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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of 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)
- ◯ **Discharge**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Extension of time (s.125)**
- ◯ **Other (please specify)** _____

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

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

✓ **Yes** ◯ **No**

4. Consultation

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

If yes, which groups have you consulted with?	See appendices
Who else have you consulted with?	FENZ, HNZPT

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: Markus Wiese

Email: [redacted]

Phone number: Home

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

Postcode [redacted]

6. Address for Correspondence

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

Name/s: Northland Planning & Development 2020 Ltd c/o Rochelle Jacobs

Email: [redacted]

Phone number: Home

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

Postcode

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: Kurapari Holdings Limited and Markus Wiese

Property Address/ Location: [redacted]

Postcode 0294

8. Application Site Details

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

Name/s: Kurapari Holdings Limited and Markus Wiese

Site Address/ Location: [redacted]

Legal Description:

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.

N/A

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.

Land use consent to construct a new dwelling, standalone shed swimming pool and associated amenities involving vegetation clearance and earthworks. The site is zoned General Coastal under the ODP and Rural Lifestyle under the PDP. The proposed activity is a Discretionary Activity under the ODP for Visual Amenity, earthworks, vegetation clearance and fire risk to residential units. The activity is Discretionary under the PDP for veg clearance.

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):

- [x] **Building Consent** Enter BC ref # here (if known)
- [ ] **Regional Council Consent (ref # if known)** Ref # here (if known)
- [ ] **National Environmental Standard consent** Consent here (if known)
- [ ] **Other (please specify)** Specify 'other' here

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

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

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

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

- [ ] **Subdividing land**
- [x] **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) Markus Wiese

Email: mwholdings@outlook.com

Phone number: Work 021 2345 021 Home

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

PO Box 195
Kerikeri

Postcode 0245

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) Markus Wiese

Signature:
(signature of bill payer [redacted]

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) Rochelle Jacobs

Signature: [redacted]

Checklist (please tick if information is provided)

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

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

Land Use Resource Consent

M & E Wiese

27 Kurapari Road, Kerikeri

11 September 2025

Attention: Liz Searle and Whitney Peat – Team Leader(s) Resource Consents

Please find attached:

- A completed application form for a land use resource consent to construct a new dwelling and shed with associated vegetation clearance and earthworks; and
- An Assessment of Environmental Effects.

MW Holdings Limited is seeking a land use consent to construct a new dwelling and standalone shed involving vegetation clearance and earthworks on a site at 27 Kurapari Road, Kerikeri. The site is zoned **General Coastal** under the Operative District Plan (ODP) and **Rural Lifestyle** under the Proposed District Plan (PDP). The proposed activity is a Discretionary Activity under the ODP for earthworks, vegetation clearance and fire risk to residential units, and a Discretionary Activity under the PDP for vegetation clearance. The proposed dwelling is to be located within 20 metres of existing bush on the site. FENZ approval for the location of the dwelling is attached at **Appendix 4**.

MW Holdings has consulted with Ngati Rehia regarding the application. This is attached at **Appendix 10.** We also understand that the property is within the rohe of Ngati Mau and at this stage there is no appointed person to provide comment on behalf of the hapu. While this is the case some initial consultation has been undertaken via phone and email with Letty Bonney and Herb Rihari. An archaeological assessment of the site has been undertaken and provided to Heritage NZ for comment.

If you require further information, please do not hesitate to contact me.

Regards,

Rochelle Jacobs
Director/Senior Planner
NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

Table of Contents

Appendices

1. **Far North District Council Application Form**
2. **Certificate of Title** – *Lot 3 DP 415575*
3. **Site and Building Plans –** *Cadence Architectural Design Ltd*
4. **Fire and Emergency Approval** - *FENZ*
5. **Earthworks Plan –** *Thomson Survey Limited*
6. **Erosion and Sediment Control Plan –** *PK Engineering*
7. **Ecological Report –** *Bay Ecology*
8. **Archaeological Report & Letter –** *Horizon Archaeology*
9. **Correspondence -** *HNZ*
10. **Correspondence –** *Ngati Rehia*
11. **Correspondence –** *Letty Bonny & Herb Rihari*

Assessment of Environment Effects Report

1. Description of the Proposed Activity

1.1. MW Holdings seeks a land use consent to construct a new dwelling and standalone shed on a 16-hectare site at 27 Kurapari Road, Kerikeri. The application site and buildings plans are attached at **Appendix 3**.

Figure 1 – Proposed dwelling and shed

1.2. The proposed four-bedroom house is a single storey mono-pitched roof style building with a floor area of 373m^2 and a maximum height of 6.6m (measured from the existing ground level). Proposed exterior house cladding materials include fibre cement weatherboard and coloursteel roofing coloured dark grey as specified on the application site plan (refer A_201). The separate, dark coloured three bay shed has a building gross floor area of 202.5m^2 and will contain garage space for two vehicles, a workshop and gym / bathroom spaces. Impermeable surfaces including the concrete driveway area, the main dwelling, shed and a 12m x 4m inground pool, will comprise 1,727m^2 or 1.1% of the site area.

1.3. On-site services include three 22,500 litre, partially buried potable and fire-fighting water supply tanks located behind the south-west corner of the shed. An on-site wastewater treatment plant will be installed within the turning circle of the driveway area behind the dwelling. The wastewater disposal field will be located along the lower, northern side of the grassed curtilage area. Stormwater from the concrete driveway will be dispersed to adjacent vegetated areas.

1.4. As illustrated on the application site plan A_102 (refer **Appendix 3**) and the Vegetation Clearance Plan A_910 (**Appendix 4**), 4,190m^2 of mixed species vegetation clearance (estimated to be 40% indigenous) is required to clear the proposed development area. Vegetation clearance will be undertaken in advance of site earthworks with slash to be mulched and removed from site.

1.5. Prior to vegetation clearance, silt fences will be installed to avoid sediment runoff downslope towards the wetland area (refer **Appendix 6 -** PK Engineering 'Environmental Silt Controls – Overall Site Plan" AE/ESC1.0). The site is within an area of mapped high density kiwi habitat. As recommended by the Applicant's ecologist kiwi that are present within the vegetation clearance area can be relocated by a certified kiwi handler as part of a pre-clearance check to be included as a condition of consent that references the Bay Ecological Report (refer **Appendix 7**).

1.6. Following vegetation clearance and a further ground survey, 2,400m^3 of on-site cut / fill earthworks will be undertaken to construct the proposed building platform, driveway access and house curtilage area(s). An additional 1,200m^3 of fill will be imported to the site plus rock material required to construct retaining walls.

1.7. The extent of cut and fill is illustrated on the Thomson Survey '*Proposed Earthworks on Lot 3 DP 415575 – Kurapari Road, Kerikeri' – 10781 Concept 10 Earthworks DGN 3 (Sheet 1 of 2) and Long Section (Sheet 2 of 2)*' (refer **Appendix 5**). The maximum cut depth of the site is 1.91m at the rear of the proposed shed. The maximum fill height is 2.44m on the upper side of the proposed inground pool behind a proposed rock retaining wall. Earthworks activities will be undertaken in accordance with Auckland Region Erosion and Sediment Control Design Standard 2016/GD05 and Accidental Discovery Protocol as recommended by the Applicant's archaeologist and confirmed by Heritage NZ.

1.8. Site preparation will be undertaken in stages. Stage 1 will include vegetation clearance within the development area as illustrated on the Vegetation Clearance Plan (A_910) – refer **Appendix 4**. Excavation and fill earthworks activities will be undertaken post clearance of the site and only after a further survey of the ground conditions and the establishment of any additional erosion and sediment control measures as required by GD05. As ground conditions for earthworks will require a further assessment following vegetation clearance, the Applicant

requests that a further erosion and sediment control plan for the site development earthworks be required as a condition of consent.

1.9. The proposed dwelling and shed will be located within 20m of bush that will remain beyond the perimeter of the house curtilage area. FENZ has approved the building location based on access to fire-fighting water supply and FENZ vehicles. Additional planting within domestic gardens surrounding the house and perimeter areas will include low flammability vegetation.

1.10. To offset vegetation clearance, Bay Ecological Consultancy Limited has recommended infill planting over an area of 8425m^2 within the surrounding vegetated environment as illustrated on Figure 3: Ecological context. This includes:

- Revegetation enhancement of the immediate remaining vegetation and riparian slope adjacent to the wetland – 7500m^2
- A 10m buffer surrounding the clearance envelope with low flammability diverse vegetation mix including temporal fruit supply that is appropriate to the vegetation location type – 925m^2

1.11. The proposed planting will be undertaken by a suitably qualified landscaper under the supervision of Bay Ecology. A weed and pest management plan for the site is proposed to better manage weed infestation on the site and the prevalence of pests, particularly those that threaten Kiwi. Planting and weed and pest management plan conditions of consent are proposed as set out in this AEE.

2. Description of the Site and Surrounding Environment

2.1. The application site is located at 27 Kurapari Road, Kerikeri. The site is legally described as Lot 3 DP 415575. As illustrated in ***Figure 2*** below, the proposed dwelling will be located in the lower, southern part of the site, adjacent to the existing ROW driveway. A copy of the Record of Title is attached at **Appendix 2**.

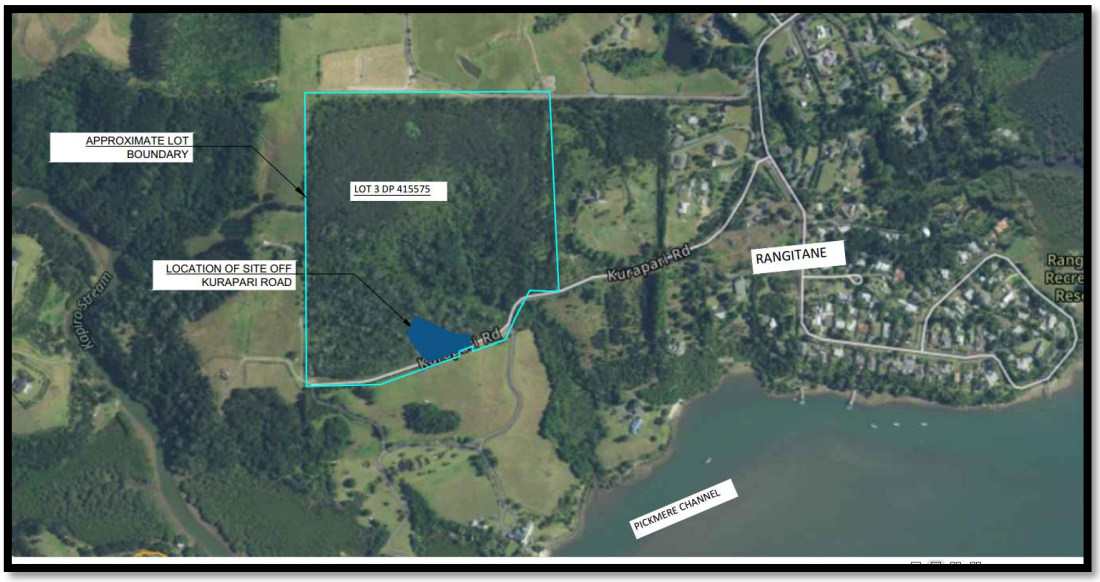


Figure 2 – Site and Building location (source PK Engineering -

2.2. The application site is a 16.249 coastal property located north-east of Kerikeri township. The site is within the mapped Regional Policy Statement for Northland (RPSN) and the PDP 'Coastal Environment' (Refer **Figure 3** below). The site topography is moderately sloping south facing hill country that overlooks the Pickmere channel and the Kerikeri River Inlet.

2.3. Access to the site is via Kurapari Road, which terminates at the driveway entrance to 51A (Lot 1 DP 96467). Beyond the end of the road, the access is a ROW that forms part of the Applicant's site. There is a short section of public road adjacent to the house site frontage.

Figure 3 – House site location within mapped RPSN 'coastal environment'

2.4. The site is within the 2016 DoC mapped PNA# PO5/087 'Rangitane Shrublands (refer **Figure 4** below). Historic clearance of rural lifestyle land to the west separates this vegetation from the escarpment along the eastern side of the Rangitane River.

Figure 4 – Site location within 'Rangitane Shrublands' PNA

2.5. The site is covered in dense mixed native and exotic vegetation. Wetland, stream and gumland areas also feature throughout the site as illustrated on Figure 3 of the Bay Ecological Report. Despite its PNA identification, the site is not within any an area of mapped high natural character or outstanding natural landscape. The remnant bush areas within this PNA are fragmented by farmland and mixed quality in terms of maturity and species. Weed species are prevalent.

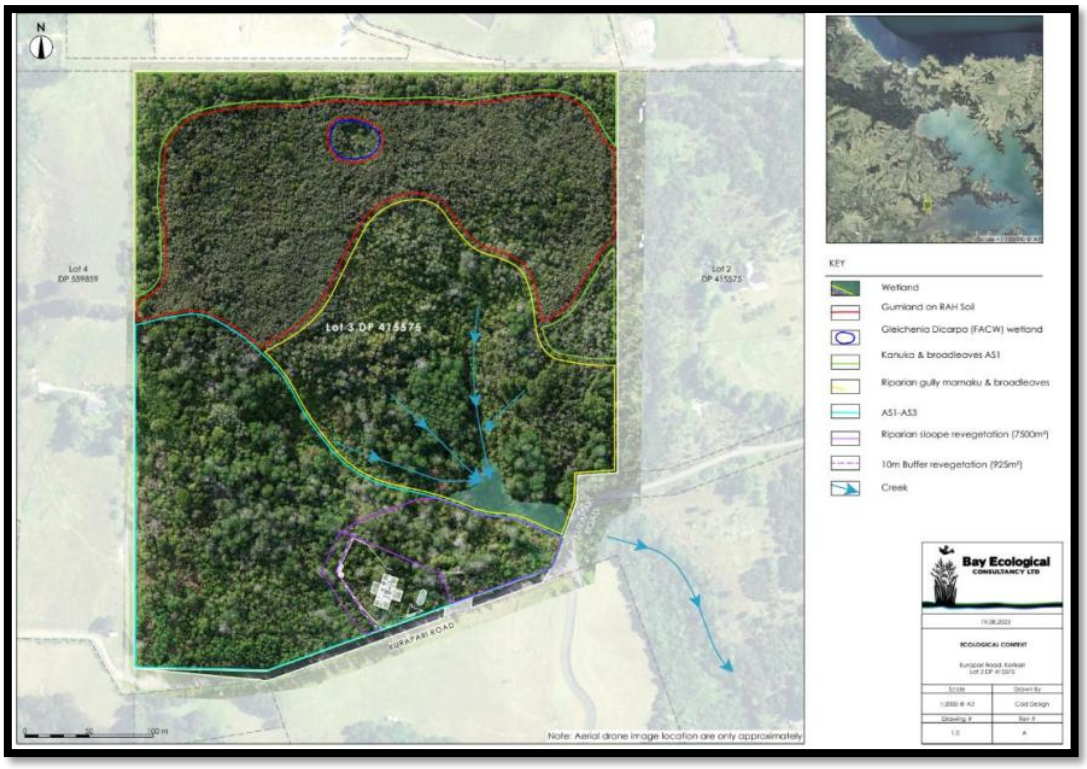


Figure 5 – On-site ecological features – Figure 3 – Bay Ecological Report

2.6. As described in pages [20-21] of the Bay Ecological Report (**Appendix 7**) , indigenous vegetation within the cleared area is estimated to be no more than 40% and a low value mix of kanuka shrubland with some coprosma, hangehange, mapou, cabbage tree, mahoe, five finger, lemonwood, mingimingi and silver fern, along with native ground cover species. There is a single mature Totara tree within the clearance area. Exotic vegetation and weed species including wattle, Hakea, gum, gorse, tobacco weed are also present. Gully areas within the site converge to form small streams and wetlands that drain south-east into the coastal marine area.

2.7. The site falls within the PDP definition of 'significant natural area' because the definition clause (b) RPSN Appendix 5 criteria classification are met (refer **Appendix 7** - Bay Ecological Report - Table 15 [p39]). The highest ecological values are within the gumlands in the northern part of the site. There is no development proposed in this area or the wetland and stream network to the east. The clearance area has 'moderate' habitat value (mainly kiwi and potentially herptofauna) and low 'flora' value. Overall, the Bay Ecological Report states that "*the clearance area has a **moderate** level of significance as per RPS (2018) Appendix 5 with regard to connectivity, size, habitat and representativeness, physical and functioning buffering to the creek / wetland aquatic environment as riparian vegetation e.g. erosion and hydrological control.*"

2.8. The site is within an area mapped as kiwi 'High Density'. The surrounding Opito Bay peninsula is well known as a populated kiwi environment that is valued by the local community. The Bay Ecological Report states that it is highly likely kiwi are utilising habitat cover on the site based on recent Kiwi Coast recordings. A kiwi burrow in the upper gumland was noted during site field inspections.

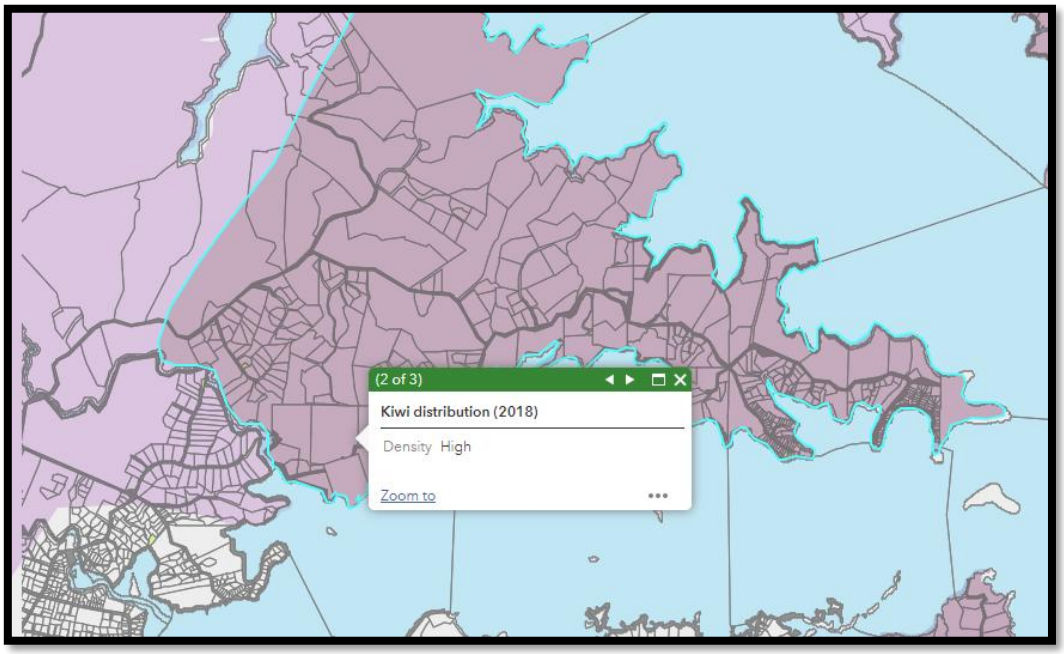


Figure 6 – Kiwi Habitat – High Density (Far North Maps)

2.9. The North Island green gecko has been found on adjacent land as part of the earlier 2010 'Fernbrook' subdivision. It is possible that similar species, including Fernbird and Kukupa (NZ pigeon) inhabit the wider site.

2.10. Horizon Archaeology has undertaken an archaeological survey of the site. There are no recorded sites on the property, other than a small portion of P05/18 that is historically associated with an open terrace site on the Rangitane ridgeline, formerly thought to be a Pa site. A ground survey of the site did not identify any archaeological features or deposits. No earthworks or development is proposed in the vicinity of this recorded site. The adoption of an Accidental Discovery Protocol is recommended during site works.

2.11. The surrounding environment is a mix of coastal rural-residential properties with large residential homes that enjoy expansive views of the western Bay of Islands and the Kerikeri Inlet. Stages 1 and 2 (and the recently consented Stages 3-6) of the Rangitane River Park development is to the west, separated by the Rangitane Hill and the vegetated River escarpment. Rangitane coastal settlement is to the east. There are several residential

properties at the end of the ROW and a large coastal property to the south adjacent to the coastal marine area.

Figure 7 – Site and Surrounds

3. Reasons for Consent

Operative District Plan (ODP)

3.1. The dwelling site is zoned 'General Coastal' under the Operative Far North District Plan (ODP) There are no resource layers that apply to this part of the site. The site is within a mapped 'Kiwi High Density' area. The site is not within any area of identified natural hazard. The site is not within a mapped outstanding natural landscape or feature.

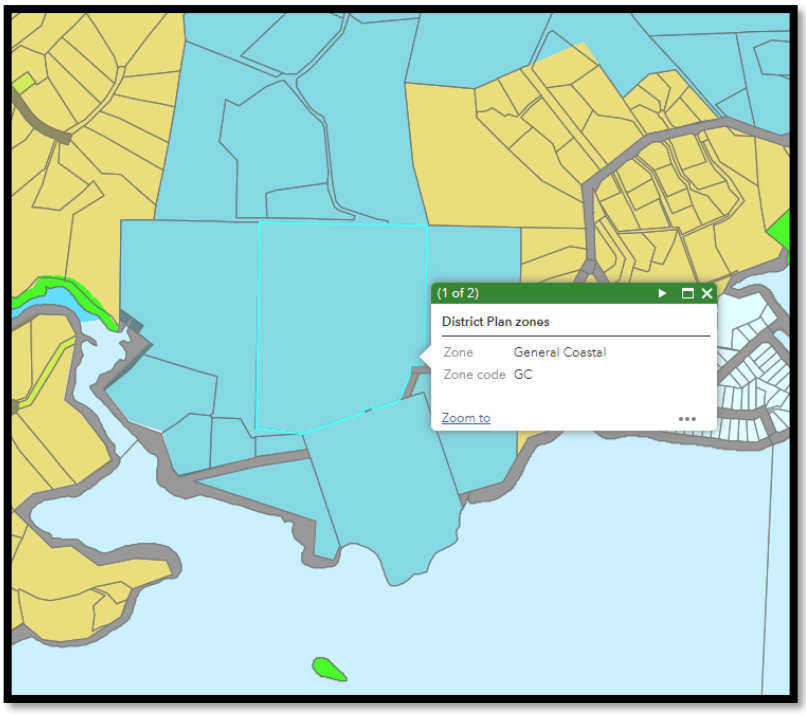


Figure 8 -Operative District Plan Zone

3.2. The proposed activity is assessed against the following General Coastal zone rules set out in Table 1 below and the District-wide rules in Table 2.

TABLE 1 - ASSESSMENT AGAINST THE APPLICABLE ODP ZONE RULES:		
PERFORMANCE STANDARDS – GENERAL COASTAL ZONE		
10.6.5.1.1	**Visual Amenity**	**Restricted Discretionary Activity** The proposal is for a new dwelling and separate shed. The dwelling has a habitable gross floor area exceeding 25m^2 and the shed has a gross floor area exceeding 50m^2. The proposed exterior building colours comply with Rule 10.6.5.3.1 (b) having an LRV value less than 30%. 'Sandstone Grey' (weatherboard cladding) and 'Windsor Grey' (Roof). The proposed buildings are a **Restricted Discretionary Activity** insofar as this standard as the buildings are not located within an approved building envelope.

10.6.5.1.2	**Residential Intensity**	**Permitted** A single residential dwelling is proposed.
10.6.5.1.3	**Scale of Activities**	**Not applicable**
10.6.5.1.4	**Building Height**	**Permitted** The proposed dwelling and shed buildings have a maximum building height of 6.6m above EGL.
10.6.5.1.5	**Sunlight**	**Permitted** The proposed building(s) will comply with sunlight recession plane building setback requirements.
10.6.5.1.6	**Stormwater Management**	**Permitted** The permitted threshold for impermeable surfaces on a site zoned General Coastal is 10% of the gross site area, which is 16,249m^2. The proposed area of impermeable surface on the site including buildings and driveway areas is **1,727m^2** or **1.1%** of the site area.
10.6.5.1.7	**Setback from boundaries**	**Permitted** The proposed building(s) will be located more than 10 metres from external site boundaries.
10.6.5.1.9	**Keeping of Animals**	Not applicable
10.6.5.10	**Noise**	**Permitted**
0.6.5.1.11	**Helicopter Landing Area**	**Permitted** No applicable

TABLE 2 - ASSESSMENT AGAINST THE APPLICABLE OPERATIVE PLAN DISTRICT-WIDE RULES:

Plan Reference	Rule	Performance of Proposal
12.1	**LANDSCAPE AND NATURAL FEATURES**	**Not applicable** The application site is not within any identified outstanding natural or landscape feature.
12.2	**INDIGENOUS FLORA AND FAUNA** **Rule 12.2.6.2.1**	**Restricted Discretionary Activity** 4,190m^2 of indigenous vegetation removal is required. (a) The vegetation is less than 6m in height or 600mm in girth (other than a single Totara Tree) (b) The clearance is not within 20m of a lake, the coastal marine area, a wetland or continuously flowing river; (c) The clearance is not remnant forest; (d) n/a – the site was created after 1 February 2005 in 2011; (e) n/a – the site was created after 1 February 2005 in 2011 The proposed vegetation clearance is a restricted discretionary activity under Rule 12.2.6.2.1 due to the presence of the single Totara tree which has a girth exceeding 600mm at 1.5m.
12.3	**SOILS AND MINERALS** **Rule 12.3.6.1.2 Excavation and / or filling in the General Coastal Zone**	**Discretionary Activity** **2,400m^3** of earthworks are required to construct the building foundation and driveway comprising: **Cut = 600m^3** **Fill = 1800m^3** (comprising 1,200m^3 of imported fill plus rock material for retaining walls) **Max cut depth = 1.9m** **Max fill depth = 3.0m** No other earthworks or land disturbance is proposed.

