL	SITE PLAN					RESOURCE CONSENT	OCT 2017	RC 102
								SCALE 1 : 200 @ A3	REV

NORTHERN ARCHAEOLOGICAL RESEARCH LTD
Archaeological Consultants

10th March 2026

Steve Sanson
Bay of Islands Planning
PO Box 795
KERIKERI 0245

Dear Steve,

**RE: HERBERT PROPERTY, RESIDENTIAL DEVELOPMENT, 194B PAROA BAY,
BAY OF ISLANDS**

The following are comments, specifically on the effects of the remaining components of the Herbert Residential project at 194B Paroa Bay Road which were granted a Resource Consent 2180426-RMALUC, in June 2018. This Resource Consent has expired in 2023 and the Herbert's are intending to reodge the application without amendment for the remaining components of the 2018 proposal. The Herbert Residential upgrade is shown on the approved plans attached to, and part of, the 2018 Resource Consent. A site visit was undertaken by Leigh Johnson and Elisabeth Callaghan (Northern Archaeological Research Ltd) on the 26th February 2026 to assess the remaining components of the residential upgrade.

Background

The enclosed archaeological landscape on the Herbert property in relation to the residential upgrade is outlined in the 2015 archaeological survey and assessment report of the Herbert's residential proposal at that time (Johnson & Callaghan 2015). As a result of the archaeological fieldwork in 2015 it was determined that the (then) Herbert proposal would require an Authority to Modify an Archaeological Site. The Herbert's applied for, and were granted, an HNZPT Authority (Authority 2016/1112) in June 2016. This Authority expired in 2021.

Between 2016-2018 NAR Ltd completed the monitoring of the earthworks for the jetty; the house; and the (northern) swimming pool. In 2018 NAR Ltd was approached to assess the area of the (amended) hanger, apron and landing pad. This was assessed on site and it was determined that the proposed changes did not require any further archaeological monitoring and the works could be completed under the existing Authority and the approved Archaeological Site Management Plan On-Call Procedure (Accidental Discovery Protocol). The hanger, landing pad and access have since been completed.

Proposed Development

The remaining components to be completed for the Herbert residential upgrade appear to be the Garage/Boatshed with an upstairs Gym/catering kitchen & bathroom; an upstairs deck extension between the gym and the upper grassed terrace to the east of the existing swimming pool; and a retaining wall on the east side of the same terrace. The components are labelled A, B and C on the 2018 approved Resource Consent plans (Sheet 101) (Figure 1). In addition, the garage will require an extension from the existing driveway to the east side of the proposed garage shown on Sheet 105 (Figure 2).

The Approved Plans for the Resource Consent RC2180426 also included a proposed pool and proposed deck to be constructed on the south side of the house, to the south of the existing deck (Sheet 103) (Figure 3).

Assessment of effects

The earthworks for the proposed garage/boatshed and upstairs gym, kitchen and bathroom (A) will not require an Authority from HNZPT. Likewise, the earthworks for the proposed deck extension (B) and the retaining wall (C) also do not require an Authority from HNZPT.

The location of the proposed garage/boat shed is in an area formally used as a planted garden bed and driveway access, which had been cut down and landscaped. These areas were assessed in 2015 with test pits (TP1 & 2) which showed a shallow humic layer of bark and soil over grey puggy clay. No archaeological remains were extant and none are expected.

The proposed driveway extension is in an area assessed and monitored in 2015 and 2016 and is (in part) in an area which was a former accessway to the house (Plates 3 & 4). No archaeological remains were located in that area and none are expected. The driveway extension will not require an Authority for the proposed earthworks.

It is uncertain whether the residential proposal includes the swimming pool and deck identified on Sheet103 of the approved resource Consent plan. This area was identified in 2015 as having remains associated with Q05/1223 (pre-contact horticultural system). Three test pits were dug in the area of the proposed swimming pool and deck in 2003 (IBTP 9, 11 and 12) and two further test pits were dug in the area as part of the 2015 assessment (TP 10 and 11). The earlier test pits showed the remains of anthropogenic soils associated with pre-contact horticulture.; the 2015 test pits revealed no archaeological remains. As such a further three test pits (TP 1-3) were dug in the area of the proposed pool and deck during this site visit. The results are outlined below

Test Pit Number	Location	Test Pit Profile Result
1	Deck E1706796 N6095467	10cm dark brown topsoil over what appears to be an old agricultural soil (a mixture of topsoil mixed with beach stone shingle, fractured pieces of rock, weathered clay and fragments of charcoal) ; over orange yellow clay subsoil.
2	Pool E1706789 N6095470	5-8cm of dark brown topsoil over 10cm anthropogenic soils; over orange yellow clay subsoil.
3	Deck E170791 N6095476	10cm dark brown topsoil over anthropogenic soils with some beach shell brought in with admixture; over orange yellow clay subsoil.

TABLE 1. THE TEST PIT RESULTS IN THE AREA OF THE PROPOSED SWIMMING POOL AND DECK.

Despite the sparse and fragmented remains and the subsurface existing network of drains, the 2026 test pits were consistent with the test pit results of 2003, which show the location of the long, grassed lawn on the south side of the existing house has the potential to have in-situ remains associated with Q05/1223. Any development in the area on the south side of the house has the potential to affect such remains. As such, any proposal to construct the swimming pool and deck on the south side of the existing house will require an Authority under Section 44(1)(a) of the Act, from Heritage NZ Pouhere Taonga.

NAR Ltd can confirm, and stand by, the archaeological significance of the location and the recommendations made in 2015 for the location of the swimming pool and deck remain the same as assessed at that time. As such, if the Herbert's choose to proceed with the south swimming proposal as planned and apply for an Authority from HNZPT, we would advise HNZPT to grant the Authority under Section 48(1)(a), with monitoring conditions attached; with the ability to investigate further, if the remains are considered able to provide significant information on New Zealand history.

Yours faithfully



Leigh Johnson
Partner/Director

References:

- FNDC Resource Consent. 2018. 2180426-RMALUC Herbert Trust [Simon and Paula Herbert] dated 7th June 2018. (Including Approved Plans Sheet No.101-107 and 201-202 and Landscape Plan)
- Johnson, L. & Callaghan, E. 2015. Archaeological Survey of the proposed residential upgrade activities, 194 Paroa Bay Road, Paroa Bay, South East Bay of Islands. *Unpublished Report*. Auckland: Northern Archaeological Research Ltd.
- Johnson, L. 2016. Archaeological Site Management Plan: The Simon and Paula Herbert Trust No.1, 194 Paroa Bay Road, Paroa Bay, Bay of Islands. Unpublished Document dated 5th May 2016.
- Johnson, L. 2018. Pers Comm. Letter to Jeff Kemp re: Proposed helicopter hanger and landing pad, Herbert Property, Paroa Bay, Bay of Islands dated 13th March 2018.

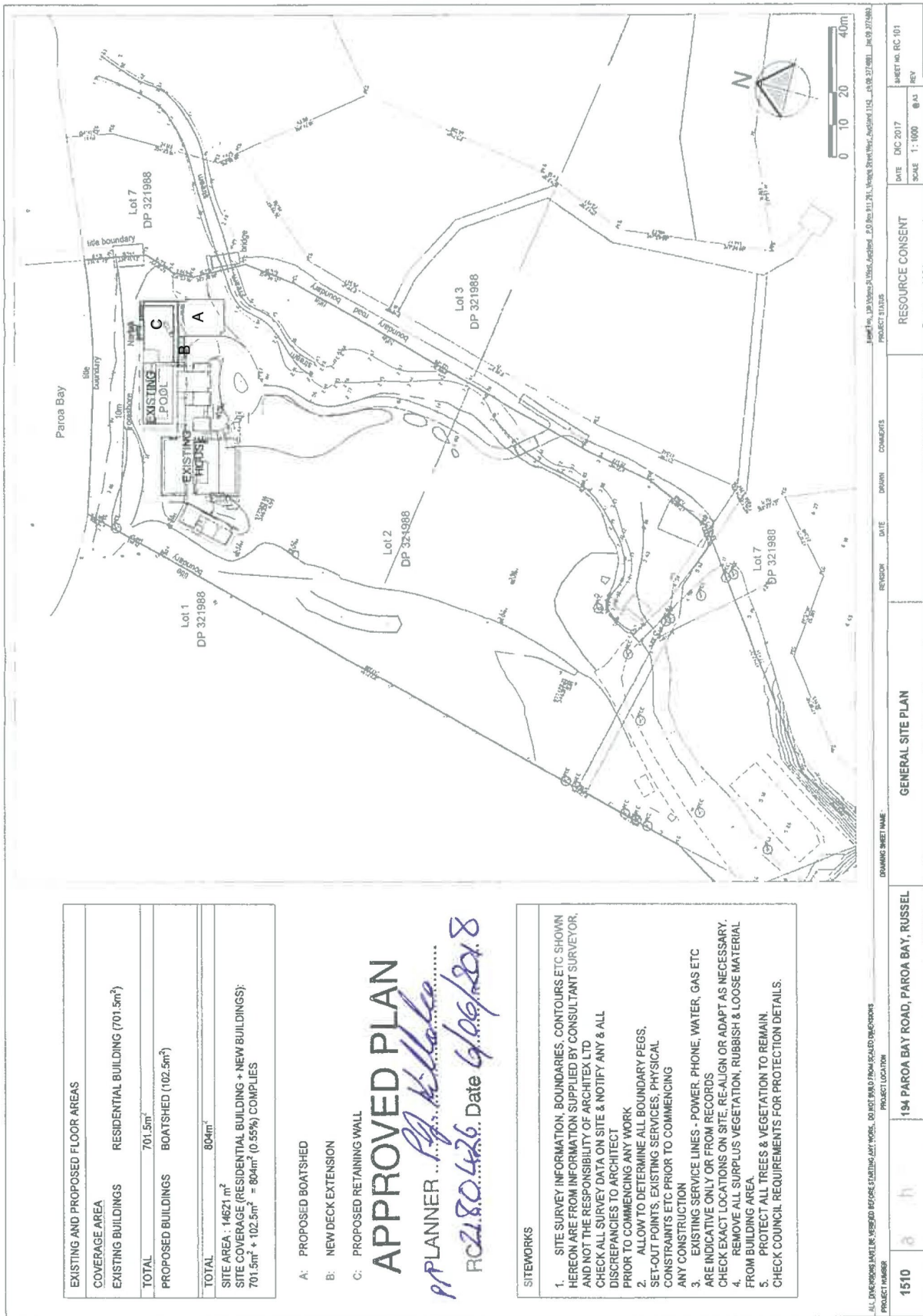


FIGURE 1. THE APPROVED PLAN RC101, SHOWING THE LOCATION OF THE PROPOSED GARAGE (A) ; WALKWAY (B); RETAINING WALL (C) AND DRIVEWAY EXTENSION.



PLATE 1. THE AREA OF THE PROPOSED GARAGE, WALKWAY AND (part) DRIVEWAY EXTENSION (View to the north-east).



PLATE 2. THE AREA OF THE PROPOSED DRIVEWAY EXTENSION, IN THE AREA OF THE FORMER DRIVEWAY ENTRANCE (View to northwest).



PLATE 3. THE AREA OF THE PROPOSED DRIVEWAY EXTENSION FROM THE FORMER ACCESSWAY ENTRANCE, 22nd July 2015 (View to west).



PLATE 4. THE AREA OF THE PROPOSED DRIVEWAY EXTENSION FROM THE FORMER ACCESSWAY ENTRANCE, 8th September 2016 (View to west).

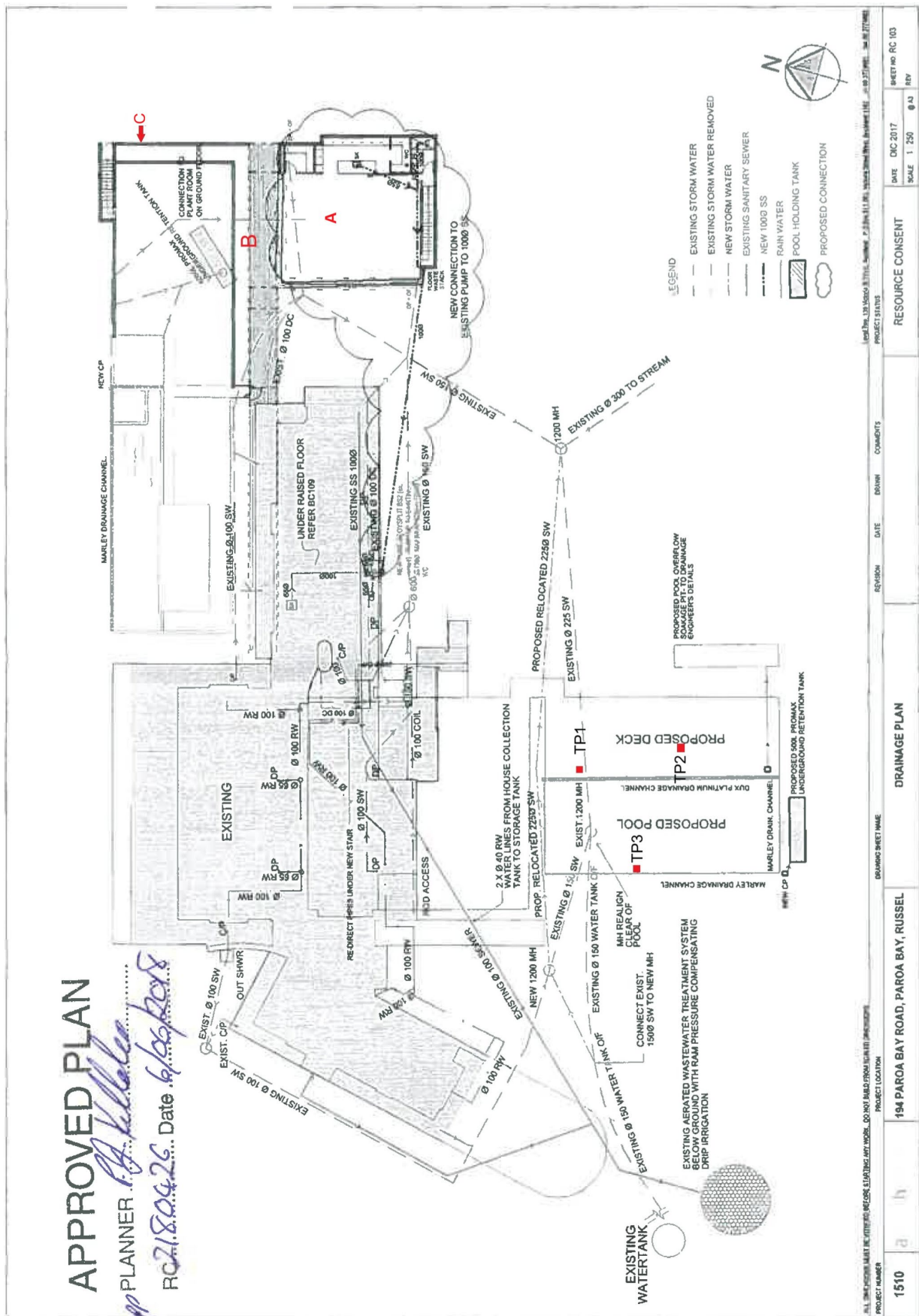


FIGURE 3. THE APPROVED PLAN RC103, SHOWING THE LOCATION OF THE PROPOSED GARAGE (A); WALKWAY (B); RETAINING WALL (C); SWIMMING POOL AND DECK (AND ASSOCIATED RETENTION TANK AND OVERFLOW SOAKAGE); AND THE LOCATION OF TEST PITS 1-3 UNDERTAKEN AS PART OF THE FIELDWORK ASSESSEMENT.



PLATE 5. THE AREA OF THE PROPOSED SWIMMING POOL AND DECKS (View to north).



PLATE 6. THE AREA OF THE PROPOSED SWIMMING POOL AND DECK (View to north east).

