

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Dan & Jan Hogg

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Paul Hayman

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Dan & Jan Hogg

**Property Address/
Location:**

48 Waitete Heights Lane

Kerikeri

Postcode

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

00213-79335

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Dan & Jan Hogg

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Daniel Hogg

Signature:

(signature of bill payer)

Date 4/03/26

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Paul David Hayman

Signature:

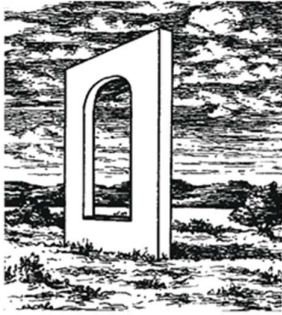
Date 03-Mar-2026

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

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.



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RESOURCE CONSENT APPLICATION

LAND USE

FOR

**Dan & Jan Hogg
48 Waitete Heights Lane
Kerikeri**

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Lot 1 DP588451

48 Waitete Heights Lane

Kerikeri

7th March 2026

1. The proposed activity

The applicants propose to construct a new dwelling on their property legally described as **Lot 15 DP 588451 at 48 Waitete Heights Lane, Kerikeri**. Record of Title and instruments are provided in Attachment 1. This dwelling will be the only dwelling on site. An existing shed/accessory building is present on site and will remain.

This assessment and report accompany the Resource Consent Application made by the applicants and is provided in accordance with section 88 and Schedule 4 of the Resource Management Act 1991. Applicant details are contained within the Application Form 9.

Activity status: The application requires land use consent as a **restricted discretionary activity** due to non-compliance with the **Coastal Living Zone Visual Amenity** standard (Rule 10.7.5.1.1). Council’s discretion is restricted to the visual amenity matters in Rule 10.7.5.3.1 (i)–(xii).

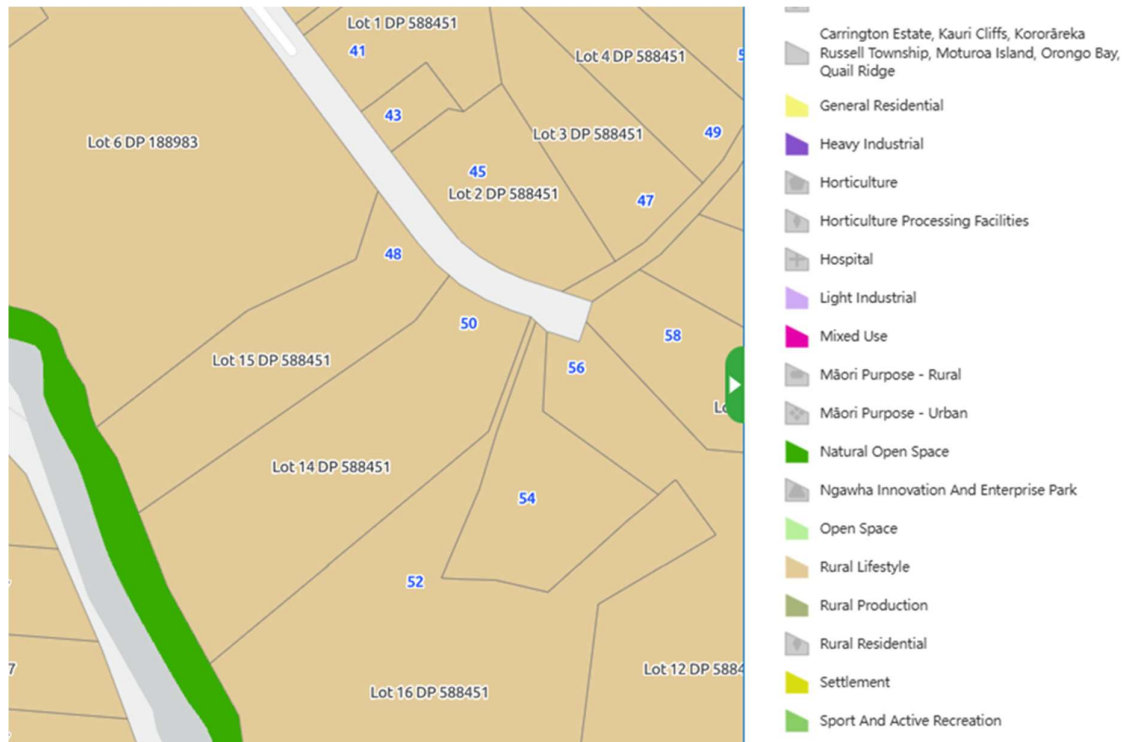


Figure 1: Proposed District Plan Zone map

This AEE relies on the following documents and information:

- **Record of Title** and instruments (Attachment 1).
- **Architectural plans:** “Proposed new home for Dan & Jan Hogg, 48 Waitete Heights Lane, Kerikeri” (CadPlanz), dated **24/10/2025**. Includes notes confirming minor earthworks, GFA/site coverage/impermeable area, and site area/legal description.

- **Landscape report and Landscape Integration Plan:** “Proposed Dwelling – 48 Waitete Heights Lane” by **Hawthorn Landscape Architects Ltd**, dated **12 August 2025**, confirming compliance with consent conditions 4m(xiii) and 4m(xiv) and providing the **attached Individual Lot Landscape Integration Plan**.

2. Proposal details (built form / site metrics)

From the architectural plan notes (24/10/2025):

- Earthworks: maximum depth 1.5m; maximum volume <200m³.
- Site area: 12,974 m² (1.2974 ha).
- House GFA: 152.457 m² (noted).
- Driveway: 180 m².
- Total impermeable surfaces: 514.52 m² (3.965% of site).
- Total building coverage: 226.457 m² (1.745% of site) (includes shed + house).
- District plan zone: Coastal Living Zone.

3. Property details

Location: 48 Waitete Heights Lane, Kerikeri

Legal description: Lot 15 DP 588451

Site area: 1.2974 ha (12,974 m²)

ODP zoning: Coastal Living Zone

4. Site description and surrounding environment

Waitete Heights Lane runs south-southeast off Redcliffs Road. The surrounding locality comprises a mix of lifestyle blocks and rural-residential activities with varying lot sizes. The area has seen recent residential development with smaller allotments due to proximity to Kerikeri township.

5. Resource Overlays

Coastal environment -The Regional Policy Statement for Northland maps the site as well outside of the Coastal Environment.



Figure 2: Coastal Environment

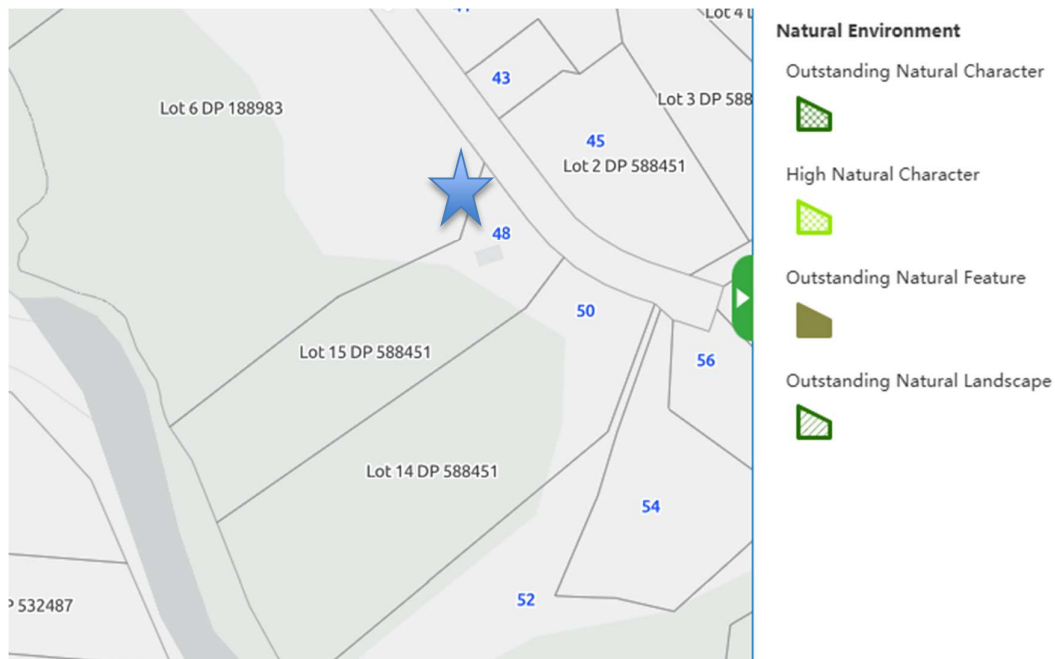


Fig 3. Operative District Plan Maps. High Natural character - and does not identify it as containing any areas of high natural character (Source FNDC Maps).

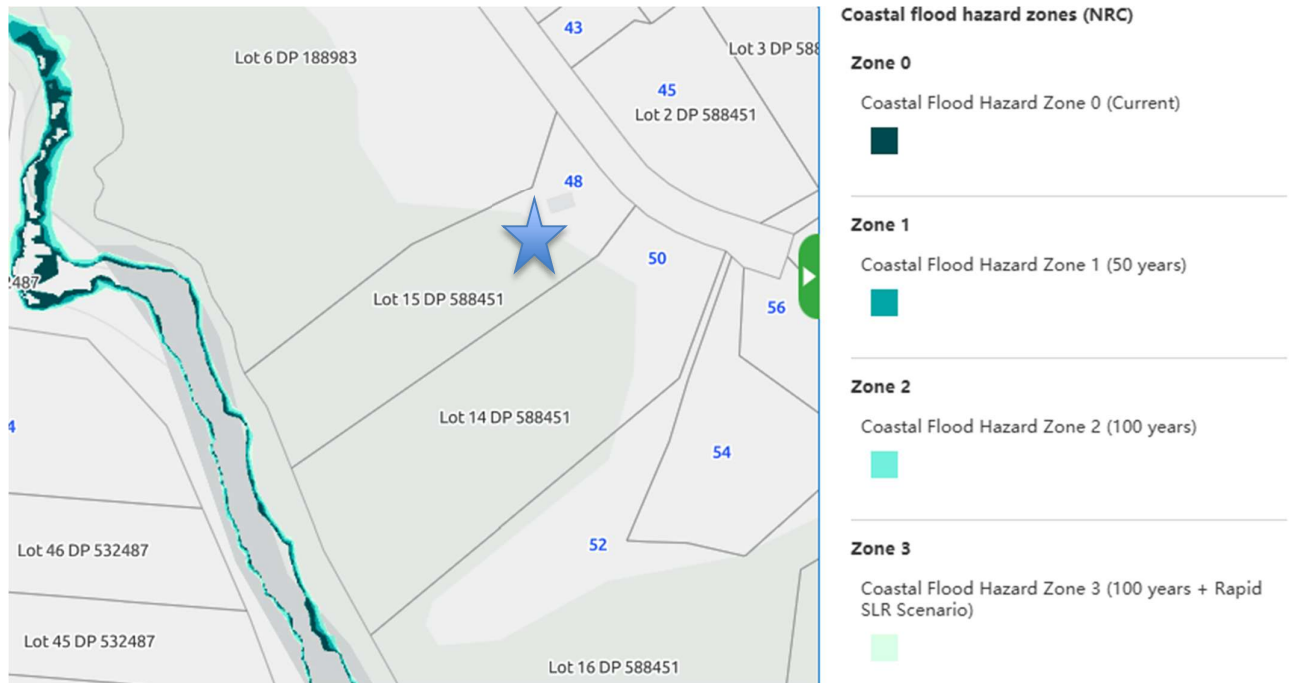


Figure 4: Natural Hazard Maps. The site is not mapped as being subject to any natural hazards (Source Far North Maps).