12.4	**NATURAL HAZARDS (Fire Risk to Residential Units)**	**Discretionary Activity** The proposed residential dwelling will be within 20m of the dripline of the existing bush vegetation on the site. FENZ approval is attached at **Appendix 4**.
12.5	**HERITAGE**	**Permitted** There are no recorded or suspected archaeological sites that would be affected by the proposed development.
12.7	**LAKES, RIVERS, WETLANDS AND THE COASTLINE**	**Permitted**
12.8	**HAZARDOUS SUBSTANCES**	**Not applicable**
12.9	**RENEWABLE ENERGY AND ENERGY EFFICIENCY**	**Not applicable**
15.1	**TRANSPORTATION (TRAFFIC, ACCESS AND PARKING)**	**Permitted**
16.6	**SIGNS AND LIGHTING**	**Permitted** No new signs are sought as part of this activity.

Operative District Plan Activity Status

3.3. Overall, the proposed residential development is a **'Discretionary'** activity under the ODP. This relates to visual amenity aspects of the proposed buildings, vegetation clearance, earthworks and fire risk to residential units.

Proposed District Plan

3.4. Under the Proposed Far North District Plan (PDP), the site is zoned 'Rural Lifestyle'. The house and shed site are within the 'Coastal Environment' overlay. There are no historical, natural

environment or natural hazard overlays that apply to the site. The site is not within an area of outstanding natural landscape or high natural character. The site is within an area defined as a Significant Natural Area based on the ecological assessment and the classification criteria in Appendix 5 of the RPSN (refer PDP definition of SNA below – Clause (b)).

SIGNIFICANT NATURAL AREA	means an area: a. identified in Schedule 4 of the District Plan as an area of significant indigenous vegetation or significant habitat of indigenous fauna; or b. assessed by a suitably qualified and experienced ecologist as meeting one of the criteria for ecological significance in Appendix 5 of the Regional Policy Statement for Northland 2016 or within any more recently gazetted National Policy Statement on indigenous biodiversity.

Figure 9 - Proposed District Plan Zone and coastal environment overlay

3.5. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. District Plan hearings on submissions are currently underway and are scheduled to conclude later this year. No decision on the PDP or any sections within the PDP has been made. For this reason, limited weight is given to the PDP provisions.

3.6. The Council's intention for this site is to enable further residential intensification by applying a 'Rural Lifestyle' zone. The proposed zone recognises that the existing environment is no longer

comprised of large rural production sites but has a more rural-residential character. This same zoning has been applied to coastal land to the west, north-west and east (excluding Rangitane coastal settlement). As notified, rural land immediately north of the site is to be zoned 'Rural Production'. For larger sites, the potential outcome of this rezoning will be additional houses in the existing coastal landscape. In addition, as notified, development rules applying to buildings in the coastal environment overlay will be more restrictive with respect to location, height and exterior colours and associated vegetation clearance and earthworks.

3.7. An assessment against PDP rules that have had immediate legal effect is set out in **Table 3** below.

TABLE 3 - ASSESSMENT AGAINST THE PDP RULES THAT HAVE IMMEDIATE LEGAL EFFECT[1]

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.**
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 application site is not within a proposed Heritage Area.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	**Permitted** The site does not contain any scheduled heritage items.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9)	**Not applicable.**

[1] As updated by PDP Plan Variation 1 dated 14 October 2024

	All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	The site does not contain any scheduled notable trees.
Sites and Areas of Significance to Maori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	**Not applicable**
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	**Discretionary Activity** The site is covered in mixed regenerating indigenous and exotic vegetation as described in the Bay Ecology report. Approximately **4,190m^2** of vegetation clearance is required to accommodate the proposed buildings and driveway area. Rule IB-R3 applies to indigenous vegetation clearance and land disturbance within a Significant Natural Area. The Bay Ecology has confirmed that the site qualifies as an SNA as defined by the notified PDP. Permitted indigenous vegetation clearance within an SNA is limited to 100m^2 in any calendar year. The proposed development would breach Rule **IB-R3 PER-1** based on the area of proposed clearance.

Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	**Not applicable.** The proposal is not a subdivision
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	**Not applicable.** The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	**Permitted** **2,400m^3** of earthworks are required to construct the foundation of buildings driveway area, pool and landscaping. These works fall within the PDP definition of earthworks. The proposed earthworks will adhere to the accidental discovery protocol (EW-12) and erosion and sediment control (EW-13) rule standards that have immediate legal effect.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	No signs are proposed. **Not applicable.**
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	The site is not located in the Orongo Bay Zone. **Not applicable.**

Proposed District Plan Activity Status

3.8. The proposed residential development is a "**Discretionary"** activity for vegetation clearance within a significant natural area under the notified PDP Ecosystems and indigenous biodiversity Rule IB-R3.

3.9. Since notification, submissions on the notified 'Ecosystems and Indigenous Biodiversity' provisions have been heard (Hearing 4 – August 24). It is noted that following that hearing, officers' recommendations are to modify and consolidate the Indigenous Biodiversity rules as they relate to vegetation clearance to better reflect National Policy Statement – Indigenous Biodiversity. The proposed changes would remove from the Indigenous Biodiversity chapter policies references to 'significant natural areas' as defined by the PDP and replace this term with *'areas of significant indigenous vegetation and significant habitat of indigenous fauna'* (Policies IB-P2(a), IB-P5, IB-PX). IB-P10 would remain the list of matters to consider when resource consent is required under IB vegetation clearance rules. Within the policy framework for the protection indigenous vegetation, Rule IB-R2 provides for some clearance and land disturbance for specified activities. In all zones, this includes clearing a 20m setback from a building used for a vulnerable activity or up to 1,000m^2 for a single residential unit and associated infrastructure on an existing title.

3.10. For clearance activities not listed in IB-R2, the notified IB-R3 permitted rule standard limits indigenous vegetation and associated land disturbance within any calendar year, to 100m^2 within a Significant Natural Area (SNA) as defined by the PDP. The officer's recommended rule amendment would remove the reference to SNA and apply limits to indigenous vegetation clearance regardless of its significance. Within the Rural Lifestyle zone, the clearance area limit would be 250m^2. An application to exceed this limit in any calendar year is a Discretionary Activity and would be assessed against the redrafted matters listed in IB-P10 and where relevant IB-P2(a), IB-P4 and IB-PX.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

3.11. The site is not a HAIL site and has no history of HAIL activity.

National Environmental Standards for Freshwater Management 2020

3.12. While there are identified inland wetlands or freshwater resources on the site, these will not be affected by the proposal. The location and nature of these natural features are described in the Bay Ecology report (refer **Appendix 7**). THE NES-FM regulations do not apply.

Overall Activity Status of the Proposal

3.13. The proposed workshop redevelopment is a **Discretionary** activity under both the ODP, and PDP indigenous vegetation clearance rules that have immediate legal effect.

4. Statutory Assessment

Section 104B of the Resource Management Act 1991 (RMA)

4.1. Section 104B governs the determination of applications for **Discretionary Activities**. A consent authority may grant or refuse an application for a discretionary resource consent and may impose conditions under section 108 of the RMA.

Section 104(1) of the RMA

4.2. Section 104(1) of the RMA states that when considering an application for resource consent –

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

(a) any actual and potential effects on the environment of allowing the activity; and

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

(b) any relevant provisions of –

i. a national environmental standard:

ii. other regulations:

iii. a national policy statement:

iv. a New Zealand Coastal Policy Statement:

v. a regional policy statement or proposed regional policy statement:

vi. a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application."

4.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the RMA). Positive effects arising from this proposal include the establishment of a dwelling and a rural-residential type shed that will be a place of residence for the Applicant. Residential dwellings on sites within the General Coastal zone are provided on existing sites where buildings are appropriately located and designed to complement the coastal landscape. Recommended revegetation planting will enhance the ecological and coastal landscape value of the site.

4.4. Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. Qualified ecologist Rebecca Lodge of Bay Ecological Consultancy has assessed the significance of the vegetation and habitat value within the clearance area and concluded that the existing values assessed to be 'moderate', warrant a commensurate area of replanting with higher value indigenous vegetation to offset lost vegetation and habitat environment. The proposed area equates to 1.5 times the area of clearance to be distributed within the existing vegetation around the perimeter of the clearance site and on the eastern slopes above the lower eastern wetland.

4.5. Section 104(1)(b) requires the consideration of any relevant provisions found in national policy statements or standards, regional policy statements or plans and operative or proposed district plans. Of particular relevance are the NZCPS, the NPS-Indigenous Biodiversity (NPS-IB), the Regional Policy Statement for Northland (RPSN) and the ODP and PDP.

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

Assessment of Effects on the Environment

4.7. Section 104(1)(a) requires the consent authority to consider any potential or actual adverse effects on the environment of allowing the activity. Potential effects on the environment to be assessed generally arise from the following rule infringements:

- *Visual and landscape effects*
- *Indigenous vegetation clearance*
- *Earthworks*
- *Natural hazards – fire risk*

4.8. The proposed activity is a moderately sized residential dwelling and accessory shed building on a coastal rural lifestyle property in Kerikeri. The ODP anticipates low density residential development in the General Coastal zone, which is a rural zone with a coastal focus, and where natural character predominates.[2] Outside of identified 'outstanding landscapes', the ODP enables limited clearance of indigenous vegetation in the General Coastal zone, where this does not result in adverse effects on significant vegetation or habitats. Bay Ecological has assessed the ecological significance of the site and concluded the area of clearance has low vegetation value and moderate habitat value for North Island Brown kiwi and potentially the North Island Green Gecko.

4.9. The PDP would rezone the site 'Rural Lifestyle' which would enable greater intensification of the site, including associated vegetation clearance and earthworks. Given that the site is outside of any identified outstanding landscape areas or features, this rezoning proposal appropriately reflects the rural-residential character of the surrounding area and the environmental effects with additional residential development.

Visual Impact and Landscape Effects

4.10. Visual effects of buildings in the coastal environment are managed by ODP rules that regulate the size and appearance of built structures in the landscape. The permitted threshold for habitable buildings in the General Coastal zone is 25m^2. Larger residential buildings require resource consent to ensure that the visual and landscape qualities of the coastal environment are protected from inappropriate use and development (General Coastal Zone Policy 10.6.4.2). For proposed buildings that are a Discretionary Activity overall, the applicable assessment criteria are set out in Chapter 11, specifically section 11.5 of the ODP and commented on the paragraphs below:

[2] ODP – Chapter 10 – Coastal Environment – Section 6 General Coastal Zone – Context Statement [p1]

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.

4.10.1. The dwelling size is typical of new houses in this part of Kerikeri, particularly on a higher value property with coastal views. The residential building size is 373m^2 plus the standalone shed. The house building is single storey and generally low slung in the landscape both in terms of its linear design and its location at a lower elevation and is well below any visible ridgelines. Bush vegetation surrounding the site will continue to frame the developed curtilage area and will ensure that the appearance of the building remains subservient to the existing natural character. The site is not within an area of outstanding landscape or natural feature.

b) The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.

4.10.2. The balance of the site surrounding the house development area will remain in bush. Vegetated areas will continue to provide a backdrop to the development site as viewed from the Bay coastal marine area and limit views from surrounding houses. Curtilage areas surrounding the house will be grassed. The combination of buildings, grass and bush is characteristic of the General Coastal zone and the surrounding area which has a higher concentration of rural lifestyle properties. The house site is at a higher elevation than the adjacent ROW. The building setback distance of at least 14 metres and a series of rock retaining walls will obscure views from passing cars.

c) The location and design of vehicle access, manoeuvring and parking areas

4.10.3. Vehicle access will be via a new driveway constructed parallel to the western side of the dwelling site. Parking and vehicle manoeuvring areas will be at the rear of the house which will limit views from surrounding properties and the coastal marine area. The driveway concrete will contain black oxide to reduce its visibility in the landscape.

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.

4.10.4. There are limited public viewing points from where the proposed house site will be visible. The adjacent roadway is a private right-of-way where there is no general public access. There will be more distant views of the site from the coastal marine area, however these are

likely to be transient as boaties pass in an out of the bay or are anchored while fishing. There are visible dwellings scattered throughout the southern slopes and coastal foreshore that faces the Bay area. The addition of a new house in this location will be readily absorbed into the existing rural-residential coastal landscape.

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.

4.10.5. Other than the house site area, the remaining bush areas throughout the site will not change. Ecological enhancement planting within a 10m buffer around the perimeter of the curtilage area and in the eastern slopes down to the wetland will improve the indigenous vegetation species in terms of its quality that is more aligned with its original WF9 ecological type. The proposed house building has a subtle, low slung, recessive colour design and that will blend into the surrounding bush landscape, particularly as viewed from the coastal marine area where distant views will be possible.

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.

4.10.6. The building site is within the coastal environment (as zoned General Coastal), however, it is not on a ridgeline or a part of the site that is less suitable in terms of any visual or landscape effects. The house site is located low down in the site, adjacent to the developed ROW and at a similar elevation to other existing dwellings along this part of Kurapari Road. The extent of clearance is sufficient to accommodate the proposed house, shed and driveway areas and to establish outdoor living areas associated with the proposed pool. The remainder of the site will remain in bush, with a suitable setback to ensure protection from fire risk.

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.

4.10.7. The location of a dwelling in the bush requires consideration in terms of potential fire risk. In particular not locating the building too close to flammable vegetation and ensuring there is sufficient nearby fire-fighting water supply. The site is zoned for low density rural type residential activity, therefore dwellings are anticipated on the site. To the extent possible and to avoid excessive vegetation clearance, the house has been sited away from bush areas.

FENZ has approved the location of the house and the availability of fire-fighting water supply and fire appliance access.

h) the extent to which private open space can be provided for future uses ;

4.10.8. The site is a large coastal property with sufficient private open space for the proposed residential activity.

i) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;

4.10.9. The proposal is for a single house on a large 16-hectare bush-clad property. The house will be located away from prominent ridgelines and other significant landscape features. The existing bush will obscure views of the house from residential living areas on adjacent sites. The proposed single storey house building and shed will not have a visual dominance effect on the surrounding environment.

j) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites

4.10.10. The location and design aspects of this proposed residential activity are limited to visual amenity. The proposed building complies with all other ODP building bulk and location rules including setback from boundaries, sunlight, building height, and impermeable surfaces. The proposed area of built development is not excessive for the zone or the area of the site, where the natural vegetation will remain the predominant landscape feature. The new dwelling will have no adverse effect on the privacy, outlook or enjoyment from private open spaces on adjacent sites.

4.11. Overall, it is considered that any adverse landscape and visual effects will be less than minor. The size and design of the house and shed is consistent with the character of homes in the surrounding rural lifestyle environment. The house will be located low down in the landscape, and away from prominent ridgelines or significant ecological environments. Construction earthworks and building timeframes will be limited in duration and generate temporary adverse visual effects that are no more than minor.

Effects on Indigenous Vegetation & Fauna Habitat

4.12. As illustrated on the Vegetation Clearance Plan A_910 (**Appendix 4**), 4,190m^2 of indigenous vegetation clearance is proposed to accommodate buildings, the driveway, landscaping associated with the outdoor living area and pool and the on-site wastewater disposal area. The balance area of the site will remain in bush. The proposed vegetation clearance breaches both the ODP indigenous vegetation clearance in the General Coastal zone Rule 12.2.6.1.3 (in relation to height) and the PDP Rule IB-R3 Indigenous vegetation clearance within a significant natural area. The wider site and clearance area has been assessed at varying significance based on the PDP definition and the ecological assessment conclusions made in respect of the RPSN Appendix 5 criteria (refer Table 15 of the Bay Ecology Report [p39]. Indigenous vegetation in the clearance area has moderate significance regarding connectivity; size; habitat and representative. The clearance area derives most of its value from the wider site where there are natural gumlands and wetland environments and from its location within the Rangitane Shrublands PNA.

4.13. The significance value of the vegetation within the clearance area is generally low value exotic trees and weed species interspersed with mixed natives that comprise approximately 40% of the vegetated area. There is a single mature Totara tree within the clearance area. The higher moderate ecological values are associated with the habitat opportunities the site provides for North Island Brown kiwi that are prevalent in this area, and potentially herpetofauna. The most significant effects consideration for fauna is the potential for injury, hence the mitigation recommendation for a site check prior to clearance and relocation of resident kiwi within the clearance area if necessary. This also applies to herpetofauna.

4.14. The type and maturity of vegetation on the site reflects general coastal land outside of identified outstanding natural landscapes. Such areas are still subject to assessment requirements to determine their significance under the RPSN Appendix 5 and the contribution they make to the overall biodiversity of the District.[3] The potential to restore vegetation based on plants that would have occurred naturally in the locality and to protect the habitat of threatened species is an outcome sought by the ODP throughout the District.[4]

4.15. Based on the assessed value of the vegetation and fauna habitat within the clearance area, Bay Ecology has recommended offset mitigation replanting within the adjacent bush areas to

[3] ODP – Refer Policy 12.2.4.5
[4] ODP – Refer Policy 12.2.4.8 & 12.2.4.10-12.2.4.13

remove weed / flammable species and replanting of higher value indigenous species to compensate for the permanent loss of vegetation The mitigation planting which is calculated at 1.5 times the clearance area will improve the ecological value of the site by improving fauna access to fruiting species and contributing to the regeneration of a more appropriate WF9 podocarp forest pattern. Replanting will be supported by active weed and pest management. The overall offset gains to compensate for the loss of vegetation is set out in Table 22 of the Bay Ecology Report. The combination of effects management recommendations to be included in an Offset Management Plan (OMP) has been assessed as sufficient to reduce potential adverse ecological effects to less than minor. The preparation on an OMP that references the Bay Ecology report is expected to be a condition of consent.

4.16. Conditions of consent to facilitate mitigation of ecological effects are proposed as follows:

Ecology Conditions

Condition x – Offset Management Plan (OMP)

Prior to the removal of any vegetation associated with the development, provide for the certification of the Resource Consents Principal Planner or other duly delegated representative, an Offset Management Plan (OMP) for the site in general accordance with the Ecological Impact Assessment prepared by Bay Ecological Consultancy Ltd, dated 3 August 2025. The OMP must cover:

i. *Site wide pest and weed management measures including ongoing maintenance;*
ii. *Appropriate signage;*
iii. *Details of the mechanism / arrangement to oversee the ongoing implementation of the plan in a coordinate manner;*
iv. *Revegetation and infill planting, including location, density, and the use of low flammability species within the areas specified on the Bay Ecological Impact Assessment Report Figure 3: Ecological Context Drawing #1.0,Rev A [p10] ;*
v. *methods to avoid adverse effects on indigenous wildlife within those areas proposed for clearance.*

4.17. In addition to the above, the ODP assessment criteria that apply to Discretionary Activity for indigenous vegetation clearance are set below and commented on as follows:

(a) the significance of the area assessed using the criteria listed in Method 12.2.5.6;

4.17.1. The above criterion refers to a version of criteria that has been superseded by Appendix 5 of the RPSN. The vegetation and its endemic and fauna habitat values are described in the ecological report prepared by Bay Ecology. More than half the vegetation within the cleared area is exotic. The indigenous species to be cleared include lower value, highly flammable shrubs and trees such as kanuka, mapou, and mamaku. Canopy trees are dominated by exotic wattle, tobacco weed and hakea. There is a single large Totara (assumed to be less than 6m tall but with a girth greater than 600mm). The vegetation clearance area has significant value as fauna habitat. Fauna including kiwi and threatened herpetofauna can be relocated prior to clearance. Additional offset revegetation planting will increase the ecological value around the development area and adjacent to the wetland by reintroducing endemic species more appropriate to this coastal location, including fruiting plants for native avifauna.

(b) the location and scale of any activity and its potential to adversely affect the natural functioning of the ecosystem;

4.17.2. The activity is a residential dwelling development on a 16-hectare coastal site near Rangitane. The size the dwelling and the proposed clearance area is commensurate with other coastal residential properties in the surrounding area. On high value properties with coastal views, dwelling sizes are often larger than average and include other accessory buildings and amenities such as swimming pools and domestic landscaping. The development area is located adjacent to the ROW within the least valuable vegetation on the site. Resident fauna, such as kiwi can be successfully relocated within the site. The overall natural functioning of the site is unlikely to be affected. Revegetation planting will enhance ecological values by introducing a greater variety of indigenous species that also better support native fauna.

(c) the potential effects on the biodiversity and life supporting capacity of the area;

4.17.3. Development of the site as proposed is expected to have a less than minor adverse effect on the biodiversity and life-supporting capacity of the area. The site vegetation forms part of the wider Rangitane Shrublands PNA. The balance of the site will remain intact and the

higher value gumlands and wetland areas will be avoided. Revegetation and the removal of weed and pest species will improve biodiversity on the site.

(d) the extent to which the activity may adversely affect cultural and spiritual values;

4.17.4. Development of the site as proposed is not expected to affect Māori cultural or spiritual values. The archaeological report did not identify any potentially affected registered sites or suspected sites. The proposal has been sent through to representatives of both Ngati Rehia and Ngati Mau. At time of lodgement no formal response on the proposal had been received.

(e) the extent to which the activity may impact adversely on visual and amenity values;

4.17.5. Potential adverse effects on visual and amenity values are assessed above. These effects are considered to be less than minor. The development area on the site is not visible from any public road and will have only distant views from the coastal marine area. There will be temporary adverse visual effects arising from the vegetation clearance area

(f) the extent to which adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided, remedied or mitigated;

4.17.6. The indigenous vegetation within the proposed development area is low value and intermixed with more mature exotic species. Higher value gumlands and wetland areas have been avoided. Fauna habitat values are the most significant where kiwi is likely to be resident. If present, kiwi can be relocated in accordance with protocols developed by a qualified ecologist or other suitably qualified person. The overall significance of the site in terms of the higher value gumlands, wetlands and as a fauna habitat will not be diminished. Proposed revegetation will further improve the sites' ecological value.

(g) the extent to which any proposed measures will result in the permanent protection of the area, and the long-term sustainability of revegetation and enhancement proposals;

4.17.7. The development proposal includes revegetation to offset the loss of vegetation within the clearance area. The replanting is based on recommendations from Bay Ecology to improve

the biodiversity of vegetation around the perimeter for the cleared area and adjacent to the wetland.

(h) whether a voluntary agreement by a landowner to protect indigenous vegetation and/or habitats is registered with the Council;

4.17.8. There is no proposal to register protected indigenous vegetation or habitats within the balance areas of the site. Protection of the wider site will be managed in accordance with the OMP and ongoing restriction and / or eradication of potential fauna predator.

(i) whether dogs, cats or mustelids will be excluded;

4.17.9. Dogs, cats and mustelids are to be managed through the OMP offered as a condition of consent.

(j) proposals for the re-establishment of populations of threatened species, either in areas where the species previously inhabited or other suitable habitat, and/or replanting or restoration of habitats and indigenous vegetation;

4.17.10. The proposal includes the removal of weed and other low value flammable vegetation species to be replaced with higher value native vegetation that will improve the overall biodiversity of the site within the vicinity of the development area. The introduction of fruiting native species will support a greater variety of avifauna. Infill planting adjacent to the lower eastern wetland will strengthen the vegetative buffer below the house site where the streams converge prior to discharging into the coastal marine area. Where present, kiwi can be successfully relocated

(k) the environmental effect of the increase in residential intensity and/or extra lots in relation to the benefits of achieving permanent legal protection of areas of significant indigenous vegetation and/or significant habitats of indigenous fauna;

4.17.11. The addition of a residential dwelling on this site is enabled by the ODP. The PDP zoning as notified will enable greater intensification of the site. The development area avoids higher

value ecological areas on the site and will include offset planting to compensate for the loss of vegetation and fauna habitat in this location.

(l) the value of vegetation in protecting the life supporting capacity of soil, maintaining or improving water quality and reducing the potential for downstream siltation and flooding;

4.17.12. The vegetation being removed is low value mixed indigenous and exotics. The higher value areas are being retained and will not be affected by this proposal. The development consent will formalise restrictions on predator species being introduced to the site, thereby contributing to fauna habitat value. The ecological environment immediately surrounding the wetland and where the site streams converge will not be impacted. In contrast, infill planting with a more diverse and robust variety of native plants will strengthen the vegetative buffer between the house site and the lower eastern wetland.

(m) the extent to which the activity may adversely affect areas of known high density kiwi habitat;

4.17.13. The site is identified as a high-density kiwi habitat environment. Potential effects on kiwi habitat can be mitigated through the authorised relocation of kiwi from within the development area prior to clearance and ensuring the predator species are not introduced to the site by residents or visitors to the property.