14132-001

18 February 2026

194 Paroa Bay Road

Russell

Attention: Mr Simon Herbert

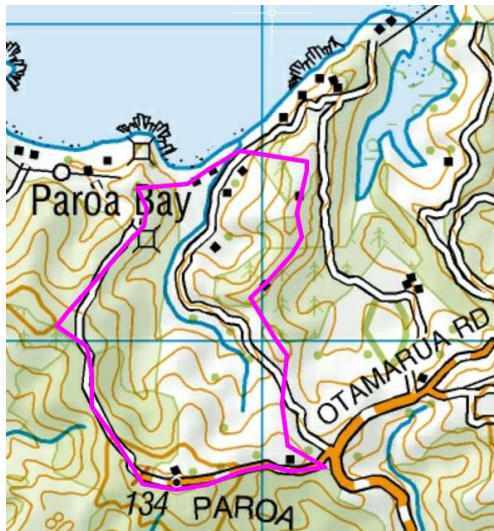
Re: Flood Hazard Assessment – Lot 2 DP 321988, 194 Paroa Bay Road, Russell

Dear Simon,

Cook Costello has been asked to assess the flood hazard at Lot 2 DP 321988, Russell and assess the effects of this on the proposed new garage, along with the garage's effect on flood flows. The proposed garage's location and site topographic survey, along with stream survey and in-stream structures has been made available to this study. The topographic survey was undertaken by Williams & King. Williams & King advise that the survey relative level is 0.4m above One Tree Point (OTP) vertical datum, i.e RL 0m is OTP -0.4m, RL 3.5m is OTP 3.1m. A site visit was undertaken on the 23rd of November 2017 and the 9th of February 2026.

The site is oriented to the north and situated on the shore front of Paroa Bay, which is located approximately 5km to the southeast of Russell within the Bay of Islands. An existing dwelling is located on elevated ground adjacent to the beachfront. To the south of the existing dwelling, an unnamed stream flows west to northeast, parallel with the shoreline, before discharging to the coast approximately 100m downstream. The stream has a low flow gradient of <0.5%, and during low flows it discharges by seepage through the shoreline shingle bank. Access to the dwelling is from Paroa Bay Road and private way. The private way is located on the stream's right bank, and an existing 8m span bridge gives access to the dwelling and private boat ramp. At the time of the site visit, a second crossing approximately 100m upstream of the dwelling was under construction. Due to the distance upstream, this new crossing has no bearing on the flood hazard at the proposed garage and has not been considered further in this assessment.

The proposed new garage is located approximately 10m upstream from the existing crossing on low-lying existing ground that grades gently to the south to the stream, with top of stream bank at OTP 1.57m (One Tree Point vertical datum). The new garage's proposed finished floor level is OTP 3.1m and the building protrudes to within 4m of top of bank. The new garage is potentially exposed to two flood hazards, being catchment runoff and coastal inundation. Both hazards are assessed and discussed below.



	Regional Area
Mean Annual	0.63
10yr ARI	1.22
100yr ARI	1.69
100yr+cc ARI	2.03

Peak flow estimates (m³/s). Regional Area $Q_{bar}/A^{0.8} = 1$, $Q_{100}/Q_{bar} = 2.7$, 20% factor applied for climate change. 10yr ARI interpolated between Mean Annual and 100yr flows.

Figure 1: catchment 0.56km² and peak flow estimates

The Northland Regional Council has located and displayed current natural hazards that the Northland region is subject to through their NRC Natural Hazards map.

Northland Regional Council has mapped river and coastal flood zones for 10, 50, and 100-year ARI events located within the property and proposed building location (*Figure 4 & Figure 5*). During high rainfall events, parts of the property become inundated with coastal flood waters from the beach on the northern boundary of the property. The property is also subject to river flooding via the stream that runs from the southern boundary of the lot to the northern boundary, where there is an outlet that allows stormwater to exit the property and enter the coast to the north. An overlay displaying land profile contour lines shows that the flooding extent only extends to approximately 3.8m above sea level. It should be noted that NRC does not account for infrastructure and many site-specific factors, while it can be used for indicative flooding information, it should not be relied on for site-specific acceptance.

The proposed location for the new garage is within this flood hazard zone and shall comply with freeboard requirements set out by NRC, FNDC, and NZS 4404-2010 standards.



Figure 2: NRC Coastal flood hazard with 1m contours - NRC Natural Hazards Map

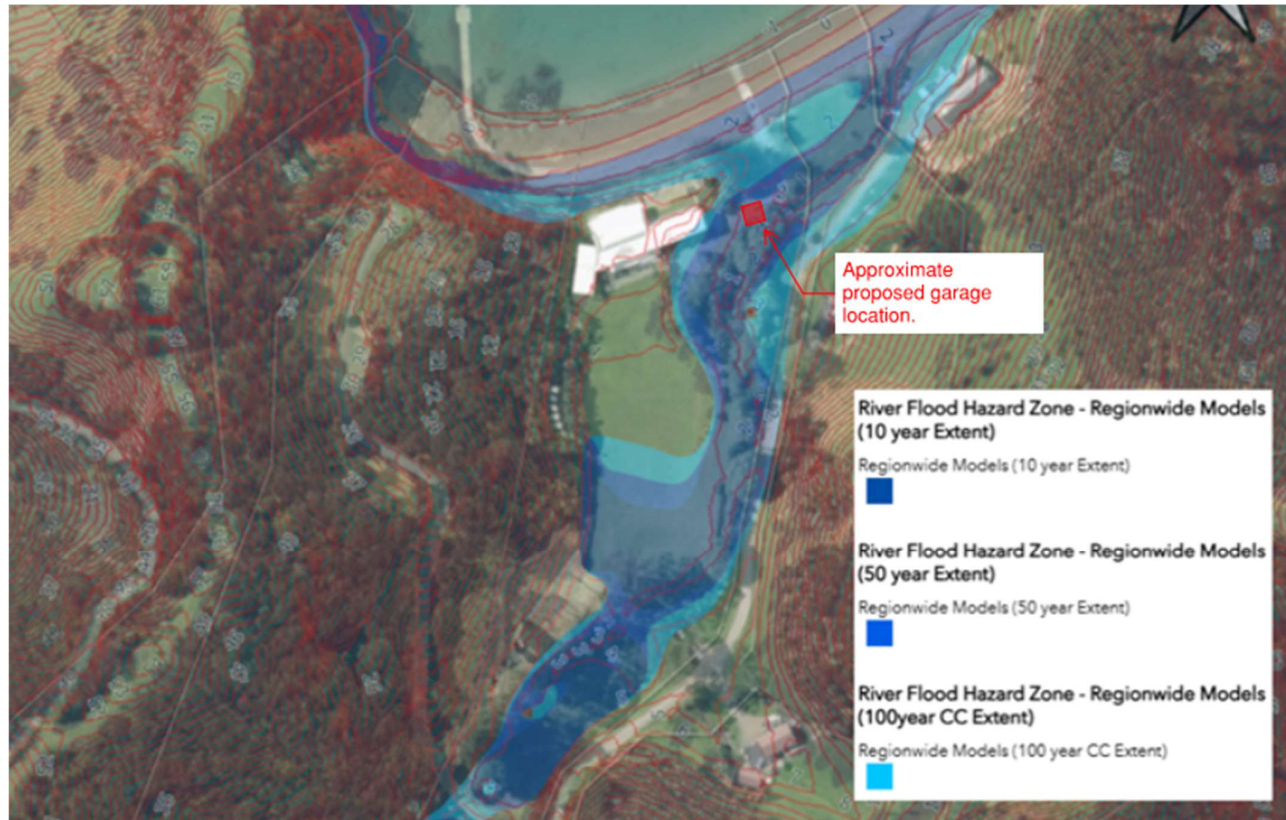


Figure 3: NRC Region-wide flood model with 1m contours - NRC Natural Hazards Map

The stream catchment is 0.56km² in area. Peak flow estimates using the Regional Area Method indicate a 100-year ARI plus climate change peak flow of 2.03m³/s. Site-specific flood level estimates have been undertaken with cross sections at the bridge and 10m upstream of this at the proposed garage location. This stream reach is a low-energy environment with the flood gradient controlled by the outlet level, which has been determined from the present-day mean high water springs tide of OTP 1.0m, projected 2120 sea level rise of 1.1m, and a 2 year ARI storm surge of 0.35m, resulting in a boundary water level of OTP 2.45m. The sea level rise parameters align with the SSP5-8.5 scenario, considering vertical land movement, using the p50 scenario, taken from the NZ SeaRise map. Within the flood extent, the width is consistent through to the outlet and approximately 35m wetted width with some low elevated land beyond. Three scenarios have been investigated, these are the flood elevation at the proposed garage location with the existing ground contour without the building, the flood elevation at the bridge crossing also with the existing ground contour at that location, and the flood elevation at the proposed garage location with the building in place. As reported in the table below it was found that the existing bridge crossing is the primary cause of the flood elevation, and while the introduction of the building does create a more serpentine flow in this low velocity environment so long as the existing ground cross section between the new building and bridge is not reduced, the flood level is unchanged. The catchment runoff flood level at the proposed garage is OPT 2.53m, 0.57m below the proposed finished floor level.

	100yr+cc Flood Level (OTP Datum)	Channel Velocity (m/s)	Flood Plain Velocity (m/s)
x-section (at proposed garage location) no garage, no bridge	2.55	0.18	0.10
x-section (at bridge crossing)	2.63	0.15	0.11
x-section (at proposed garage location) with garage	2.625	0.2	0.14

Table 1: Stormwater runoff flood elevations (m) - One Tree Point datum.

NZS4404:2004 has a minimum non-habitable freeboard requirement of 0.3m. To comply with both provisions, a minimum finish floor level of OTP 2.83m would be required, 0.27m below the proposed level, and therefore, the proposed floor level complies with this requirement.

NZS4404:2004 section 4.3.5.4 requires storm surge and tsunami hazards, climate change and sea level rise to be considered. The Regional Policy Statement, made operative in May 2016, also contains provisions for coastal inundation, of particular relevance is section 7.1.7.(5):

(5) The regional and district councils shall ensure that within the coastal environment:

(a) Any new habitable dwelling has a minimum floor level of 3.3m above One Tree Point datum on the east coast and 4.3m above One Tree Point Datum on the west coast. New non-habitable buildings will have a minimum floor level of 3.1m above One Tree Point datum on the east coast and 4.1m on the west coast; and Regional Policy Statement for Northland Page 123 of 178

(b) An additional allowance for wave run-up shall be assessed over and above the requirements above for exposed east coast locations where ground elevation is less than 5m above One Tree Point datum, and for exposed west coast locations where ground elevation is less than 6m above One Tree Point datum.

(c) Clauses (a) and (b) do not apply to:

i) Non-habitable buildings not designed for habitation or commercial use and where the potential impact of the building being materially damaged or destroyed by a coastal hazard event (including the replacement cost) is minor (e.g. pump sheds, car ports, farm sheds and public toilets); and

ii) Non-habitable buildings that have a functional need to be located in the coastal marine area (e.g. boatsheds); and

iii) Network utility infrastructure.

Circumstances where (a) and (b) are not met will be subject to the resource consent process

The land between the proposed garage and coast is elevated above the 5m requirement, however this elevation rapidly falls away below this level to the east and adjacent to the bridge is OTP 3m. In 2016, Northland Regional Council undertook coastal hazard studies throughout Northland and while specific coastal flood hazard levels are not available for the site a number of nearby locations have been assessed.

Location	Type	Coastal Flood 1% AEP at 2115	Coastal Wave Run-Up 1% AEP at 2115
Russell (east)	Open Coast (sheltered)	2.8	7.4
Russell (west)	Sheltered	2.7	
Paihia	Sheltered	3.3	5.7
Te Ti Bay	Open Coast	2.9	5.5

Table 2: Coastal Hazard - One Tree Point datum. (Source NRC – coastal flood hazard zone levels.pdf)

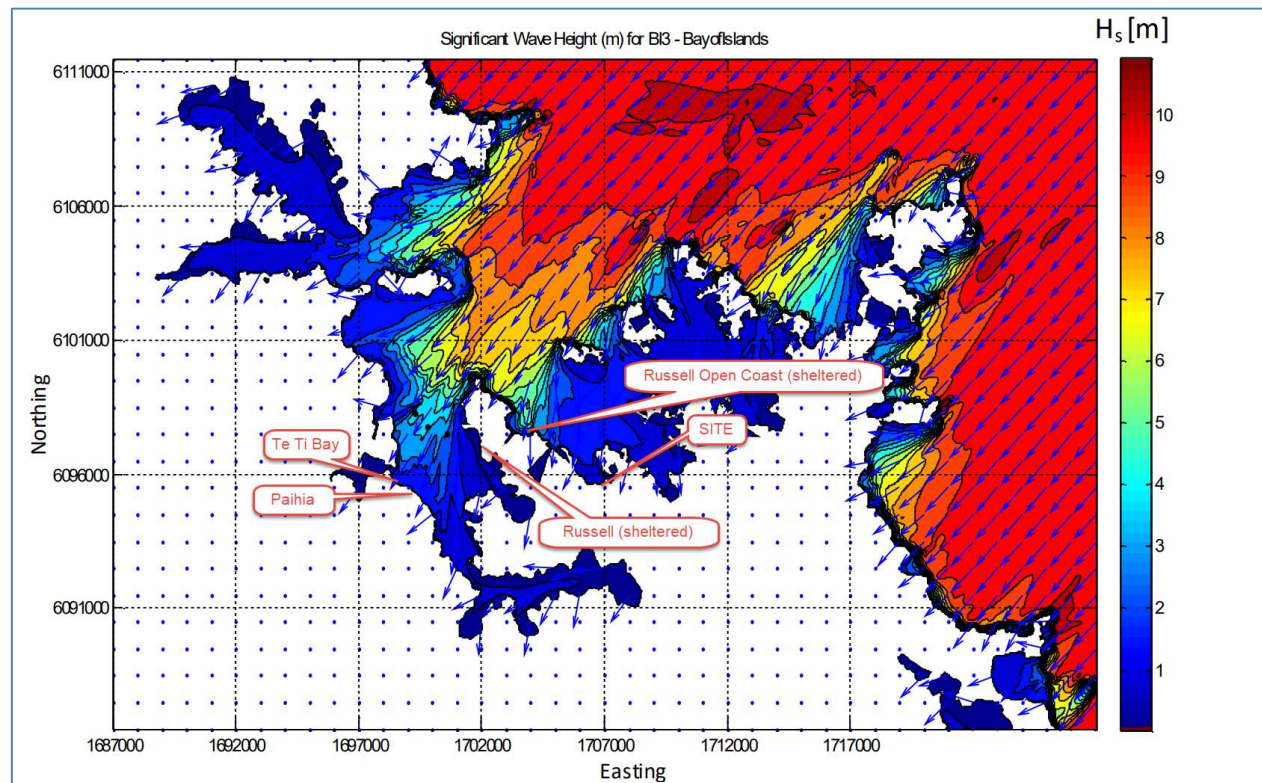


Figure 4: SWAN model results for Bay of Islands model domain – significant wave height and direction during a 100 year ARI storm from the Northeast (source NRC technical report)

Table 2 lists the static water level (Coastal Flood) and wave run-up at a number of nearby study sites. The static flood level of OTP 2.8m plus a free board of 0.3m is consistent with the RPS minimum floor level of OTP 3.1m for non-habitable buildings. Wave run-up is a function of the significant wave height and is sensitive to the beach profile. Due to this sensitivity, no direct correlation is inferred from run up at neighbouring sites. Figure 4 indicates that the site is not exposed to significant wave height. Due to the relatively sheltered location, it is not considered necessary to undertake site-specific run-up calculations.

Furthermore, the run-up risk is mitigated by the elevated ground of OTP 6.33m and vertical wall along the frontage immediately between the coast and the garage. While overtopping of the foreshore dune to the east and adjacent to the bridge may be possible, the overtopping volume is expected to be largely attenuated, with any excess drained back to the coast via the stream channel.