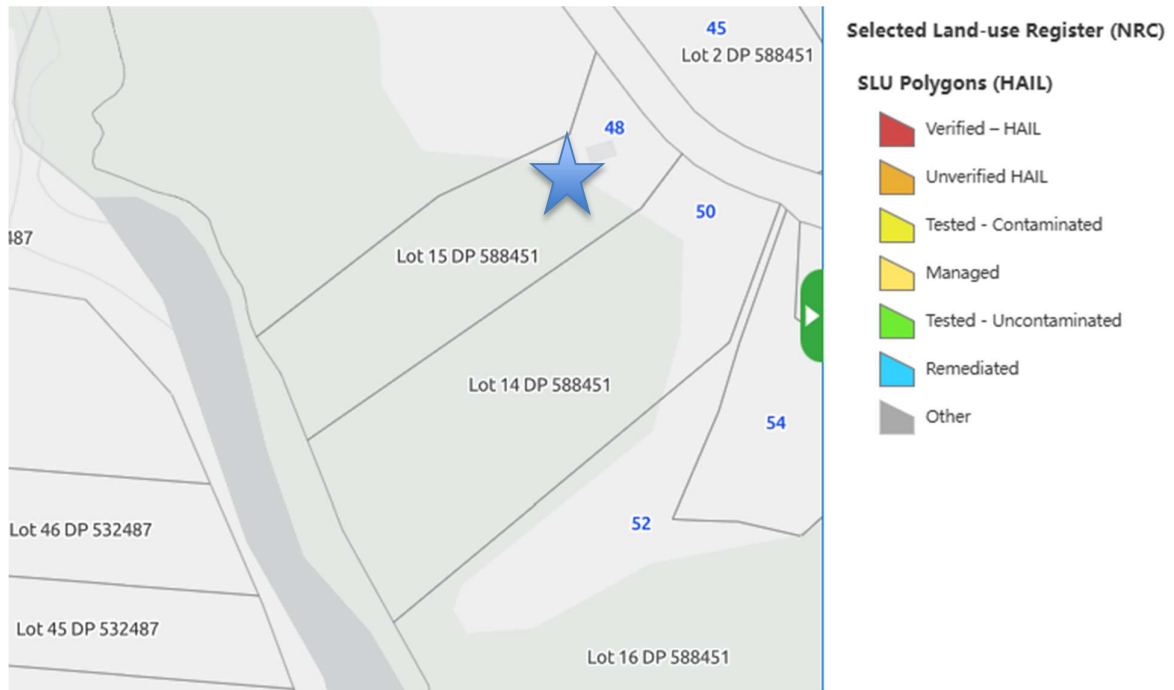


Fig 5. HAIL Map HAIL - The site is not mapped as HAIL and is discussed further on this report (Source Far North Atlas)

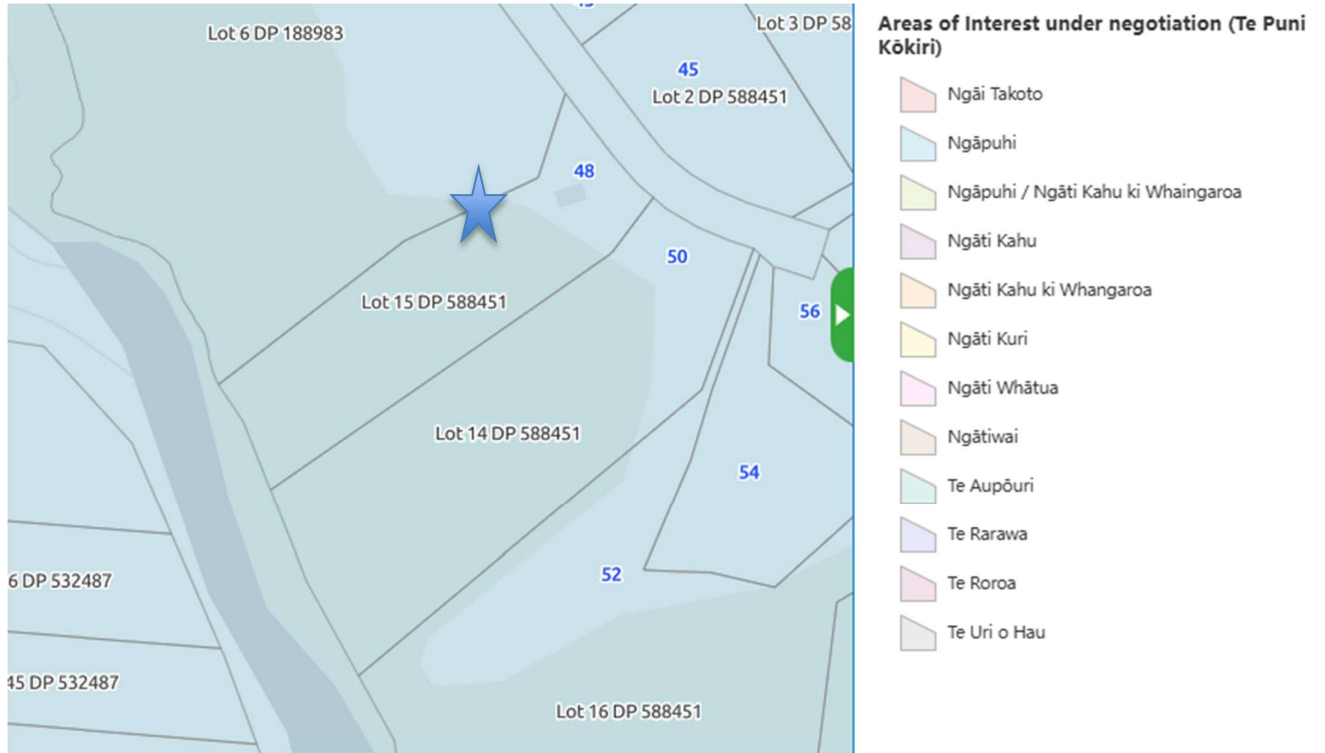


Fig 6: Treaty Settlement Overlay- Statutory Acknowledgement Area- The site is located within an Area of Interest under negotiation (Te Puni Kokiri) (Source Far North Atlas).

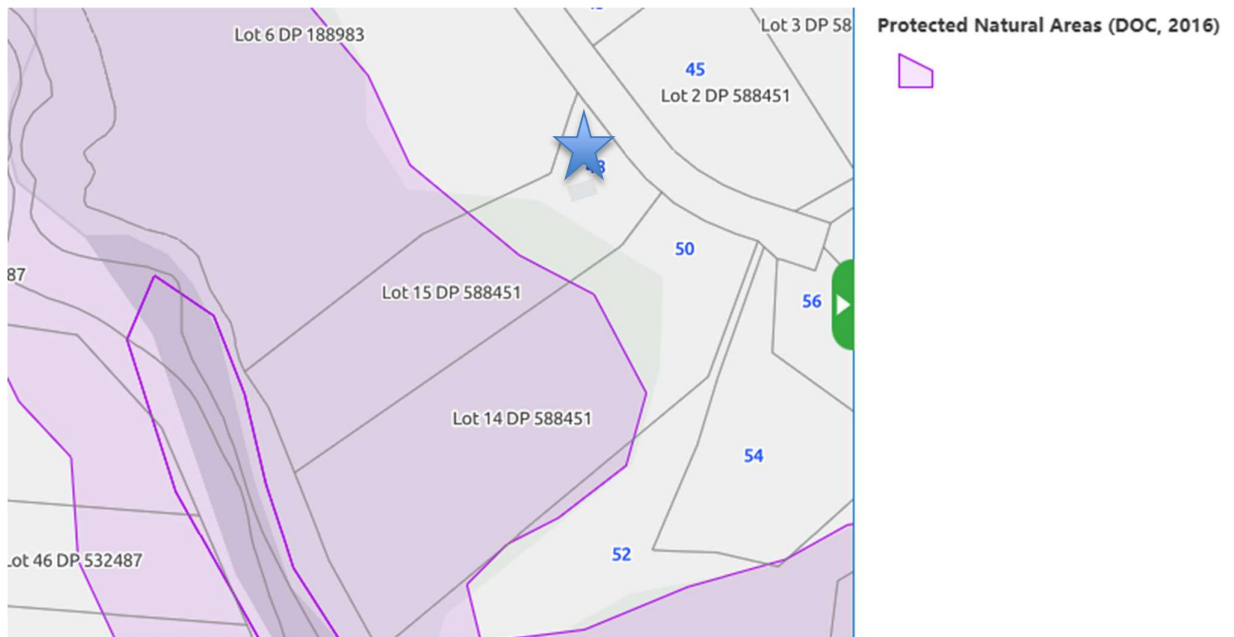


Figure 7 PNA Overlay. PNA - The downslopes of the property are within a PNA, but the house will be 30m outside the Protected Natural Area (Source Far North Atlas)