(n) the environmental effects of a proposed development in relation to the benefits of achieving permanent protection and/or management of areas of significant indigenous vegetation or significant habitats of indigenous fauna;

4.17.14. As described in (k) above, mitigation includes offsetting the loss of vegetation in the development area with more appropriate and higher value indigenous species surrounding the site and adjacent to the lower eastern wetland. The large balance area will continue to provide habitat for kiwi and herpetofauna. The site will be actively managed on an ongoing basis in terms of weed and pest management.

(o) the extent to which there are reasonable alternatives to provide for sustainable management;

4.17.15. Development opportunities for residential buildings on the site are limited both in terms ecological values and also practical access and cost. The proposed house site is close to the road, which also lessens the impact of construction activity and vehicles needing to access the site. The proposed house site has been chosen as the best location to avoid higher value ecological features and reduce visual impact of buildings in the landscape.

(p) the extent to which the habitat policies of any national policy statement, the Regional Policy Statement for Northland and the District Plan are implemented;

4.17.16. The RPSN and the NPS-IB are relevant to a decision on this application. These are discussed under section headings below.

(q) the extent to which other animals or plants that will be introduced as a result of the application and may have a significant adverse effect on indigenous ecosystems are excluded or controlled;

4.17.17. Predator species that potentially endanger kiwi will be excluded from the site. The development of the curtilage area will introduce domestic landscape planting including lawn grass and garden areas. With an OMP plan in place that includes weed control, this is unlikely to result in any significant adverse effects.

(r) the effectiveness of any proposed pest control programme.

4.17.18. Pest control will form part of the OMP requirements and will complement existing pest control activities undertaken by Kiwi Coast, that includes trapping.

Earthworks Effects

4.18. Approximately 2,400m^3 of earthworks is proposed to construct the driveway, house and shed building platforms and to contour the curtilage area, including the pool site. Imported fill as described will increase the height of the existing ground level to establish a more suitable site for domestic living. The Discretionary Activity aspects of the proposed excavation relate to both the volume and cut height where the water tanks will be installed behind the shed.

4.19. Site earthworks will be undertaken after the vegetation is removed. At that point, the site will be resurveyed and reassessed for any necessary erosion and sediment control measures required in addition to silt fences installed prior to vegetation clearance. A stabilised entrance will be constructed at the western end of the site frontage and earthworks activities managed in accordance with a construction management plan. Providing appropriate mitigation measures are in place, any potential adverse effects are expected to be no more than minor. Adverse visual effects associated with the earthworks will be temporary and less than minor in the context of the site surrounds that is a mixed rural and rural-residential environment where normal rural practices including cultivation are not uncommon and excluded from the definition of excavation. Overall, it is considered that any potential adverse excavation effects will be no more than minor.

4.20. As mitigation, the following earthworks conditions are proposed. A standard FNDC ADP condition is also expected.

Condition x - Earthworks – pre vegetation clearance

Erosion and sediment control measures in accordance with the PK Engineering Environment Silt Controls Overall site plan must be installed prior to the commencement of vegetation clearance associated with the development.

Condition x – Post clearance Earthworks - Construction Management Plan

Prior to the commencement of any earthworks following vegetation clearance at the site, the consent holder shall submit a Construction Management Plan ("CMP") to the Council's Resource Consents Engineer or delegate for certification planning_technicians@fndc.govt.nz). The CMP must contain information about and site management procedures for:

An erosion and sediment control plan in accordance with the requirements of GD05.

- *(i) The timing of site works, earthworks, and construction works, including hours of work, and the key project and site management personnel.*
- *(ii) The transportation of fill and construction materials from and to the site and associated controls on vehicles through sign-posted site entrances/exits and the loading and unloading of materials.*
- *(iii) the extent of excavation works, including retaining structures prepared by a suitably qualified geotechnical engineer where necessary.*

(iv) control of dust and noise on-site and necessary avoidance or remedial measures

(v) prevention of soil or other material being deposited on surrounding roads from vehicles working within the site and the proposed remedial actions should it occur.

(vi) proposed publicity and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians, and other users of the right of way.

The CMP must also include information as to:

(vii) the identity and contact details of the successful contractor

(viii) the planned commencement date and duration of the contract

(ix) the identity and contact details of the supervising engineer; and

(x) a copy of the corridor access request (if required); and

All physical works on site must be undertaken in accordance with the approved CMP.

4.21. The ODP assessment criteria for Discretionary Activity excavation and fill activities in set out below and commented on as follows:

(a) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline;

4.21.1. The potential for erosion and other natural hazards affecting any water bodies or the coastline is limited due to proximity. Erosion and sediment control measures designed in accordance with accepted GD05 standards will ensure that potential adverse effects are avoided and / or appropriately mitigated. Bush areas surrounding the perimeter of the clearance area will provide additional silt control and a buffer to the lower eastern wetland, which is more than 50m from where earthworks activities will be undertaken.

(b) any effects on the life supporting capacity of the soil;

4.21.2. The site is not a production site. The development area currently comprises exotic and low value early successional native vegetation and grasses. Soil quality is poor due to the presence of exotics such as Hakea and Wattle. The site is currently completely vegetated.

The house development will have no effect on the life supporting capacity of soil in this location.

(c) any adverse effects on stormwater flow within the site, and stormwater flow to or from other properties in the vicinity of the site including public roads;

4.21.3. Easterly stormwater flow direction is depicted on the PK Engineering Plan Dwg AE/ESC1.0 R1 dated August 2025. Unmitigated sediment runoff is likely to flow downslope into the bush areas above the wetland. There are no adjacent neighbouring sites or public roads that could be affected. Silt fences will retain runoff during construction works. Post development roof stormwater will be captured into water tanks and runoff from impermeable surfaces into adjacent grass or bush areas. Potential adverse runoff effects will be less than minor.

(d) any reduction in water quality;

4.21.4. The construction works area is sufficiently distant from any waterbodies to ensure that there will be no adverse effects on local water quality.

(e) any loss of visual amenity or loss of natural character of the coastal environment;

4.21.5. The rural environment in the General Coastal zone is dynamic and changing. The addition of land-based activities including residential buildings, marine structures and rural production type activities are typical in this location which varies along this part of the Bay of Islands coastline. The proposed earthworks are temporary and required to establish a residential building area that will be a permanent change to the landscape. Residential buildings and associated development activities in this location are anticipated by the District Plan(s) subject to any potential adverse effects being avoided, remedied or mitigated.

(f) effects on Outstanding Landscape Features and Outstanding Natural Features (refer to Appendices 1A and 1B in Part 4, and Resource Maps);

4.21.6. The site is not within any mapped outstanding landscape or natural feature and will have no adverse effect on these areas.

(g) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna;

4.21.7. The earthworks activities will be undertaken post vegetation clearance, including the removal of any large stumps. Silt control fences will be installed prior to vegetation clearance to contain runoff occurring during that time. The Bay Ecology assessment conclusions about the vegetation being cleared from the site and its habitat value is that any potential adverse effects can be mitigated through the appropriate relocation of indigenous fauna (primarily kiwi and potentially herpetofauna) and the addition of offset planting within the adjacent bush areas.

(h) the extent to which the activity may adversely affect heritage resources, especially archaeological sites;

4.21.8. The archaeological assessment is that there are no known sites or heritage resources that will be affected by the proposed development. ADP protocol is to apply to earthworks activities.

(i) the extent to which the activity may adversely affect the cultural and spiritual values of Maori, especially Sites of Cultural Significance to Maori and waahi tapu (as listed in Appendix 1F in Part 4, and shown on the Resource Maps);

4.21.9. Based on known information and the archaeological assessment, potential adverse effects on Māori cultural or spiritual values are not expected. The Applicant has contacted both Ngati Rehia and Ngati Mau hapu regarding the proposal. At time of lodgement, no formal response from either party had been received.

(j) any cumulative adverse effects on the environment arising from the activity;

4.21.10. The proposed activity is low density residential living on a coastal site which is enabled by the District Plan(s). Potential adverse cumulative effects are within permitted thresholds, subject to mitigation of development works activities.

(k) the effectiveness of any proposals to avoid, remedy or mitigate any adverse effects arising from the activity;

4.21.11. Earthworks will be undertaken in accordance with GD05 erosion and sediment controls, the PK Environmental Silt Controls Overall Site Plan and a construction management plan. These are sufficient to avoid and / or mitigate adverse effects arising from a single dwelling development proposal.

(l) the ability to monitor the activity and to take remedial action if necessary;

4.21.12. Monitoring of earthworks activities is in the realm of normal Council activities with the ability to take remedial action if necessary. ADP protocol will apply to any discovered archaeological material.

(m) the criteria in Section 11.20 Development Plans in Part 2.

4.21.13. Not applicable

(n) the criteria (p) in Section 17.2.7 National Grid Yard.

4.21.14. Not applicable

Fire Risk to Residential Units

4.22. To the west and east, the proposed house building will be located within 20m (but not less than 10m), of vegetation that is to remain on the site. A proposed driveway and grassed retained areas containing the on-site wastewater disposal system will separate the house building from the bush to the west and east respectively. The ODP seeks to avoid fire risk arising from the location of residential units near trees, or in areas that are not close to firefighting services.[5] The PDP contains equivalent provisions.[6] Both plans require a minimum setback of 20m from the dripline of scrubland, woodlots or forestry.

[5] ODP Objective 12.4.3.7
[6] PDP Wildfire Policy NH-P9

4.23. The location of the dwelling provides a balance between limiting the area of bush clearance and providing sufficient setback from the bush. Proposed mitigation includes providing sufficient on-site tank water supply for firefighting purposes (including the 60,000 litre pool), removing flammable species from a 10 metre buffer around the perimeter of the cleared area and replacing with higher value indigenous species, and introducing only low flammable domestic planting within the curtilage area.

4.24. The Applicant has provided a copy of the proposal to FENZ, including the proposed mitigation. FENZ has approved the location of the building on that basis (refer **Appendix 4**). Providing the proposed mitigation is implemented, it is expected that any potential adverse fire risk effects will be no more than minor.

4.25. Proposed residential units that breach the fire risk to residential units Rule 12.4.6.1.2, are Discretionary Activities that are subject to the following assessment criteria that are commented on below:

(a) the degree 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;

4.25.1. Fire is a naturally occurring hazard that poses a potential risk to life, property and the environment. It is not uncommon in non-urban areas for residential units to be located within, or adjacent to bush areas. The District Plan(s) regulates the distance between the bush and buildings to protect human life and property, and / or at the very least enable people to safely vacate a dwelling before it is consumed by fire, or the FENZ has time to arrive at the site. It is considered that the proposal is an appropriate balance between limiting the area of clearance for ecological reasons and providing a sufficiently safe setback for the house building.

(b) the extent to which the activity may adversely affect cultural and spiritual values;

4.25.2. The location of the dwelling relative to the bush in terms of fire risk is not anticipated to have an adverse effect on cultural or spiritual values.

(c) the degree to which any proposed activity is compatible with the maintenance of the natural character of the environment;

4.25.3. As stated above, the site has natural character as a bush clad site that forms part of the Rangitane Shrublands PNA. The proposal strikes a balance between retaining that natural character and providing a safe building location for the house in a zone that provides for residential living on the site.

(d) the effects on amenity values, landscape values, heritage features and indigenous habitats and ecosystems, especially in the coastal environment and associated with rivers, lakes, wetlands and their margins;

4.25.4. Naturally occurring fires pose a risk to many of the natural and heritage features found throughout the district's rural and coastal environments. The required setbacks are a precautionary measure to ensure that, as a priority human life is protected. It is reasonable to enable people to reside in non-urban environments, close to bush that provides landscape and amenity value to a site, providing appropriate risk mitigation measures are in place.

(e) the effects on natural features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land and structures from natural hazards;

4.25.5. Fire predominantly affects vegetation and poses the most risk to habitable buildings where people reside. Fire in non-urban environments is not completely avoidable, but can be mitigated to the extent that benefits outweigh the potential risk.

(f) any adverse effects on water quality;

4.25.6. There is no potential effect on water quality in this location arising from fire risk.

(g) any adverse effects of the activity on any archaeological sites;

4.25.7. There are no registered or scheduled sites on the property that could be affected by fire risk.

(h) any effect on the life supporting capacity of soil;

4.25.8. Not applicable

(i) the potential impact of sea level rise;

4.25.9. Not applicable

(j) in respect of fire risk to residential units:

(i) the degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa; and

(ii) (ii) any mitigation measures proposed to reduce the fire risk; and

4.25.10. As stated above, fire risk to dwellings or to the adjacent bush area is not completely avoidable and does potentially increase with human habitation. The risk of fire is considered to be appropriately mitigated and has the approval of FENZ.

Assessment against any relevant policy documents

4.26. In accordance with Section 104(1)(b) of the Act, the following statutory documents have been assessed for relevance to the consideration of this proposal.

National Environmental Standards

4.27. The site is not a HAIL site and is not subject to regulations National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.

4.28. There are no activities in proximity to natural inland wetlands (or gumlands) that would require resource consent under the National Environmental Standard for Freshwater Management.

4.29. No other National Environmental Standards apply to this development.

National Policy Statement(s)

4.30. There are currently eight operative National Policy Statements. These are as follows:

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

4.31. Other than the NZCPS and the NPS-IB, there are no other NPS that are relevant to the assessed of the proposed activities.

4.32. The NZCPS provides national policy direction for the management of subdivision and development in the coastal environment to ensure that its natural character is preserved. Objective 2 seeks to:

> *'preserve the natural character of the coastal environment and protect natural features and landscape values through:*
>
> - *recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;*
> - *identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and*
> - *encouraging restoration of the coastal environment.'*

4.33. The proposed house site is within the mapped RPSN and PDP coastal environment and is therefore subject to greater regulatory control to ensure that it is protected from inappropriate development. This includes ODP General Coastal rules that regulate the visual appearance and location of buildings and District-wide rules that control the extent of indigenous vegetation clearance and earthworks. Low density residential buildings are provided for in the General Coastal zone as rural land that is in the coastal environment. Historic subdivision in different parts of the coastal environment has resulted in concentrations of smaller lots, particularly where these are close to population centres. The General Coastal zone enables a single residential dwelling on the application site, subject to controls on visual amenity, vegetation clearance, earthworks and fire risk. The proposed dwelling and associated

accessory buildings and outdoor amenities have been designed to meet those requirements and to mitigate any potential adverse effects on the coastal environment. This includes offset replanting to replace and enhance other bush areas on the site.

4.34. The NPS-IB was gazetted in October 2024. It applies to terrestrial indigenous biodiversity throughout New Zealand. The purpose of the NPS-IB is to ensure that there is at least no overall loss of indigenous biodiversity (Objective 2.1) and that where necessary there is restoration of enhancement of ecosystems. Providing for the social, economic and cultural wellbeing of people and communities forms part of this overall objective.

4.35. When assessing the potential lost vegetation and associated indigenous biodiversity from the site, Bay Ecology has applied this objective to the site proposal and the Appendix 3 principles for biodiversity offsetting. Recommendations for offset planting to mitigate the loss of vegetation are included in the proposal. The house development will be within an area of intrinsically low value indigenous vegetation with higher fauna habitat value. The proposal would not be contrary to the NPS-IB.

Regional Policy Statement for Northland

4.36. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources. The proposed activity is located outside of outstanding landscape and areas of high natural character. It is located within the mapped RPS coastal environment boundary. The residential development will not adversely affect any identified regional values, including indigenous biodiversity that exist at the site, and it will not be contrary to any RPS objective or policy.

Far North Operative District Plan

4.37. The ODP General Coastal zone objectives and policies enable appropriate residential built development where adverse effects on the natural character of the coastal environment can be avoided, or where effects are compatible with its preservation. The zone context statement states that: *'due to the 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.' As a generally 'rural' zone in the coastal environment, residential development is expected to be low density at a permitted standard for 1 dwelling / 20 hectares or single dwellings on smaller existing sites. Methods to preserve natural character include rules relating to the visual appearance of buildings (visual amenity), which have small permitted gross floor area thresholds and limits on building height and impermeable surfaces. District-wide rules regulate indigenous vegetation clearance, particularly within mapped areas of outstanding natural landscapes (ONL). The application site is not within a mapped ONL.

4.38. The proposal is for a limited clearance area to accommodate a single dwelling on the site. The balance site area will remain in bush. Higher value ecological features including the gumlands and wetland environments will remain undisturbed.

4.39. The application is assessed in the context of the wider Coastal Environment objectives and policies that generally align with the NZCPS and the RPSN. The General Coastal zone forms part of the Coastal Environment. The zone objectives and policies are set out below and commented on in the following paragraphs.

General Coastal Zone Objectives & Policies

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

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

10.6.3.3 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.

Policies

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

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

10.6.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)";

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

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.

10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

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

4.40. The intent of the General Coastal Zone objectives and policies is to provide for 'appropriate' development where it is consistent with the need to preserve natural character. The priority areas of outstanding natural character are mapped. The site is not within one of those mapped areas. The site's natural character is derived from its vegetative character and associated streams and wetland (gumland) environments. These areas that are within the balance area of the site will be preserved and remain undisturbed.

4.41. The house site area to be cleared is within an area of lower value indigenous bush that has greater value as potential fauna habitat. The proposed mitigation seeks to avoid injury to existing indigenous fauna through relocation and enhancing and replanting bush areas around the perimeter of the house site. The proposed building will be located low down in the site and includes design measures to reduce its visual impact in the landscape. This includes its single storey linear style, and the use of dark recessive colours. The accessory shed building will use a similar colour palette to complement the house building. The proposal will not be contrary to zone objectives that seek to preserve natural character and avoid adverse visual effects on the coastal environment.

Indigenous Vegetation Objectives and Policies

4.42. The ODP District-wide management focus for indigenous vegetation clearance rules is mature established vegetation. The ODP recognises that ecological function and habitat value of these environments, particularly for threatened native fauna species and the biodiversity that is comprised in these areas. The vegetation on the site is part of the wider Rangitane Shrubland PNA that is a significant bush environment that forms part of the coastal environment east of Kerikeri.

Objectives

12.2.3.1 To maintain and enhance the life supporting capacity of ecosystems and the extent and representativeness of the District's indigenous biological diversity.

12.2.3.2 To provide for the protection of, and to promote the active management of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

12.2.3.3 To recognise issues of wellbeing including equity for landowners in selecting methods of implementation.

12.2.3.4 To promote an ethic of stewardship.

Policies

12.2.4.1 That areas of significant indigenous vegetation and significant habitats of indigenous fauna be protected for the purpose of promoting sustainable management with attention being given to:

(a) maintaining ecological values;

(b) maintaining quality and resilience;

(c) maintaining the variety and range of indigenous species contributing to biodiversity;

(d) maintaining ecological integrity; and

(e) maintaining tikanga Maori in the context of the above. Note: In determining whether a subdivision, use or development is appropriate in areas containing significant indigenous vegetation and significant habitats of indigenous fauna, Council shall consider each application on a case by case basis, giving due weight to Part II of the Act as well as those matters listed above.

12.2.4.2 That the significance of areas of indigenous vegetation be evaluated by reference to the criteria listed in Appendix III of the Northland Regional Policy Statement (refer also to definition of "significant" in 12.2.5.6).

12.2.4.3 That adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided, remedied or mitigated by:

(a) seeking alternatives to the disturbance of habitats where practicable;

(b) managing the scale, intensity, type and location of subdivision, use and development in a way that avoids, remedies or mitigates adverse ecological effects;

(c) ensuring that where any disturbance occurs it is undertaken in a way that, as far as practicable:

(i) minimises any edge effects;

(ii) avoids the removal of specimen trees;

(iii) does not result in linkages with other areas being lost;

(iv) avoids adverse effects on threatened species;

(v) minimises disturbance of root systems of remaining vegetation;

(vi) does not result in the introduction of exotic weed species or pest animals;

(d) encouraging, and where appropriate, requiring active pest control and avoiding the grazing of such areas.

12.2.4.4 That clearance of limited areas of indigenous vegetation is provided for.

12.2.4.5 That the contribution of areas of indigenous vegetation and habitats of indigenous fauna to the overall biodiversity and amenity of the District be taken into account in evaluating applications for resource consents.

12.2.4.6 That support is given to programmes for weed and pest control, including support for community pest control areas established by the Northland Regional Council under the Regional Pest Management Strategies, in areas of significant indigenous vegetation and significant habitats of indigenous fauna and surrounding lands.

12.2.4.7 That community awareness of the need and reasons for protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna be promoted.

12.2.4.8 That restoration and enhancement of indigenous ecosystems is based on plants that would have occurred naturally in the locality and is sourced from local genetic stock where practicable.

12.2.4.9 That the Council will work with landowners and communities to ensure outcomes are achieved in an effective and equitable manner.

12.2.4.10 In order to protect areas of significant indigenous fauna:

(a) that dogs (excluding working dogs), cats, possums, rats, mustelids and other pest species are not introduced into areas with populations of kiwi, dotterel and brown teal;

(b) in areas where dogs, cats, possums, rats, mustelids and other pest species are having adverse effects on indigenous fauna their removal is promoted.

12.2.4.11 That when considering resource consent applications in areas identified as known high density kiwi habitat, the Council may impose conditions, in order to protect kiwi and their habitat.

12.2.4.12 That habitat restoration be promoted.

12.2.4.13 That the maintenance of riparian vegetation and habitats be recognised and provided for, and their restoration encouraged, for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, preservation of natural character and the maintenance of general ecosystem health and indigenous biodiversity.

12.2.4.14 That when considering an application to clear areas of significant indigenous vegetation or significant habitats of indigenous fauna, enabling Maori to provide for the sustainable management of their ancestral land will be recognised and provided for by Council.

4.43. The ODP Indigenous Flora and Fauna objective and policies are comprehensive and apply district wide. The primary objective is to maintain and enhance existing ecosystems, particularly the extent of biodiversity representative, which aligns with higher order NPS-IB and RPSN policy. Limited clearance of vegetation is provided for, where this does not diminish the contribution made to the overall biodiversity and amenity of the District.

4.44. The Bay Ecology assessment has comprehensively categorised the vegetation and ecology on the site, including its habitat value for species known to be present in the site area including North Island Brown Kiwi, the North Island Green Gecko and potentially other avifauna. The vegetation clearance is limited to the area required for a house and accessory buildings and other outdoor amenities including a swimming pool. The area of clearance is not considered to be excessive for this type of rural-residential coastal property. This is consistent with Policy 12.2.4.4.

4.45. Relative to other parts of the site, the development area has a lower ecological significance in terms of representative indigenous plant species but is likely to still be functioning as a habitat environment, particularly for kiwi. Higher value areas and injury effects on threatened species can be avoided.

4.46. In recognition of these features, offset planting within the adjacent bush areas is proposed, along with weed and pest management of predator species and restricting the introduction of cats, dogs and mustelids. Erosion and sediment controls will contain silt runoff and avoid adverse effects entering the bush areas. Overall, it is considered that the proposed activity would not be contrary to objectives and policies relating to indigenous flora and fauna.

Soils Objectives & Policies

4.47. The proposed excavation and fill activities are necessary to establish the building platform, driveway and curtilage areas for the house site.

Objectives

12.3.3.1 To achieve an integrated approach to the responsibilities of the Northland Regional Council and Far North District Council in respect to the management of adverse effects arising from soil excavation and filling, and minerals extraction.

12.3.3.2 To maintain the life supporting capacity of the soils of the District.

12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.

12.3.3.4 To enable the efficient extraction of minerals whilst avoiding, remedying or mitigating any adverse environmental effects that may arise from this activity.

Policies

12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated.

12.3.4.2 That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.

12.3.4.3 That where practicable, activities associated with soil and mineral extraction be located away from areas where that activity would pose a significant risk of adverse effects to the environment and/or to human health. Such areas may include those where:

(a) there are people living in close proximity to the site or land in the vicinity of the site is zoned Residential, Rural Living, Coastal Residential or Coastal Living;

(b) there are significant ecological, landscape, cultural, spiritual or heritage values;

(c) there is a potential for adverse effects on lakes, rivers, wetlands and the coastline;

(d) natural hazards may pose unacceptable risks.

12.3.4.4 That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.

12.3.4.5 That soil conservation be promoted.

12.3.4.6 That mining tailings that contain toxic or bio-accumulative chemicals are contained in such a way that adverse effects on the environment are avoided.

12.3.4.7 That applications for discretionary activity consent involving mining and quarrying be accompanied by a Development Plan.

12.3.4.8 That as part of a Development Plan rehabilitation programmes for areas no longer capable of being actively mined or quarried may be required.

12.3.4.9 That soil excavation and filling in the National Grid Yard are managed to ensure the stability of National Grid support structures and the minimum ground to conductor clearances are maintained.

12.3.4.10 To ensure that soil excavation and filling are managed appropriately, normal rural practices as defined in Chapter 3 will not be exempt when determining compliance with rules relating to earthworks, except if the permitted standards in the National Grid Yard specify that activity is exempt.

4.48. The District-wide soils objectives and policies are primarily concerned with soil conservation (not losing valuable life-supporting production soil) and avoiding adverse effects of excavation activities. The site is not a rural production site. There will be no loss of production land or life-supporting soil. The area of excavation is limited to the house site area and will be managed in accordance with an approved erosion and sediment control plan and a construction management plan. These mitigation measures are appropriate and effective for the development of a residential building site. It is considered that the proposed activity would not be contrary to district wide objectives and policies that relate to soils.