The tsunami risk is present throughout the Northland coast. The event exceedance interval is beyond the 100-year planning horizon and does not have a direct effect on the minimum floor level requirement. Nevertheless, it is advisable that the occupants are made aware of this hazard, the tsunami warning mechanisms and escape pathways.

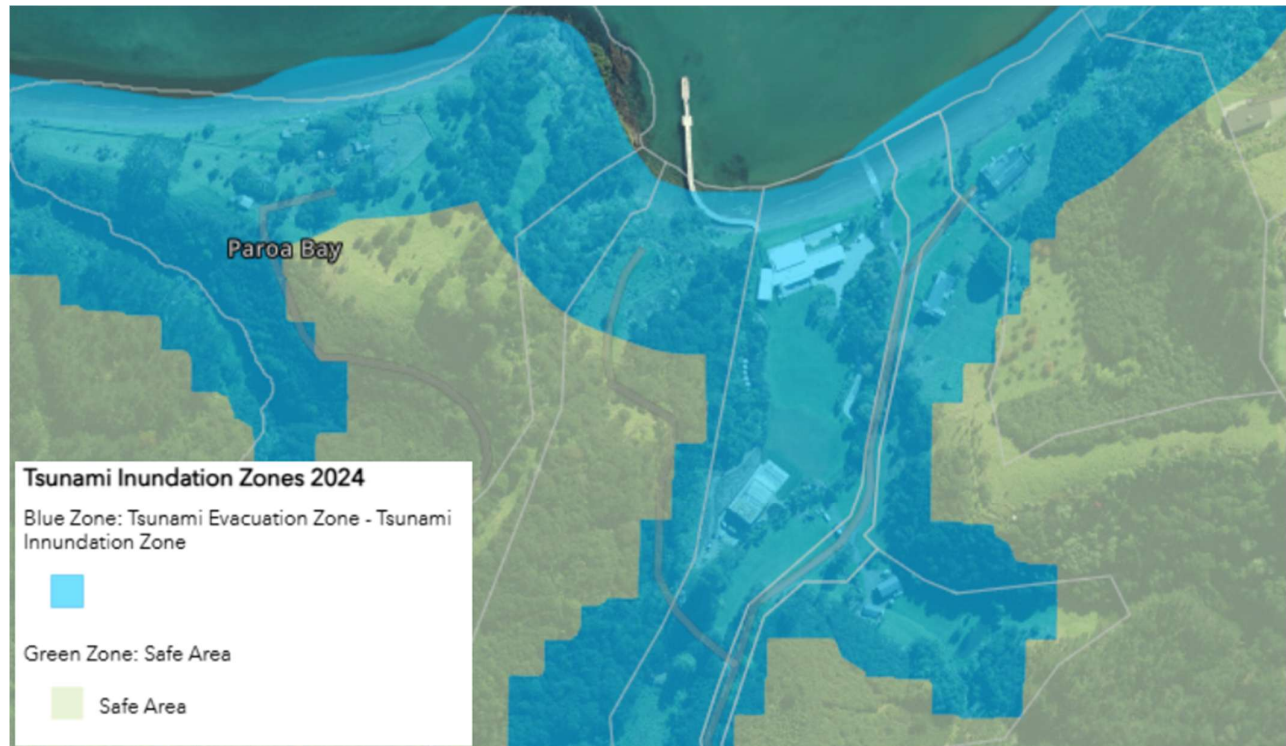


Figure 5: Tsunami evacuation map (source NRC online maps)

In summary, the proposed garage is potentially susceptible to multiple flood hazards. The compliance with catchment runoff hazard can be achieved with a minimum finished floor level of OTP 2.83m. Compliance with the coastal inundation hazard can be achieved with a minimum finished floor level of OTP 3.1m. This is the proposed finished floor level and the building complies with the relevant plans and standards in relation to the floor level and flood hazard requirements.

While the proposed garage footprint protrudes into the 100yr+cc ARI flood flow path, the flow depth and velocity are minimal in this location. The element controlling the flood elevation is the existing bridge, primarily due to the reduction in the flood plain cross-sectional area from the deck and abutment approaches. Due to this, the addition of the proposed garage is most unlikely to alter the flood elevation at neighbouring properties. Regional Policy Statement section 7.1.2 *land use within 10-year and 100-year flood hazard areas* requires 7.1.2.(b) *Earthworks (other than earthworks associated with flood control works) do not divert flood flow onto neighbouring properties, and within 10-year flood hazard areas do not deplete flood plain storage capacity*. To investigate compliance with the flood plain capacity requirement, the 10yr ARI flood levels were assessed with the current climate tailwater scenario and were found to be largely contained within the stream channel with a flood level at OTP 1.77m. Any filling required for the garage approaches will be on ground with existing elevations above this height and therefore will not deplete the 10-year flood plain volume. Alteration of the ground surface leading to a reduction in the cross-sectional area perpendicular to the direction of flow between the proposed garage and the existing bridge may alter flood elevation in

higher order events, though it would not have a material effect on the existing neighbouring dwellings, as these all have elevated floor levels relative to the proposed garage. With care and with the use of a break over angle of 1:10, the garage approach on the downstream side can be formed without altering the overland flow path cross sections.

In regard to the *Building Act section 71, Building on land subject to natural hazards*,

(1) A building consent authority must refuse to grant a building consent for construction of a building, or major alterations to a building, if—

(a) the land on which the building work is to be carried out is subject or is likely to be subject to 1 or more natural hazards; or

(b) the building work is likely to accelerate, worsen, or result in a natural hazard on that land or any other property.

(2) Subsection (1) does not apply if the building consent authority is satisfied that adequate provision has been or will be made to—

(a) protect the land, building work, or other property referred to in that subsection from the natural hazard or hazards; or

(b) restore any damage to that land or other property as a result of the building work.

Part 1.a, within the footprint of the proposed garage, the existing ground is subject to inundation by catchment runoff during high order events, and is expected to be prone to coastal inundation under the future climate scenario.

Part 1.b, site works, including filling to locally raise the ground on which the garage will be built, are proposed to adapt to these inundation hazards, and it is shown that these works will not worsen the existing hazard on this property or on neighbouring properties.

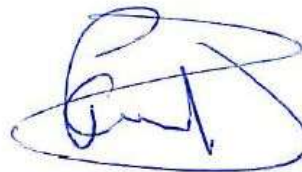
Part 2.a, the works proposed within and immediately adjacent to the footprint of the proposed garage and its finished floor level are being undertaken to protect the land and building works from inundation hazards. Flood depths and velocities adjacent to this area are low, and the existing stream banks observed are stable. Erosion issues adjacent to the proposed garage are not anticipated.

In my opinion, section 71 matters are adequately addressed, and sections 72 to 74 are not required for the proposed works.

Yours sincerely,



Tyran Ward
Engineer Cadet



P. Cook
Chartered Professional Engineer
CPEng, CMEngNZ, MInstD, MACENZ, IntPE (NZ), BE (Hons), Dip Ag.

Application No: 2180426-RMALUC

7 June 2018

Simon & Paula Herbert
C/- Bay of Islands Planning
PO Box 795
Kerikeri 0245

Te Kaunihera o Tai Tokerau Ki Te Raki

Dear Simon & Paula,

Re: RESOURCE CONSENT APPLICATION BY Simon and Paula Herbert

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Team Leader Resource Consents of the Far North District Council, pursuant to Section 34A of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the planner who prepared the decision.

Please note, that you will be sent either an invoice or credit note depending on the actual cost of processing your application. Any additional costs shown on an invoice need to be paid by the 20th of the month following the date of the invoice. If you receive a credit note, you have the option of requesting a refund by bank transfer, or transferring the amount to any other Council account. Please advise and supply a printed bank deposit slip and allow 10 working days for the refund to be processed.

If you have any further queries regarding this matter, please contact the reporting Planner.

Yours faithfully



Nigel Edmonds
Planning Support
Resource Consents Department





**Far North
District Council**

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

07-Jun-2018

Te Kaunihera o Tai Tokerau Ki Te Raki

*The Far North District Council
Te Kaitiaki Take Kōwhiri*

Simon Edwin Herbert and Paula Mary Herbert
C/- Bay of Islands Planning
PO Box 795
Kerikeri 0245

Dear Simon Edwin Herbert and Paula Mary Herbert,

Thank you for your recent application for resource consent at 194B Paroa Bay Road, Russell 0272.

Far North District Council provides a number of services to assist individuals and organisations comply with the obligations of the Resource Management Act and we would very much like to know how well we responded to your application on this occasion.

We would be grateful if you would take a few minutes to complete the short questionnaire on the reverse side of this letter. **If you are not the person that was most directly involved with the application, please pass this questionnaire to them instead.**

We have enclosed a FreePost envelope for the completed questionnaire to be returned directly to CTMA (the independent service-quality improvement firm that is helping us with our customer service improvement programme).

Alternatively, you may prefer to respond on-line by selecting the "Resource Consent" questionnaire at:

www.WasItOK.com/FNDC/resource

If you do choose to complete the questionnaire on-line please enter the following reference number **2180426-RMALUC** in the space provided on the web page. This number will help us link your response to the type of consent you applied for and those responsible for processing it.

We appreciate the time you may spend completing this short questionnaire and we assure you that we will use the information to continue to improve our service to you.

If you have any further enquiries regarding Far North District Council and our services, please contact our call centre on 0800 920 029.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Shaun Clarke'.

Shaun Clarke
Chief Executive Officer



Resource Consent Customer Survey

[2180426-RMALUC]

If you prefer, you may respond to this survey online at: www.WasItOK.com/FNDC/resources

Thank you for telling us about your recent experience obtaining a **Resource Consent** from **Far North District Council**.

How satisfied were you with the **resource consent process** at **Far North District Council** in each of the following areas?

	Very satisfied	Somewhat satisfied	Neither satisfied nor dissatisfied	Somewhat dissatisfied	Very dissatisfied	(Or, not applicable)
The clarity of what you needed to supply with your application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ease completing the council's application form(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to information from the council throughout the process	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Consistency of information from the council throughout the process	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Helpfulness of counter staff you spoke to about the Resource Consent process	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of Resource Consent staff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Knowledge of Resource Consent staff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Helpfulness of Resource Consent staff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Responsiveness of staff returning your phone calls and email messages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Support from staff following up on promised actions and keeping you informed of progress	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The time it took to process your Resource Consent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The value for money offered by Far North District Council's Resource Consent process	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

In total, how many times did you need to make contact with **Far North District Council** to progress this consent application?

1 time only (at time of lodgement)
 2 times
 3 times
 4 times
 5 or more times

How satisfied were you **OVERALL** with the Resource Consent process at **Far North District Council** on this occasion?

Very satisfied
 Somewhat satisfied
 Neither satisfied nor dissatisfied
 Somewhat dissatisfied
 Very dissatisfied

Overall, how **EASY** did you find it dealing with **Far North District Council** obtaining Resource Consent?

Very easy
 Somewhat easy
 Neither easy nor difficult
 Somewhat difficult
 Very difficult

Based on your experience obtaining Resource Consent from **Far North District Council** on this occasion, would you recommend the area, to others wishing to build, invest or develop?

I definitely would
 I probably would
 I might or might not
 I probably would not
 I definitely would not

Thank you again for your help. Please return this questionnaire using the FreePost envelope provided to:
 CTMA New Zealand Ltd., FreePost 199937, PO Box 35444, Browns Bay, Auckland 0753.



FAR NORTH DISTRICT COUNCIL

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

Resource Consent Number: 2180426-RMALUC

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

Herbert Trust

The activity to which this decision relates:

Land use: To construct an addition to the existing dwelling consisting of a garage with second storey gym and catering kitchen, undertake a deck extension and construct a new retaining wall. The proposal requires consent for setbacks to external boundaries, the coastal marine area, and a stream, earthworks within an Outstanding Landscape and a new building within an Outstanding Landscape, and a new building within the General Coastal Zone. Overall the proposal is a discretionary activity under the Operative District Plan.

Subject Site Details

Address: 194B Paroa Bay Road, Russell 0272
Legal Description: LOTS 2-3 DP 321988 – 1/4SH IN LOT 7 DP 321988
Certificate of Title reference: CT-87747

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

General

1. The addition to the dwelling shall be carried out in accordance with the approved plans prepared by Architex, referenced project number 1510 revision no 02 sheets RC101-107 and RC201-202, dated Dec 2017. The addition shall be constructed/finished in the colour pallet identified in the boat shed elevations prepared by Architex, referenced project number 1510 revision no 02 sheets BC 201 & 202 and, and attached to this consent with the Council's "Approved Stamp" affixed to them.

Note: Where plans identify that the Norfolk Pine is to be retained (sheets 102 and 104) this has been superseded by the information provided by the applicant in response to the section 92 request. For the absence of doubt the Norfolk Pine is not required to be retained as a condition of this consent.

2. The area of existing vegetation as indicated on the plan by Simon Cocker Landscape Architecture entitled "Figure 6 The proposal", is to be retained in perpetuity for the purpose of screening the proposed addition to the dwelling for viewers to the south and east. The plan is attached to this consent with the Council's "Approved Stamp" affixed to it.

3. The proposed plantings identified in the plan titled '194 Paroa Bay Road, Paroa Bay Mitigation planting Plan' (dated 10 May 2018) as attached to the information response provided by Simon Cocker Landscape Architecture shall be implemented as proposed and maintained in perpetuity. The plan is attached to this consent with the Council's "Approved Stamp" affixed to it. The landscaping shall be implemented in the first full planting season following the completion of construction of the addition to the dwelling detailed in condition 1.

Stormwater Management

4. Roof runoff from new buildings is to be piped to water collection tanks then discharged directly to the adjacent stream or coastal marine area. Flow dissipation devices are to be installed at outlet points to prevent potential scouring or erosion.

Earthworks

5. Prior to earthworks commencing the consent holder:
 - a. is responsible for arranging for underground services to be located and marked and is responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks; and
 - b. is to provide evidence that all required permits (earthworks permits and/or resource consents) for the disposal of fill have been obtained for the receiving site; and
 - c. is to ensure that erosion and sediment controls are installed prior to the commencement of any earthworks (other than those required for the erosion and sediment controls) within the works area. The installation of all erosion and sediment controls shall be supervised by an appropriately qualified and experienced person(s); and
 - d. is to ensure that sediment control measures are constructed and maintained in accordance with the principles and practices contained the Auckland Council document entitled "GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region". Where there are inconsistencies between any part of GD05 and the conditions in this consent, then the conditions of this consent shall prevail. These measures are to be maintained during the construction phase and can only be removed once appropriate stabilization has been completed; and
 - e. is to ensure drains and cut-offs that are capable of conveying stormwater during not less than the estimated 10% ARI rainfall event are construction to divert stormwater and minimise erosion of land and fill slopes. All channels on grades greater than 5% are to be protected to avoid creating erosion features. These measures are to be maintained during the construction phase and can only be removed once appropriate stabilization has been completed; and
 - f. is to install a perimeter silt fence across the lower edge of the construction site (in accordance with the requirements detailed in Auckland Council document GD05) to remove silt and debris from Stormwater runoff prior to its discharge. These measures are to be maintained during the construction phase and can only be removed once appropriate stabilization has been completed; and
 - g. is to construct a silt trap and direct all stormwater originating from the exposed surfaces into the silt trap to remove silt and debris from the storm water runoff prior to its discharge from the site. Silt traps shall be constructed in accordance with Auckland Council document GD05. These measures are to

be maintained during the construction phase and can only be removed once appropriate stabilization has been completed; and

6. The consent holder is to ensure earthworks and associated stormwater and silt control measures are undertaken in accordance with the Engineers report prepared Cook Costello document with Cook Costello reference 14132 - dated 14 December 2170 and provided with the application; and
7. The consent holder is to ensure that all excess material not held behind a properly designed and constructed retaining wall is to be removed from the site to an approved fill disposal area; and
8. The consent holder is to ensure that all earthworks are wholly contained within the property/site. It is the responsibility of the landowner and/or the principal contractor to ensure compliance with this condition; and
9. The consent holder is to ensure that all earthworks operations are carried out in a manner that minimises the potential for slope instability and soil erosion. Effective mitigation measures shall be installed as required to mitigate and/or remedy any slope failures.
10. The consent holder is to ensure that all offsite stormwater is directed away from earthworks areas and no drainage pathways shall be constructed or permitted to flow over fill areas in a manner that increases erosion of the cut or fill material; and
11. The consent holder is to ensure that the original ground contour is retained along each side boundary so that the natural overland flow paths remain un-changed; and
12. The consent holder is to ensure that the area identified for on-site effluent disposal and on-site effluent disposal reserve shall remain undisturbed by earthworks and un-compacted by construction vehicles; and
13. The consent holder is to ensure that all bare areas of land and fill shall be covered with aggregate, or top soiled and established with a suitable grass/legume mixture to achieve an 80% groundcover within three (3) months of the completion of earthworks. Temporary mulching or other suitable ground cover material shall be applied to achieve total ground cover of any areas unable to achieve the above requirements; and
14. The consent holder is to ensure that the works are carried out in accordance with the documentation provided with the application, specifically Cook Costello document with Cook Costello reference 14132 – dated 14 December 2017 provided with the application; and
15. The consent holder is to ensure that all permitted earthworks to be undertaken on the site are supervised by a Chartered Professional Engineer to be engaged by the Consent Holder. The Council is to be advised in writing of the appointment of the engineer and notified when work is to commence, and when it has been completed; and
16. The consent holder is to ensure that prior to commencing construction of the building, the fill material under the proposed structures is to be properly compacted and tested by a suitably qualified Chartered Professional Engineer and certified as suitable for the proposed construction.