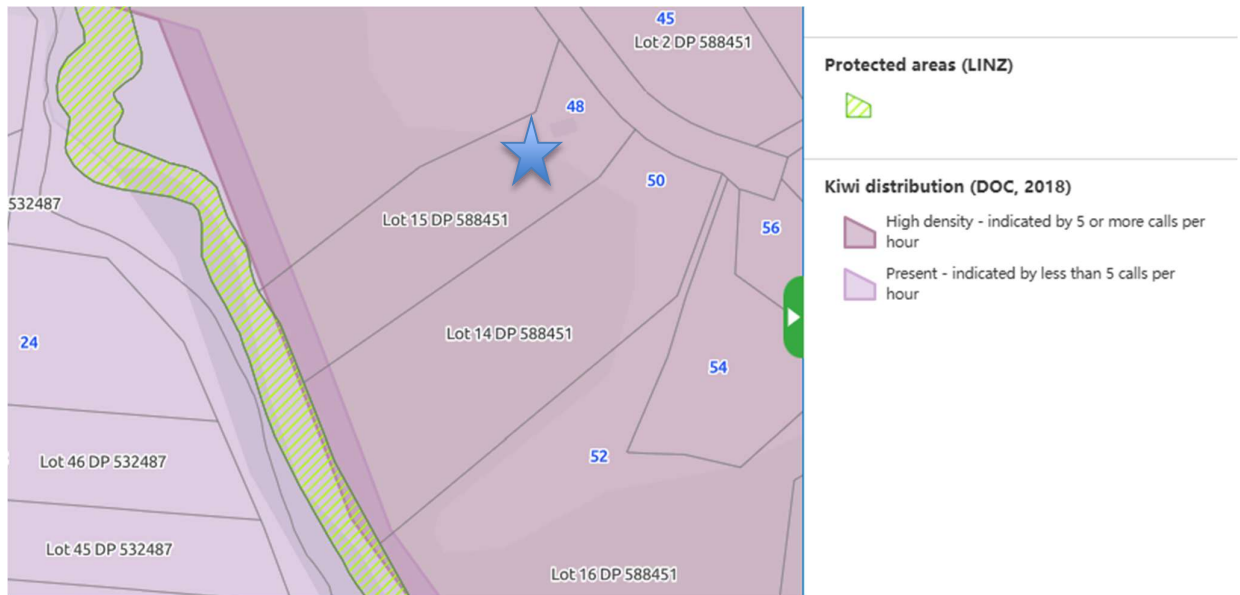


Figure 8: Kiwi Distribution Overlay: Highly mobile Fauna- the site is mapped as kiwi high on the species distribution map layer (Source Far North Maps).

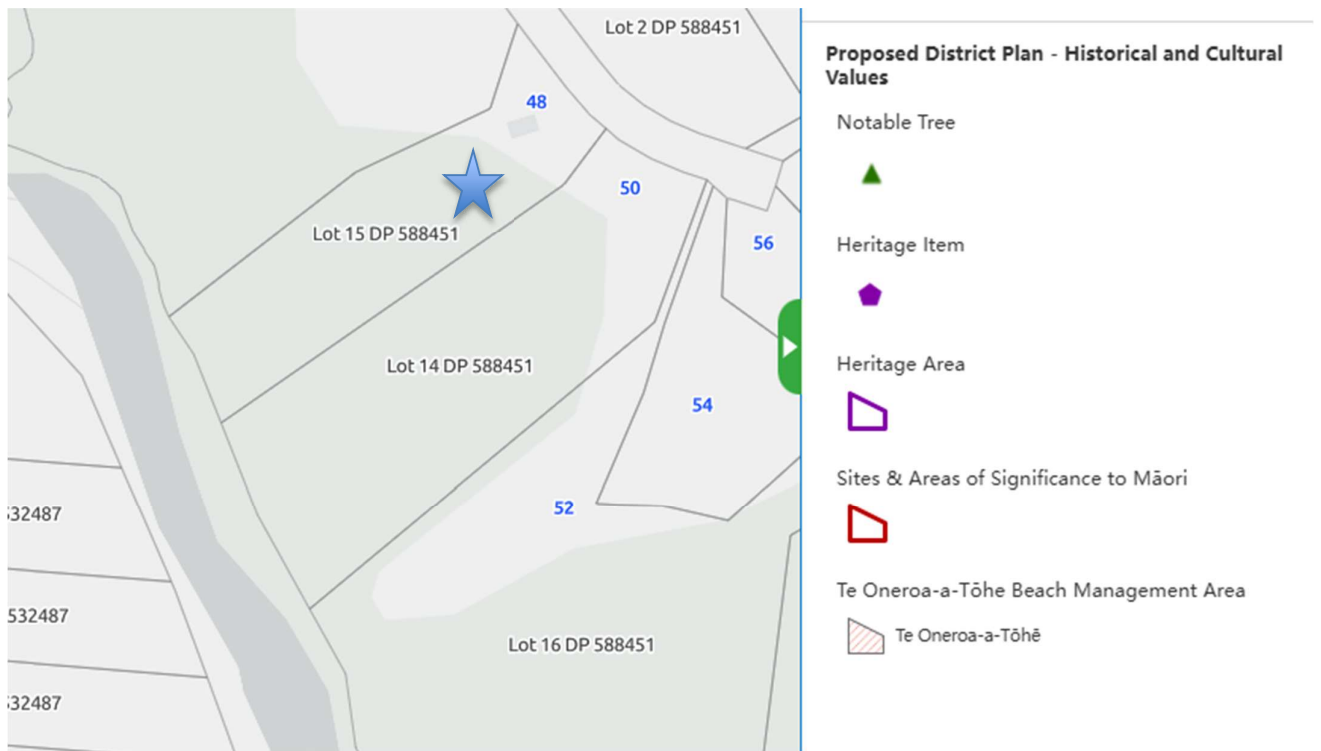


Figure 9: Heritage Sites Overlay : Heritage: There are no archaeological sites, sites of cultural significance to Māori or scheduled Heritage Resources on the site or adjacent (Source Far North Maps).



Figure 10: Land Use Capability Overlay: The house site soil is classified as LUC 4e9 (Source Far North Maps).

6. Reasons for the application

The applicants wish to build a three-bedroom house to occupy. The proposal does not comply with the **Visual Amenity** standard in the Coastal Living Zone because the proposed dwelling exceeds 50 m², therefore land use consent is required as a **restricted discretionary activity**.

Restricted discretion: When considering the application under Rule 10.7.5.3.1 (Visual Amenity), Council's discretion is restricted to matters relating to:

- (i) location of the building;
- (ii) size/bulk/height relative to ridgelines and natural features;
- (iii) colour and reflectivity; (iv) planting mitigation;
- (v) earthworks/vegetation clearance;
- (vi) access/parking design; (vii) visual obtrusiveness;
- (viii) cumulative visual effects; (ix) retention of naturalness/amenity;
- (x) private open space; (xi) avoiding visual dominance;

(xii) privacy/outlook effects on adjacent sites.

7. Operative District Plan rule assessment

Table One: Operative District Plan Rule Assessment

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:		
PERFORMANCE STANDARDS		
Plan Reference	Rule	Compliance and Performance of Proposal
10.7.5.1.1	VISUAL AMENITY	Does not comply as the house is more than 50m ²
10.7.5.1.2	RESIDENTIAL INTENSITY	Not applicable.
10.7.5.1.3	SCALE OF ACTIVITIES	Complies
10.7.5.1.4	BUILDING HEIGHT	Complies
10.7.5.1.5	SUNLIGHT	Complies
10.7.5.1.6	STORMWATER MANAGEMENT	Complies
10.7.5.1.7	SETBACK FROM BOUNDARIES	Complies
ASSESSMENT OF THE APPLICABLE PERMITTED DISTRICT WIDE RULES:		
PERFORMANCE STANDARDS		
Plan Reference	Rule	Compliance and Performance of Proposal
CHAPTER 12 – NATURAL AND PHYSICAL RESOURCES		
12.1.6.1.1	Protection of Outstanding Landscape Features	NA
12.2.6.1.4	INDIGENOUS VEGETATION CLEARANCE IN OTHER ZONES	NA
	EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES	Permitted The combined fill and cut height is 2.0m. There will be less than 200m ³ excavated for the house slab. Therefore, the proposal is permitted under this rule.

12.4.6.1.2	FIRE RISK TO RESIDENTIAL UNITS	Complies
12.7.6.1.2	SETBACK FROM SMALLER LAKES, RIVERS AND WETLANDS	Complies
12.7.6.1.4	LAND USE ACTIVITIES INVOLVING DISCHARGES OF HUMAN SEWAGE EFFLUENT	NA
CHAPTER 14 – FINANCIAL CONTRIBUTIONS		
14.6.1(iii)	ESPLANADE AREAS (iii)where any land use requires a resource consent for an activity or activities and the Council considers it necessary to require an esplanade reserve or strip for any of the purposes outlined in s229 of the Act, an esplanade reserve or strip may be required;	NA
CHAPTER 15 – TRANSPORT		
15.1.6B	PARKING	Complies Manoeuvring & adequate parking space is available on site.

Table Two: PDP Rule Assessment

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource Rules HS-R5, HS-R6, HS-R9	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Overlay Area.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not applicable. The site is not known to contain any historic heritage.

Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT- S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not applicable. The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	IB-R1 Indigenous vegetation pruning, trimming and clearance and any associated land disturbance for specified activities within and outside a Significant Natural Area Per 1 -7 1. To allow for the construction of a single residential unit on a title and essential associated on-site infrastructure and access and it does not exceed 1,000m ² .	Not applicable
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB- R15, SUB-R17	Not applicable. SUB-R6 relates to environmental benefit subdivisions which the proposal is not applying for.

The proposed District Plan is not applicable.

8. Assessment of effects (restricted to Visual Amenity matters only)

Scope note: Because this is a restricted discretionary activity under Rule 10.7.5.3.1, this AEE assesses effects **only** in relation to the visual amenity matters (i)–(xii) listed in that rule. Matters outside scope are not assessed unless they directly relate to visual amenity (e.g., access appearance, vegetation clearance, earthworks visibility).

(i) Location of the building

The dwelling is located on the lot in a position shown on the architectural site plan and is associated with the established access arrangement. The Hawthorn landscape assessment confirms existing **mānuka-dominant bush canopy** along the south-western side already provides a vegetated visual screen in that direction.

Effect: Localised visibility typical of Coastal Living Zone development, mitigated by existing vegetation and proposed integration planting.

(ii) Size, bulk, and height in relation to ridgelines and natural features

The dwelling is of modest residential scale and sits within a large 1.2974 ha site. Built coverage is low (approx. 1.745%). Hawthorn confirms the dwelling “will sit lightly on the contours”, runs with contours, and is **under the 6.5 m height limit** referenced in the design guidelines.