Natural Hazards Objectives and Policies

4.49. The proposed residential building setback from adjacent bush that is less than 20m is a Discretionary Activity. Fire risk to residential buildings is a natural hazard that is managed under the ODP.

Objectives

12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well being of the community.

12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.

12.4.3.3 To ensure that natural hazard protection works do not have adverse effects on the environment.

12.4.3.4 To ensure that the role in hazard mitigation played by natural features is recognised and protected.

12.4.3.5 To improve public awareness of natural hazards as a means of helping people to avoid them.

12.4.3.6 To take into account reasonably foreseeable changes in the nature and location of natural hazards.

Policies

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.

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.

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.

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.

12.4.4.5 That information on known natural hazards be made available in order that the public can make informed resource management decisions.

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.

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

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.

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.

4.50. The primary intent of this part of the Plan is objective 1 which is to reduce the threat of natural hazards to life, property and the environment. As previously described, the proposal balances limiting vegetation clearance with providing a sufficient setback between the house and the bush. As a rural site located away from urban fire services, on-site fire-fighting water supply will be provided, as well as the removal of flammable species from the immediate curtilage perimeter. FENZ has accepted the proposed mitigation plan. It is considered that the potential fire risk is sufficiently reduced at this location to the extent that it would not be contrary to the above objectives and policies.

Proposed Far North District Plan

4.51. Under the PDP, the site is to be zoned 'Rural Lifestyle' with a 'Coastal Environment' overlay applying to the southern edge of the property. There are no other environment overlays that apply to the site. The proposed site zoning would apply a more intensive rural-residential type zoning to the site that reflects the existing development character of the location and its surrounds.

4.52. As stated, the PDP currently has limited legal effect. Applicable rules that have legal effect include rules relating to the protection of indigenous vegetation and earthworks.

Rural Lifestyle zone

Objectives

RPROZ-O1 – *The Rural Lifestyle zone is used predominantly for low density residential activities and small-scale farming activities that are compatible with the rural character and amenity of the zone.*

RPROZ-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*

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

RPROZ-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. *contrary to the density anticipated for the Rural Lifestyle zone;*
b. *predominately of an urban form or character;*

c. *primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living; or*
d. *commercial, rural industry or industrial activities that are more appropriately located in a Settlement zone or an urban zone.*

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

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

a. *consistency with the scale and character of the rural lifestyle environment;*
b. *location, scale and design of buildings or structures;*
c. *at zone interfaces:*
    i. *any setbacks, fencing, screening or landscaping required to address potential conflicts;*
    ii. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
d. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
e. *the adequacy of roading infrastructure to service the proposed activity;*
f. *managing natural hazards;*
g. *any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and*
h. *any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

4.53. The proposal is for a single residential dwelling anticipated in the zone.

Coastal Environment

4.54. The relevant PDP coastal environment objectives and policies are set out below:

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

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

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

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

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

CE-P2 Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as:

- *a. outstanding natural character;*
- *b. ONL;*
- *c. ONF.*

CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:

- *a. outstanding natural character;*
- *b. ONL;*
- *c. ONF.*

CE-P4 Preserve the visual qualities, character and integrity of the coastal environment by:

- *a. consolidating land use and subdivision around existing urban centres and rural settlements; and*
- *b. avoiding sprawl or sporadic patterns of development.*

CE-P5 Enable land use and subdivision in urban zones within the coastal environment where:

- *a. there is adequacy and capacity of available or programmed development infrastructure; and*
- *b. the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P6 Enable farming activities within the coastal environment where:

a. the use forms part of the values that established the natural character of the coastal environment; or

b. the use is consistent with, and does not compromise the characteristics and qualities.

CE-P7 Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:

a. the use is consistent with the ancestral use of that land; and

b. the use does not compromise any identified characteristics and qualities.

CE-P8 Encourage the restoration and enhancement of the natural character of the coastal environment.

CE-P9 Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.

CE-P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. the presence or absence of buildings, structures or infrastructure;

b. the temporary or permanent nature of any adverse effects;

c. the location, scale and design of any proposed development;

d. any means of integrating the building, structure or activity;

e. the ability of the environment to absorb change;

f. the need for and location of earthworks or vegetation clearance;

g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;

h. any viable alternative locations for the activity or development;

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

j. the likelihood of the activity exacerbating natural hazards;

k. the opportunity to enhance public access and recreation;

l. the ability to improve the overall quality of coastal waters; and

m. any positive contribution the development has on the characteristics and qualities.

4.55. The proposed development will ensure the character of the coastal environment in this local is preserved and consistent with surrounding landuse. The development is not within an outstanding landscape area. Built development on site will be consolidated to one area and avoid higher value ecological features. Effects both temporary and permanent will be mitigated. Vegetation clearance is limited to the area required for the house, access, accessory shed and outdoor amenities, including the pool. Natural hazards will not be exacerbated. The information to date suggests that there will be no adverse impact on cultural and spiritual values.

Objectives and policies – Natural Environment values - Ecosystems and indigenous biodiversity

4.56. The site is currently covered in indigenous vegetation. Some clearance is required to construct and establish a suitable building platform and curtilage area for the house and separate shed (garage). The site is within the coastal environment overlay.

4.57. Set out below are the notified provisions. As previously stated, officers' recommendations would amend the objectives, policies and rules to remove the reference to significant natural areas and whether a site is within the coastal environment or not. Currently, the notified provisions remain relevant and are commented on accordingly. The proposed PDP definition of a significant natural area (SNA) includes those areas assessed to meet the criteria set out in Appendix 5 of the RPSN. Based on the Bay Ecology assessment, the vegetation on the site is to be defined as an SNA.

Objectives

IB-O1 Areas of significant indigenous vegetation and significant habitats of indigenous fauna (Significant Natural Areas) are identified and protected for current and future generations.

IB-O2 Indigenous biodiversity is managed to maintain its extent and diversity in a way that provides for the social, economic and cultural well-being of people and communities.

IB-O3 The relationship between tangata whenua and indigenous biodiversity, including taonga species and habitats, is recognised and provided for.

IB-O4 The role of tangata whenua as kaitiaki and landowners as stewards in protecting and restoring significant natural areas and indigenous biodiversity is provided for.

IB-O5 Restoration and enhancement of indigenous biodiversity is promoted and enabled.

Policies

IB-P1 Identify Significant Natural Areas by:

a. *using the ecological significance criteria in Appendix 5 of the RPS or in any more recent National Policy Statement on indigenous biodiversity;*
b. *including areas that meet the ecological significance criteria as Significant Natural Areas in Schedule 4 of the District Plan and on the planning maps where this is agreed with the landowner and verified by physical inspection where practicable;*
c. *encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development;*
d. *providing assistance to landowners to add Significant Natural Areas to Schedule 4 of the District Plan; and*
e. *requiring an assessment of the ecological significance for indigenous vegetation clearance to establish permitted activity thresholds in Rule IB R2-R4.*

IB-P2 Within the coastal environment:

a. *avoid adverse effects of land use and subdivision on Significant Natural Areas; and*
b. *avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on areas of important and vulnerable indigenous vegetation, habitats and ecosystems.*

IB-O3 Outside the coastal environment:

a. *avoid, remedy or mitigate adverse effects of land use and subdivision on Significant Natural Areas to ensure adverse effects are no more than minor; and*
b. *avoid, remedy or mitigate adverse effects of land use and subdivision on areas of important and vulnerable indigenous vegetation, habitats and ecosystems to ensure there are no significant adverse effects.*

IB-O4 If adverse effects on indigenous species, habitats and ecosystems located outside of the coastal environment cannot be avoided, remedied or mitigated in accordance with IB-

P3, consider whether it is appropriate to apply the following steps as an effects management hierarchy:

a. biodiversity offsetting to address more than minor residual adverse effects to achieve a no net loss and preferably net gain in indigenous biodiversity; and

b. environmental biodiversity compensation to address more than minor residual adverse effects where it is not practicable to achieve biodiversity offsetting.

IB-O5 Ensure that the management of land use and subdivision to protect Significant Natural Areas and maintain indigenous biodiversity is done in a way that:

a. does not impose unreasonable restrictions on existing primary production activities, particularly on highly versatile soils;

b. recognises the operational need and functional need of some activities, including regionally significant infrastructure, to be located within Significant Natural Areas in some circumstances;

c. allows for maintenance, use and operation of existing structures, including infrastructure; and

d. enables Māori land to be used and developed to support the social, economic and cultural well-being of tangata whenua, including the provision of papakāinga, marae and associated residential units and infrastructure.

IB-O6 Encourage the protection, maintenance and restoration of indigenous biodiversity, with priority given to Significant Natural Areas, through non-regulatory methods including consideration of:

a. assisting landowners with physical assessments by suitably qualified ecologists to determine whether an area is a Significant Natural Area;

b. reducing or waiving resource consent application fees;

c. providing, or assisting in obtaining funding from other agencies and trusts;

d. sharing and helping to improve information on indigenous biodiversity; and

e. working directly with iwi and hapū, landowners and community groups on ecological protection and enhancement projects.

IB-07 Encourage and support active management of pest plants and pest animals.

IB-O8 Promote the protection of species that are endemic to Northland by eco-sourcing plants from within the ecological district.

IB-O9 Require landowners to manage pets and pest species, including dogs, cats, possums, rats and mustelids, to avoid risks to threatened indigenous species, including avoiding the introduction of pets and pest species into kiwi present or high-density kiwi areas.

IB-10 Manage land use and subdivision to address the effects of the activity requiring resource consent for indigenous vegetation clearance and associated land disturbance, including (but not limited to) consideration of the following matters where relevant to the application:

- *a. the temporary or permanent nature of any adverse effects;*
- *b. cumulative effects of activities that may result in loss or degradation of habitats, species populations and ecosystems;*
- *c. the extent of any vegetation removal and associated land disturbance;*
- *d. the effects of fragmentation;*
- *e. linkages between indigenous ecosystems and habitats of indigenous species;*
- *f. the potential for increased threats from pest plants and animals;*
- *g. any downstream adverse effects on waterbodies and the coastal marine area;*
- *h. where the area has been mapped or assessed as a Significant Natural Areas:*
  - *i. the extent to which the proposal will adversely affect the ecological significance, values and function of that area;*
  - *ii. whether it is appropriate or practicable to use biodiversity offsets or environmental biodiversity compensation to address more than minor residual adverse effects;*
- *i. the location, scale and design of any proposed development;*
- *j. the extent of indigenous vegetation cover on the site and whether it is practicable to avoid or reduce the extent of indigenous vegetation clearance;*
- *k. the functional or operational needs of regionally significant infrastructure;*
- *l. any positive contribution any proposed biodiversity offsets or environmental biodiversity compensation will have on indigenous biodiversity; and*
- *m. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

4.58. The PDP seeks to ensure that areas of significant indigenous vegetation and habitats are identified and protected for current and future generations. The Bay Ecology report provides a comprehensive assessment of ecological values and documents the vegetation and fauna species that are present on the site. These range from low-moderate significance in terms of the RPSN Appendix 5 criteria that are to be utilised in accordance with IB-P1.

4.59. The site is within the coastal environment, therefore IB-P2 is relevant. The site is deemed to be a significant natural area as per the PDP definition part (b) and the conclusions reached in the Bay Ecology report. Adverse effects on significant natural areas are to be avoided. The proposal includes the removal of indigenous vegetation and fauna habitat that forms part of significant natural area. Potential adverse effects include the permanent removal of vegetation required to accommodate the house development and potential injury to fauna species, which will be avoided through pre-development site check and relocation to other parts of the site as necessary. As currently notified, and unlike the NPS-IB, there is currently no policy provision to offset adverse effects on an SNA in the Coastal Environment which means that the proposed vegetation clearance activity is contrary to Policy IB-P2. It may be that the plan writer did not anticipate the application of the proposed land use rule IB-R3 to such proposals where sites are assessed by an ecologist to be an SNA. Clearly there is a contradiction between future zone policies that enable greater residential intensification of this location and those that seek to avoid all adverse effects on an SNA.

4.60. Notwithstanding the above conflict, the proposal includes mitigation that would include offset replanting within the perimeter bush areas and adjacent to the lower eastern wetland. Indigenous fauna within the clearance area can be relocated if necessary. Active management of weed and species is proposed.

4.61. Proposed policy IB-P10 includes a list of matters to be considered when deciding an application for indigenous vegetation clearance. These are commented on as follows:

4.62. Temporary or permanent adverse effects as detailed at length within the AEE can be mitigated through conditions of consent. Cumulative effects will be mitigated through enhancement of habitat. Vegetation removal is limited to the development area as described above. There will be no fragmentation nor any disruption to linkages. Conditions of consent requiring ongoing management of pest and weed species will address any proposed threats. There will be no downstream effects on waterbodies. The ecological significance, values and function of the

area will not be adversely affected. Offsetting in this case is considered practicable. The location, scale and design of the development is the most appropriate option for the site as detailed at length in the AEE. The site is covered in vegetation such that any development of the site is unable to avoid removal. The site selected minimizes the clearance. The development does not involve regionally significant infrastructure. There will be positive effects through infill planting of the riparian areas. No known spiritual or cultural values held by tangata whenua have been highlighted within the development area.

4.63. As detailed above, changes to the notified objectives and policies have been recommended to the hearings panel. Rather than repeating the full commentary in this report, a table detailing these changes with comments relevant to this application is located within Appendix 1: Statutory Considerations of the Bay Ecological Report [pg. 61]. In conclusion, the recommended amendments to the objectives and policies are such that the proposal will aligns with the proposed amendments, such that the proposal will be consistent with those future objectives and policies.

Conclusion on PDP objectives and policies

4.64. The above assessment indicates that the proposed activity is generally consistent with the relevant PDP objectives and policies, with the exception of the notified policy IB-P2. The amendments to the objectives and policies through the s42A right of reply from Council are such that the proposal would become consistent with the proposed policy relating to Indigenous Vegetation. It can therefore be concluded that the development will avoid adverse effects on the coastal environment and heritage values within the site.

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

Public Notification Assessment

5.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—

(a)if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 2.

(3)The criteria for step 1 are as follows:

(a)the applicant has requested that the application be publicly notified:

(b)public notification is required under section 95C:

(c)the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

5.1.1. Notification of this application is not requested. Step 1 does not apply. Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b)if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b)the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity:

(ii)[Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv)[Repealed]

(6) [Repealed]

5.1.2. The application is not subject to a rule or NES that precludes public notification. The application is not for a controlled activity. The proposal includes activities that are not boundary activities. Therefore Step 3 must be considered.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

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

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

5.1.3. No applicable rules require public notification of the application. The proposal would not have a more than minor effect on the environment as detailed in the sections above.

Step 4; Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

5.1.4. There are no special circumstances that would warrant public notification of the application.

Public Notification Summary

5.1.5. Based on the assessment above, the application does not require public notification, however an assessment of limited notification is still required.

Limited Notification Assessment

5.2. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b)affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a)whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b)whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

5.2.1. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are affected by this application.

Step 2: Limited notification precluded in certain circumstances

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:

(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

5.2.2. There is no rule in any relevant plan or national environmental standard that precludes notification. The application is not for a controlled activity. Therefore Step 2 does not apply, and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

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

(9) Notify each affected person identified under subsections (7) and (8) of the application.

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

5.2.3. The proposal does not involve a boundary activity.

5.2.4. In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

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

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

5.2.5. A Council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval. In the case of this application, written approval has been provided by Heritage NZ, who have reviewed the attached archaeological assessment.

5.2.6. The proposed works are internal to the site. There are no external landowner parties that are directly affected by this proposal.

5.2.7. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 8 of this report, which found that the potential adverse effects on the environment will be minor.

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

5.2.9. Overall, the adverse effects on any persons will be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

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

5.2.10. There are no other special circumstances that exist in relation to the application.

Limited Notification Assessment Summary

5.2.11. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no directly affected persons.

Notification Assessment Conclusion

5.3. Pursuant to sections 95A to 95G the applicant requests that the application be processed on a non-notified basis.

6. Part 2 Assessment

6.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

6.2. The proposal will meet Section 5 of the RMA by promoting the sustainable management of natural and physical resources whilst meeting the foreseeable needs of future generations. It is considered that the proposal will safeguard the life supporting capacity of air, water, soil and ecosystems. In addition, ecosystems within the site will be enhanced.

6.3. Section 6 of the Act sets out matters of national importance. Other than the location of the site in the coastal environment and the significance of the vegetation and fauna habitat on the site, there are no other matters of national importance affected by this proposal.

6.4. Section 7 identifies “other matters” to be given particular regard by a Council when assessing an application for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.

6.5. Section 8 requires Council to 'take into account' the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). It is considered that the proposal would not be contrary to the principles of Te Tiriti.

6.6. Overall, the application is consistent with the relevant provisions of Part 2 of the RMA, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, it is concluded that the proposal achieves the purpose of sustainable management set out by Sections 5-8 of the Act.

7. Conclusion

7.1. MW Holdings are seeking resource consent for a new dwelling and shed on a site at 27 Kurapari Road, Kerikeri. Reports relating to Fire Risk, Earthworks, Archaeology and Ecology support the proposed application.

7.2. While vegetation clearance is required to provide a development area on the site, offsetting by infill planting will enhance existing vegetated areas to improve diversity of native vegetation on site.

7.3. In terms of section 104(1)(a) of the Act, the actual and potential effects of the proposal will be no more than minor.

7.4. It is also considered that the proposal will have no more than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.

7.5. As a Discretionary activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104B and 106 of the Act in relation to discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

8. Limitations

8.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North

District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

8.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

8.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

8.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **460076**

Land Registration District **North Auckland**

Date Issued 22 December 2011

Prior References
349700

Estate Fee Simple

Area 16.2490 hectares more or less

Legal Description Lot 3 Deposited Plan 415575

Registered Owners

Kurapari Holdings Limited as to a 3/4 share

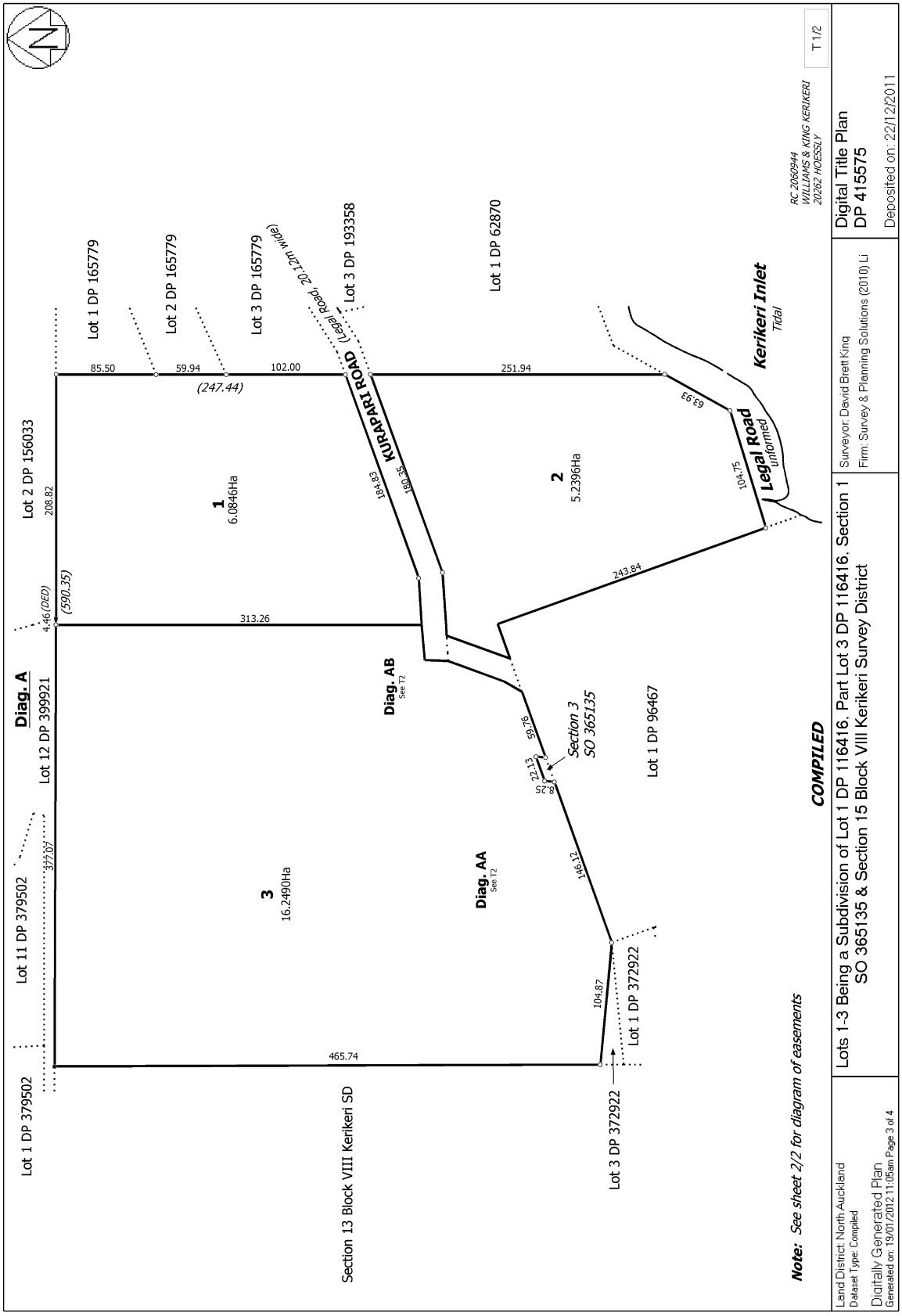
Markus Wiese as to a 1/4 share

Interests

Subject to a right of way over parts marked A & B on DP 415575 specified in Easement Certificate C231395.2

Subject to a right of way over parts marked A and B on DP 415575 created by Court Order 5902996.1 - 18.2.2004 at 9:00 am

8945742.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.12.2011 at 3:17 pm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Lot 3 DP 193358
Lot 1 DP 62870
Lot 1 DP 96467
Lot 1 DP 372922
Lot 3 DP 372922
Section 13 Block VIII Kerikeri SD
Diag. A
Diag. AB
See T2
Diag. AA
See T2
1
6.0846Ha
2
5.2396Ha
3
16.2490Ha
KURAPARI ROAD (Legal road 20.142m wide)
Legal Road
unformed
Kerikeri Inlet
Tidal
Section 3
SO 365135
85.50
59.94
(247.44)
102.00
251.94
208.82
4.46 (DED)
(590.35)
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377.07
465.74
104.87
146.12
59.76
22.13
184.83
180.35
63.93
104.75
243.84
COMPILED
Note: See sheet 2/2 for diagram of easements
RC 2060944
WILLIAMS & KING KERIKERI
20262 HOESSLY
T 1/2
Digital Title Plan
DP 415575
Deposited on: 22/12/2011
Surveyor: David Brett King
Firm: Survey & Planning Solutions (2010) Li
Lots 1-3 Being a Subdivision of Lot 1 DP 116416, Part Lot 3 DP 116416, Section 1
SO 365135 & Section 15 Block VIII Kerikeri Survey District
Land District: North Auckland
Dataset Type: Compiled
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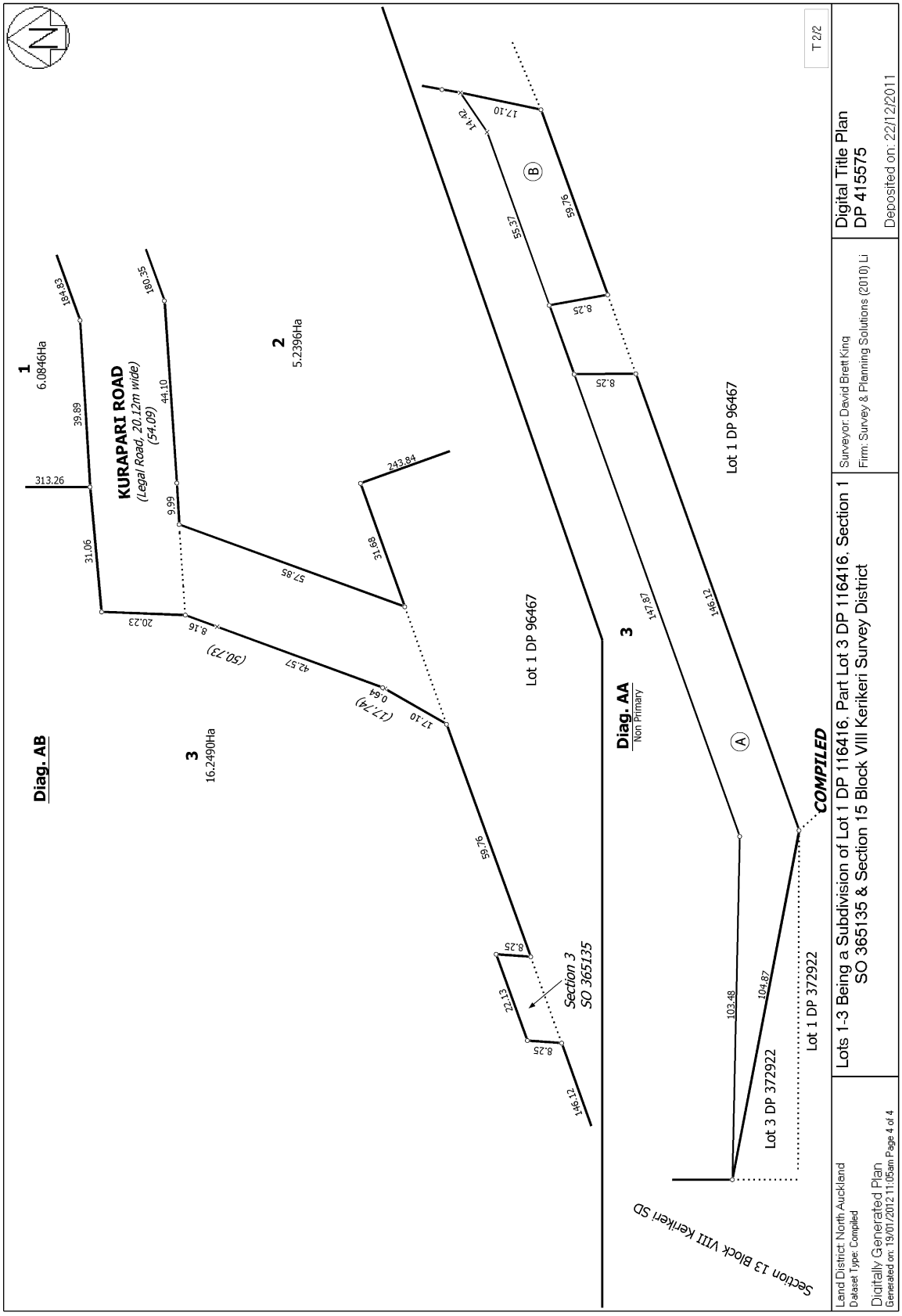
N
T 2/2
1
6.0846Ha
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5.2396Ha
3
16.2490Ha
KURAPARI ROAD
(Legal Road, 20.12m wide)
(54.09)
Diag. AB
Diag. AA
Non Primary
Lot 1 DP 96467
Lot 3 DP 372922
Lot 1 DP 372922
Section 13 Block VIII Kerikeri SD
Section 3
SO 365135
COMPILED
313.26
184.83
39.89
31.06
20.23
8.16
(50.73)
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57.85
243.84
31.68
14.42
17.10
55.37
59.76
8.25
147.87
146.12
103.48
104.87
Lots 1-3 Being a Subdivision of Lot 1 DP 116416, Part Lot 3 DP 116416, Section 1
SO 365135 & Section 15 Block VIII Kerikeri Survey District
Surveyor: David Brett King
Firm: Survey & Planning Solutions (2010) Li
Digital Title Plan
DP 415575
Deposited on: 22/12/2011
Land District: North Auckland
Dataset Type: Compiled
Digitally Generated Plan
Generated on: 19/01/2012 11:05am Page 4 of 4