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act.

Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

2. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, a private land covenant can be enforced by those parties specified in the covenant.

Statutory Information

1. Pursuant to section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a development contributions policy. Under this policy, the activity to which this consent relates is subject to development contributions.

You will be advised of the assessment of the development contributions payable under separate cover in the near future.

It is important to note that the development contributions must be paid prior to commencement of the work or activity to which this consent relates.

Further information regarding council's development contributions policy may be obtained from the long term council community plan (LTCCP) or council's web page at www.fndc.govt.nz

Reasons for the Decision

1. Notification Decision

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

2. Relevant Statutory Provisions – New Zealand Coastal Policy Statement, Far North District Plan and Northland Regional Policy Statement

a. The Northland Regional Policy Statement

The Northland Regional Policy Statement (RPS) covers the management of natural and physical resources across the Northland region. The provisions within the RPS give guidance at a higher planning level in terms of the significant regional issues. As such it does not contain specific rules that trigger the requirement for consent but rather gives guidance to consent applications and the development of District Plans on a regional level.

The Northland Regional Policy Statement was notified in October 2012. The RPS was made operative on 9 May 2016, except for the provisions that relate to genetic engineering (which are subject to appeal, but are otherwise irrelevant to this application). Therefore, for all intents and purposes, the new RPS is operative.

Overall, it is considered that the proposal is not contrary to the relevant RPS provisions because:

- The proposed development is specifically provided for by the Far North District Plan as a restricted discretionary activity, and a discretionary activity with respect to setbacks to the CMA and a stream.
- The proposal is located within the Coastal Environment (and outstanding natural landscape), but outside of any areas mapped as being of High or Outstanding Natural Character.
- The proposed development is consistent with existing residential development on site and will not undermine the existing amenity or character of the site or surrounding area.
- The proposal will not adversely affect any identified heritage values in the locality.

b. New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement 2010 (NZCPS) provides guidance on uses and development with the coastal environment at a national level. The overarching intent of the NZCPS is to ensure sustainable management specifically of the coastal environment (which includes the coastal marine area), noting that there are a number of unique issues that affect the coastal environment. These include pressures from uses and development on the natural character and landscape values of the coastal environment, water quality and its effect on aquatic life and recreational uses, coastal hazards, and cultural heritage. The direction given by the NZCPS is further reflected in the RPS, which identifies the coastal area and parts that are considered areas of high and outstanding natural character.

As indicated above the proposal is considered to be consistent with the intent of the RPS and hence the NZCPS. The proposed development is located outside of areas identified as being of high outstanding natural character. The proposed addition is not considered to be obtrusive, or out of character in its location and is suitably designed and located with respect to coastal hazards.

c. Operative Far North District Plan

The relevant objectives and Policies for this proposal are those related to the Coastal Environment Chapter 10, and more specifically the General Coastal Zone (10.6), and those located in the in the Natural and Physical Resources Chapter 12 for earthworks and buildings within an Outstanding Landscape, earthworks generally (12.3), and setbacks to waterbodies (12.7).

Overall objectives and policies for the Coastal Environment are situated in sections 10.3 and 10.4. Specific objectives for the Rural Living Zone are located in section 10.6.3 and 10.6.4. When viewed holistically with regard to the proposed development, these objectives and policies generally seek to preserve the natural character of the coastal environment, and protect it from inappropriate use or development. Objectives and policies for Outstanding Landscapes are located in 12.1.3 and 12.1.4. These objectives and policies generally seek to recognise and protect the outstanding landscapes from inappropriate subdivision, use and development. Relevant objectives and policies relating to earthworks in 12.3.3 and 12.3.4 seek to avoid, remedy, or mitigate any adverse effects associated with soil excavation or filling. Objectives and policies relating to the CMA and waterbodies are located in 12.7.3 and 12.7.4, with these provisions seeking to protect the natural, cultural, heritage and landscape values associated with the

coastline and riparian margins, and to avoid, remedy or mitigate adverse effects on these.

Overall, it is considered that the proposal is consistent with these provisions for the following reasons:

- The proposed development is consistent with existing residential development on the site and in the vicinity, where the site lies within a more modified area of the bay exhibited residential buildings, domestic landscaping, impervious areas and coastal infrastructure.
- The proposed addition will be largely screened by existing and proposed vegetation, and by the existing dwelling with which the addition is clustered, and will be viewed in conjunction with.
- Appropriate sediment control measures will be put in place for earthworks, and the works will be revegetated to match the existing landscaped area in front of the dwelling.
- The location of the proposed building will not interfere with the existing natural functioning of the stream to the east, and existing riparian vegetation along the stream will be retained in perpetuity.
- The proposed works are considered unlikely to affect any areas of archaeological importance, where the site for the existing dwelling and proposed garage have been previously investigated by an Archaeologist, and the appropriate input and authority sought from Heritage New Zealand.
- Relevant assessment criteria are provided for resource consents in each section of the District Plan highlighted above. The Planning Report provided with the application and the assessment of environmental effects undertaken in section 9.0 of the notification report have provided a comprehensive assessment of the proposal against these criteria. On the basis of that assessment it is considered that the proposal is consistent with the relevant assessment criteria.

Overall for these reasons, it is considered that the proposal is not contrary to the relevant Operative District Plan provisions.

3. Other matters

There are no other matters considered relevant to the determination of this application.

4. Part 2 Matters

Section 5- Purpose of the Act

In terms of Part 2 of the Act, the proposed activity must meet the purpose of the Act set out in section 5 which is “to promote the sustainable management of natural and physical resources.” A definition of sustainable management is provided within part 2 of the Act. It is considered that the proposal is in accordance with the purpose of the Act as it is promoting the sustainable management of natural and physical resources i.e. land and buildings. Furthermore, the proposed activity constitutes development of land which enables people to provide for their social and economic wellbeing while mitigating effects through the design, location and mitigations proposed in relation to the proposal.

Section 6- Matters of National Importance

Section 6 of the Act highlights matters of national importance that shall be recognised and provided for in order to achieve the sustainable management purpose of the Act. Relevant matters from section 6 are considered to include:

- (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:
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- (f) the protection of historic heritage from inappropriate subdivision, use, and development.
- (h) managing significant risks from natural hazards.

Overall the proposal is considered consistent with these matters of national importance as the development is located within a modified environment, adjoining and viewed as part of the existing residential development on the site. The proposed works lie outside of the existing esplanade strip that adjoins the CMA, and the location of the building in relation to the stream will not adversely affect the functioning of this waterbody. An archaeological assessment of this site has concluded that the location of the proposed building is unlikely to impact upon any known archaeology and the appropriate authority has been obtained from Heritage New Zealand.

Section 7- Other matters

Section 7 of the Act lists other matters that particular regard shall be given to in order to achieve the purpose of the Act. The matters that relate to this proposal are the efficient use and development of natural and physical resources and the maintenance and enhancement of amenity values. The proposal is considered an efficient use and development of the existing natural and physical resource base as it enables land to be used for residential purposes while resulting in less than minor effects in the surrounding locality. It is also considered that the proposal maintains existing amenity values in the area and will not result in conflicts between incompatible land uses.

Section 8- Treaty of Waitangi

The proposal does not raise any identified concerns in relation to the principles of the Treaty of Waitangi.

5. Approval

This resource consent has been prepared by Lara Clarke (Consultant Planner – Barker & Associates) and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Pat Killalea, Principal Planner

Date: 6th June 2018

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision.

The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing of Consent

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

The consent is given effect to; or

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

EXISTING AND PROPOSED FLOOR AREAS

COVERAGE AREA

EXISTING BUILDINGS RESIDENTIAL BUILDING (701.5m²)

TOTAL 701.5m²

PROPOSED BUILDINGS BOATSHED (102.5m²)

TOTAL 804m²

SITE AREA : 14621 m²

SITE COVERAGE (RESIDENTIAL BUILDING + NEW BUILDINGS):

701.5m² + 102.5m² = 804m² (0.55%) COMPLIES

A: PROPOSED BOATSHED

B: NEW DECK EXTENSION

C: PROPOSED RETAINING WALL

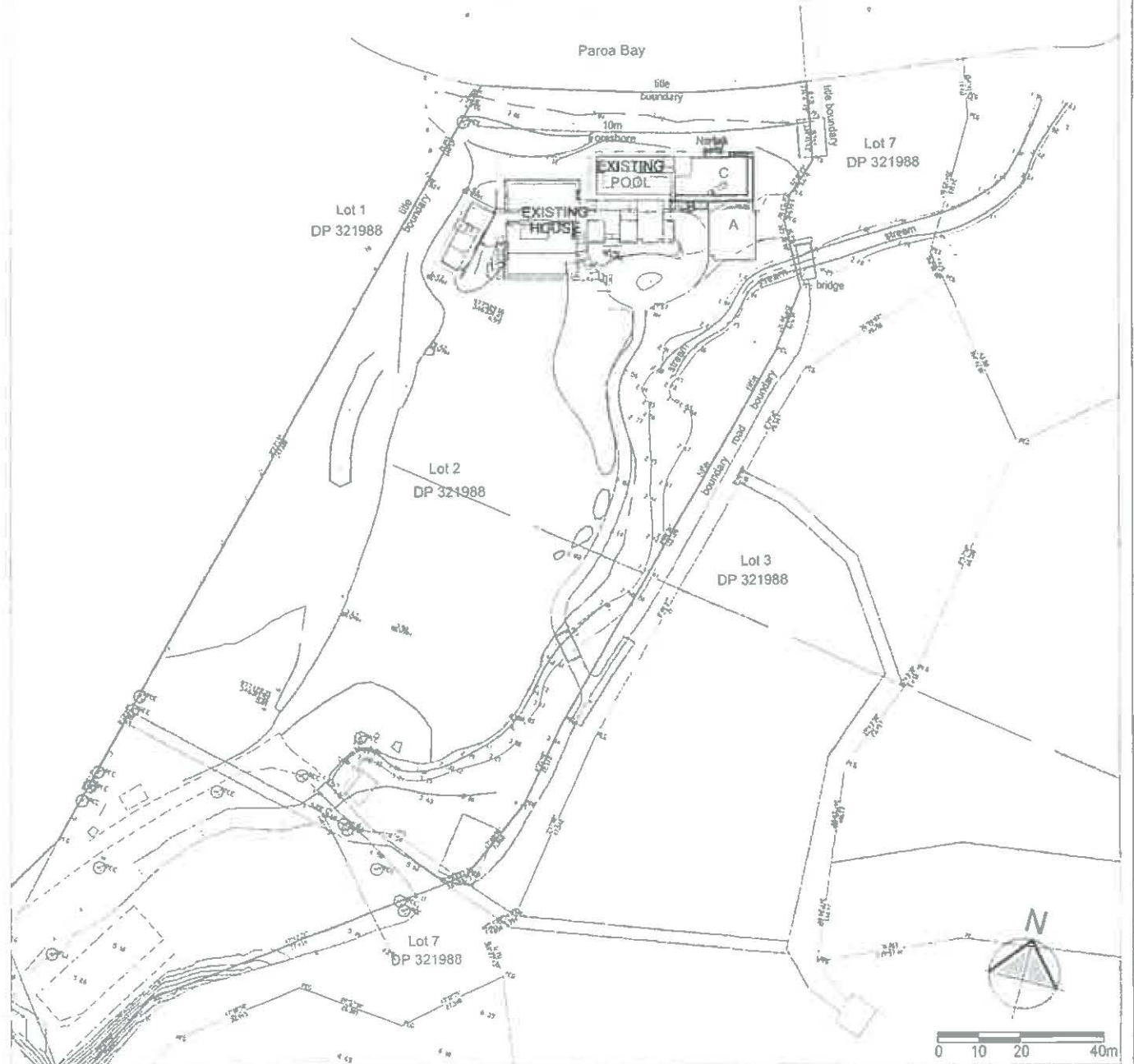
APPROVED PLAN

PP PLANNER *P. J. Killelea*

RC 180426 Date *6/06/2018*

SITWORKS

1. SITE SURVEY INFORMATION, BOUNDARIES, CONTOURS ETC SHOWN HEREON ARE FROM INFORMATION SUPPLIED BY CONSULTANT SURVEYOR, AND NOT THE RESPONSIBILITY OF ARCHITEX LTD CHECK ALL SURVEY DATA ON SITE & NOTIFY ANY & ALL DISCREPANCIES TO ARCHITEX PRIOR TO COMMENCING ANY WORK
2. ALLOW TO DETERMINE ALL BOUNDARY PEGS, SET-OUT POINTS, EXISTING SERVICES, PHYSICAL CONSTRAINTS ETC PRIOR TO COMMENCING ANY CONSTRUCTION
3. EXISTING SERVICE LINES - POWER, PHONE, WATER, GAS ETC ARE INDICATIVE ONLY OR FROM RECORDS CHECK EXACT LOCATIONS ON SITE, RE-ALIGN OR ADAPT AS NECESSARY.
4. REMOVE ALL SURPLUS VEGETATION, RUBBISH & LOOSE MATERIAL FROM BUILDING AREA.
5. PROTECT ALL TREES & VEGETATION TO REMAIN. CHECK COUNCIL REQUIREMENTS FOR PROTECTION DETAILS.