Effect: Low risk of ridgeline/landform dominance based on contour-following form and height control, noting final confirmation sits with Council.

(iii) Colour and reflectivity of the building

Hawthorn confirms building colours are to be from **BS 5252 A and B groups**, with **roof LRV ≤ 30%** and **wall LRV ≤ 40%**, and recommends use of verandahs/pergolas/eaves to create shadow and reduce facade reflectivity. Hawthorn also confirms the chosen cladding is James Hardie Oblique weatherboards in a dark colour with Kempas hardwood feature, within the recommended LRV limits.

Effect: Recessive colours and controlled reflectivity will reduce contrast against the landscape and reduce visual prominence.

(iv) Extent to which planting can mitigate visual effects

A Landscape Integration Plan has been prepared and submitted (attached to the Hawthorn report). The plan is described as identifying: existing structure planting and any gaps (with native replacement); specimen tree plantings; all buildings and driveways; the extent of earthworks and treatment (re-grass/re-vegetate/retaining where needed); and additional foreground/backdrop amenity planting to blend built structures so rural and visual amenity values are maintained and the development does not dominate.

Hawthorn notes that the south-western area of structure planting shown at subdivision stage is no longer on site (reportedly due to wet conditions), but confirms existing bush canopy provides the necessary screening, and proposes clusters of specimen trees around the building site and existing shed to soften views and integrate the dwelling.

Effect: Planting mitigation is strong and targeted, and (provided it is implemented and maintained) will reduce visual effects over time.

(v) Earthworks and/or vegetation clearance

Earthworks are described as minor in the architectural plan notes (<900 mm depth; <5 m³). Hawthorn confirms earthworks required will be minimal and that the dwelling sits lightly on contours.

Effect: Minor earthworks reduce exposed cut/fill and associated scarring; vegetation clearance is anticipated to be limited to the building/access footprint and addressed through re-vegetation/amenity planting per the Landscape Integration Plan.

(vi) Vehicle access, manoeuvring and parking areas

The architectural notes identify a driveway area of 180 m². Hawthorn confirms the driveway will be **grey metal with swales** and visually recessive, with parking integrated with the dwelling and shed design.

Effect: Access/parking visual effects are localised and mitigated by recessive materials and associated planting.

(vii) Extent the building will be visually obtrusive

Based on the modest dwelling scale, low overall site coverage, contour-following form, controlled LRV/colour palette, minimal earthworks, and integrated planting, the building is not expected to be visually obtrusive beyond the site to any more than a minor level.

(viii) Cumulative visual effects of all buildings on the site

The site includes one new dwelling and an existing shed/accessory building. Architectural notes confirm combined building coverage remains low (approx. 1.745%). Hawthorn proposes specimen tree clusters around the building site and existing shed to soften cumulative built form.

Effect: Cumulative visual effects are low and mitigated.

(ix) Degree the landscape will retain naturalness, visual and amenity values

Hawthorn concludes the proposed landscaping will assist with integrating the buildings, minimise adverse landscape/visual effects, retain amenity values, and is compatible with existing landscape patterns and rural setting.

Effect: Landscape naturalness and amenity values are retained, with enhancement via planting.

(x) Private open space for future users

Outdoor living areas typical of a residential dwelling are provided (as shown on plans). Private open space is sufficient for residential use and does not drive offsite visual effects.

(xi) Siting, setback and design to avoid visual dominance

The low coverage, contour-aligned form, controlled height (≤ 6.5 m), recessive colours/LRV controls, and planting integration collectively avoid dominance on the landscape and surrounding environment.

(xii) Effects on privacy, outlook and enjoyment of private open spaces on adjacent sites

Given the low-density receiving environment and mitigation measures (planting, recessive finishes, contour-following form), effects on privacy/outlook for adjacent sites are expected to be low and no more than minor. If Council identifies a particular sensitive receiver, viewpoint photos or a simple line-of-sight check could be provided, but on the information available, adverse effects are not anticipated to exceed minor.

9. Summary of effects (visual amenity – within restricted discretion)

Overall, the proposal is a single modest dwelling on a large Coastal Living Zone site. Earthworks are minor and the landscape and design controls are strong: controlled height, recessive colour palette with explicit LRV limits, visually recessive driveway treatment, and implementation of a Landscape Integration Plan with structure gap infill, specimen trees, and additional amenity planting. On this basis, adverse visual amenity effects are assessed as **no more than minor**.

10. Notification (s95) and affected persons (visual amenity scope only)

This application is restricted discretionary, with discretion confined to visual amenity matters under Rule 10.7.5.3.1 (i)–(xii). The built form is modest in scale relative to the site, and mitigation is robust through recessive finishes (LRV controls) and the submitted Landscape Integration Plan.

On the information provided, adverse effects on persons outside the subject site are assessed as **no more than minor**, and no persons are identified as adversely affected for the purposes of limited notification. Accordingly, the application is considered appropriate to be processed on a **non-notified** basis (subject to Council's verification).

10. Part 4: Operative District Plan objectives & policies

10.7 Coastal Living Zone – Context

The proposal is a single dwelling and associated residential use on an existing Coastal Living Zone lot. The development is low density and of modest scale and will not hinder rural production activities in the locality.

10.7.3 Objectives

10.7.3.1 Provide for wellbeing by enabling low density residential development to locate in coastal areas where adverse effects can be avoided, remedied or mitigated.

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

Assessment:

The proposal provides low density residential development on an existing lot with low coverage and minor earthworks. Visual effects are avoided/mitigated through recessive colours (LRV controls), contour-following form and minimal earthworks, and by implementing the Landscape Integration Plan (structure planting gap infill, specimen trees, and amenity planting). This is consistent with Objectives 10.7.3.1–10.7.3.2.

10.7.4 Policies

Policy 10.7.4.1 Avoid, remedy or mitigate adverse effects of subdivision, use and development on the coastal environment.

Policy 10.7.4.2 Ensure standards maintain/enhance amenity values and environmental quality.

Policy 10.7.4.3(a)–(f) Techniques including clustering, minimising visual impacts/earthworks/clearance, recognising Māori relationships with taonga, providing indigenous planting linkages, and protecting historic heritage.

Assessment (policy alignment, visual amenity focus only):

- **Clustering / least impact:** Built development remains concentrated within a defined part of the lot (dwelling, access, existing shed), with low overall coverage (approx. 1.745%).
- **Minimising visual impact / earthworks / clearance:** Hawthorn confirms minimal cut/fill, contour-aligned form, height within 6.5 m, and strict recessive colour/LRV controls to reduce contrast and reflectivity.
- **Indigenous planting / integration:** The Landscape Integration Plan (attached) provides for structure planting gap identification and native replacement, specimen tree clusters and additional amenity planting to integrate built form and avoid dominance.
- **Māori values / taonga:** The AEE mapping notes a Treaty settlement “area of interest under negotiation”. Works are limited, but good practice is to include an accidental discovery protocol for kōiwi/archaeological material if uncovered.

11. Proposed District Plan Policies & Objectives

PART 3 – AREA-SPECIFIC MATTERS/ZONES/Rural zones/Rural lifestyle

Context - The Rural Lifestyle zone is intended to provide for rural lifestyle living in suitable locations close to transport routes and urban services, so demand is met without encouraging scattered lifestyle development that can undermine primary

production in the Rural Production zone. It supports larger lots than the Rural Residential zone, allowing residents to live rurally while undertaking small-scale primary production such as growing food or keeping domestic-scale livestock. The zone's character is open and vegetated, with buildings and dwellings spaced out, and it typically occurs where land is already fragmented by residential use, on lower value soils, or where more intensive living has already been consented. Rural amenity is managed through density, subdivision design (including building location), and boundary setbacks, and the zone is not intended to accommodate urban-type activities (e.g., retail, industry, community facilities, or urban-density housing) or to evolve into an urban/settlement zone over time.

RLZ-01 The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.

RLZ-02 The predominant character and amenity of the Rural Lifestyle zone is characterised by:

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

RLZ-03 The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.

RLZ-04

Land use and subdivision in the Rural Lifestyle zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production zones.

Policies

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

- a. low density residential activities;
- b. small scale farming activities;

- c. home business activities;
- d. visitor accommodation; and
- e. small scale education facilities

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

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

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

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

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

- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6

Assessment

The proposal is consistent with the Rural Lifestyle Zone's intended role and outcomes, which are to provide for low density rural lifestyle living and small-scale farming activities while maintaining rural character and amenity and avoiding ad-hoc development that undermines primary production. The activity (a single dwelling on an existing rural lifestyle lot) aligns with RLZ-01 and the zone's character description in RLZ-02, as it represents low density residential use and can be designed to retain open space and vegetation patterns typical of the zone. The proposal is not an incompatible activity of an urban form (e.g., retail/industrial/community facility) and therefore is consistent with RLZ-03 and the enabling intent of RLZ-P1, provided scale and intensity remain appropriate and any adverse effects (including visual effects and site servicing) are managed on-site. In terms of effects on primary production, a dwelling is a potentially sensitive activity at rural interfaces; however, where the site is already within a Rural Lifestyle environment and reverse sensitivity is addressed through good siting, setbacks, screening/landscaping where needed, and acceptance of normal rural effects, the proposal can be consistent with RLZ-04 and RLZ-P3. Overall, the proposal supports the PDP framework by maintaining the zone's low density rural lifestyle character, avoiding incompatible urban-type activities (RLZ-P2), and managing site design matters in a way that internalises effects and retains rural amenity (RLZ-P4).

12. Legal interests on the title

The property is legally described as **Lot 15 DP 588451**. There is one interest on the title applicable to the proposal (mortgage to ASB Bank Limited).

13. Part 2 matters / tangata whenua

The proposal is for one dwelling on an existing title. No scheduled archaeological sites or sites of cultural significance are identified on the site or adjacent (per the mapping figures included in the AEE).

Engagement statement (updated):

No direct engagement with iwi/hapū is recorded as having been undertaken for this proposal. Given the scale of works (minor earthworks) and no mapped scheduled sites, adverse effects on Māori cultural values are assessed as unlikely. However, an **accidental discovery protocol** is appropriate if kōiwi/archaeological material is

uncovered during works, and tangata whenua engagement can be undertaken if requested by Council or if the scope of earthworks/clearance changes.

14. Conclusion

The proposal requires land use consent as a **restricted discretionary activity** due to non-compliance with Coastal Living Zone Visual Amenity standard 10.7.5.1.1 (dwelling exceeds 50 m²). The assessment is confined to visual amenity matters under Rule 10.7.5.3.1.