RESOURCE CONSENT

REVISIONS:

Cadence
Architectural
design ltd

m: 021 184 2285 e:adrian@cadence.net.nz

COVER SHEET

NEW DWELLING

M. & E. WIESE

KURAPARI ROAD
KERIKERI

Project number	**CD199**
Date	22.07.2025
Revision	
Sheet No.	**A_001**
Scale @ A3	

DESIGN 2

LBP No. BP108944

Professional Member

Project Information:

Lot 3
DP415575
Area: 16.249 hectare
Val'n No. 00213-77700

Wind Zone: VERY HIGH
Region A/Open/Exposed/12

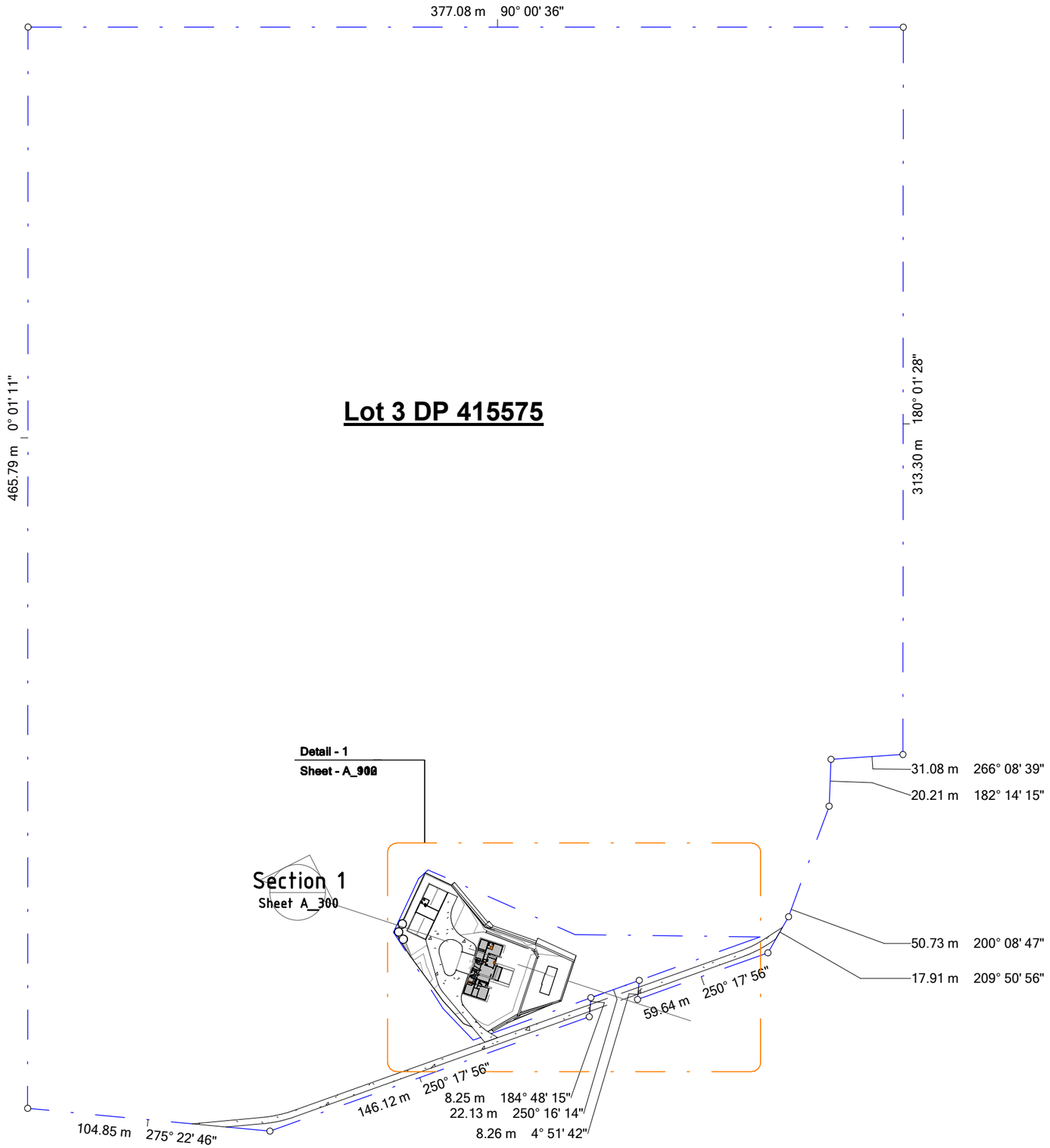
Earthquake Zone: 1
Exposure Zone: D
Snow Zone: N0
Snow Load: n/a
Climate Zone: 1

District Plan Zone:
General Coastal

NOTES
1. All work to comply with NZBC, NZS3604.2011 and all relevant Local Authority By-Laws and Regulations.

2. ALL roof water (house & shed) to be piped to collection tanks.

RESOURCE CONSENT



Cadence Architectural design ltd
m: 021 184 2285 e:adrian@cadence.net.nz

SITE PLAN

NEW DWELLING

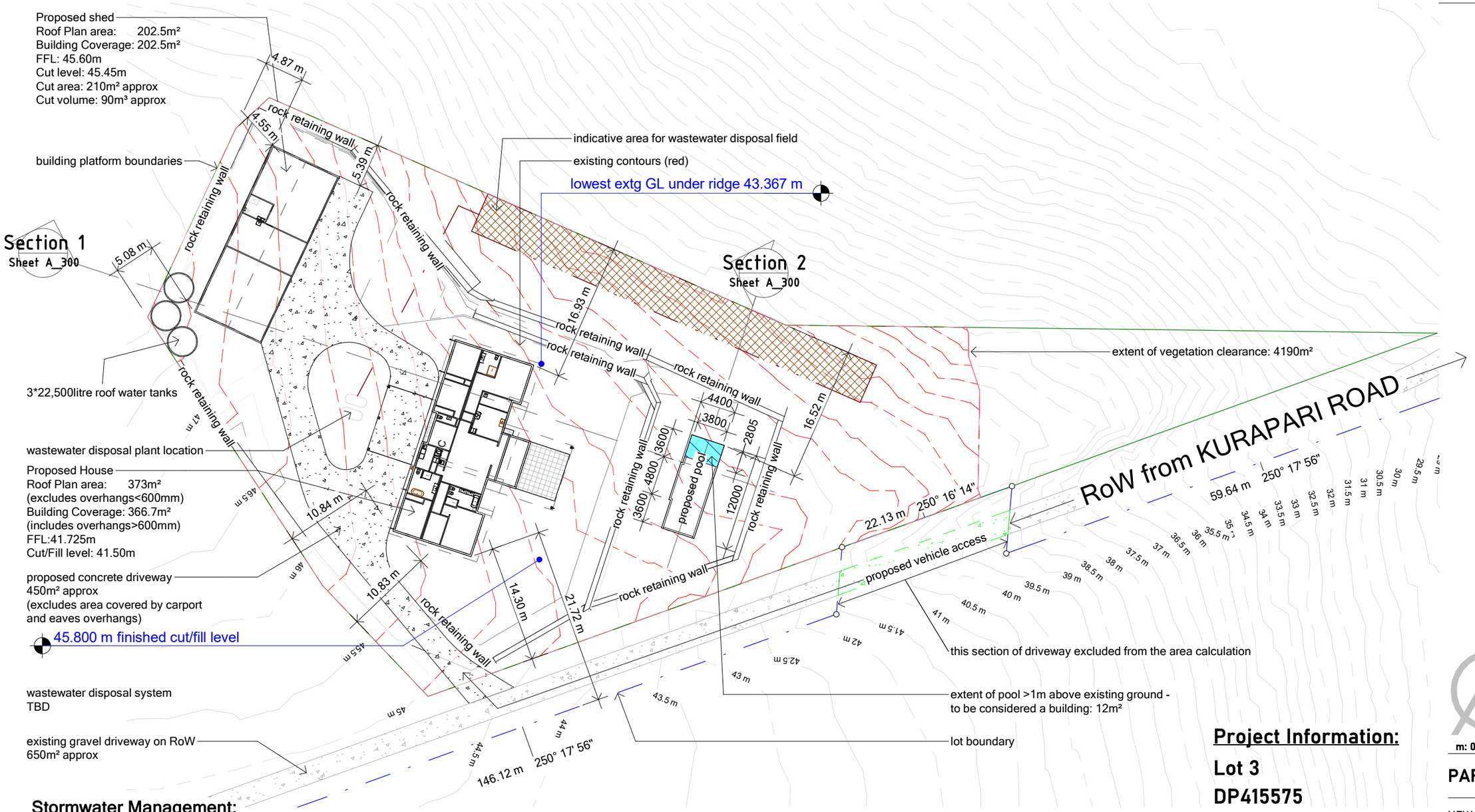
M. & E. WIESE

KURAPARI ROAD
KERIKERI

Project number	**CD199**
Date	22.07.2025
Revision	
Sheet No.	**A_101**
Scale @ A3	1 : 2000

DESIGN 2
LBP No. BP108944
ADNZ Professional Member

RESOURCE CONSENT



Stormwater Management:

Impermeable Surfaces

Proposed House:	373m²
Proposed Shed:	202.5m²
Proposed Driveway:	450m²
Proposed Pool:	51.5m²
Existing driveway:	650m²
Total	**1727m²**

(1.1% coverage)

Earthworks for Building Pad:

Cut volume:	600m³
Fill volume:	1800m³
Total cut/fill volume:	2400m³
maximum cut depth:	1.9m
maximum fill depth:	3.0m

from Thomson Survey data

Project Information:

Lot 3
DP415575
Area: 16.249 hectare
Val'n No. 00213-77700

Wind Zone: VERY HIGH
Region A/Open/Exposed/12

Earthquake Zone: 1
Exposure Zone: D
Snow Zone: N0
Snow Load: n/a
Climate Zone: 1

District Plan Zone:

General Coastal

Cadence Architectural design ltd
m: 021 184 2285 e:adrian@cadence.net.nz

PART SITE PLAN

NEW DWELLING

M. & E. WIESE

KURAPARI ROAD
KERIKERI

Project number	CD199
Date	22.07.2025
Revision	
Sheet No.	A_102
Scale @ A3	1 : 500

DESIGN 2
LBP No. BP108944

Professional Member

RESOURCE CONSENT

Cadence Architectural design ltd
m: 021 184 2285 e:adrian@cadence.net.nz

EARTHWORKS PLAN

NEW DWELLING

M. & E. WIESE

KURAPARI ROAD
KERIKERI

Project number	CD199
Date	22.07.2025
Revision	
Sheet No.	A_103
Scale @ A3	1 : 500

DESIGN 2
LBP No. BP108944

ADNZ Professional Member

NOTES
1. All work to comply with NZBC, NZS3604.2011 and all relevant Local Authority By-Laws and Regulations.

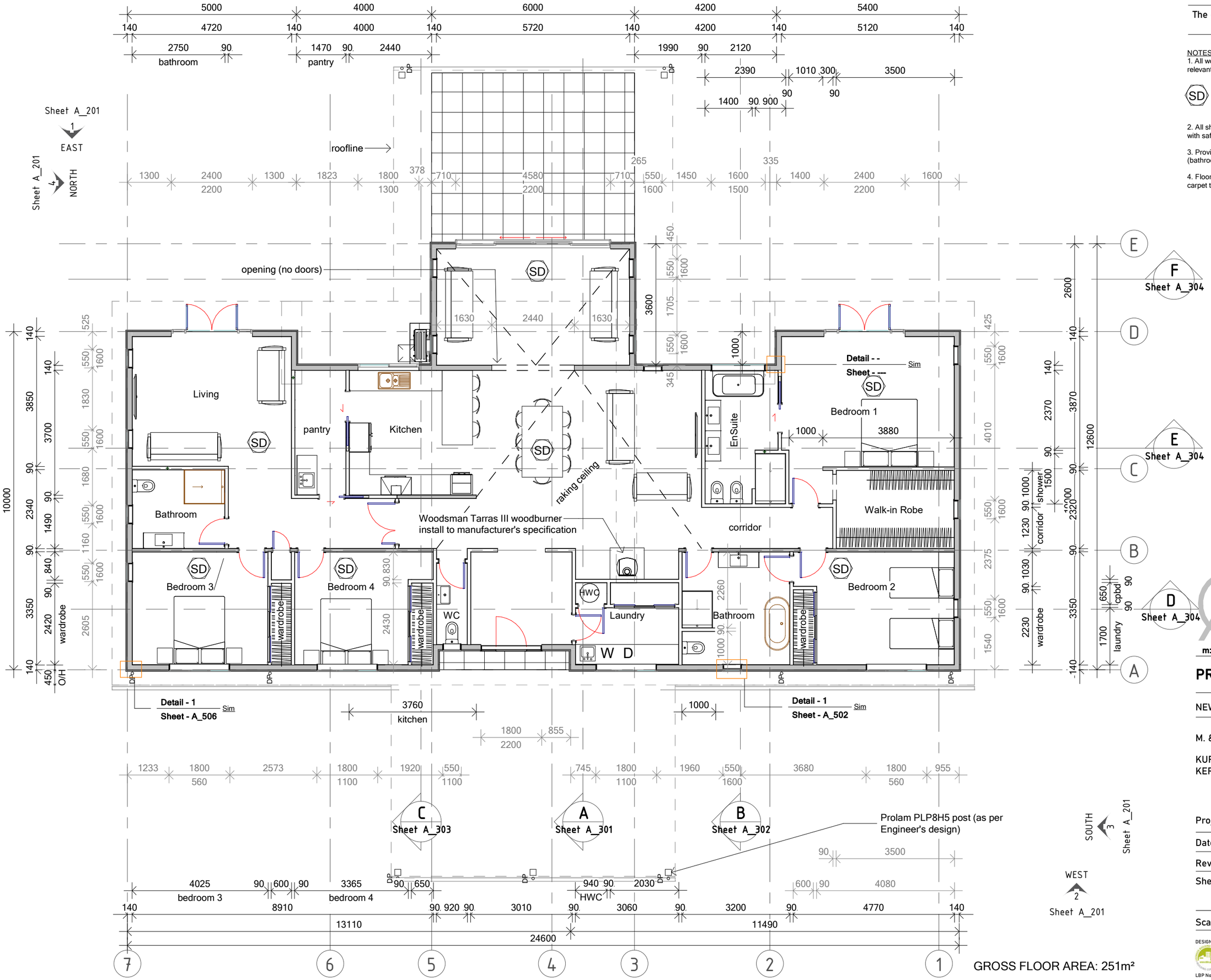
SD denotes smoke detector

2. All showers are proprietory acrylic trays and wall liners with safety glass screens to 1.8m minimum height.

3. Provide Gib Aqualine wall and ceiling linings to wet areas (bathrooms &laundry).

4. Floor finishes - generally exposed concrete with selected carpet to bedrooms.

RESOURCE CONSENT



Cadence Architectural design ltd
m: 021 184 2285 e:adrian@cadence.net.nz

PROPOSED FLOOR PLAN

NEW DWELLING

M. & E. WIESE

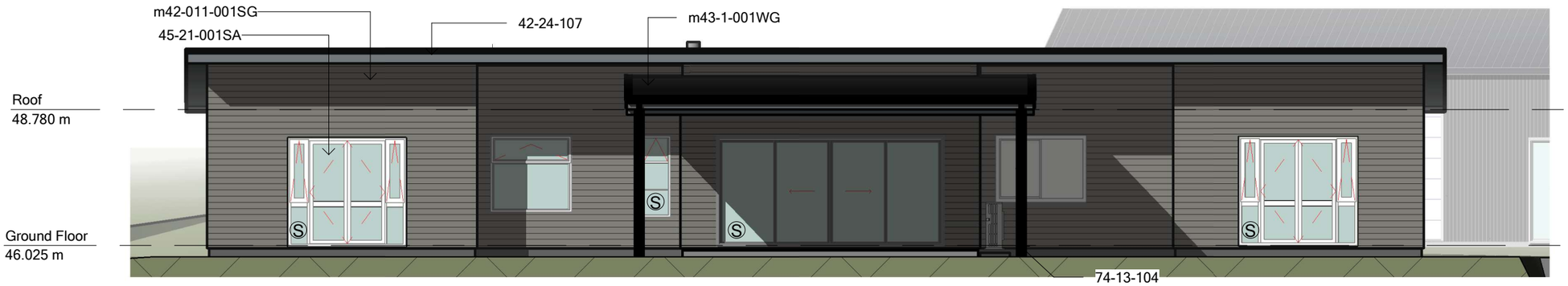
KURAPARI ROAD
KERIKERI

Project number	CD199
Date	22.07.2025
Revision	
Sheet No.	A_104
Scale @ A3	1 : 100

DESIGN 2 LBP No. BP108944

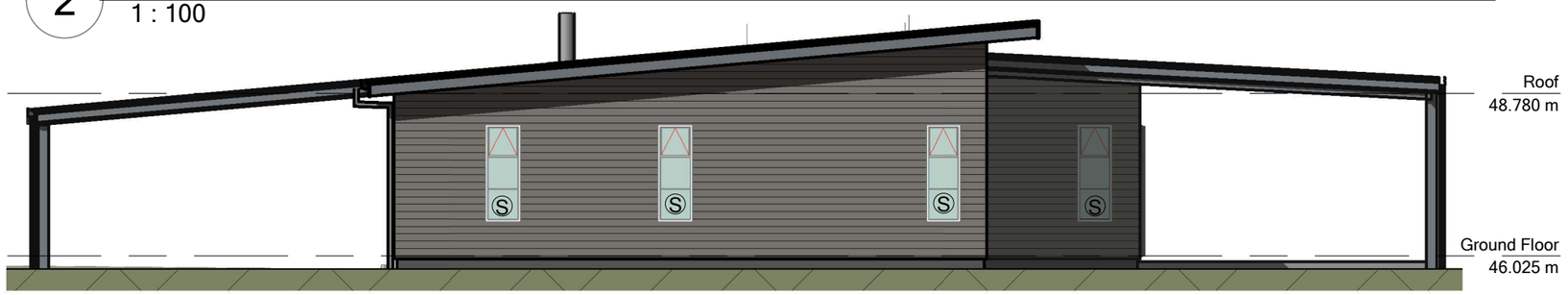
ADNZ Professional Member

NOTES
1. All work to comply with NZBC, NZS3604.2011 and all relevant Local Authority By-Laws and Regulations.
2. (S) indicates safety glass to NZS 4223

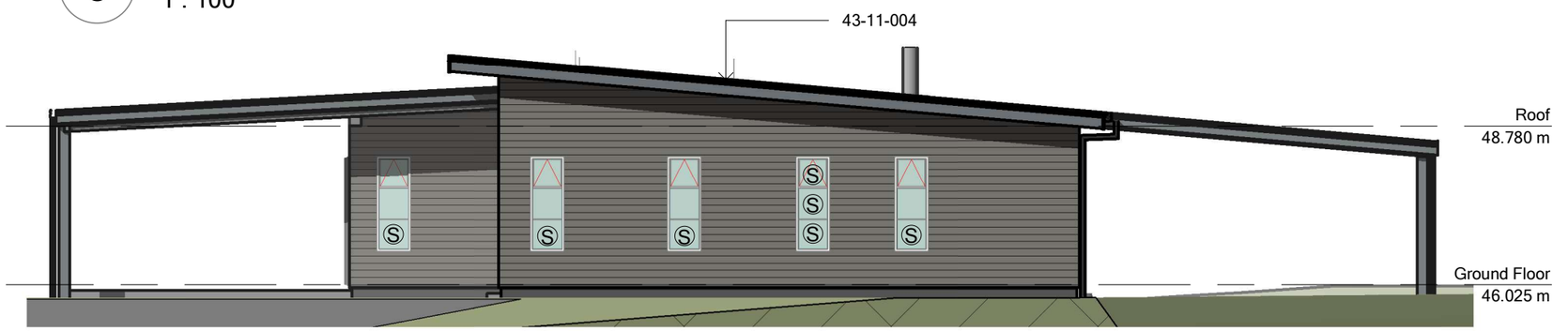


1 EAST
1 : 100

2 WEST
1 : 100



3 SOUTH
1 : 100



4 NORTH
1 : 100

E2 EXTERNAL ENVELOPE RISK MATRIX
WALL Ref: ALL (worst case)

Risk Factor	Severity	Score
A: Wind Zone	VH	2
B: Number of Storeys	Low	0
C: Roof/Wall Junction	High	3
D: Eaves Width	High	2
E: Envelope Complexity	Medium	1
F: Decks	Low	0
TOTAL:		**8**

OK for bevelback weatherboard fixed over a cavity

Keynote Legend MATERIALS

m42-011-001SG	fibre cement bevelback weatherboards Colour: SANDSTONE GREY
m43-1-001WG	Colorsteel MAXX or Colorcote ZRX trapezoidal profiled roofing over underlay and netting Colour: WINDSOR GREY

Keynote Legend ELEMENTS

42-24-107	Ex 250 x 35 H3.1 fj pine fascia painted to match cladding
43-11-004	METAL FLASHINGS O.55 Colorsteel flashing to match roofing. Refer to the Construction Details for the various profiles required
45-21-001SA	EXTERNAL JOINERY Selected double glazed aluminium joinery Colour: Southern Alps (white)
74-13-010	Metalcraft 125mm box gutter CSA: 8435mm² (colour match to roofing)
74-13-104	80Ø Colorsteel downpipe (colour match to roofing)

RESOURCE CONSENT

Cadence Architectural design ltd
m: 021 184 2285 e:adrian@cadence.net.nz

PROPOSED ELEVATIONS

NEW DWELLING

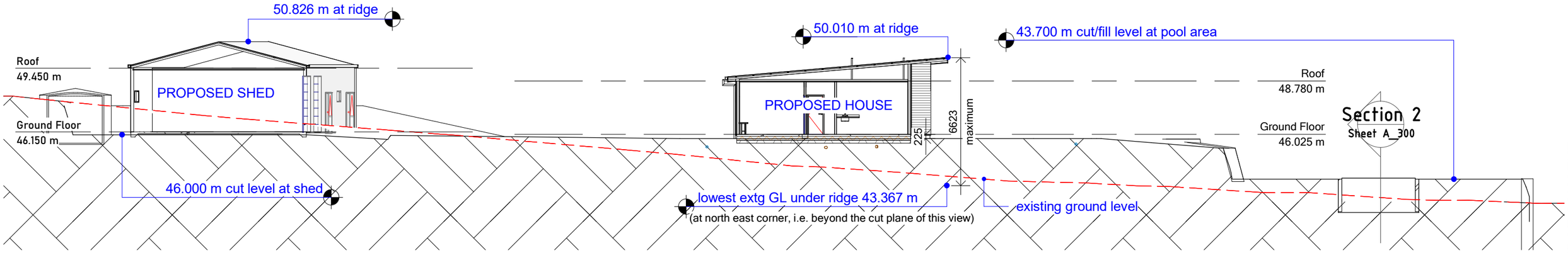
M. & E. WIESE

KURAPARI ROAD
KERIKERI

Project number	CD199
Date	22.07.2025
Revision	
Sheet No.	A_201
Scale @ A3	1 : 100