ALL DIMENSIONS HAVE BEEN VERIFIED BEFORE STARTING ANY WORKS. DO NOT BUILD FROM SCALED DIMENSIONS

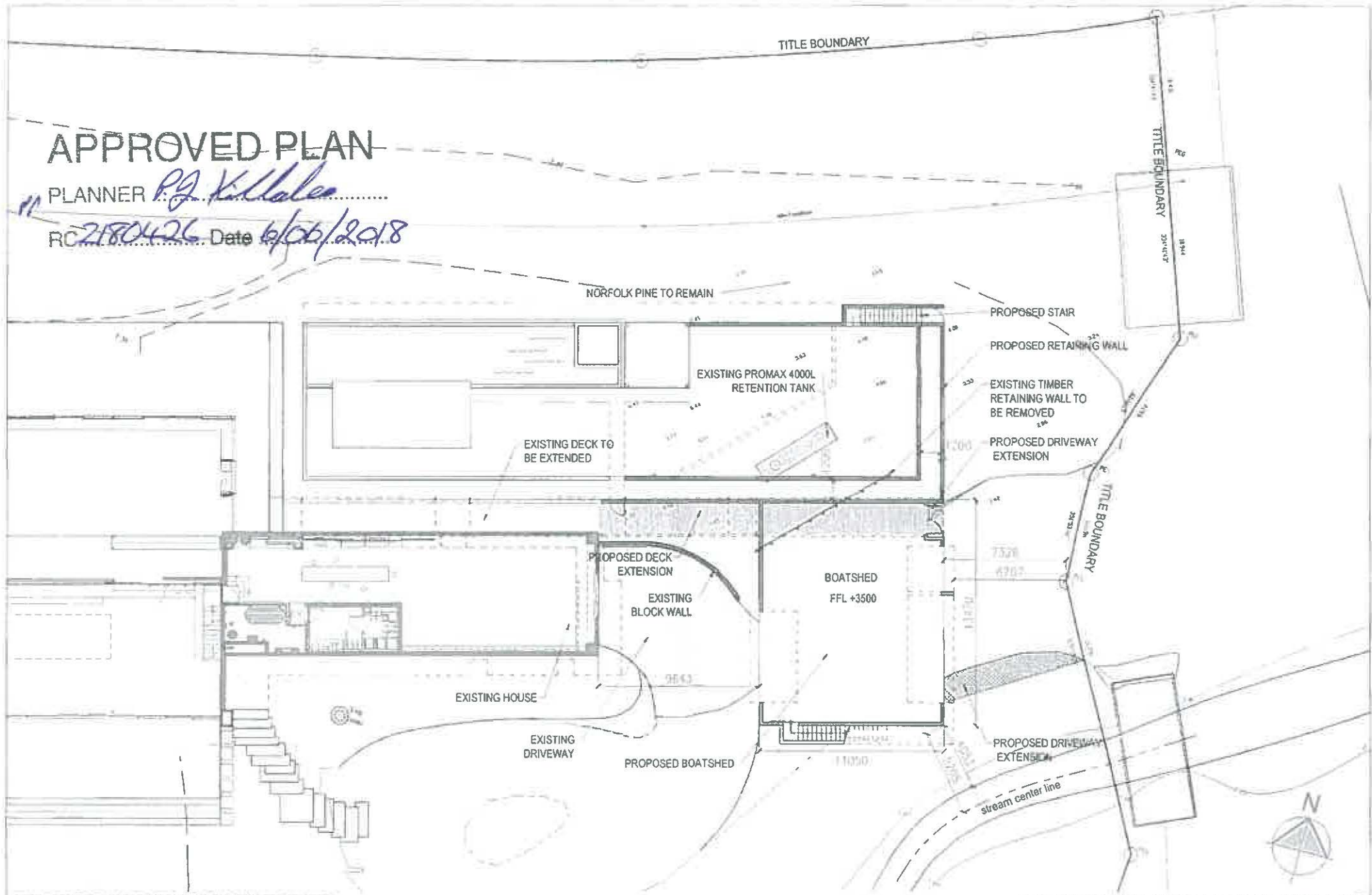
File No. 120 Victoria St, Auckland P.O. Box 911 281, Victoria Street West, Auckland 1142. Ph 09 377 4881 Fax 09 377 4883

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	GENERAL SITE PLAN					RESOURCE CONSENT	DIC 2017	RC 101
								SCALE 1:1000 @A1	REV

APPROVED PLAN

PLANNER *P.J. Kullalea*

RC 2180426 Date *6/06/2018*



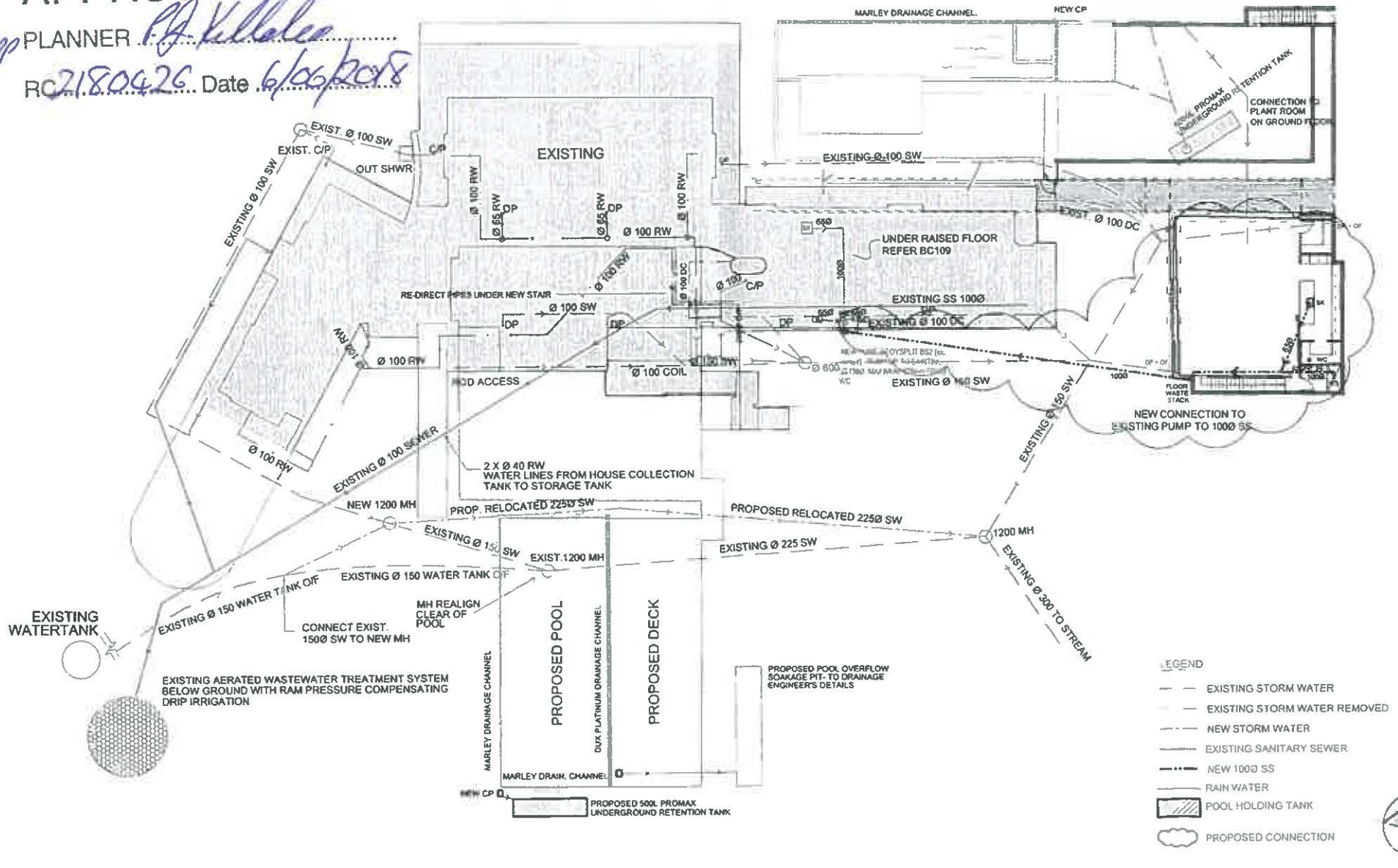
ALL DIMENSIONS HAVE BEEN CHECKED AGAINST THE STARTING APPROVALS. DO NOT SCALE DRAWING FOR DIMENSIONS.

Level Top: 120 Victoria Street, Auckland, P.O. Box 211 281, Victoria Street West, Auckland 1142. ph 09 3724991 fax 09 3724995

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	SITE PLAN					RESOURCE CONSENT	DIC 2017	RC 102
								SCALE 1:200 @ A3	REV

APPROVED PLAN

PLANNER *P. J. Kelleher*
 RC *2180426* Date *6/06/2018*



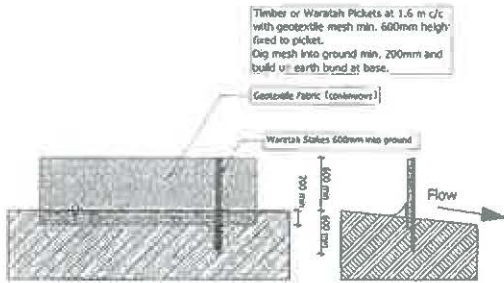
ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM HEALTH DIMENSIONS. Legal Dep. 129 Victoria B. 17/18, Number 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	DRAINAGE PLAN					RESOURCE CONSENT

DATE DEC 2017 SHEET NO RC 103
 SCALE 1:250 @ A3 REV

APPROVED PLAN

PP PLANNER *P.J. Killelea*
 RC2180426 Date *6/06/2018*



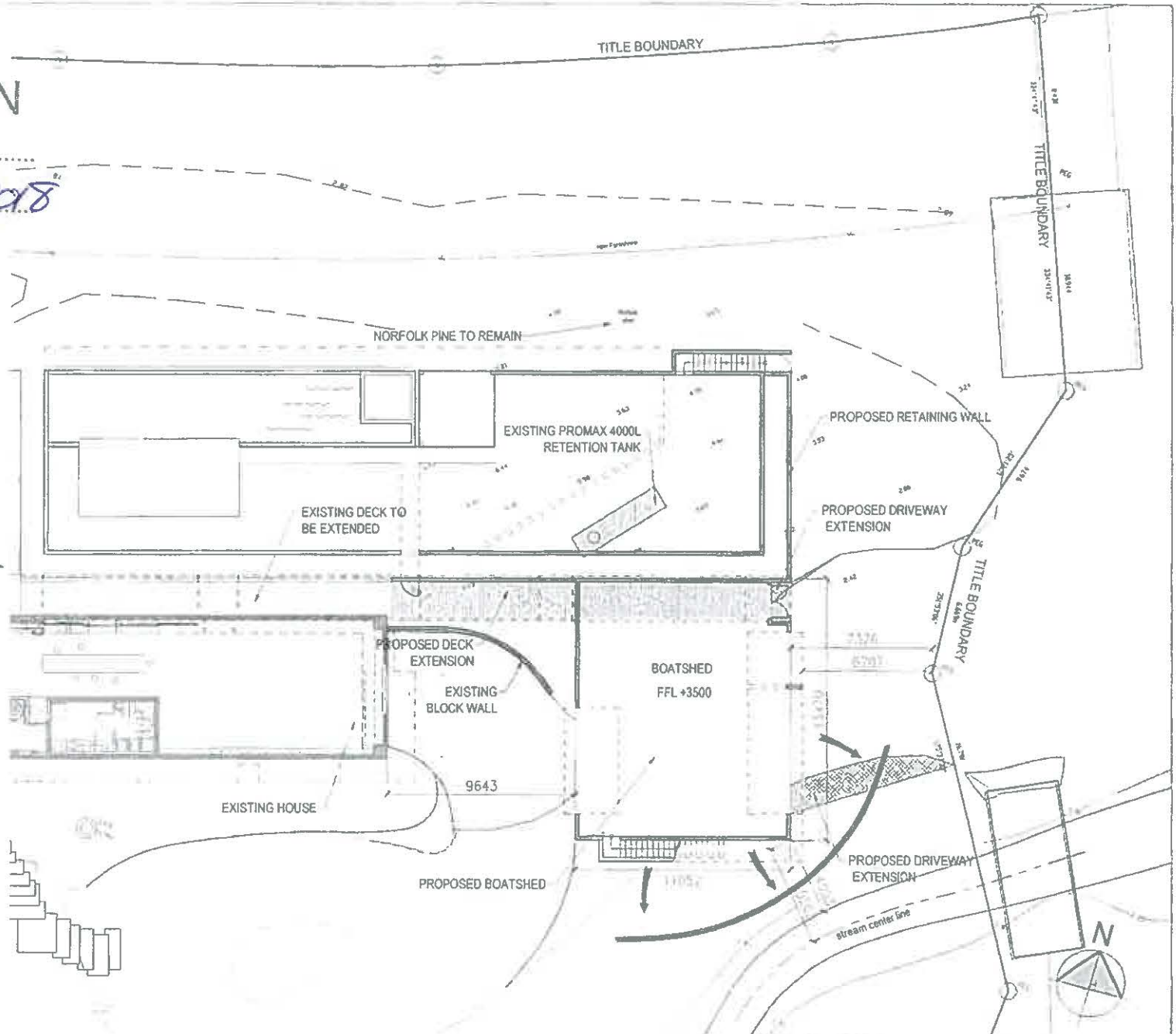
SILT TRAP FENCE DETAILS

SEDIMENT & EROSION CONTROL MEASURES TIMETABLE & NOTES

- Expose earth only when ready to place granular hard fill or foundations to minimize run off
- Builder to provide and maintain temporary Geotextile fabric silt trap fences as detailed before commencement of any excavation work on site
- Maintain sediment barrier with regular checks to ensure effective control of runoff during inclement weather - clean out before it is 30% full and remove to a contained area
- Ensure all stockpiled earth remains within sediment fencing
- If existing vehicle crossing not present then a stabilized vehicle crossing must be installed as per detail prior to any construction traffic exiting the site
- Temporary water collection drip from roof must be installed on completion of roof
- New Storm water lines to building must be placed at completion of foundations
- Owner to regrass all batters, building edges and other areas stripped of grass during construction at completion of building works

SEDIMENT AND EROSION CONTROL LEGEND

- SILT TRAP FENCE TO DETAIL
- EXPECTED OVERLAND FLOWPATH DURING CONSTRUCTION



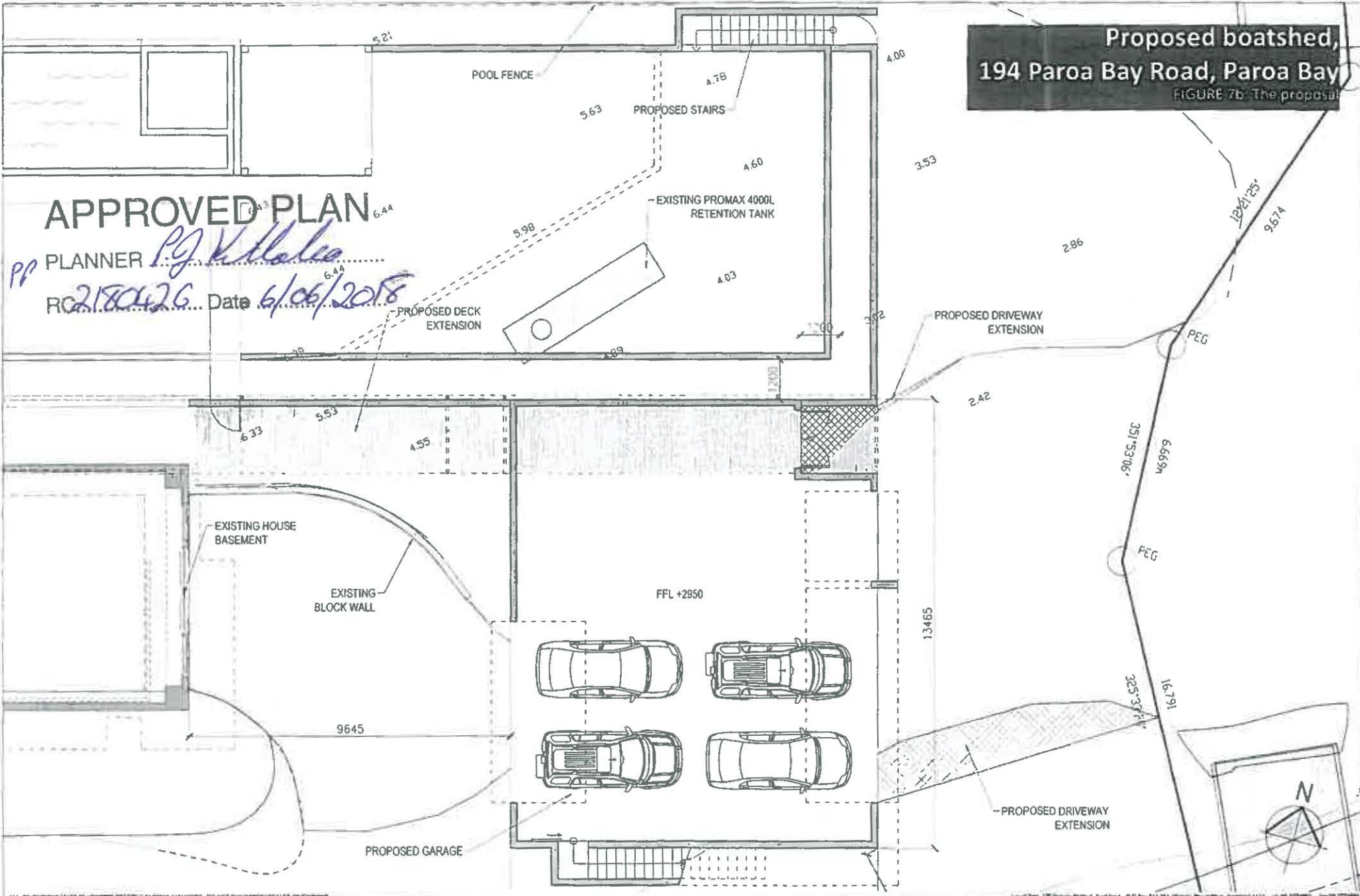
ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