Based on the modest scale of development, minor earthworks, controlled height, recessive colours with explicit LRV limits, visually recessive driveway treatment, and implementation of the submitted **Landscape Integration Plan**, adverse visual amenity effects are assessed as **no more than minor**. The application is therefore considered appropriate for **non-notified** processing (subject to Council's verification).

Attachments (as per your lodged pack)

- Attachment 1: Copy of Title
- Attachment 2: Architectural Plans
- Attachment 3: Landscape report Landscape Architects report
- Attachment 4: Landscape Integration Plan



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **1119092**
Land Registration District **North Auckland**
Date Issued 10 May 2023

Prior References
821886

Estate Fee Simple
Area 1.2974 hectares more or less
Legal Description Lot 15 Deposited Plan 588451

Registered Owners

Jan Maree Hogg and Daniel Rangi Tewhaiti Hogg

Estate Fee Simple - 1/15 share
Area 4.0640 hectares more or less
Legal Description Lot 16 Deposited Plan 588451

Registered Owners

Jan Maree Hogg and Daniel Rangi Tewhaiti Hogg

Interests

5457207.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.1.2003 at 9:00 am (affects part Lots 15 and 16 DP 588451 formerly Lot 3 DP 316029)

11251902.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.12.2018 at 2:47 pm

Appurtenant hereto is a right to drain water created by Easement Instrument 11251902.4 - 6.12.2018 at 2:47 pm

The easements created by Easement Instrument 11251902.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to Section 241(2) Resource Management Act 1991 (affects DP 588451)

12689086.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.5.2023 at 1:12 pm

Land Covenant in Covenant Instrument 12689086.6 - 10.5.2023 at 1:12 pm (Limited as to duration) (affects Lot 15 DP 588451)

Appurtenant to Lot 15 DP 588451 is a right to drain water created by Easement Instrument 12689086.7 - 10.5.2023 at 1:12 pm

The easements created by Easement Instrument 12689086.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity and telecommunications over part Lot 15 DP 588451 marked Q on DP

588451 in favour of Top Energy Limited created by Easement Instrument 12689086.9 - 10.5.2023 at 1:12 pm

The easements created by Easement Instrument 12689086.9 are subject to Section 243 (a) Resource Management Act 1991

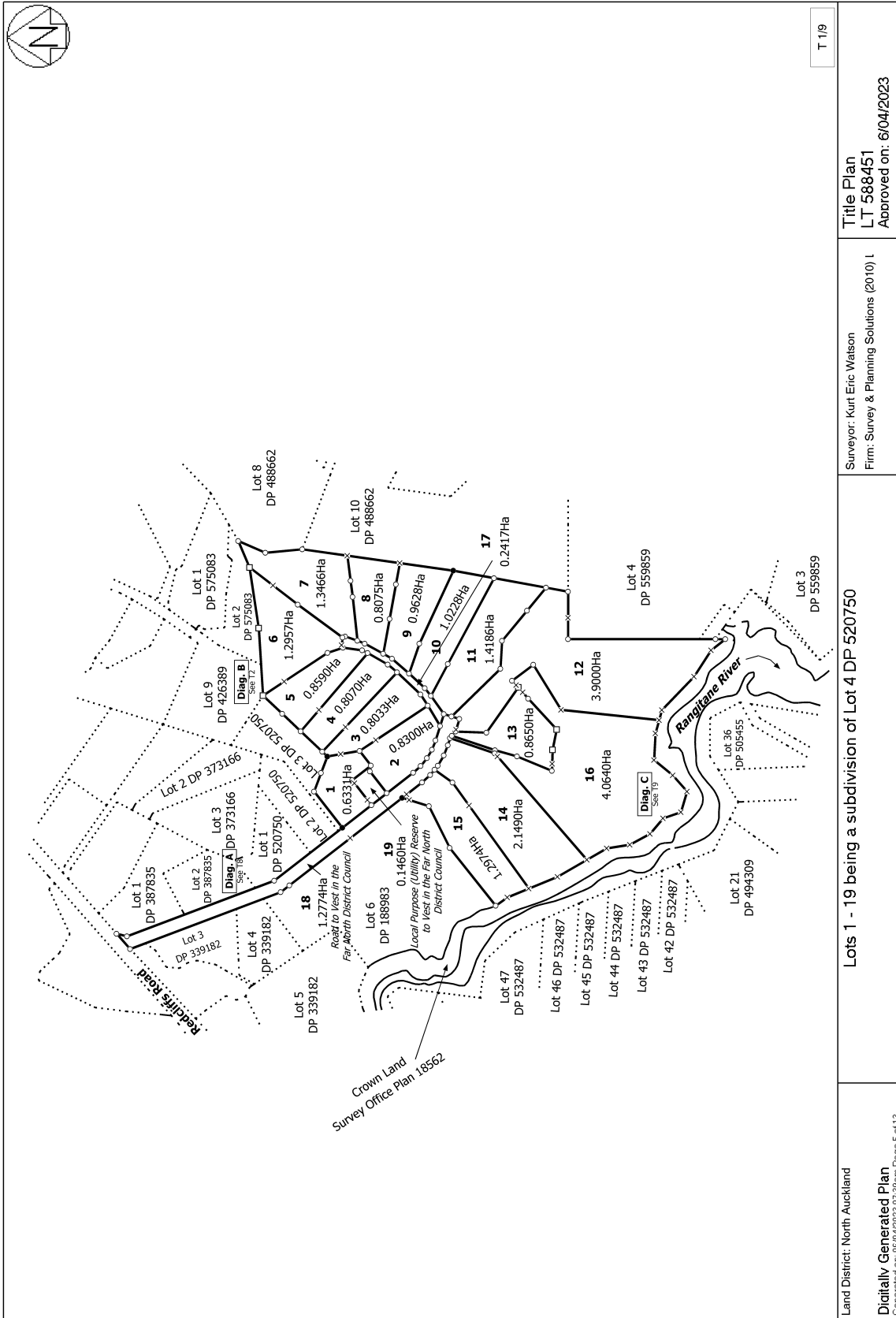
Subject to a right (in gross) to convey telecommunications over part Lot 15 DP 588451 marked Q and over part Lot 16 DP

588451 marked S all on DP 588451 in favour of Two Degrees Networks Limited created by Easement Instrument

12689086.10 - 10.5.2023 at 1:12 pm

12789702.1 Variation of Land Covenant 12689086.6 - 26.7.2023 at 9:23 am

13359106.1 Mortgage to ASB Bank Limited - 21.7.2025 at 4:22 pm



T 19

Land District: North Auckland
 Digitally Generated Plan
 Generated on: 06/04/2023 07:39am Page 5 of 13

Surveyor: Kurt Eric Watson
 Firm: Survey & Planning Solutions (2010) L

Lots 1 - 19 being a subdivision of Lot 4 DP 520750

Title Plan
 LT 588451
 Approved on: 6/04/2023

48 WAITEHE HEIGHTS LANE
KELKELI, NZ

2-4-2025 2024

Far North District Council

Private Bag 752

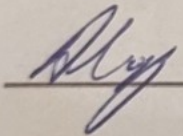
Memorial Avenue

Kaikohe

TO WHOM IT MAY CONCERN

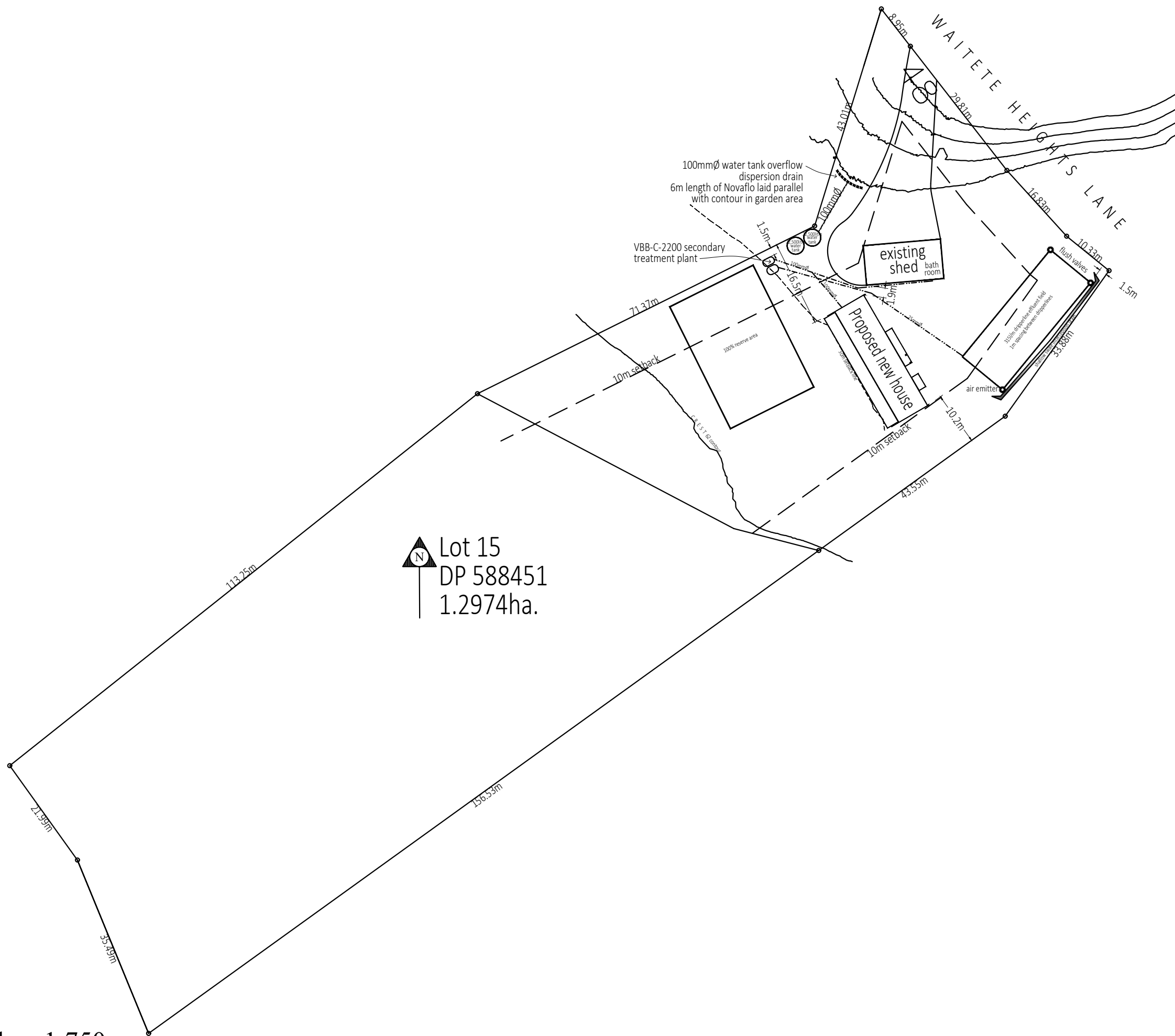
I/We hereby authorise cadplanz & Paul Hayman to act as my/our agent in all matters regarding the proposed building consent application for my/our property at the address as above.