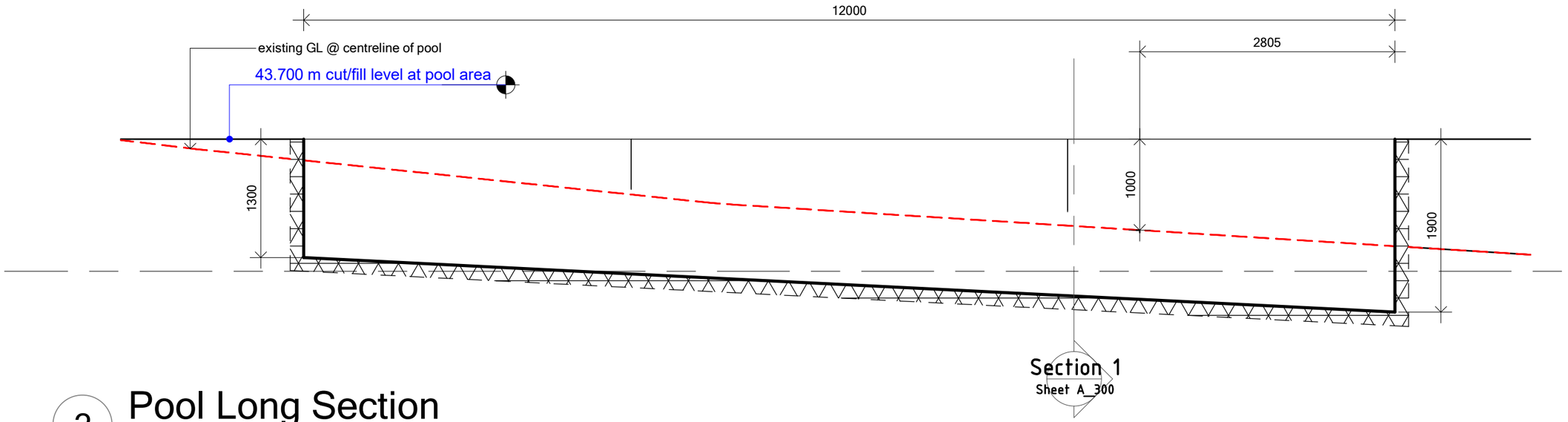
DESIGN 2
LBP No. BP108944

ADNZ Professional Member



1 Site Section
1 : 200

RESOURCE CONSENT



2 Pool Long Section
1 : 50

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m: 021 184 2285 e:adrian@cadence.net.nz

SITE SECTION

NEW DWELLING

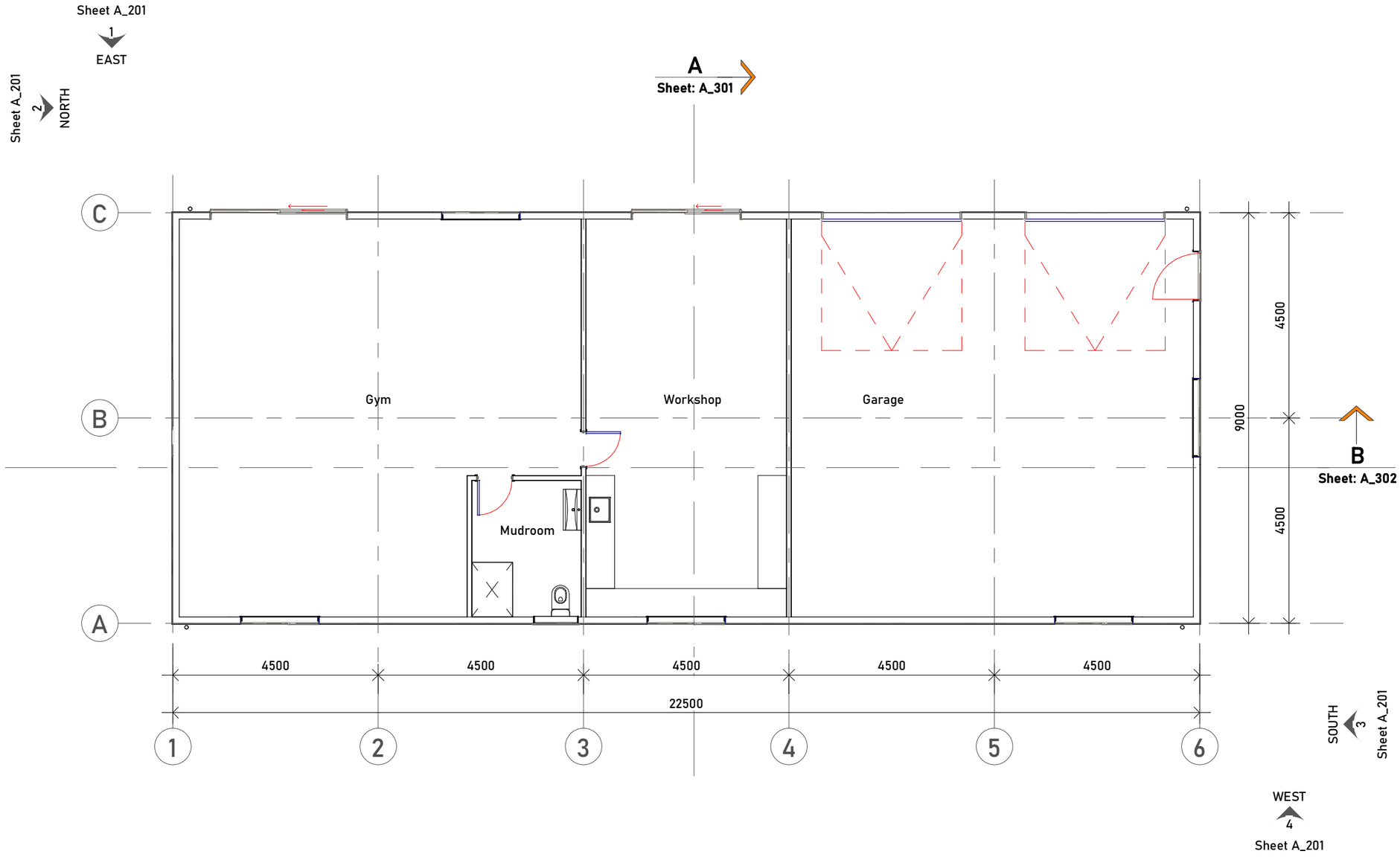
M. & E. WIESE

KURAPARI ROAD
KERIKERI

Project number	CD199
Date	22.07.2025
Revision	
Sheet No.	A_300
Scale @ A3	As indicated

DESIGN 2
LBP No. BP108944

ADNZ Professional Member



RESOURCE CONSENT

Cadence Architectural design ltd
m: 021 184 2285 e:adrian@cadence.net.nz

FLOOR PLAN

SHED

M. & E. WIESE

KURAPARI ROAD
KERIKERI

Project number	**CD199S**
Date	22.07.2025
Revision	
Sheet No.	**A_102**
Scale @ A3	1 : 100

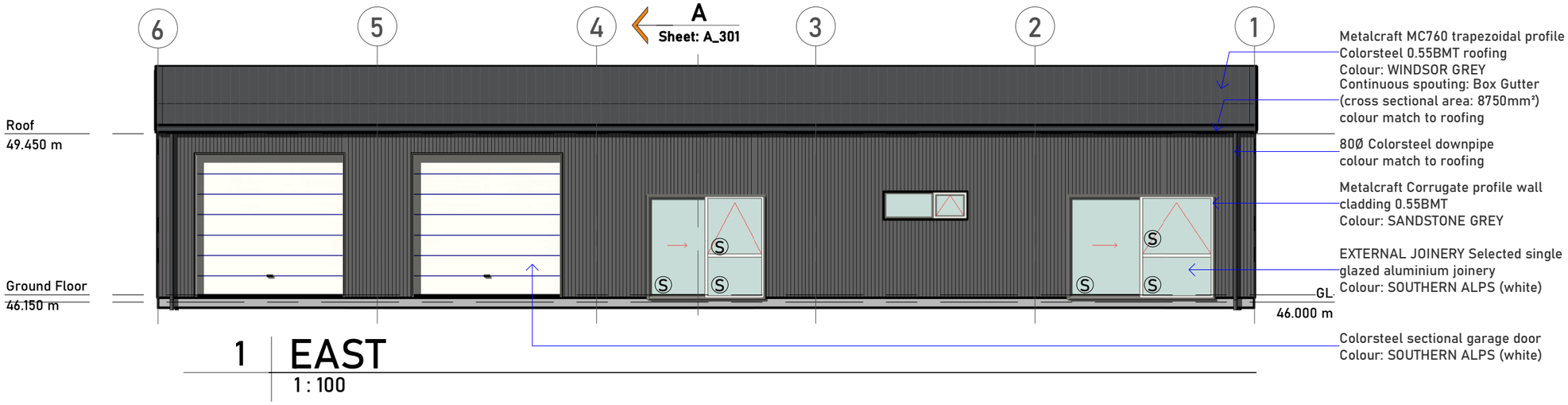
DESIGN 2
LBP No. BP108944

Professional Member

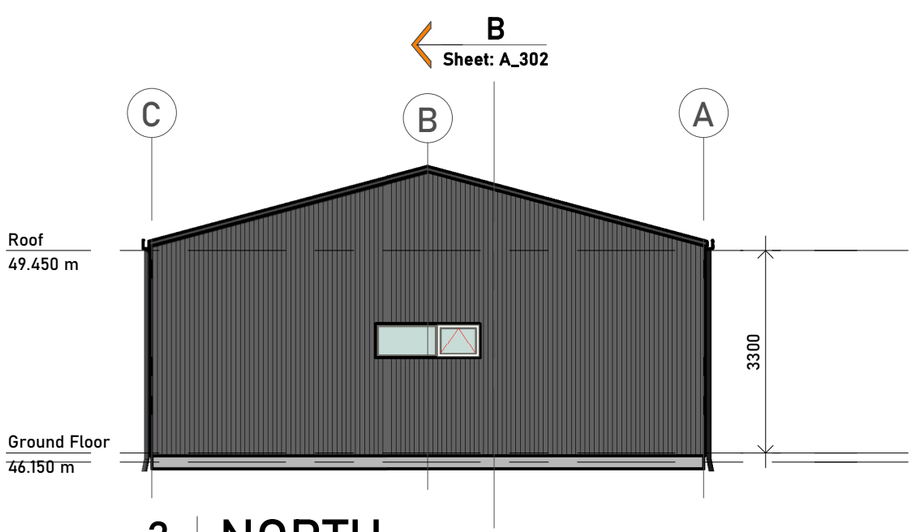
NOTES

1. (S) indicates safety glass to NZS 4223.3:2016
2. (O) indicates obscure glazing

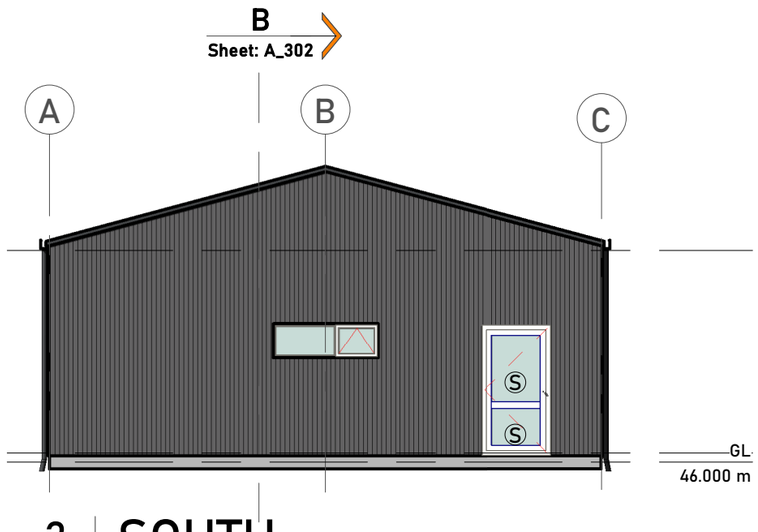
RESOURCE CONSENT



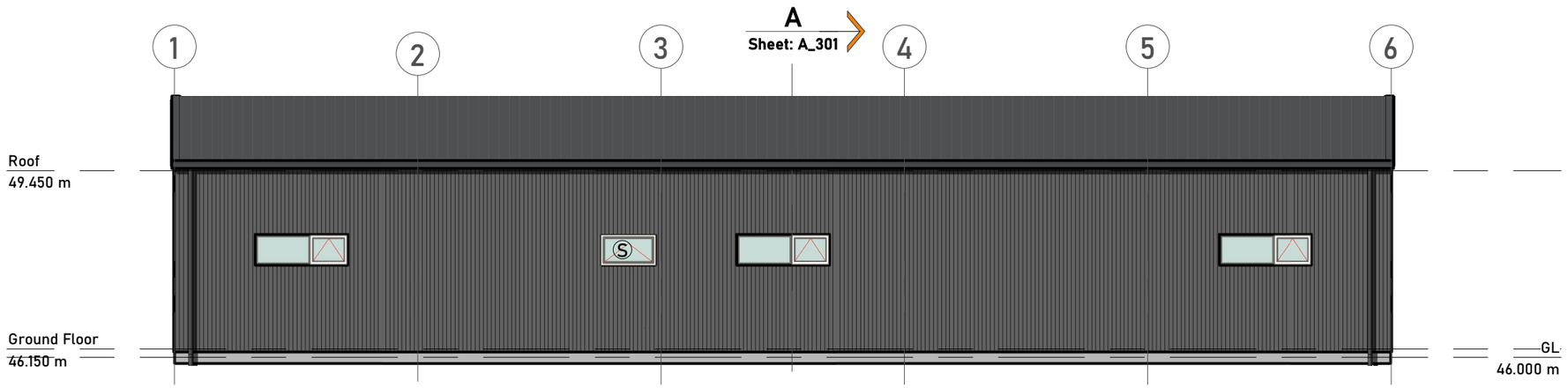
1 EAST
1 : 100



2 NORTH
1 : 100



3 SOUTH
1 : 100



4 WEST
1 : 100

RISK MATRIX
ELEVATIONS: ALL (worst case)

RISK FACTOR	SEVERITY	SCORE
A: Wind Zone	High	1
B: Number of Storeys	Low	0
C: Roof/Wall Junction	Medium	1
D: Eaves Width	Very High	5
E: Envelope Complexity	Low	0
F: Decks	Low	0
TOTAL		**7**

Cadence Architectural design ltd
m: 021 184 2285 e:adrian@cadence.net.nz

ELEVATIONS

SHED

M. & E. WIESE

KURAPARI ROAD
KERIKERI

Project number	**CD199S**
Date	22.07.2025
Revision	
Sheet No.	**A_201**
Scale @ A3	1 : 100

DESIGN 2
LBP No. BP108944

Professional Member

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

Contents

Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

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

Waiver Explanation Intent

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

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

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

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

Section B – Applicant Information

Applicants Information	
Name:	MW Holdings
Address:	27 Kurapari Road, Kerikeri
Contact Details:	027 449 8813
Return Email Address:	info@northplanner.co.nz

Section C – Property Details

Property Details	
Address of Property:	27 Kurapari Road, Kerikeri
Lot Number/s:	Lot 3 DP 415575
Dwelling Size: (Area = Length & Width)	373m2
Number of levels: (Single / Multiple)	single

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

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

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☒YES ☐NO
Is the access at least 4 metres wide?	☒YES ☐NO
Is the surface designed to support a 20-tonne truck?	☒YES ☐NO
Are the gradients less than 16%	☒YES ☐NO
Fire Appliance parking distance from the proposed water supply is 10 metres	

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

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☒YES ☐ NO
Comments: Fire fighting water supply includes one dedicated 22,500 litre water tank and a 60,000 litre inground pool

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

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

2 (a) Water Supply Single Dwelling	
Tank	☐ Concrete Tank ☒ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☒ Part Buried (max exposed 1.500 mm above ground) ☐ Fully Buried (access through filler spout) Volume of dedicated firefighting water 20,000 litres

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

2 (c) Alternative Water Supply	
Pond:	Volume of water: Click or tap here to enter text.
Pool:	Volume of water: 60,000 litres
Other:	Specify: Click or tap here to enter text.
	Volume of water: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

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

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

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: Tank is visible as you come up the driveway. Adjacent to shed. Driveway has been designed to accommodate a FENZ truck.

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: Tank is within private property and not accessible unless you come up the driveway. It is not considered necessary to have padlocks etc. The applicant is considering installing a locked gate at the entrance to the ROW at the end of Kurapari Road.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

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

4 (a) Adequacy of Water supply
Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*
Comments: Tank will be kept topped up. Owners also have two additional potable water tanks which will remain separate to the fire fighting supply tank.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

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

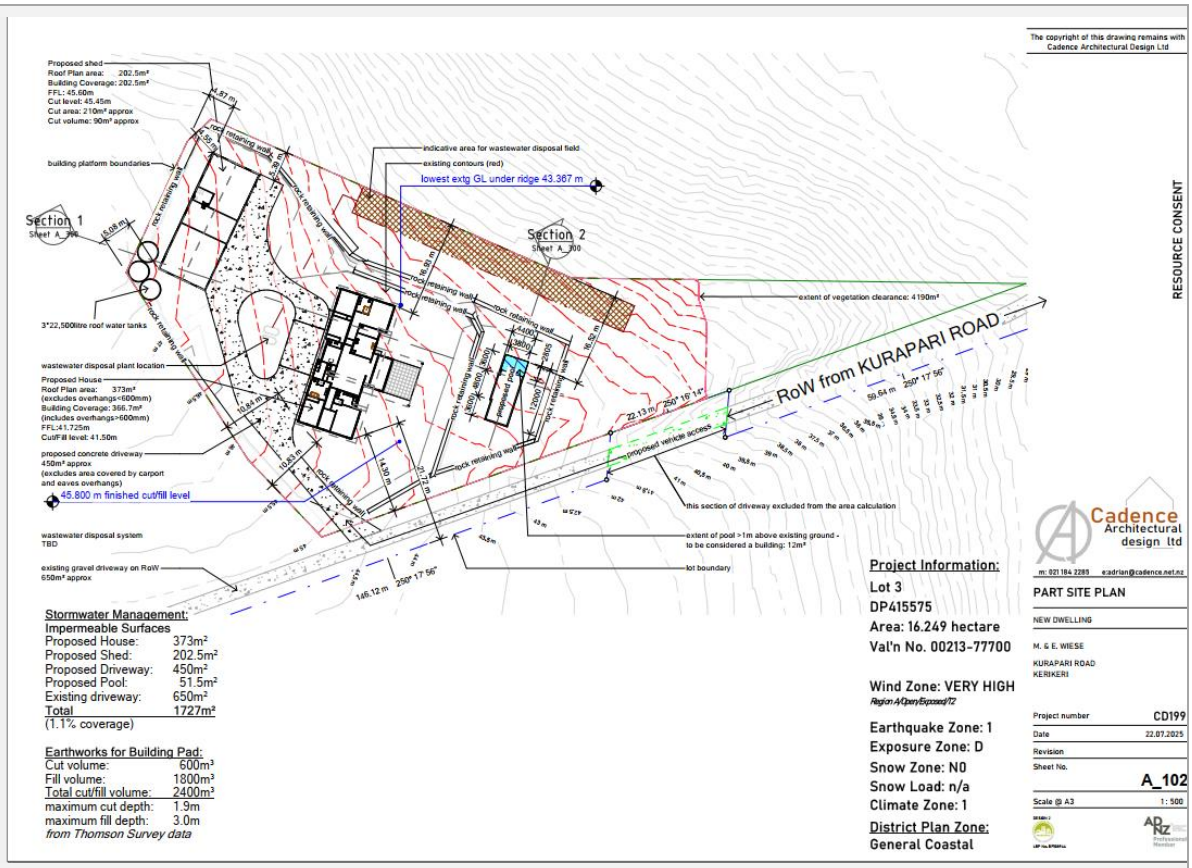
Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

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

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

6. Diagram

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



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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

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

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

I. *Fire safe construction*

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

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

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

II. *Establish Safety Zones around your home.*

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

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

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

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

IV. *Choose Fire Resistant Plants*

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

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

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

7 (a) Vegetation Risk Reduction Strategy
The site works will establish a curtilage area for the residential dwelling and shed with the rest of the bush within the site being protected. The house building will be surrounding by grass lawn and paving providing separation to bush areas.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

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

I submit this proposal for assessment.

Name: Rochelle Jacobs Dated: 13/08/2025

Contact No.: 027 449 8813

Email: info@northplanner.co.nz

Signature: Rochelle Jacobs

9. Approval

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

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

Name: Click or tap here to enter text.

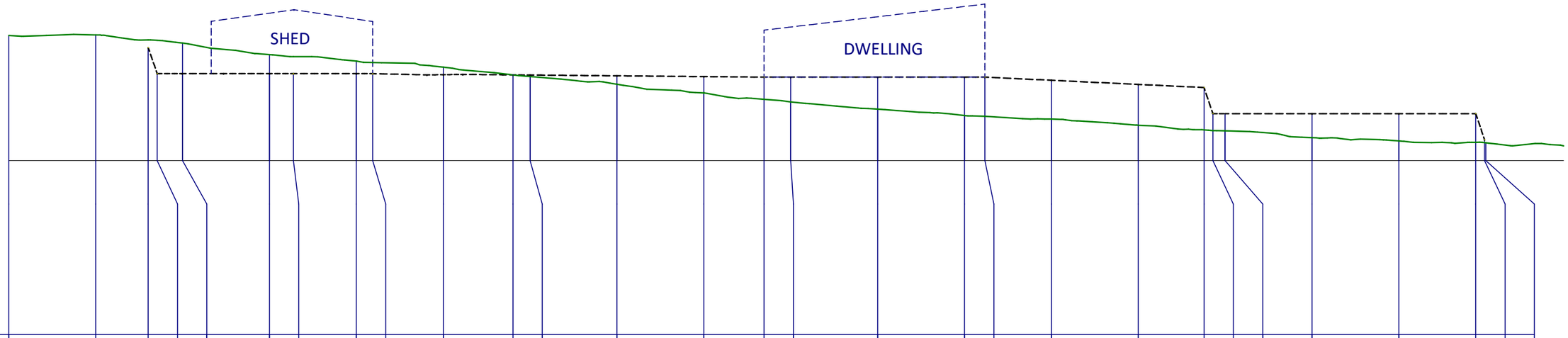
Signature: Click or tap here to enter text

P.P on behalf of the Area Manager

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 10:04 am, Aug 14, 2025

Jason Goffin- Advisor Risk Reduction



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GROUND - Elevation	48.19	48.23			47.75	47.10		46.73		46.37		45.84	45.39	44.89		44.38	43.96	43.59		43.38	43.03			42.71	42.32	42.13			42.02
DESIGN - Cut			0.44	1.91	1.75	1.10	0.98	0.73	0.64	0.43																			
DESIGN - Fill												0.08	0.49	0.94	1.28	1.42	1.84	2.21	2.25	2.23	2.35	2.44	0.97	0.99	1.38	1.57	1.65	0.17	
DESIGN - Elevation			47.50	46.00	46.00	46.00	46.00	46.00	46.00	45.94	45.93	45.92	45.87	45.83	45.80	45.80	45.80	45.80	45.80	45.62	45.38	45.20	43.70	43.70	43.70	43.70	43.70	42.20	