Land Title 228 Volume 23 (Part 1) 1998 P.O. Box 911 281, Victoria Street West, Auckland 1142. Tel: 09 377 4691 Fax: 09 377 4693

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	SEDIMENT & EROSION CONTROL PLAN					RESOURCE CONSENT	DIC 2017	RC 104
								SCALE 1:200	REV

**Proposed boatshed,
194 Paroa Bay Road, Paroa Bay**

FIGURE 7b: The proposal

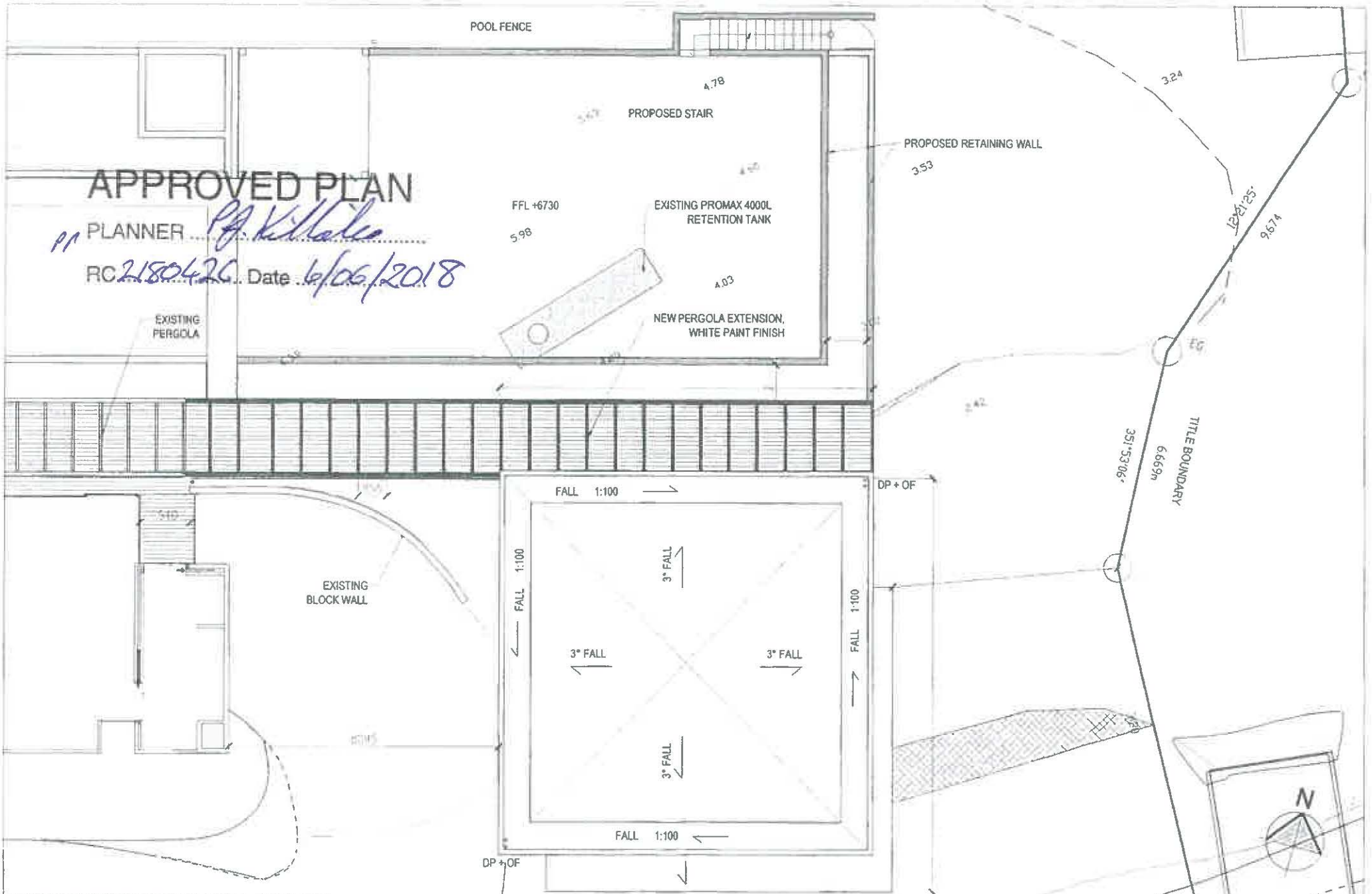


APPROVED PLAN

PP PLANNER *P. J. K. K. K.*
RC 2180426 Date *6/06/2018*

ALL DIMENSIONS SHOWN ARE APPROXIMATE AND DO NOT TAKE INTO ACCOUNT ANY WORKS DONE SINCE THE DATE OF THE APPROVED PLAN. DIMENSIONS SHOWN IN BRACKETS ARE APPROXIMATE DIMENSIONS.

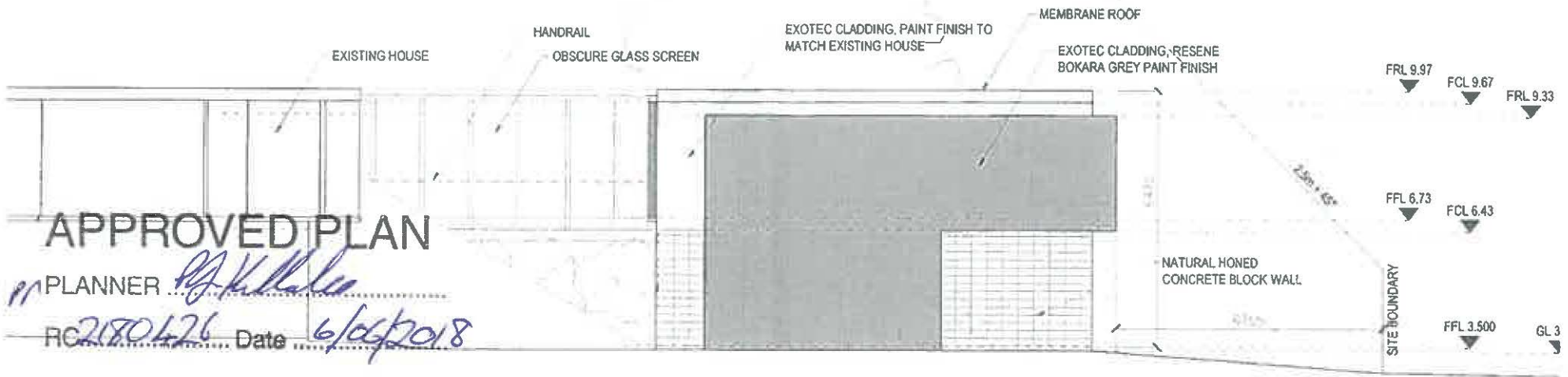
PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	PROPOSED GROUND FLOOR PLAN					RESOURCE CONSENT	OCT 2017	RC 105
								SCALE 1:100 @ A3	REV



ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	PROPOSED ROOF PLAN					RESOURCE CONSENT	DIC 2017	RC 107
								SCALE 1:100	REV

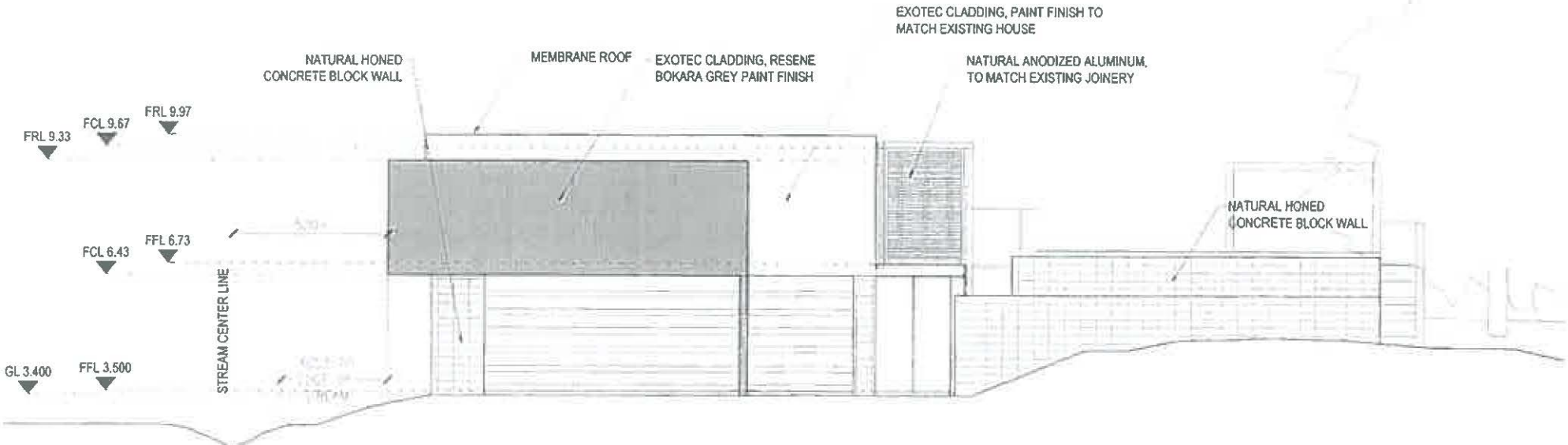
Level 128 Victoria Street, Auckland P.O. Box 111 781, Victoria Street West, Auckland 1142 ph 09 2774591 fax 09 277 9953



APPROVED PLAN

PLANNER *P. J. K. K.*
 RC 2180426 Date 6/06/2018

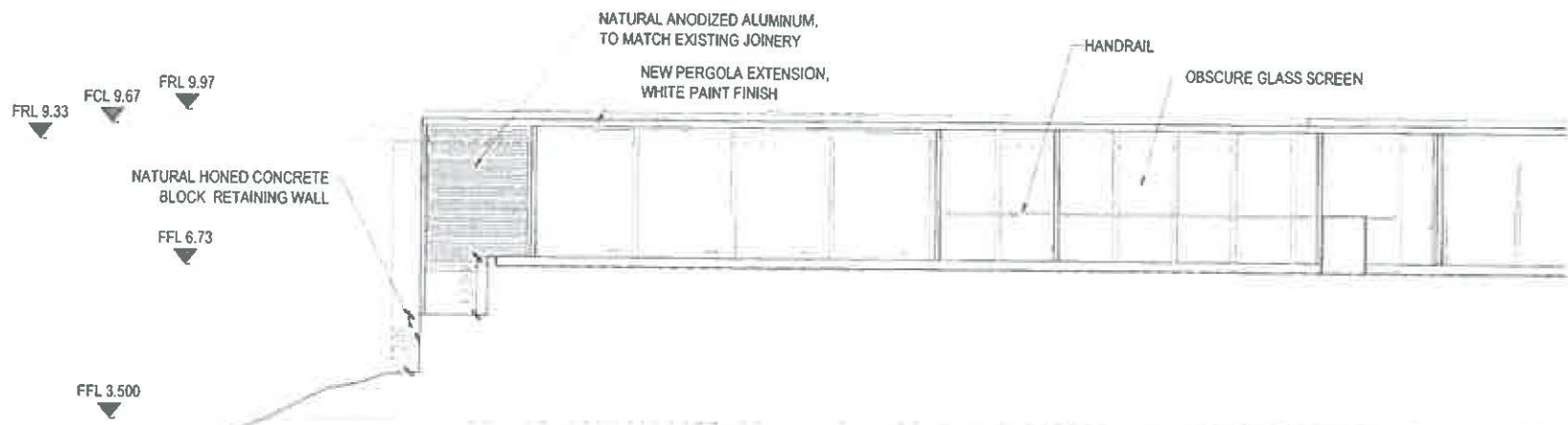
SOUTH ELEVATION



EAST ELEVATION

ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORKS. DO NOT BUILD FROM SCALED DIMENSIONS
 Land Title, LIM Volume 10, Part 1, Section 111(1), Volume 10, Part 1, Section 111(1), Volume 10, Part 1, Section 111(1), Volume 10, Part 1, Section 111(1)

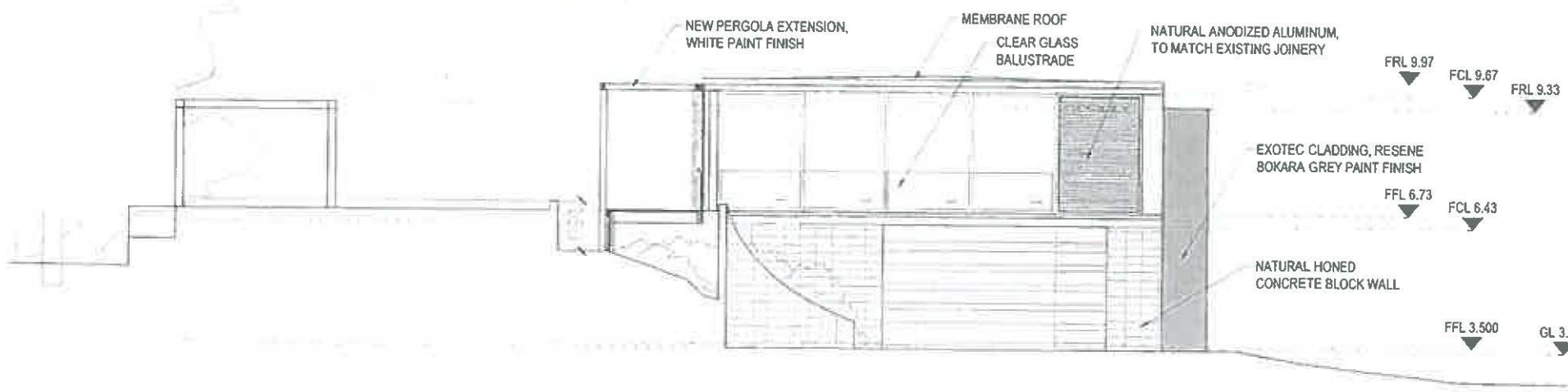
PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	SOUTH & EAST ELEVATION					RESOURCE CONSENT	DIC 2017	RC 201
								SCALE 1:100	REV



NORTH ELEVATION

APPROVED PLAN

PLANNER *[Signature]*
 RC *2180426* Date *6/26/2018*



WEST ELEVATION

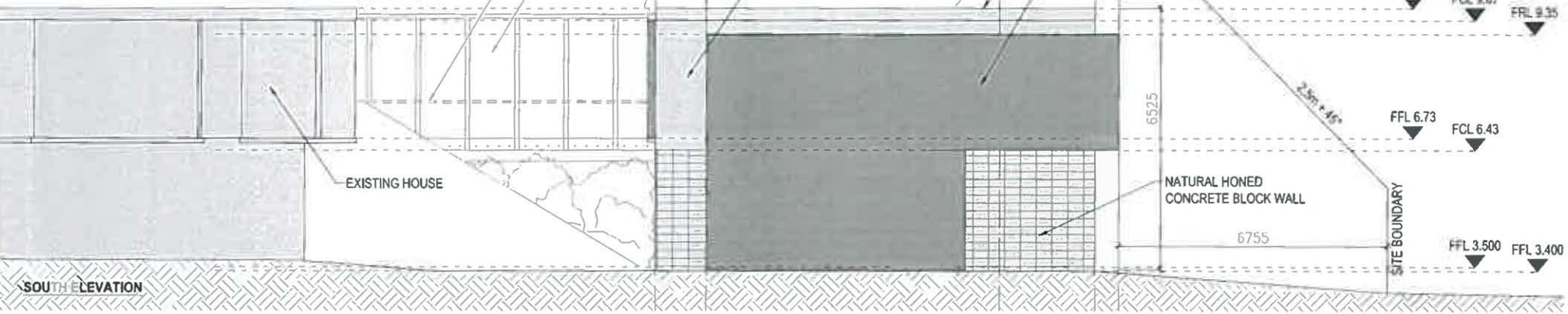
ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. ALL METERS SHOWN FROM BOUNDARY OR CENTERLINE