Yours faithfully



Daniel Hogg

2-04-2025




 Lot 15
 DP 588451
 1.2974ha.

Notes:

floor area:
 shed GFA 74m²
 house 152.457m²
 Total GFA 226.457m²

district plan zone:
 site is in the 'Coastal Living' zone

wind zone:
 building site wind zone is 'extra high'

exposure zone:
 building site exposure zone is 'C'

ground:
 see attached GWE site suitability report & Report- GWE Review

topography:
 building site contour is sloping

excavation:
 maximum depth: <1.5m
 maximum volume: <200m³

plumbing & drainage:
 all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations

wastewater:
 wastewater disposal is by secondary treatment system see attached TP58 wastewater report

stormwater:
 stormwater is to be piped to water tanks
 stormwater attenuation as per attached Report-Stormwater calculations.pdf by IDE 2016 Ltd is to be installed
 10,000litres is to be reserved for fire-fighting purposes
 fire-fighting fitting is to be installed on one water tank
 overflow piped to dispersion pipe in 100mmØ pvc pipe
 dispersion drain to be 6m length of Novaflo pipe laid parallel with contour in garden area

house water outlet is to be fitted with a 20micron filter

building coverage:
 area of site 12,974m²
 shed total GFA 74m²
 Proposed house GFA 152.457m²
 total building coverage 226.457m²

1.745% of site has building coverage

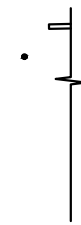
site coverage:
 area of site 12,974m²
 Proposed shed roof area 110.25m²
 house roof area 224.27m²
 driveway 180m²
 total impermeable surfaces 514.52m²

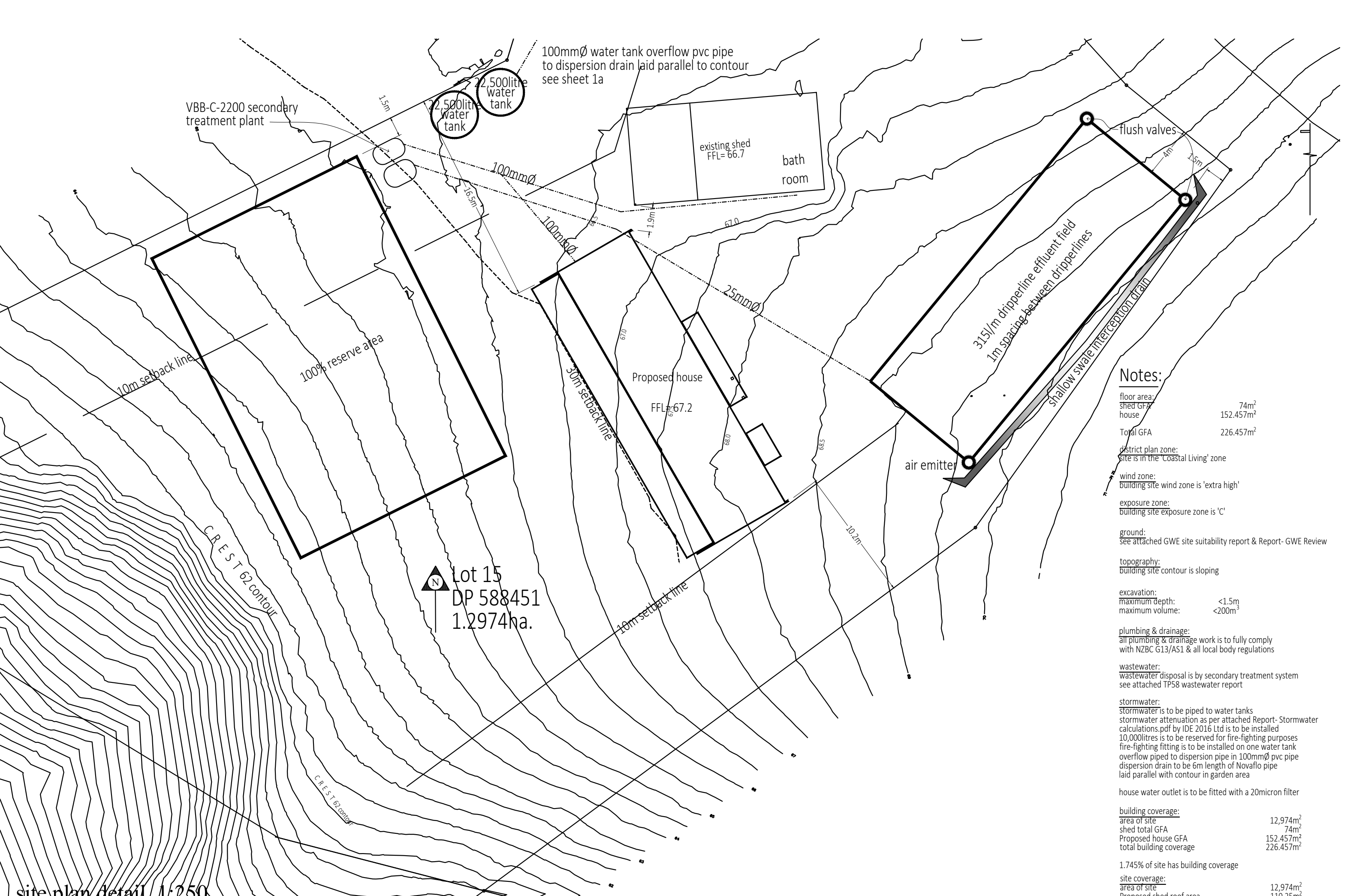
3.965% of site has impermeable surfaces
 10% impermeable surfaces is permitted

Proposed site plan 1:750
Proposed new home for Dan & Jan Hogg, 48 Waitete Heights Lane, Kerikeri

NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL. 09-407 9816. MOBILE. 0274 505 471. DO NOT SCALE DIMENSIONS!. DO NOT GUESS...ASK!

D A T E 22/12/2025
 S H E E T 1 a





Notes:

floor area:
shed GFA 74m²
house 152.457m²
Total GFA 226.457m²

district plan zone:
site is in the 'Coastal Living' zone

wind zone:
building site wind zone is 'extra high'

exposure zone:
building site exposure zone is 'C'

ground:
see attached GWE site suitability report & Report- GWE Review

topography:
building site contour is sloping

excavation:
maximum depth: <1.5m³
maximum volume: <200m³

plumbing & drainage:
all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations

wastewater:
wastewater disposal is by secondary treatment system see attached TP58 wastewater report

stormwater:
stormwater is to be piped to water tanks
stormwater attenuation as per attached Report-Stormwater calculations.pdf by IDE 2016 Ltd is to be installed
10,000litres is to be reserved for fire-fighting purposes
fire-fighting fitting is to be installed on one water tank overflowing fitting to dispersion pipe in 100mmØ pvc pipe
dispersion drain to be 6m length of Novaflo pipe laid parallel with contour in garden area

house water outlet is to be fitted with a 20micron filter

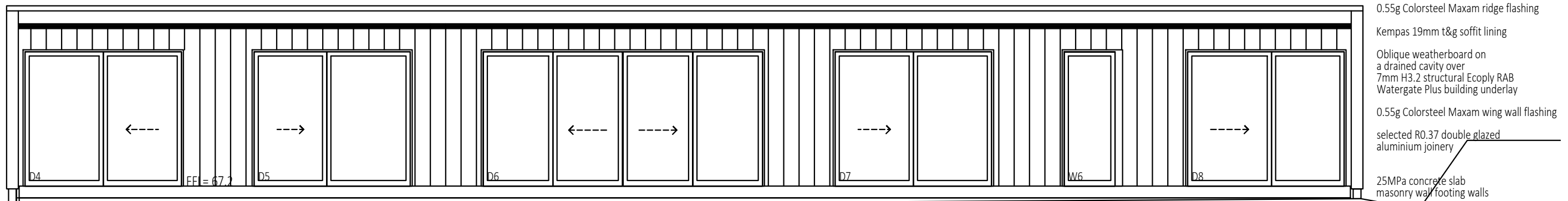
building coverage:
area of site 12,974m²
shed total GFA 74m²
Proposed house GFA 152.457m²
total building coverage 226.457m²

1.745% of site has building coverage

site coverage:
area of site 12,974m²
Proposed shed roof area 110.25m²
house roof area 224.27m²
driveway 180m²
total impermeable surfaces 514.52m²

3.965% of site has impermeable surfaces
10% impermeable surfaces is permitted

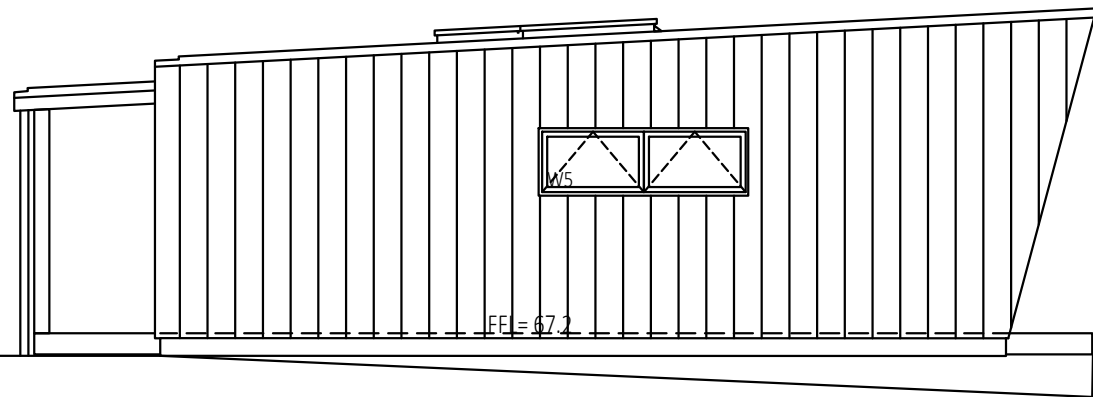
site plan detail 1:250
Proposed new home for Dan & Jan Hogg, 48 Waitete Heights Lane, Kerikeri



south-west elevation

- 0.55g Colorsteel Maxam ridge flashing
- Kempas 19mm t&g soffit lining
- Oblique weatherboard on a drained cavity over 7mm H3.2 structural Ecoply RAB Watergate Plus building underlay
- 0.55g Colorsteel Maxam wing wall flashing
- selected R0.37 double glazed aluminium joinery
- 25MPa concrete slab masonry wall footing walls