Horizontal Scale 1 : 250

Vertical Scale 1 : 250

---------- DESIGN

_____ GROUND

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED EARTHWORKS
LOT 3 DP 415575
KURAPARI ROAD, KERIKERI

PREPARED FOR: M. WIESE

	Name	Date
Survey		
Design	*SL*	*04.07.25*
Drawn	*KY*	*07.07.25*
Approved		
Rev		

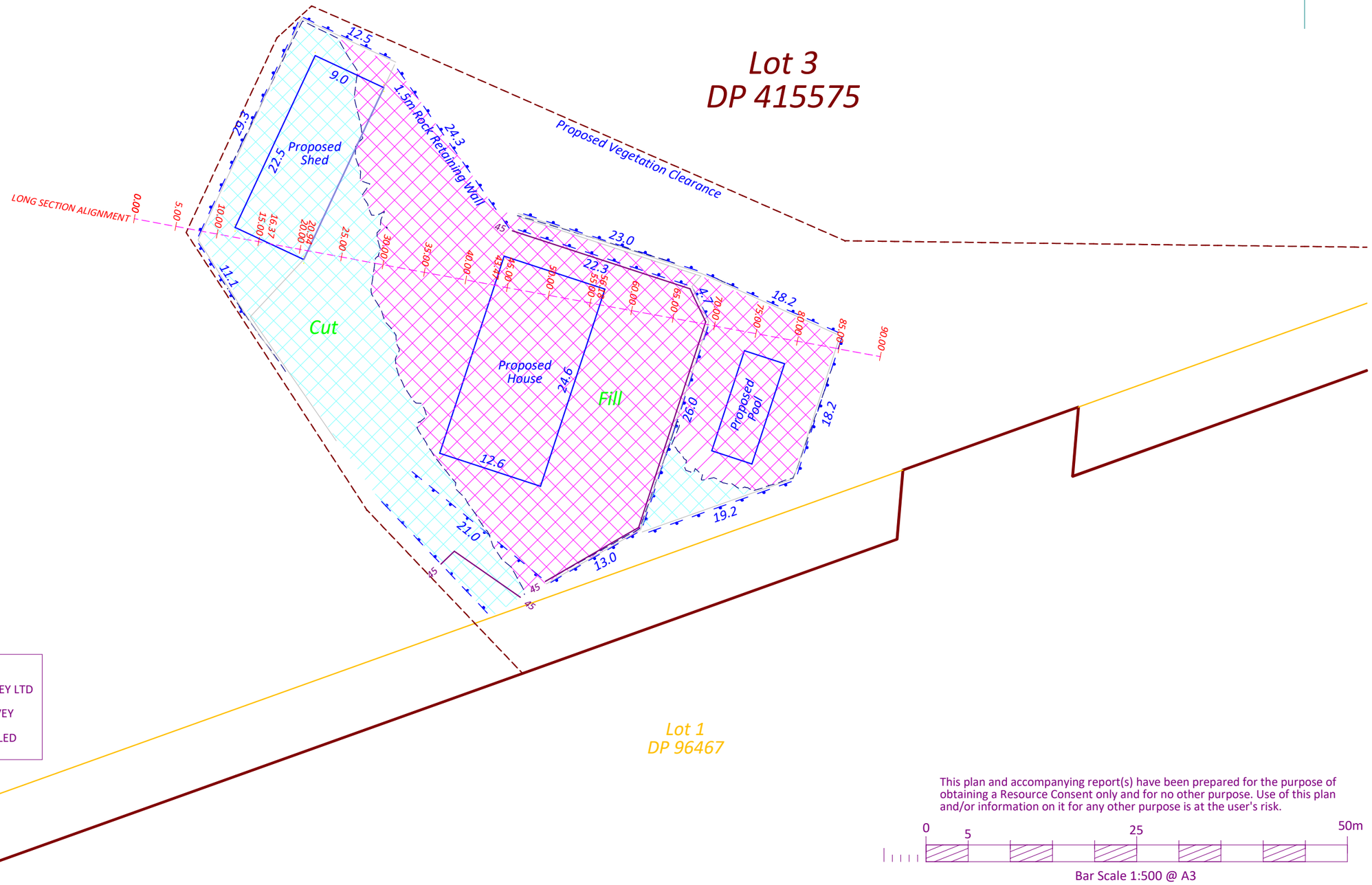
ORIGINAL

SCALE *1:250*

SHEET SIZE *A3*

10781 Long Section

Surveyors Ref. No: *10781*



EARTHWORK SUMMARY:

TOTAL CUT: 600m³
TOTAL FILL: 1800m³
EXCESS FILL NEEDED: 1200m³
MAX CUT DEPTH: 1.9m
MAX FILL DEPTH: 3.0m

LEGEND:

1.5M ROCK RETAINING WALL

CUT

FILL

Local Authority: Far North District Council
Comprised in: 460076
Total Area: 16.2490ha
Zoning: General Coastal
Resource features: NIL

0 5 25 50m

Bar Scale 1:500 @ A3

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED EARTHWORKS ON LOT 3 DP 415575

KURAPARI ROAD, KERIKERI

PREPARED FOR: M. WISE

	Name	Date
Survey		
Design	SL	01.07.25
Drawn		
Approved		
Rev	KY	07.07.25

ORIGINAL
SCALE 1:500
SHEET SIZE A3

10781 CONCEPT 10 EARTHWORK DGN 3

Surveyors Ref. No: 10781

Chartered Professional Engineers

Our reference: 25-038

18th August 2025

Proposed dwelling
M & E Wiese
Lot 3 DP 415575
Kurapari Road, Rangitane

PROPOSED VEGETATION CLEARANCE FOR SITE PREPARATION STAGE 1 ENVIRONMENTAL SILT CONTROL PLAN FOR PROPOSED DWELLING.

PK Engineering Ltd has been engaged by our client (M & E Wiese) to prepare an initial environmental silt control plan for the future house site at Lot 3 Kurapari rd. The client wishes to apply for consent to clear the site of vegetation prior to commencing site specific geotechnical investigation and earthworks design.
A silt retention fence is considered suitable for the size of the vegetation clearance as shown on sheet ESC1.0. It is also proposed that a stabilized entrance be constructed as per standard GD05 details provided in sheet ESC2.0 to ensure silt is stabilized at the entrance to the site.

A more specific detailed silt control plan will be required at a later stage for resource consent. The type of silt control plan will depend on the volume and scale of earthworks and is be designed as per GD05 guidelines.

Should you require any further information please contact me on (09)4073255

Yours Sincerely,

Chartered Professional Engineer.
Pradeep Kumar.
B.E hons, NZCE, MIPENZ,
IntPE, CPEng.
(Structural, Geotechnical)

ISSUED FOR COMPLIANCE

PK ENGINEERING LIMITED

CHARTERED PROFESSIONAL ENGINEERS

PROJECT:

ENVIRONMENTAL SILT CONTROL
PLANS FOR STAGE 1 SITE VEGETATION CLEARANCE
FOR PROPOSED HOUSE SITE
FOR M & E WIESE

PROJECT ADDRESS:

KURAPARI RD, RANGITANE
BAY OF ISLANDS

LEGAL DESCRIPTION

LOT 3 DP415575

JOB NO:

25-038

DATE:

AUGUST 2025

REVISION: 1
(18/08/2025) - update
site locality plan

DRAWING INDEX:

A3

LEVEL 2
ANZ Bank Building
90 Kerikeri road,
P.O.Box 464
KERIKERI

Tel. (09) 4073255
E-mail.
teampk@pkengin.co.nz

N

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PK ENGINEERING LIMITED
DATE:18 08 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No 203058

CLIENT: M & E WIESE

SITE: LOT 3 DP415575
KURAPARI ROAD

TITLE: ENVIRONMENTAL SILT CONTROLS SITE LOCALITY PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	AUG 2025	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-038	A3/ESC0.0	R1

REV:	DESCRIPTION:	BY:	DATE:

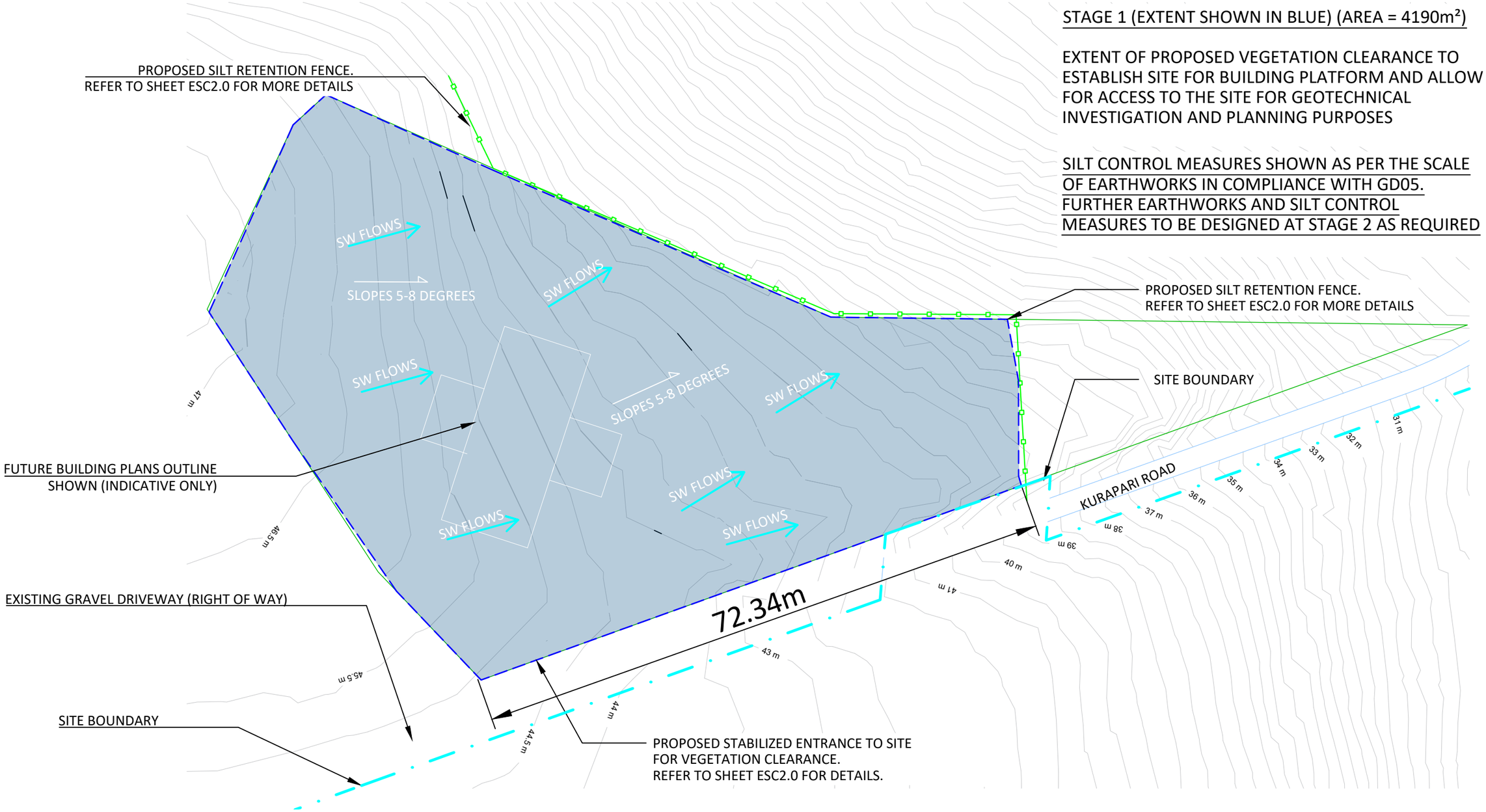
STATUS: ISSUED FOR CONSENT

PK ENGINEERING
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

STAGE 1 (EXTENT SHOWN IN BLUE) (AREA = 4190m²)

EXTENT OF PROPOSED VEGETATION CLEARANCE TO ESTABLISH SITE FOR BUILDING PLATFORM AND ALLOW FOR ACCESS TO THE SITE FOR GEOTECHNICAL INVESTIGATION AND PLANNING PURPOSES

SILT CONTROL MEASURES SHOWN AS PER THE SCALE OF EARTHWORKS IN COMPLIANCE WITH GD05. FURTHER EARTHWORKS AND SILT CONTROL MEASURES TO BE DESIGNED AT STAGE 2 AS REQUIRED



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N

SCALE BAR

0m 10m 20m

PK ENGINEERING LIMITED
DATE:18 08 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No 203058

CLIENT: M & E WIESE

SITE: LOT 3 DP415575
KURAPARI ROAD

TITLE: ENVIRONMENTAL SILT CONTROLS
OVERALL SITE PLAN

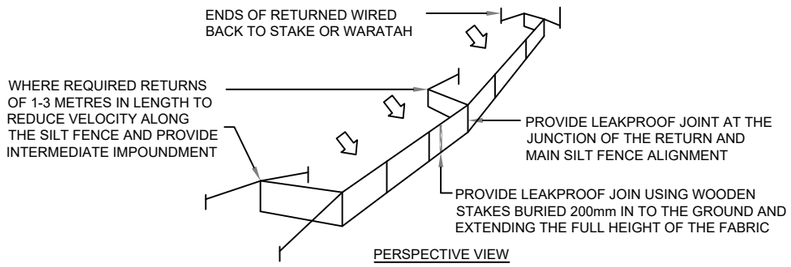
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:500	AUG 2025	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-038	A3/ESC1.0	R1

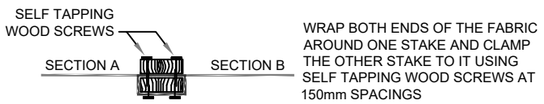
REV:	DESCRIPTION:	BY:	DATE:

STATUS: ISSUED TO CLIENT

PK ENGINEERING
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz



PERSPECTIVE VIEW

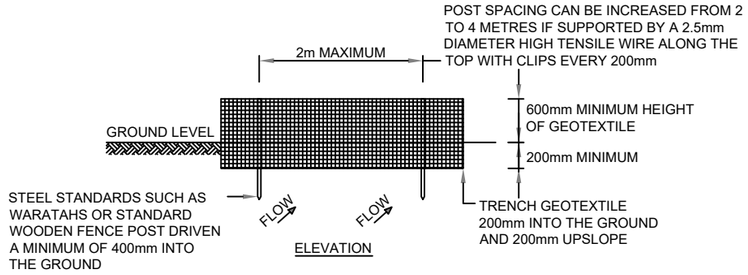


STANDARD FABRIC JOINT

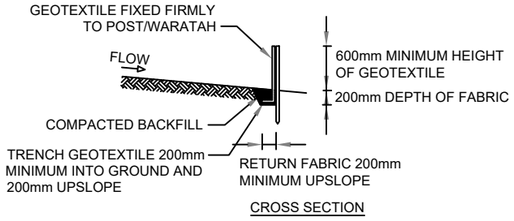
SILT FENCE DESIGN CRITERIA:

SLOPE STEEPNESS %	SLOPE LENGTH (m) (MAX)	SPACING OF RETURNS (m)
< 2%	N/A	UNLIMITED
2-10%	40	60
10-20%	30	50
20-33%	20	40
33-50%	15	30
>50%	6	20

GRAB TENSILE STRENGTH: >440N (ASTM D4632)
TENSILE MODULUS: 0.140 pa (MINIMUM)
APPARENT OPENING SIZE: 0.1-0.5mm (ASTM D4751)



ELEVATION



CROSS SECTION

SILT FENCE CONSTRUCTION

STABILISED CONSTRUCTION ENTRANCE SPECIFICATIONS:

APPLICATION

USE A STABILISED CONSTRUCTION ENTRANCE AT ALL POINTS OF CONSTRUCTION SITE INGRESS AND EGRESS WITH A CONSTRUCTION PLAN LIMITING TRAFFIC TO THESE ENTRANCES ONLY. THEY ARE PARTICULARLY USEFUL ON SMALL CONSTRUCTION SITES BUT CAN BE UTILISED FOR ALL PROJECTS.

DESIGN:

CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS AND OTHER UNSUITABLE MATERIAL AND PROPERLY GRADE IT.

1.LAY WOVEN GEOTEXTILE; PIN DOWN EDGES AND OVERLAP JOINTS.

2.PROVIDE DRAINAGE TO CARRY RUNOFF FROM THE STABILISED CONSTRUCTION ENTRANCE TO A SEDIMENT CONTROL MEASURE.

3.PLACE AGGREGATE TO THE SPECIFICATIONS BELOW AND SMOOTH IT.

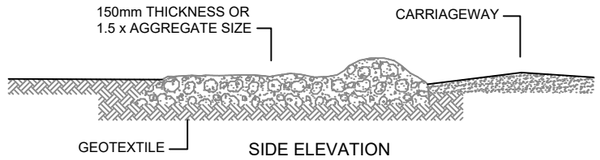
4.STABILISED CONSTRUCTION ENTRANCE AGGREGATE SPECIFICATIONS:

AGGREGATE SIZE	5-150mm WASHED AGGREGATE
THICKNESS	150mm MINIMUM OR 1.5 X AGGREGATE SIZE
LENGTH	10m MINIMUM LENGTH RECOMMENDED
WIDTH	4m MINIMUM

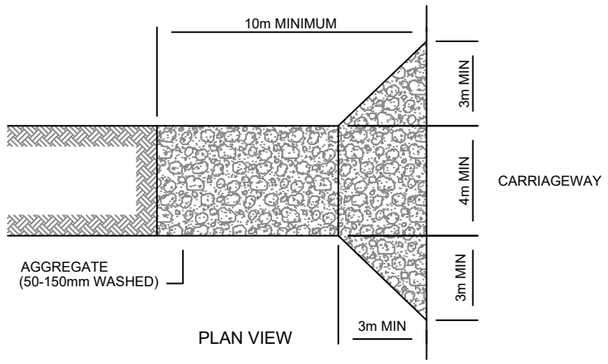
MAINTENANCE

1.MAINTAIN THE STABILISED CONSTRUCTION ENTRANCE IN A CONDITION TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. AFTER EACH RAINFALL INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT FROM THE STABILISED CONSTRUCTION ENTRANCE AND CLEAN OUT AS NECESSARY.

2.WHEN WHEEL WASHING IS ALSO REQUIRED, ENSURE THIS IS DONE ON AN AREA STABILISED WITH AGGREGATE WHICH DRAINS TO AN APPROVED SEDIMENT RETENTION FACILITY.



SIDE ELEVATION



PLAN VIEW

STABILISED CONSTRUCTION ENTRANCE

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PK ENGINEERING LIMITED
DATE:18 08 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No 203058

CLIENT: M & E WIESE

SITE: LOT 3 DP415575
KURAPARI ROAD

TITLE: ENVIRONMENTAL SILT CONTROLS
SILT CONTROL DETAILS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	AUG 2025	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-038	A3/ESC2.0	R1

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED TO CLIENT		

PK ENGINEERING
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

Chartered Professional Engineers

Our reference: 25-038

4th August 2025

Proposed dwelling
M & E Wiese
Lot 3 DP 415575
Kurapari Road, Rangitane

PROPOSED VEGETATION CLEARANCE FOR SITE PREPARATION STAGE 1 ENVIRONMENTAL SILT CONTROL PLAN FOR PROPOSED DWELLING.

PK Engineering Ltd has been engaged by our client (M & E Wiese) to prepare an initial environmental silt control plan for the future house site at Lot 3 Kurapari rd. The client wishes to apply for consent to clear the site of vegetation prior to commencing site specific geotechnical investigation and earthworks design.
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Should you require any further information please contact me on (09)4073255

Yours Sincerely,

Chartered Professional Engineer.
Pradeep Kumar.
B.E hons, NZCE, MIPENZ,
IntPE, CPEng.
(Structural, Geotechnical)

ISSUED FOR COMPLIANCE

PK ENGINEERING LIMITED

CHARTERED PROFESSIONAL ENGINEERS

PROJECT:

ENVIRONMENTAL SILT CONTROL
PLANS FOR STAGE 1 SITE VEGETATION CLEARANCE
FOR PROPOSED HOUSE SITE
FOR M & E WIESE

PROJECT ADDRESS:

KURAPARI RD, RANGITANE
BAY OF ISLANDS

LEGAL DESCRIPTION

LOT 3 DP415575

JOB NO:

25-038

DATE:

AUGUST 2025

REVISION: 0

DRAWING INDEX:

A3

LEVEL 2
ANZ Bank Building
90 Kerikeri road,
P.O.Box 464
KERIKERI

Tel. (09) 4073255
E-mail.
teampk@pkengin.co.nz

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N

CLIENT: M & E WIESE

SITE: LOT 3 DP415575
KURAPARI ROAD

TITLE: ENVIRONMENTAL SILT CONTROLS SITE LOCALITY PLAN

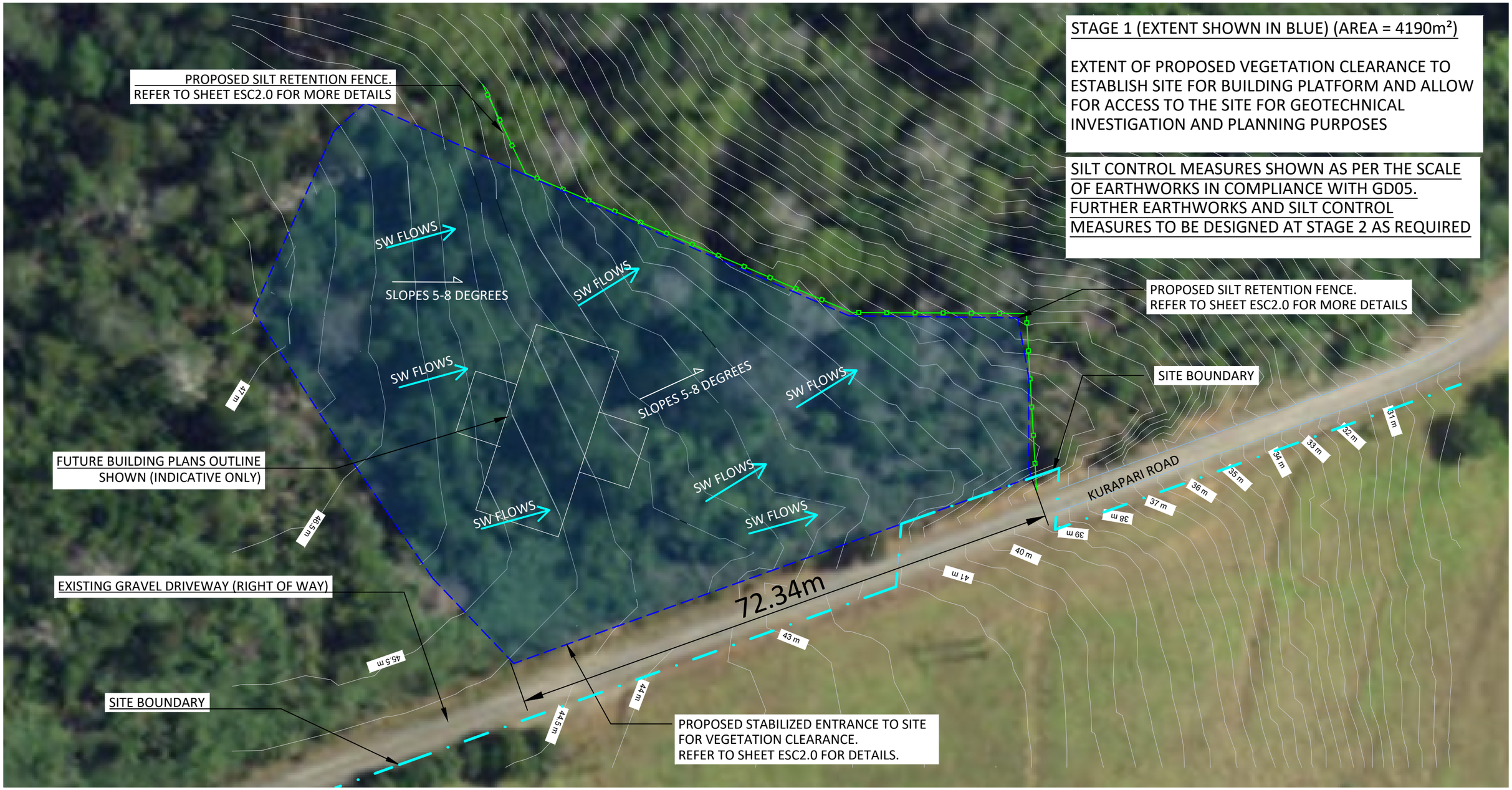
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	AUG 2025	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-038	A3/ESC0.0	R0

REV:	DESCRIPTION:	BY:	DATE:

STATUS: ISSUED FOR CONSENT

PK ENGINEERING
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz



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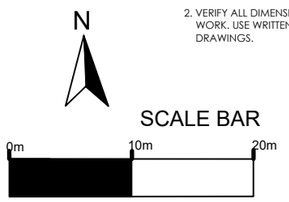


CLIENT: M & E WIESE

SITE: LOT 3 DP415575
KURAPARI ROAD

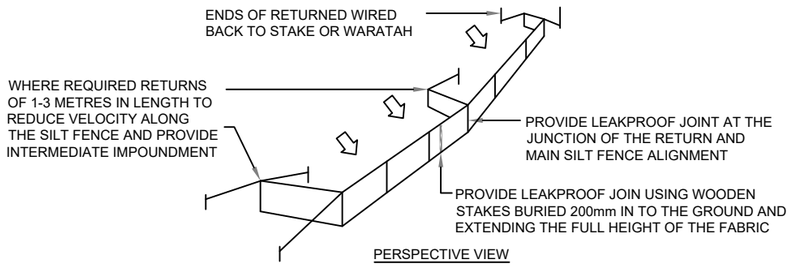
TITLE: ENVIRONMENTAL SILT CONTROLS OVERALL SITE PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:500	AUG 2025	JW	PK

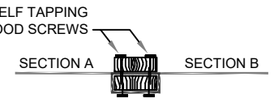
PROJECT NO:	DRAWING NO:	REVISION:
25-038	A3/ESC1.0	R0

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED TO CLIENT		

PK ENGINEERING
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz



PERSPECTIVE VIEW



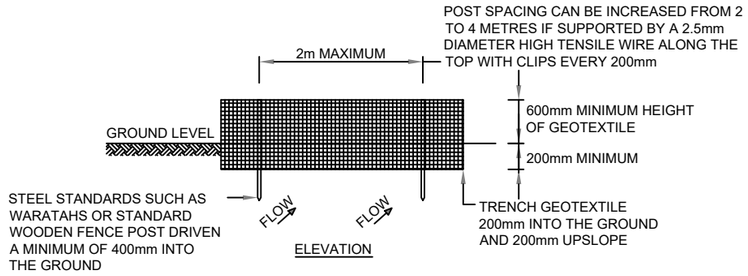
WRAP BOTH ENDS OF THE FABRIC AROUND ONE STAKE AND CLAMP THE OTHER STAKE TO IT USING SELF TAPPING WOOD SCREWS AT 150mm SPACINGS

STANDARD FABRIC JOINT

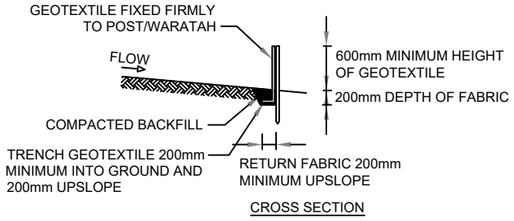
SILT FENCE DESIGN CRITERIA:

SLOPE STEEPNESS %	SLOPE LENGTH (m) (MAX)	SPACING OF RETURNS (m)
< 2%	N/A	UNLIMITED
2-10%	40	60
10-20%	30	50
20-33%	20	40
33-50%	15	30
>50%	6	20

GRAB TENSILE STRENGTH: >440N (ASTM D4632)
TENSILE MODULUS: 0.140 pa (MINIMUM)
APPARENT OPENING SIZE: 0.1-0.5mm (ASTM D4751)



ELEVATION



CROSS SECTION

SILT FENCE CONSTRUCTION

STABILISED CONSTRUCTION ENTRANCE SPECIFICATIONS:

APPLICATION

USE A STABILISED CONSTRUCTION ENTRANCE AT ALL POINTS OF CONSTRUCTION SITE INGRESS AND EGRESS WITH A CONSTRUCTION PLAN LIMITING TRAFFIC TO THESE ENTRANCES ONLY. THEY ARE PARTICULARLY USEFUL ON SMALL CONSTRUCTION SITES BUT CAN BE UTILISED FOR ALL PROJECTS.