PROJECT NUMBER	PROJECT LOCATION	DRAWING SHEET NAME	REVISION	DATE	DRAWN	COMMENTS	PROJECT STATUS	DATE	SHEET NO.
1510	194 PAROA BAY ROAD, PAROA BAY, RUSSEL	NORTH & WEST ELEVATION					RESOURCE CONSENT	DIC 2017	RC 202
								SCALE 1:100 @ A3	REV

Small text at bottom right: Local Plan, P.O. Box 111 281, Victoria Street, Auckland 1142, Tel: 09 377 4991, Fax: 09 377 9944

BUILDING ENVELOPE RISK MATRIX, SOUTH ELEVATION

Risk Factor	RISK SEVERITY						SUBTOTALS
	LOW	MEDIUM	HIGH	VERY HIGH			
Wind Zone (per NZS 3804)	0	0	1	2	4	0	0
Number of Storeys	0	1	2	3	5	1	1
Roof / Wall Intersection Design	0	1	3	5	3	3	3
Eaves Width	0	1	2	5	5	5	5
Envelope Complexity	0	1	3	6	1	1	1
Deck Design	0	2	4	6	0	0	0
TOTAL RISK SCORE							10



SOUTH ELEVATION

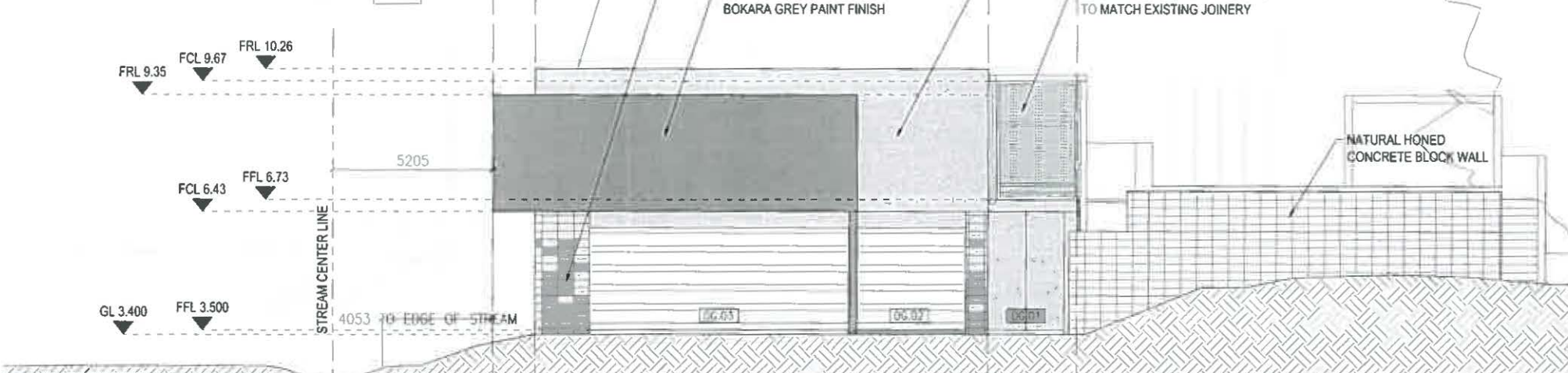
APPROVED PLAN

PLANNER *P.J. Kildale*

RC 2180426 Date *6/06/2018*

BUILDING ENVELOPE RISK MATRIX, EAST ELEVATION

Risk Factor	RISK SEVERITY						SUBTOTALS
	LOW	MEDIUM	HIGH	VERY HIGH			
Wind Zone (per NZS 3804)	0	0	1	2	4	0	0
Number of Storeys	0	1	2	4	1	1	1
Roof / Wall Intersection Design	0	1	3	5	3	3	3
Eaves Width	0	1	2	5	5	5	5
Envelope Complexity	0	1	3	6	1	1	1
Deck Design	0	2	4	6	4	4	4
TOTAL RISK SCORE							14



EAST ELEVATION

ALL DIMENSIONS MUST BE CHECKED ON SITE FOR ANY WORK. CONSULT ARCHITECT FOR ANY CHANGES TO THE PLAN. Land Top: 193.00m; 194.00m; 195.00m; 196.00m; 197.00m; 198.00m; 199.00m; 200.00m; 201.00m; 202.00m; 203.00m; 204.00m; 205.00m; 206.00m; 207.00m; 208.00m; 209.00m; 210.00m; 211.00m; 212.00m; 213.00m; 214.00m; 215.00m; 216.00m; 217.00m; 218.00m; 219.00m; 220.00m; 221.00m; 222.00m; 223.00m; 224.00m; 225.00m; 226.00m; 227.00m; 228.00m; 229.00m; 230.00m; 231.00m; 232.00m; 233.00m; 234.00m; 235.00m; 236.00m; 237.00m; 238.00m; 239.00m; 240.00m; 241.00m; 242.00m; 243.00m; 244.00m; 245.00m; 246.00m; 247.00m; 248.00m; 249.00m; 250.00m; 251.00m; 252.00m; 253.00m; 254.00m; 255.00m; 256.00m; 257.00m; 258.00m; 259.00m; 260.00m; 261.00m; 262.00m; 263.00m; 264.00m; 265.00m; 266.00m; 267.00m; 268.00m; 269.00m; 270.00m; 271.00m; 272.00m; 273.00m; 274.00m; 275.00m; 276.00m; 277.00m; 278.00m; 279.00m; 280.00m; 281.00m; 282.00m; 283.00m; 284.00m; 285.00m; 286.00m; 287.00m; 288.00m; 289.00m; 290.00m; 291.00m; 292.00m; 293.00m; 294.00m; 295.00m; 296.00m; 297.00m; 298.00m; 299.00m; 300.00m; 301.00m; 302.00m; 303.00m; 304.00m; 305.00m; 306.00m; 307.00m; 308.00m; 309.00m; 310.00m; 311.00m; 312.00m; 313.00m; 314.00m; 315.00m; 316.00m; 317.00m; 318.00m; 319.00m; 320.00m; 321.00m; 322.00m; 323.00m; 324.00m; 325.00m; 326.00m; 327.00m; 328.00m; 329.00m; 330.00m; 331.00m; 332.00m; 333.00m; 334.00m; 335.00m; 336.00m; 337.00m; 338.00m; 339.00m; 340.00m; 341.00m; 342.00m; 343.00m; 344.00m; 345.00m; 346.00m; 347.00m; 348.00m; 349.00m; 350.00m; 351.00m; 352.00m; 353.00m; 354.00m; 355.00m; 356.00m; 357.00m; 358.00m; 359.00m; 360.00m; 361.00m; 362.00m; 363.00m; 364.00m; 365.00m; 366.00m; 367.00m; 368.00m; 369.00m; 370.00m; 371.00m; 372.00m; 373.00m; 374.00m; 375.00m; 376.00m; 377.00m; 378.00m; 379.00m; 380.00m; 381.00m; 382.00m; 383.00m; 384.00m; 385.00m; 386.00m; 387.00m; 388.00m; 389.00m; 390.00m; 391.00m; 392.00m; 393.00m; 394.00m; 395.00m; 396.00m; 397.00m; 398.00m; 399.00m; 400.00m; 401.00m; 402.00m; 403.00m; 404.00m; 405.00m; 406.00m; 407.00m; 408.00m; 409.00m; 410.00m; 411.00m; 412.00m; 413.00m; 414.00m; 415.00m; 416.00m; 417.00m; 418.00m; 419.00m; 420.00m; 421.00m; 422.00m; 423.00m; 424.00m; 425.00m; 426.00m; 427.00m; 428.00m; 429.00m; 430.00m; 431.00m; 432.00m; 433.00m; 434.00m; 435.00m; 436.00m; 437.00m; 438.00m; 439.00m; 440.00m; 441.00m; 442.00m; 443.00m; 444.00m; 445.00m; 446.00m; 447.00m; 448.00m; 449.00m; 450.00m; 451.00m; 452.00m; 453.00m; 454.00m; 455.00m; 456.00m; 457.00m; 458.00m; 459.00m; 460.00m; 461.00m; 462.00m; 463.00m; 464.00m; 465.00m; 466.00m; 467.00m; 468.00m; 469.00m; 470.00m; 471.00m; 472.00m; 473.00m; 474.00m; 475.00m; 476.00m; 477.00m; 478.00m; 479.00m; 480.00m; 481.00m; 482.00m; 483.00m; 484.00m; 485.00m; 486.00m; 487.00m; 488.00m; 489.00m; 490.00m; 491.00m; 492.00m; 493.00m; 494.00m; 495.00m; 496.00m; 497.00m; 498.00m; 499.00m; 500.00m; 501.00m; 502.00m; 503.00m; 504.00m; 505.00m; 506.00m; 507.00m; 508.00m; 509.00m; 510.00m; 511.00m; 512.00m; 513.00m; 514.00m; 515.00m; 516.00m; 517.00m; 518.00m; 519.00m; 520.00m; 521.00m; 522.00m; 523.00m; 524.00m; 525.00m; 526.00m; 527.00m; 528.00m; 529.00m; 530.00m; 531.00m; 532.00m; 533.00m; 534.00m; 535.00m; 536.00m; 537.00m; 538.00m; 539.00m; 540.00m; 541.00m; 542.00m; 543.00m; 544.00m; 545.00m; 546.00m; 547.00m; 548.00m; 549.00m; 550.00m; 551.00m; 552.00m; 553.00m; 554.00m; 555.00m; 556.00m; 557.00m; 558.00m; 559.00m; 560.00m; 561.00m; 562.00m; 563.00m; 564.00m; 565.00m; 566.00m; 567.00m; 568.00m; 569.00m; 570.00m; 571.00m; 572.00m; 573.00m; 574.00m; 575.00m; 576.00m; 577.00m; 578.00m; 579.00m; 580.00m; 581.00m; 582.00m; 583.00m; 584.00m; 585.00m; 586.00m; 587.00m; 588.00m; 589.00m; 590.00m; 591.00m; 592.00m; 593.00m; 594.00m; 595.00m; 596.00m; 597.00m; 598.00m; 599.00m; 600.00m; 601.00m; 602.00m; 603.00m; 604.00m; 605.00m; 606.00m; 607.00m; 608.00m; 609.00m; 610.00m; 611.00m; 612.00m; 613.00m; 614.00m; 615.00m; 616.00m; 617.00m; 618.00m; 619.00m; 620.00m; 621.00m; 622.00m; 623.00m; 624.00m; 625.00m; 626.00m; 627.00m; 628.00m; 629.00m; 630.00m; 631.00m; 632.00m; 633.00m; 634.00m; 635.00m; 636.00m; 637.00m; 638.00m; 639.00m; 640.00m; 641.00m; 642.00m; 643.00m; 644.00m; 645.00m; 646.00m; 647.00m; 648.00m; 649.00m; 650.00m; 651.00m; 652.00m; 653.00m; 654.00m; 655.00m; 656.00m; 657.00m; 658.00m; 659.00m; 660.00m; 661.00m; 662.00m; 663.00m; 664.00m; 665.00m; 666.00m; 667.00m; 668.00m; 669.00m; 670.00m; 671.00m; 672.00m; 673.00m; 674.00m; 675.00m; 676.00m; 677.00m; 678.00m; 679.00m; 680.00m; 681.00m; 682.00m; 683.00m; 684.00m; 685.00m; 686.00m; 687.00m; 688.00m; 689.00m; 690.00m; 691.00m; 692.00m; 693.00m; 694.00m; 695.00m; 696.00m; 697.00m; 698.00m; 699.00m; 700.00m; 701.00m; 702.00m; 703.00m; 704.00m; 705.00m; 706.00m; 707.00m; 708.00m; 709.00m; 710.00m; 711.00m; 712.00m; 713.00m; 714.00m; 715.00m; 716.00m; 717.00m; 718.00m; 719.00m; 720.00m; 721.00m; 722.00m; 723.00m; 724.00m; 725.00m; 726.00m; 727.00m; 728.00m; 729.00m; 730.00m; 731.00m; 732.00m; 733.00m; 734.00m; 735.00m; 736.00m; 737.00m; 738.00m; 739.00m; 740.00m; 741.00m; 742.00m; 743.00m; 744.00m; 745.00m; 746.00m; 747.00m; 748.00m; 749.00m; 750.00m; 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975.00m; 976.00m; 977.00m; 978.00m; 979.00m; 980.00m; 981.00m; 982.00m; 983.00m; 984.00m; 985.00m; 986.00m; 987.00m; 988.00m; 989.00m; 990.00m; 991.00m; 992.00m; 993.00m; 994.00m; 995.00m; 996.00m; 997.00m; 998.00m; 999.00m; 1000.00m