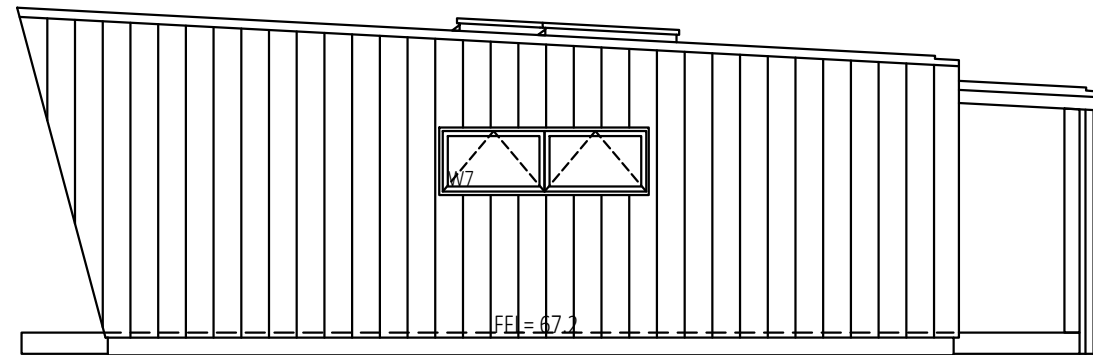
- Velux manual roof R0.37 windows
- 0.55g Colorsteel Maxam soaker flashing
- 0.55g Colorsteel Maxam barge flashing
- 90mm cover to cladding
- Oblique weatherboard on a drained cavity over 7mm H3.2 structural Ecoply RAB Watergate Plus building underlay
- laminated 180x180 H5 posts
- hardwood watershed decking over H4 timber subfloor
- 25MPa concrete slab masonry wall footing walls



north-west elevation

- 0.55g Colorsteel Maxam barge flashing
- 90mm cover to cladding
- Oblique weatherboard on a drained cavity over 7mm H3.2 structural Ecoply RAB Watergate Plus building underlay
- selected R0.37 double glazed aluminium joinery
- hardwood watershed decking over H4 timber subfloor
- 25MPa concrete slab masonry wall footing walls

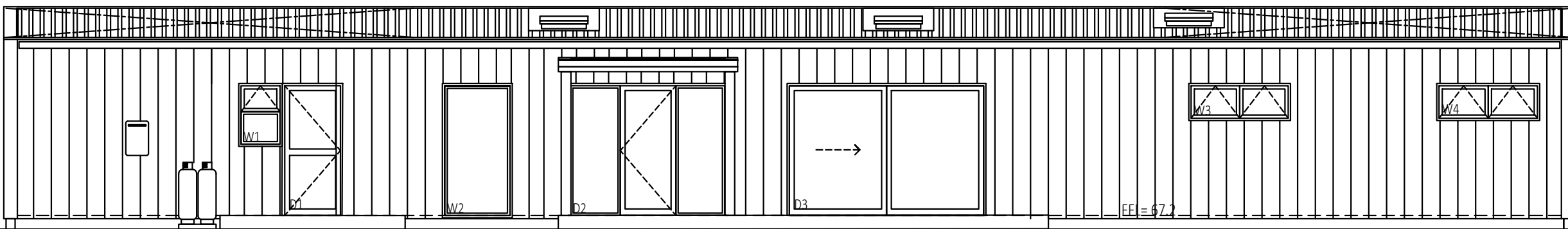
- 0.55g Colorsteel Maxam barge flashing
- 90mm cover to cladding
- Oblique weatherboard on a drained cavity over 7mm H3.2 structural Ecoply RAB Watergate Plus building underlay
- selected R0.37 double glazed aluminium joinery
- hardwood watershed decking over H4 timber subfloor
- 25MPa concrete slab masonry wall footing walls



south-east elevation

- Velux manual roof R0.37 windows
- 0.55g Colorsteel Maxam soaker flashing
- 0.55g Colorsteel Maxam barge flashing
- 90mm cover to cladding
- Oblique weatherboard on a drained cavity over 7mm H3.2 structural Ecoply RAB Watergate Plus building underlay
- laminated 180x180 H5 posts
- hardwood watershed decking over H4 timber subfloor
- 25MPa concrete slab masonry wall footing walls

- Velux manual roof R0.37 windows
- trapezoidal Colorsteel Maxam roofing
- 0.55g Colorsteel Maxam soaker flashing
- 0.55g Colorsteel barge flashing
- 90mm cover to cladding
- Oblique weatherboard on a drained cavity over 7mm H3.2 structural Ecoply RAB
- laminated 180x180 H5 posts
- Rinnai A26 water heater
- hardwood watershed decking over H4 timber subfloor
- 25MPa concrete slab masonry wall footing walls



north-east elevation

- Velux manual roof R0.37 windows
- trapezoidal Colorsteel Maxam roofing
- 0.55g Colorsteel Maxam soaker flashing
- 0.55g Colorsteel Maxam ridge flashing
- 0.55g Colorsteel 125mm² box gutter
- 80mmØ Colorsteel downpipes
- selected R0.37 double glazed aluminium joinery
- Oblique weatherboard on a drained cavity over 7mm H3.2 structural Ecoply RAB
- 0.55g Colorsteel Maxam wing wall flashing
- 25MPa concrete slab masonry wall footing walls

Proposed elevations 1:75

Proposed new home for Dan & Jan Hogg, 48 Waitete Heights Lane, Kerikeri



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D A T E 04/11/2025

2



12th August 2025

Dan & Jan Hogg
48 Waitete Heights Lane
Kerikeri

Dear Dan & Jan

Re: Proposed Dwelling - 48 Waitete Heights Lane

In this report I have addressed Consent Conditions 4m(xiii) and 4m(xiv) for RC 2220047-RMACOM in relation to your proposed dwelling as detailed below.

Condition 4m (xiii)

In conjunction with the building consent application for any building on the Lot, provide a Landscape Integration Plan prepared by a suitably qualified person which identifies:

- i. *The location and species make up of the existing Structure Planting on the site. If there are any gaps or areas of this planting that are missing, the Lot owner shall identify these areas and the replacement plants needed to fill them on the Landscape Integration Plan. Any replacement plants shall be of a native species.*
- ii. *Location and species of the Specimen Tree Plantings to be implemented.*
- iii. *All buildings and driveways proposed on the Lot, including the extent of all earthworks and how these will be treated, i.e. re-grassed, re-vegetated or use of retaining walls.*
- iv. *Additional landscape amenity plantings in the form of foreground and backdrop plantings required to blend the built structures into the landscape so the rural and visual amenity values are maintained and so that built development does not dominate the landscape.*
- v. *The proposed landscaping shall be in accordance with Appendix 5 Subdivision Landscape Enhancement and Mitigation plan dated 17 March 2021 and provided with RC 2220047-RMACOM.*

The Lot owner shall implement the planting shown on the Landscape Integration Plan (as required above) within 12 months of the Code of Compliance Certificate being issued and maintain the planting thereafter in accordance with the Landscape Planting Implementation and Maintenance as described in Appendix 5 Subdivision Landscape Enhancement and Mitigation plan dated 17 March 2021.

Condition 4m (xiv)

The Design Guidelines listed under the headings 'Building Form', 'Building Materials and Finishes', 'Ancillary Structures', 'Water Tanks', 'Driveway and Parking Areas', 'Earthworks' and Landscape Design Guidelines listed under the headings 'Landscaping', 'Outdoor Living Areas', 'Swimming Pools', 'Grading and Drainage' and 'Outdoor Lighting' in the Landscape and Visual Effects Assessment by Hawthorn Landscape Architects dated 9th July 2021 shall be adhered to for any built development on the site. In conjunction with any building consent application, a



registered landscape architect shall provide confirmation that the Design Guidelines have been met.

Individual Lot Landscape Integration Plan

I have prepared a Landscape Integration Plan for your property that is in general accordance with Appendix 5 Subdivision Landscape Enhancement and Mitigation Plan dated 17 March 2021. The attached Landscape Integration Plan identifies the following:

- Location of the existing Structure Planting on the site (that was implemented by the developer).
- Location and species make-up of the Specimen Tree Plantings to be implemented by the new lot owner,
- All buildings and driveways proposed on the lot, including the extent of all earthworks and how these will be treated,
- Specifies additional landscape amenity plantings which will blend the built structures into the landscape, so the rural and visual amenity values are maintained and built development does not dominate the landscape.

It is noted that the southwestern area of the Structure Planting that is shown on the Subdivision Landscape Enhancement and Mitigation Plan is no longer on site. I understand that much of this planting that was done by the developer died due to wet feet. In addition, I note that the budding site for the house is located where this planting once was.

Upon my site visit I was able to confirm that the existing canopy of Manuka dominated bush along the southwestern side of the open grassed area already provides all that is needed to provide a vegetated visual screen along this side of the building site as shown in the photograph below.



Several clusters of specimen trees have been proposed around the building site and existing shed to enhance the amenity values of the development and soften views between building sites and blend the proposed dwelling into the landscape.



The proposed landscape plantings will assist with integrating the proposed buildings into the landscape and minimise any potential adverse landscape and visual effects and retain amenity values.

The proposed landscaping is compatible with and complementary to the existing natural landscape patterns and elements, and its rural setting.