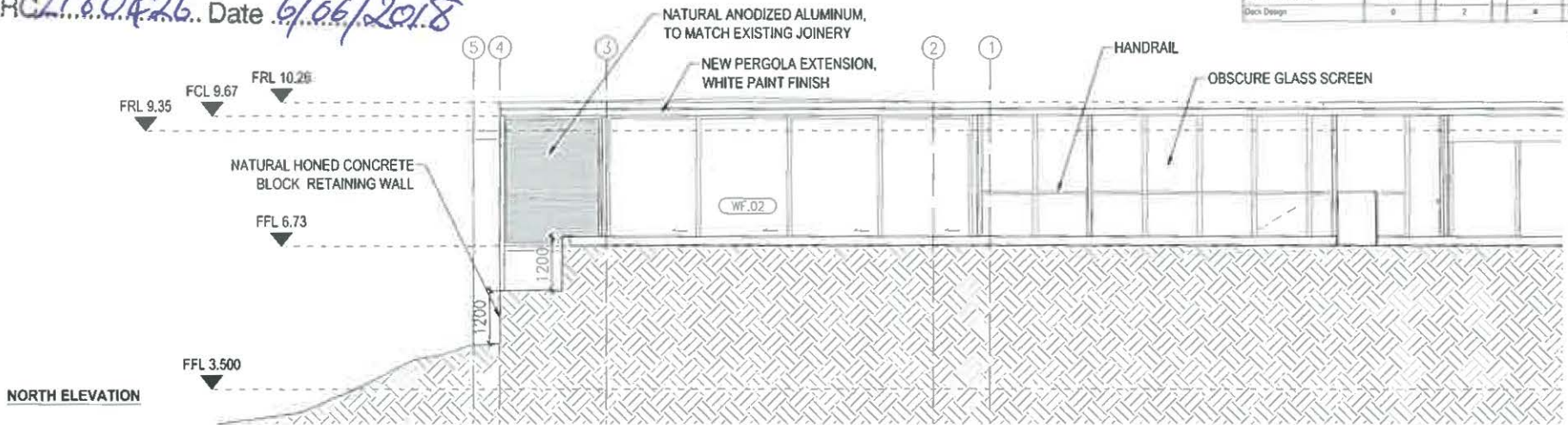
APPROVED PLAN

PLANNER *P.J. Killalea*

RC2180426 Date 6/06/2018

BUILDING ENVELOPE RISK MATRIX - NORTH ELEVATION

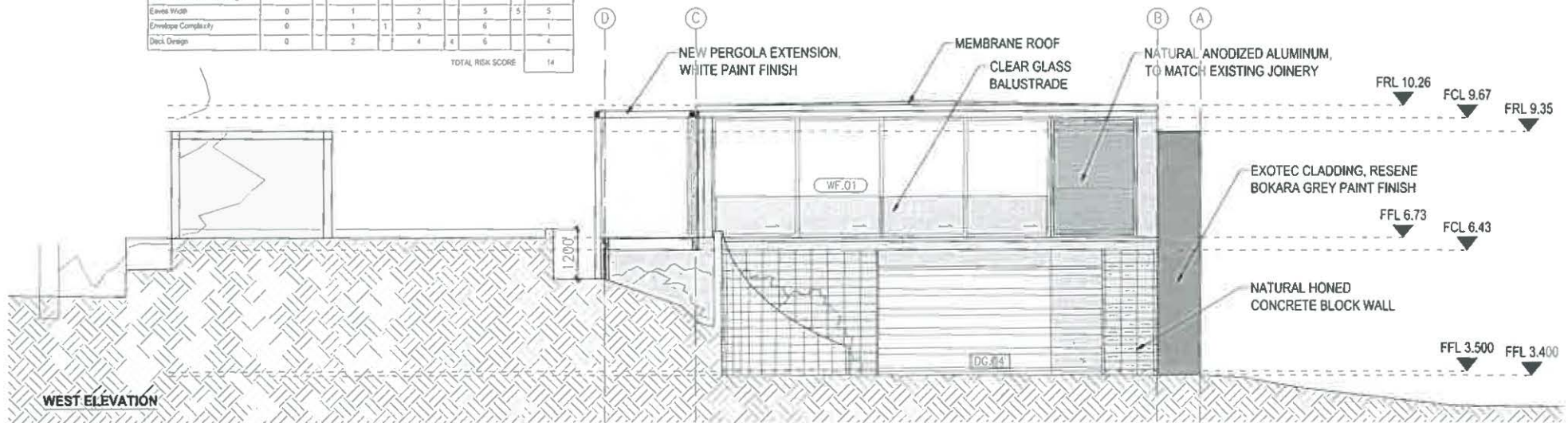
Risk Factor	RISK SEVERITY						SUBTOTAL
	LOW	LOW	MEDIUM	MEDIUM	HIGH	HIGH	
Wind Zone (per NZS 3604)	0	0	0	0	1	2	0
Number of Storeys	0	1	1	2	4	1	1
Roof / Wall Intersection Design	0	1	3	3	5	3	3
Eaves Width	0	1	2	5	5	5	5
Envelope Complexity	0	1	1	3	6	1	1
Deck Design	0	2	4	4	6	4	4
TOTAL RISK SCORE							14



NORTH ELEVATION

BUILDING ENVELOPE RISK MATRIX - WEST ELEVATION

Risk Factor	RISK SEVERITY						SUBTOTAL
	LOW	LOW	MEDIUM	MEDIUM	HIGH	HIGH	
Wind Zone (per NZS 3604)	0	0	0	1	2	0	0
Number of Storeys	0	1	1	2	4	1	1
Roof / Wall Intersection Design	0	1	3	3	5	3	3
Eaves Width	0	1	2	5	5	5	5
Envelope Complexity	0	1	1	3	6	1	1
Deck Design	0	2	4	4	6	4	4
TOTAL RISK SCORE							14



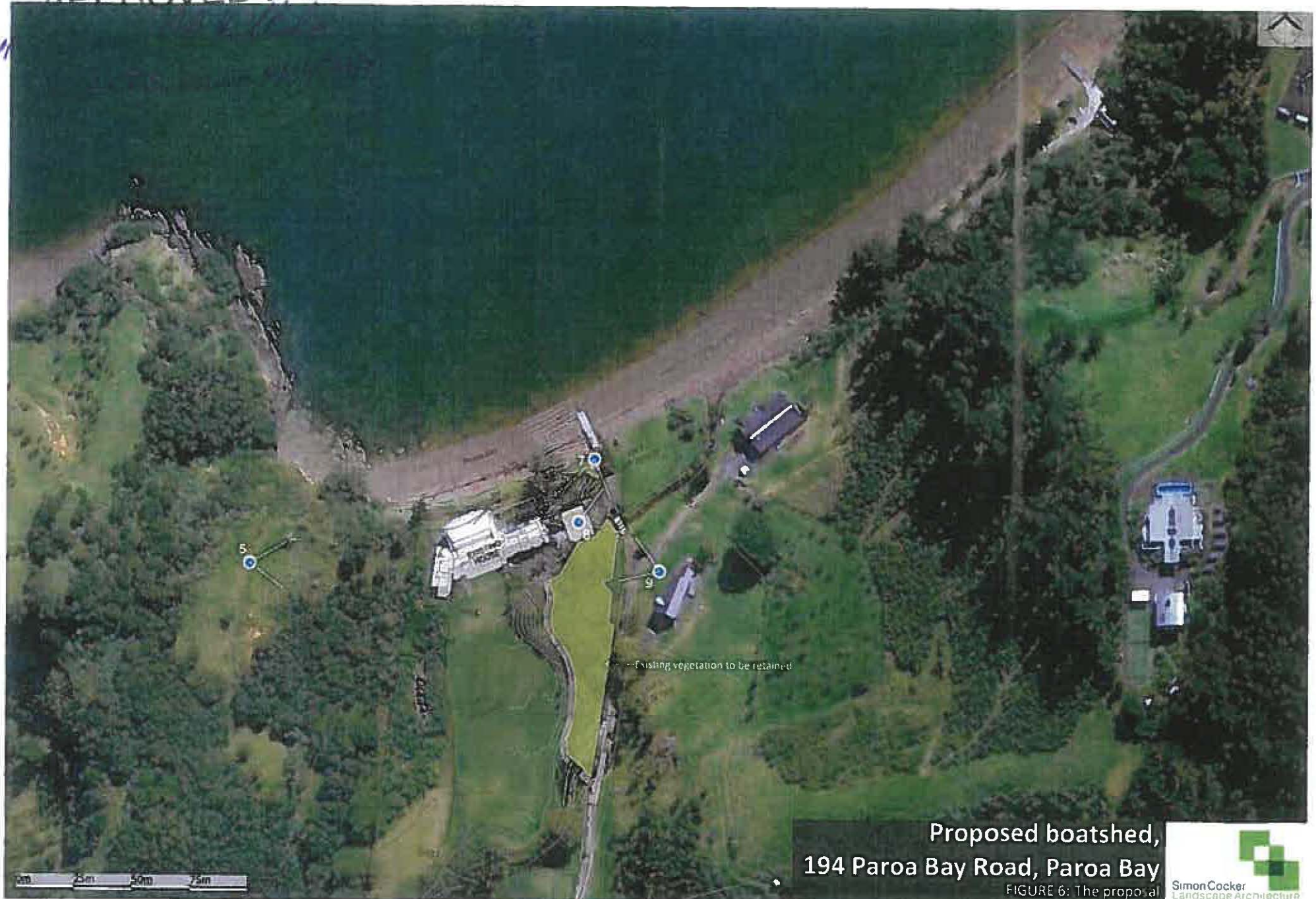
WEST ELEVATION

ALL DIMENSIONS MUST BE VERIFIED BEFORE STARTING ANY WORK. DO NOT BUILD FROM SCALED DIMENSIONS

Level Top 113 Victoria St Wind Australia P.O. Box 911 281 Victoria Street West Auckland 1142 ph 09 377 6931 fax 09 377 6933

PROJECT NUMBER 1510	PROJECT LOCATION a h	DRAWING SHEET NAME 194 PAROA BAY ROAD, PAROA BAY, RUSSEL	REVISION NORTH & WEST ELEVATION	DATE APR 2018	DRAWN BY COMMENTS	PROJECT STATUS BUILDING CONSENT	DATE APR 2018	SHEET NO. BC 202
						SCALE 1:100	@A3	REV

APPROVED PLAN



Proposed boatshed,
194 Paroa Bay Road, Paroa Bay

FIGURE 6: The proposal

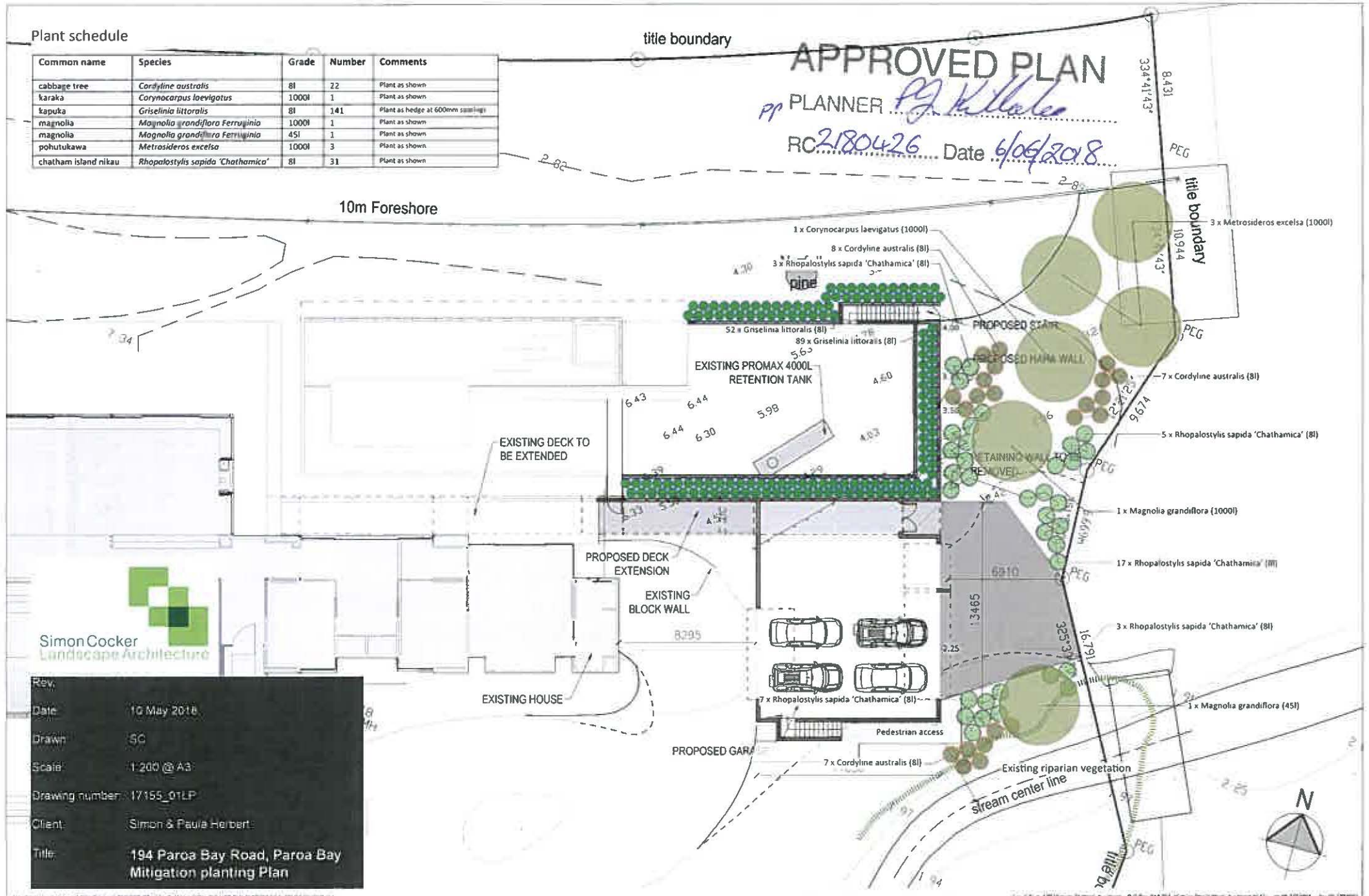


Plant schedule

Common name	Species	Grade	Number	Comments
cabbage tree	<i>Coradylne australis</i>	8I	22	Plant as shown
karakā	<i>Corynocarpus laevigatus</i>	1000I	1	Plant as shown
kapuka	<i>Griselinia littoralis</i>	8I	141	Plant as hedge at 600mm spacing
magnolia	<i>Magnolia grandiflora</i> Ferruginia	1000I	1	Plant as shown
magnolia	<i>Magnolia grandiflora</i> Ferruginia	45I	1	Plant as shown
pohutukawa	<i>Metrosideros excelsa</i>	1000I	3	Plant as shown
chatham island nikau	<i>Rhopalostylis sapida</i> 'Chathamica'	8I	31	Plant as shown

APPROVED PLAN

PP PLANNER *P. J. Killeen*
 RC 2180426 Date 6/06/2018



Simon Cocker
Landscape Architecture

Rev.	
Date	10 May 2018
Drawn	SC
Scale	1:200 @ A3
Drawing number	17155_01LP
Client	Simon & Paula Herbert
Title	194 Paroa Bay Road, Paroa Bay Mitigation planting Plan



Accidental Discovery Protocol (ADP)

Prior to the commencement of any works, a copy of this ADP should be made available to all contractors working on site.

Under the *Historic Places Act* (1993) an archaeological site is defined as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand. Over 11,000 archaeological sites have been recorded in Northland, and more are identified on a regular basis.

For Maori sites (the most common site types in Northland), the largest and most obvious site types are pa, pits and terraces. However, evidence may be of a smaller nature, in the form of bones, shells, charcoal, burnt stone etc; a midden is an archaeological rubbish tip, in which many of these items can be found consolidated together. Evidence of disturbance of a midden can be a scattering of shell across a wide area; this can be confusing if it is near a beach. Pieces of obsidian or chert, together with stone tools, may also be recovered.

In later sites of European origin artefacts such as bottle glass, iron/metal, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures.

Burials/koiwi tangata may be found from any period.

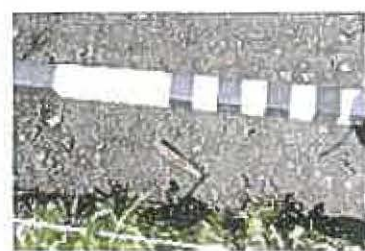
Some examples:



Shell midden



Discoloured soils indicating burning



Animal bone



Historic pottery on a roadside scrape



A flight of pits in forest



Shell midden uncovered in road scraping

In the event of an “accidental discovery” of archaeological material the following steps must be taken:

1. All work on the site will cease immediately. The contractor/works supervisor will shut down all equipment and activity.
2. The contractor/works supervisor/owner will take immediate steps to secure the site (tape it off) to ensure the archaeological remains are undisturbed and the site is safe in terms of health and safety requirements. Work may continue outside of the site area.
3. The contractor/works supervisor/owner will notify the Area Archaeologist of the Historic Places Trust (Northland Office), tangata whenua and any required statutory agencies¹ if this has not already occurred.
4. The New Zealand Historic Places Trust will appoint/advise a qualified archaeologist who will confirm the nature of the accidentally discovered material.
5. If the material is confirmed as being archaeological, under the terms of the *Historic Places Act*, the landowner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from the Trust before work resumes.
6. If burials, human remains/koiwi tangata are uncovered, steps 1 to 3 above must be taken and the Area Archaeologist of the Historic Places Trust, the New Zealand Police and the Iwi representative for the area must be contacted immediately. The area must be treated with discretion and respect and the koiwi tangata/human remains dealt with according to law and tikanga.
7. Works at the site area shall not recommence until an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and statutory requirements met. All parties will work towards work recommencement in the shortest possible timeframe while ensuring that archaeological and cultural requirements are complied with.

ADVICE TO ALL CONTRACTORS/SITE WORKERS/OWNERS:-

IF IN DOUBT, STOP AND ASK; TAKE A PHOTO AND SEND IT TO THE NZHPT ARCHAEOLOGIST (details below)

Contact details for the Area Archaeologist for Northland are:

Bill Edwards, Area Archaeologist Northland or
Shelagh Norton, Assistant Area Archaeologist Northland
NZ Historic Places Trust
PO Box 836, Kerikeri 0245
Ph. +64 9 401 7947; mobile 027 2490864; fax. +64 9 407 3454
bedwards@historic.org.nz or snorton@historic.org.nz

¹ For example, the New Zealand Police in the event that human remains are found.