The attached Landscape Integration Plan meets the requirements of consent condition 4m (xiii)

Building Design Guidelines

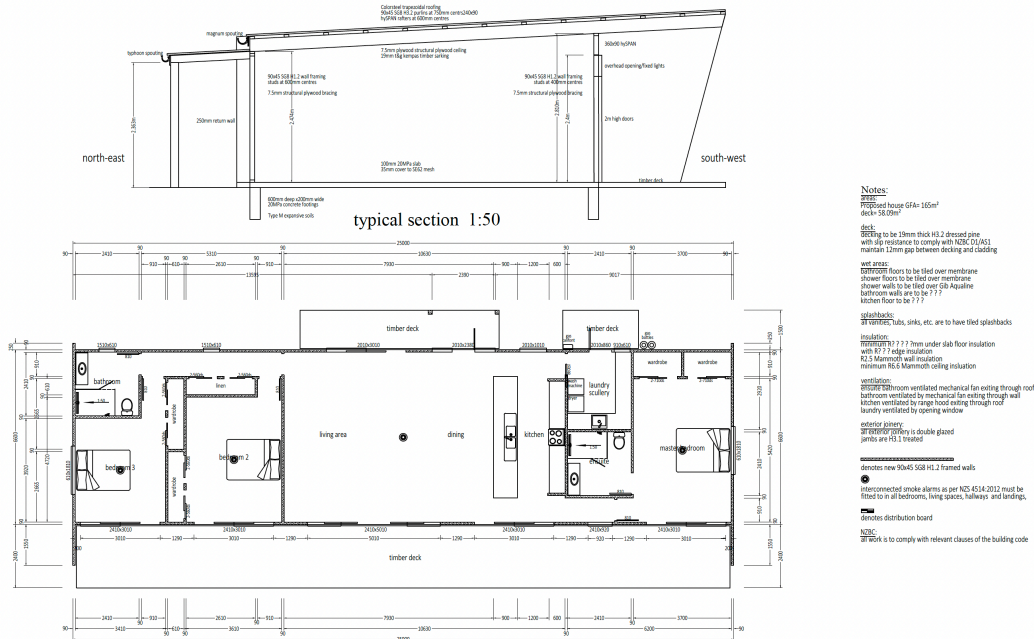
The proposed development is required to meet the following building design guidelines so that future built development on the property can achieve a high level of integration. The building design guidelines control aspects such as building height, colours, reflectivity, design style, form, and scale.

Building Form

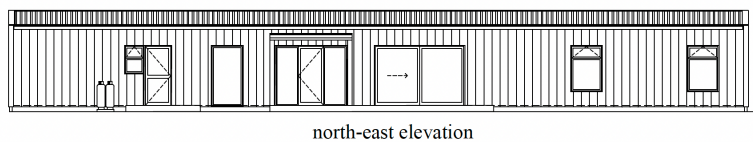
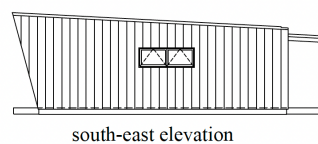
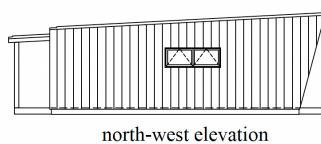
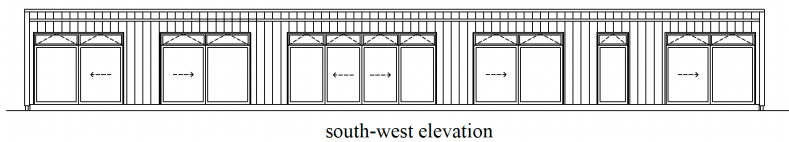
Building style, colour and form play a significant role in determining how well a building fits into the landscape. Buildings of a similar size, scale and mass to each other and painted recessively appear to belong and are less visually obtrusive. Similarly buildings that reflect regional architectural styles appear to belong more readily than 'imported styles'.

Various building styles are possible; however, the following general guidelines will assist in diminishing the visual impact of structures in the landscape:

- *Building form shall flow with and follow the topography of the site,*
- *The form of large buildings shall be broken up or indented to provide visual interest and shadows.*
- *Stepping a buildings down a slope rather than constructing one single tall downhill façade shall be required.*
- *Buildings on slopes shall be 'grounded' in the site by being dug into the hill side, with any undersides of buildings or deck areas being enclosed to avoid sightlines to the underside of the buildings.*
- *Buildings height of no greater than 6.5 meters above ground level.*



Proposed floor plan 1:100
 Proposed new home for Dan & Jan Hogg, 48 Waitete Heights Lane, Kerikeri



Proposed elevations 1:100
 Proposed new home for Dan & Jan Hogg, 48 Waitete Heights Lane, Kerikeri

Figures 1 & 2: Architectural Plans



Comment:

The proposed dwelling will sit lightly on the contours, without the need for large areas of cut or fill. The alignment of the dwelling runs with the contours. The height of the dwelling is under the 6.5m height limit.

Building Materials and Finishes

Building colours from the A and B Group of the BS 5252 colour chart shall be used. The light reflectance values for the exterior roof colours shall not exceed 30% and the exterior walls shall not exceed 40%.

It is recommended to use natural and textural materials, and make use of architectural features such as verandahs, pergolas and large eaves to create shadow. These will all cast shadows on windows and ranch sliders thus limiting the reflectivity of the facades of the house.

Comment:

The exterior cladding will be James Hardy Oblique weatherboards vertically placed 300mm wide in a dark colour with Kempas hardwood as the feature wood. The building colours will be within the recommended LRV's so that the roof will not exceed 30% and the exterior walls will not exceed 40% of the A and B Group of the BS 5252 colour chart.

The building design is interesting with porches and overhangs that create shadows.

Ancillary Structures

All ancillary structures which are separate from the primary residence (such as guest quarters, garages, storage sheds) shall be designed to complement and integrate with the primary residence. The use of landscape plantings to connect these structures with the main residence is required.

Comment:

There is an existing shed already on site.

Water tanks

Water tanks, if not placed underground, shall be designed to integrate with the overall design of the main structures. Tanks that are placed above ground shall be screened by the landscape amenity plantings.

Comment:

The water tanks will be partially buried, with the remainder of the tanks screened by landscaping.



Driveways and Parking Areas

Parking areas shall be integrated with the overall design of the residence and landscaping.

If site contours would otherwise require extensive excavation to form parking spaces, vehicle and or boat storage should be separated from the house. Driveways should follow the natural contours of the land and avoid sharp angles or long straight sections.

Driveways shall be designed to suit rural character. Kerbs should be avoided or use low profile kerbs formed with dark grey concrete oxide, and use chip seal or loose road metal. The use of swales to provide drainage should be encouraged.

Comment:

The parking areas have been integrated with the overall design of the dwelling and shed. The driveway will be grey metal with swales and will be visually recessive.

Earthworks

Earthworks shall be graded gradually into adjacent contours. Earthworks that create sharp and large batters that are difficult to revegetate should be avoided.

Comment:

The earthworks required will be minimal.

Summary

Overall, the development has been determined to meet the building design guidelines and therefore complies with consent condition 4m (xiv). The proposal also complies with condition 4m (xiii) as illustrated on the attached Landscape Integration Plan.

Yours sincerely

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

Attached: Landscape Integration Plan



Notes:
 Foreground and backdrop amenity plantings have been provided to blend the built structures into the landscape, so the rural and visual amenity values are maintained and so that built development does not dominate the landscape.

The individual specimen trees enhance the amenity values of the site and create a park like character to the development. The trees will also screen and soften views between building sites and blend the future development of houses into the landscape.

The proposed landscaping is in accordance with Appendix 5 Subdivision Landscape Enhancement and Mitigation Plan dated 17 March 2021 that was provided with RC 2220047-RMACOM.

The Lot owner shall implement the planting shown on this Landscape Integration Plan within 12 months of the Code of Compliance Certificate being issued and maintain the planting thereafter.



10.08.2025	
Landscape Integration Plan	
Hogg Lot 15, Waitete Lane Redcliffs Kerikeri	
Scale	Drawn By
1:750 @ A3	Cad Design
Drawing #	Rev #
1.0	A

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

Plant Schedule

Code	Qty	Botanical Name	Common Name	Schedule Size
Brac	1	Brachychiton acerifolius	Illawarra Flame Tree	PB18
Cuca	3	Cunonia capensis	Butterknife Tree	PB18
Dysp	1	Dysoxylum spectabile	Kohekohe	PB18
Eufi	1	Eucalyptus ficifolia	Flowering gum	PB18
Hepa	7	Hebe parviflora	White flowers	PB5
Lolt	12	Lomandra 'Lime Tuff'	Lomandra var.	PB5
Lota	34	Lomandra longifolia 'Tanika'	Lomandra Grass	PB5
Lowh	28	Lomandra 'White Sands'	Lomandra var.	PB5
Memp	5	Metrosideros 'Maori Princess'	Pohutukawa	PB18
Picr	16	Pittosporum crassifolium	Karo	PB5
Poci	39	Poa cita	Silver Tussock	PB3
Pslp	13	Pseudopanax lessonii Purpurea	Burgundy foliage	PB5
Scac	2	Schefflera Actinophylla	Umbrella Tree	PB12
Schk	4	Schefflera Arborescens 'Hong Kong'	Umbrella Tree	PB5



The existing bush area located to the west of the proposed building site currently provides a vegetative screen of the proposed building from the vantage points to the west. The existing vegetation provides the necessary 'structure planting' without the need for additional plantings next to the house

Proposed plantings around shed to blend it into the landscape

Existing structure planting enhanced with additional plants

Existing structure planting on Lot 14

Extent of previous structure plantings that have been removed and no longer necessary



10.08.2025	
Enlarged Landscape Integration Plan	
Hogg Lot 15, Waitete Lane Redcliffs Kerikeri	
Scale	Drawn By
1:300 @ A3	Cad Design
Drawing #	Rev #
2.0	A

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Brac
Brachychiton acerifolius



Cuca
Cunonia capensis



Hepa
Hebe parviflora



Lolt
Lomandra 'Lime Tuff'



Lota
Lomandra longifolia 'Tanika'



Memp
Metrosideros 'Maori Princess'



Picr
Pittosporum crassifolium



Pslp
Pseudopanax lessonii Purpurea



Scac
Schefflera Actinophylla



Schk
Schefflera Arboricola 'Hong Kong'



Dysp
Dysoxylum spectabile



Eufi
Eucalyptus ficifolia



Lowh
Lomandra 'White Sands'



Poci
Poa cita

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

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Landscape Planting Implementation + Maintenance

Implementation Scope

The scope of the planting is:

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

Preparation of Planting Areas

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

For Gorse spray:

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

For grasses spray:

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

Timing of Planting

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

Plant Material

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

Siting of Plants

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

Planting

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

Specimen Tree Planting

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

Watering In

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

General Maintenance

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

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



10.08.2025	
Implementation + Maintenance	
Hogg Lot 15, Waitete Lane Redcliffs Kerikeri	
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