DESIGN:

CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS AND OTHER UNSUITABLE MATERIAL AND PROPERLY GRADE IT.

1.LAY WOVEN GEOTEXTILE; PIN DOWN EDGES AND OVERLAP JOINTS.

2.PROVIDE DRAINAGE TO CARRY RUNOFF FROM THE STABILISED CONSTRUCTION ENTRANCE TO A SEDIMENT CONTROL MEASURE.

3.PLACE AGGREGATE TO THE SPECIFICATIONS BELOW AND SMOOTH IT.

4.STABILISED CONSTRUCTION ENTRANCE AGGREGATE SPECIFICATIONS:

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THICKNESS	150mm MINIMUM OR 1.5 X AGGREGATE SIZE
LENGTH	10m MINIMUM LENGTH RECOMMENDED
WIDTH	4m MINIMUM

MAINTENANCE

1.MAINTAIN THE STABILISED CONSTRUCTION ENTRANCE IN A CONDITION TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. AFTER EACH RAINFALL INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT FROM THE STABILISED CONSTRUCTION ENTRANCE AND CLEAN OUT AS NECESSARY.

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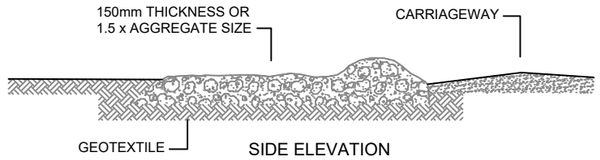
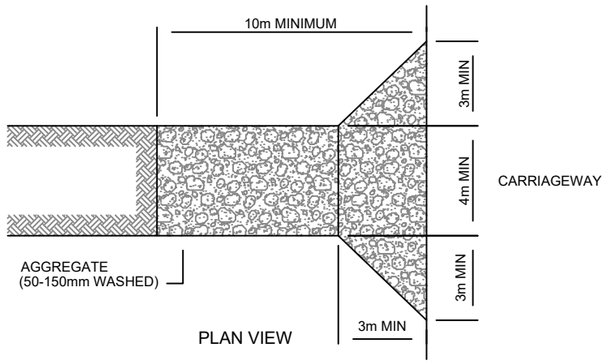


SIDE ELEVATION



PLAN VIEW

STABILISED CONSTRUCTION ENTRANCE

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CLIENT: M & E WIESE

SITE: LOT 3 DP415575
KURAPARI ROAD

TITLE: ENVIRONMENTAL SILT CONTROLS
SILT CONTROL DETAILS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	AUG 2025	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-038	A3/ESC2.0	R0

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED TO CLIENT		

PK ENGINEERING
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

ECOLOGICAL IMPACT ASSESSMENT (ECIA)

LAND USE CONSENT – RESIDENCE & SHED
LOT 3 DP 415575 KURAPARI RD, RANGITANE
MW HOLDINGS LTD

Bay Ecological
CONSULTANCY LTD

PO Box 229, KERIKERI
PH 021 151 8315

CONTENTS

This report may be cited as-
EcIA LAND USE CONSENT RESIDENCE & SHED LOT 3 DP 415575 (RT 460076) KURAPARI RD, RANGITANE BAY ECOLOGICAL CONSULTANCY LTD (3/8/25)

EXECUTIVE SUMMARY

Bay Ecological Consultancy has been engaged to provide an Ecological Impact Assessment (EcIA) of the MW Holdings Ltd proposal to construct a house and shed on the subject property Lot 3 DP 415575 (RT 460076) Kurapari Rd, Rangitane. Vegetation clearance and earthworks will be required in order to accommodate residential development, as subject of this EcIA.

This report considers aspects of the proposal with potential ecological impacts including:

- Vegetation clearance & earthworks in the development footprint
- Stormwater discharge from increased impermeable surface
- Residential occupation

A desktop review of available ecological background was followed by site visits on the 6 May & 21 June 2025 to ground truth expectations and gauge the proposal against site context.

SUMMARY FINDINGS

- The site has been in vegetation since earliest aerials in the 1950s.
- The site is captured in wider local mapping layers that be used as a surrogate for significance values
    - *Kerikeri ED PNA # P05/087 Rangitane Shrubland* mapping with potential shared values of shrubland and fauna with Threat status
    - *High Density Kiwi* designation *(DoC 2018)*
- Predicted ecosystem types [1] *WF9 Taraire, tawa forest* on *Waiotu Friable Clay (YO)* soil and *WF11 Kauri broadleaved podocarp* on Rangiora Clay (RAH) are absent.
- Site hydrology consists of three headwaters readily visible in the 1950 aerial with low cover. They converge at lower contour and pass under Kurapari Rd as a creek mapped in the earliest top maps, travelling another 300m approx. to Kerikeri Inlet. Their lower extent is encompassed in n*atural inland wetland* of swamp type.
- In lower contour adjacent Kurapari Rd the creek is encompassed in *natural inland wetland* been diagnosed as per regulatory protocol[2], according to definitions of the NPS FM (2020) and PNRP (2021) and subject to the *National Environmental Standards for Freshwater NES – F (2020).*
- The Rapid Test, as the first strata of wetland delineation, was sufficient to determine wetland presence with dominance typified by obligate (OBL) and facultative wetland (FACW) species forming very obvious *natural inland wetland* community in depressed gully contour and saturated ground. Abrupt loss of wetland dominance occurs with slight elevation at the edges into terrestrial woody cover.
- The northern upper site contour on the podzolised RAH soil exhibits a matrix of wet and dry gumland types – a rare ecosystem and considered to have HIGH significance including as habitat for fauna with Threat status. It is relatively intact, with few exotics other than hakea and gorse able to tolerate the generally adverse conditions.
- The wet type is considered to be *natural inland wetland*- obligate (OBL) or facultative wetland (FACW) species under a sparse mānuka canopy, exhibiting an obvious wetland community. Mānuka onsite includes the pink flowered sub variety typical of gumland variants – (*Leptospermum scoparium var. incanum At Risk - Declining*), confined to upper Northland.

[1] https://services2.arcgis.com/J8errK5dyxu7Xjf7/arcgis/rest/services/Northland_Biodiversity_Ranking/FeatureServer
[2] Ministry for the Environment. 2022. Wetland delineation protocols. Wellington: Ministry for the Environment.

- The remainder of vegetation on YO soils is a spectrum of *AS1 Kānuka shrubland with native shrubs* to an inferior *AS3- Kānuka with exotic grass* type, common to the local peninsulas of the Bay of Islands. Indigenous species have LOW individual significance.
- Wattle and hakea are frequently canopy dominant and cover is heavily impacted by weeds at all strata, largely species listed as environmental weeds (DoC 2024) and classified as Sustained Control species in the RPMS- the objective of which is to *reduce impacts on the biodiversity, cultural and economic values in Northland, and spread to other properties*. Landowners have a *requirement to act in regard to these species*. Without intervention vegetation is unlikely to re establish to a WF9 type representative level within the foreseeable future.
- The designated clearance area (4190m2) tends to AS3 type scrub[3] and is estimated to be only 40% indigenous. The canopy is dominant wattle, tobacoo weed and hakea in some areas without a diversity of ground cover other than exotic weeds, mapou saplings, scattered *Gahnia* and unpalatable ferns. Indigenous species are seral and early successional with LOW species value, common in the ED & onsite. Indigenous contribution is kānuka and mapou, with a contribution of fecund *Coprosma*, mamaku; hangehange and māhoe and scattered sapling/ small pūriri. One large totara is located in the development area <6m tall.
- **Avoidance** of adverse effects has been a primary consideration, as per PNRP Policy D.2.18 Managing Adverse Effects on Indigenous Biodiversity and the EMH cascade (NPSIB 2023).
- To minimise indigenous clearance to the extent practicable the proposed envelope has been located closely adjacent to existing infrastructure at lower contour, and designated largely within the lower quality areas of the site heavily impacted by weeds and with open areas, and senescing mānuka outside of the older vegetation remnant. Beyond an individual totara no large stature individuals are included.
- While the overall Lot as an ecological unit has HIGH significance, the clearance area rates *MODERATE* - as habitat although with a minimal and depauperate representation of the site vegetation values and characteristics, contributing to contiguous cover/ extent, rather than quality or composition. It is outside the significant elements of the riparian cover with larger stature broadleaves, mamaku and broadleaved riparian gully type representation and gumland.
- **Potential** fauna values largely contribute to its significance, although no individual or highly mobile species are likely dependant on the areas for any part of their lifecycle. There is potential for kiwi to be present in the footprint of clearance, as part of the wider site territory, considered MODERATE value species as *Regionally Important; Conservation Dependant.* Herptofauna recorded from the expansive *Rangitane Shrublands PNA* and locally are also potentially in the area are considered HIGH value.
- There are no kauri, planted or otherwise considered in proximity to any proposed works to invoke the relevant Biosecurity (National PA Pest Management Plan) Order 2022.
- No activities are designated within the wetland or creek. The house site does not interact with any seepage or CSA that may cause drainage or hydrological change. Point source discharge should be avoided to avoid scour and sediment discharge to the receiving wetland with direct hydrological connection that may then cause loss of wetland vegetation and hydrological function. Sediment and stormwater control will be primary to avoidance of effects in the swamp wetland within 100m of vegetation clearance.
- Physical and functional buffering of riparian vegetation as erosion and hydrological control will be retained -also pertinent to potential fish values and offsite effects including to the CMA 300m distant via further creek and wetland extent.
- There is no seagrass; saltmarsh or mangrove in the immediate CMA downstream which is encompassed in broad mapping layer
    - *Significant Bird Area: Bay of Islands & Northland Coastal Significant Marine Mammal & Seabird Management Area*.

  No species listed in that documentation are considered to be at risk or displaced by the development. We recommend no exterior white/ blue LED to avoid potential effects on nocturnal species or migratory pelargic birds.
- Kiwi are known to frequent the Lot and a burrow was noted within the upper gumland. Potential wildlife values will be managed to avoid injury or mortality through survey to

[3] **SCRUB:** seral communities, often dominated by or with a large component of exotic species such as gorse, Hakea, tobacco weed, etc. and/or commonly lacking a closed canopy and in which an understorey is either absent or composed primarily of exotic species.

determine occupation and relocation as per standard best practice if required. The clearance area is not considered to impact on connectivity across the Lot or as part of the wider landscape scale PNA. The clearance area is not considered critical or irreplaceable habitat.

- Despite emphasis on avoidance, removal of *MODERATE* significance vegetation cannot be mitigated completely at the point of impact as a portion is permanent.
- In response, both restoration and enhancement of *values* to provide erosive protection, habitat and amenity in the same close locale is proposed as per *Appendix 3 NPSIB (2023*) and *RPS 4.4.2,* providing no net loss, rather *net gain* and *additionality* through density and diversity.
- The heightened density of vegetation concomitantly offsets the loss of minimal functionality of the former cover for sediment input and runoff to the wetland within 100m in conjunction with stormwater design.
- Maintenance & enhancement of the riparian buffer will protect from ingress and disturbance from residential occupation, providing joint functional purpose of aquatic function (attenuation; shade; sediment control; bank stabilization) and amenity within the landscape.
- It is presumed from the proposed configuration that no earthworks will interact within the wetland to cause drainage as per *NES-F (2020) 53 Prohibited Activities*. No vegetation clearance or earthworks are proposed within 10m. The extant source of hydrology of the wetland are the creeks within its wider bed. The proposed building envelope is within 100m of the gully wetland, but does not occupy a critical source area, seepage or overland flow path that through its formation may ***divert*** contributing hydrology to cause :
    - *NES F (2020) REG 52(1)* ***complete or partial drainage of all or part of a natural inland wetland***
    - *NES –F (2020) 54 (c)* ***change the water level range or hydrological function[4] of the wetland****.*
- Uncontrolled point source discharge of stormwater and intersection of works with the creeks directly hydrologically connected to the wetland should be avoided so not as to cause
    - *PNRP Policy H.4.2 Minimum levels for lakes and natural wetlands* : ***change in seasonal or annual range in water levels***
    - NES-F (2024) 54(d) ***change, or likely change, the water level range or hydrological function of the wetland***
- Success of an offset relies on methodology to ensure goals are achieved as per as *NPSIB Appendix 3 (5)*. We recommend:

    - Vegetation clearance shall not exceed the maximum areas shown in an approved Scheme Plan and positioned generally in accordance with such.
    - Best practice clearance methods to be used
        - machinery clean of soil and debris prior to site entry
        - vegetation, slash, disturbed soil or debris is not deposited in a position where it could mobilise into the wetland
        - preclearance fauna survey and Management Plan / permits as necessary for salvage
    - Biosecurity measures for introduction of plants
    - Within twelve months of the completion of vegetation clearance provide evidence that planting plan has been implemented.
    - Formal Pest and Weed control is incorporated as standard , ensuring success of the offset

This primary effects management is considered protective of the wider site ecological unit and significance values, including hydrological features and wetland, habitat, aligned with aspirations of the objectives and policies of the FNDP and Coastal Policy Statement.

[4] Not specifically defined in the NPS-FM or NES-F- includes elements of regulation, movement, and quality of water in the environment.

PROPOSAL SUMMARY

The proposal area is a portion of Lot 3 DP 415575 (RT 460076; approx.16.2424ha) located on the northern side of Kurapari Rd, Rangitane, approx. 3km northeast of Kerikeri. The applicant intends to build a 373m^2 house & 202.5m^2 shed on the southeastern boundary. A collaborative approach referencing landscape visual amenity ; geotech and ecological constraints has resulted in allocation of a designated area of approx. 4190m^2 to accommodate the development. No physical works are currently proposed for the balance of the Lot.

Site preparation will be staged, commencing with silt fencing to protect the site creek and wetland during vegetation clearance of approx. 4190m^2. The subsequent earthworks will be undertaken post clearance of the site and only after a further survey of the ground conditions and the establishment of any additional erosion and sediment control measures. Excavation and fill earthworks activities of 2400m^3 of on-site cut / fill earthworks and 1200m^3 of additional fill are required to construct the proposed building platform, driveway access and house curtilage area.
Final impermeable surfaces including the driveway areas, dwelling, shed and pool will be approx. 1000m^2. The proposal is illustrated below in *Figs 1-4* and summarised in *Table 1.*

Avoidance of the identified environment and mature vegetation dating prior to the 1950s has been a primary ecological consideration. The envelope occupies lower value vegetation in comparison not only to the Lot but also the wider extent of the *Rangitane Shrublands PNA (#P05/087)*, which encompasses much of the Kerikeri Peninsula coastline.
Utilising the existing infrastructure adjacent will minimise fragmentation. Potential wildlife values will be managed to **avoid** injury or mortality through survey to determine occupation and relocation as per standard best practice if required.
As a response to the permanent loss of *MODERATE* significance cover, an offset of approx. 3.441 ha has been proposed, which includes interplanting of remaining cover with canopy and late secondary species of predicted original forest *WF4 Pōhutukawa pūriri.* No *net loss* is achieved, rather a *net gain* and *additionality* through density and diversity, in keeping with the aspiration of *Appendix 3 NPSIB (2023) and RPS 4.4.2.*

FIG 1: SITE LOCATION

FIG 2: PROPOSED SCHEME

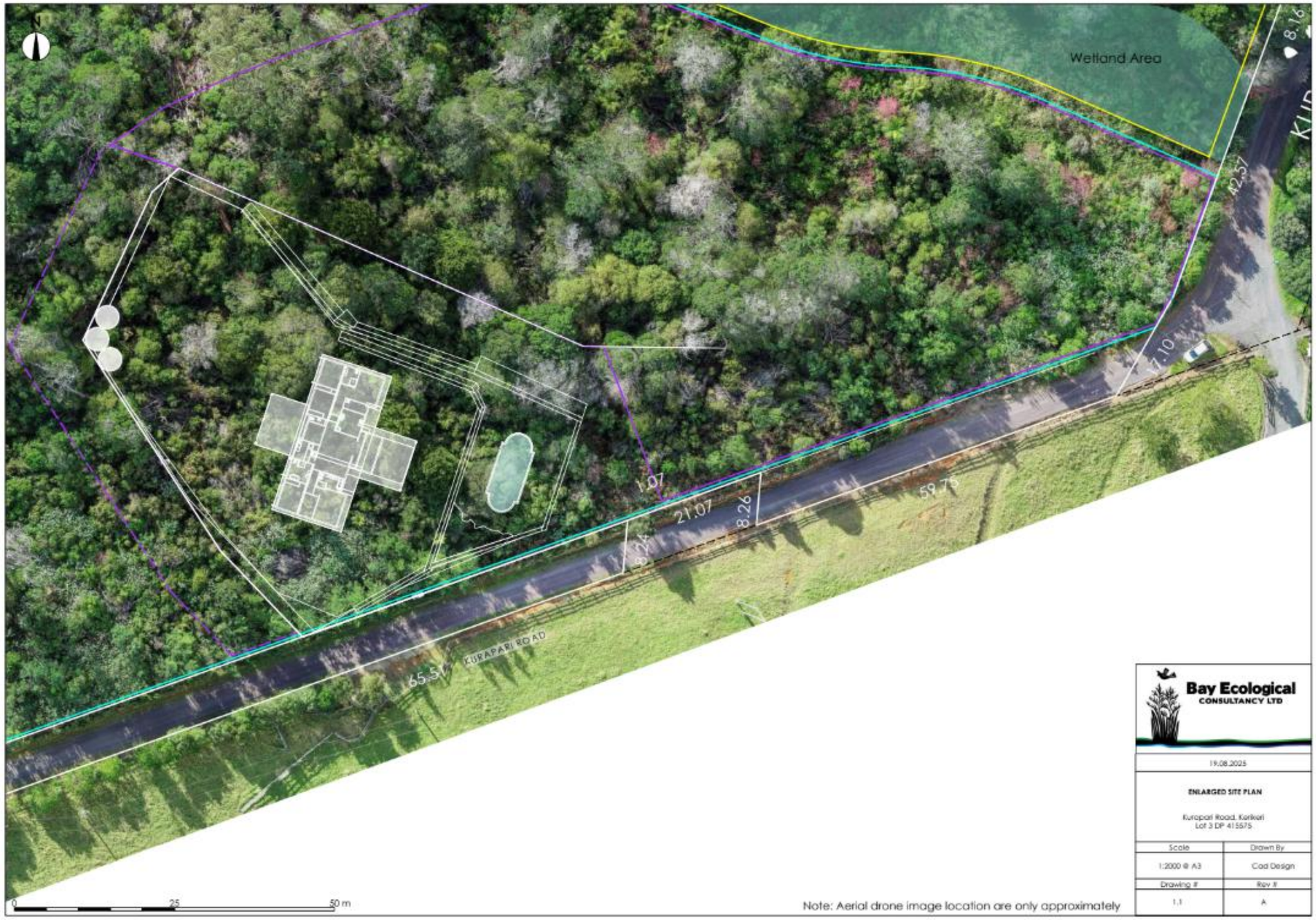


FIG 3: ECOLOGICAL CONTEXT

KEY

- Wetland
- Gumland on RAH Soil
- Gleichenia Dicarpa (FACW) wetland
- Kanuka & broadleaves AS1, Wattles
- Riparian gully mamaku, broadleaves & exotics
- AS1-AS3, large exotic component
- Riparian sloope revegetation (7500m²)
- 10m Buffer revegetation (925m²)
- Creek

Bay Ecological
CONSULTANCY LTD

02.09.2025

ECOLOGICAL CONTEXT

Kurapari Road, Kerikeri
Lot 3 DP 415575

Scale	Drawn By
1:2000 @ A3	Cad Design
Drawing #	Rev #
1.0	A

SITE CONTEXT

Desktop review was undertaken of the available ecological site context and surrounding area in the potential zone of influence (ZOI). This standard EcIA desktop scoping phase assists in determining priorities for field work, informed assessment of significance and targeted impact management. Although generally from broad scale mapping, requiring finer ground truthing, it may suggest potential species occurrence and associations; underlying abiotic influences of soils and hydrology and extent and *values*[5] of waterways.

TABLE 1: SITE SUMMARY

DESCRIPTION	LOT 3 DP 415575 (RT 460076)
OWNER	MW HOLDINGS LTD
FNOP ZONE	GENERAL COASTAL
FNPP ZONE	RURAL LIFESTYLE
RPS COASTAL	✓
AREA	16.2424 ha approx.
ECOLOGICAL DISTRICT	*KERIKERI*
COVER	• Area designated for clearance & periphery - mixed revegetation *AS1-3 Kānuka* dominant; large area of senescing mānuka; open grass areas • Exotic component of gorse; tobacco weed; grass • Sublittoral mature remnant pōhutukawa fringe – not in building envelope • Scattered kānuka; large broadleaves and podocarps predating 1950s secondary after initial historic clearance – none in building envelope
SOIL TYPE[6]	• *YO Wai* • *RAH Rangiora Clay*
POTENTIAL ECOSYSTEM[7]	• *WF9 TARAIRE TAWA FOREST* • *WF11 KAURI BROALEAVED PODOCARP FOREST*
TEC CLASSIFICATION[8]	• *CLASS V*
HYDROLOGY	*NATURAL INLAND WETLAND* *SMALL HEADWATERS CONVERGE TO AN UNNAMED CREEK UPPER NZSEG#1006519*
SITE RANKED AREAS	Site is encompassed within *Rangitane Shrublands PNA#P05/087*[9]
ADJACENT RANKED AREAS	*CMA - Significant Bird area Northland Coastal Significant Marine Mammal & Seabird Management Area* *Further extent of PNA#P05/087*[10] *HNC#06/47 Kerikeri Inlet 250m southwest*
NATURALLY RARE ECOSYSTEMS[11]	GUMLAND
KIWI DENSITY DoC (2018)	*HIGH*

[5] Values (NPS FM 2020 Amendment No.1 (2022) (i) ecosystem health; (ii) indigenous biodiversity; (iii) hydrological function; (iv) Maori freshwater values; (v) amenity values
[6] https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=fd6bac88893049e1beae97c3467408a9
[7] https://services2.arcgis.com/J8errK5dyxu7Xjf7/arcgis/rest/services/Northland_Biodiversity_Ranking/FeatureServer/0
[8] https://ourenvironment.scinfo.org.nz/maps-and-tools/app/Habitats/lenz_tec
[9] Conning & Miller (1999) Natural Areas of Kerikeri Ecological District. Reconnaissance Report for the Protected Natural Areas Programme. DoC, Whangarei.
[10] Conning & Miller (1999) Natural Areas of Kerikeri Ecological District. Reconnaissance Report for the Protected Natural Areas Programme. DoC, Whangarei.
[11] Williams et al (2007) New Zealand's historically rare terrestrial ecosystems set in a physical and physiognomic framework *New Zealand Journal of Ecology 31(2):* 119-128

SOILS

In conjunction with species associations, soil characteristics provide an indication of potential wetland presence, and are useful guide for any revegetation or amenity planting.

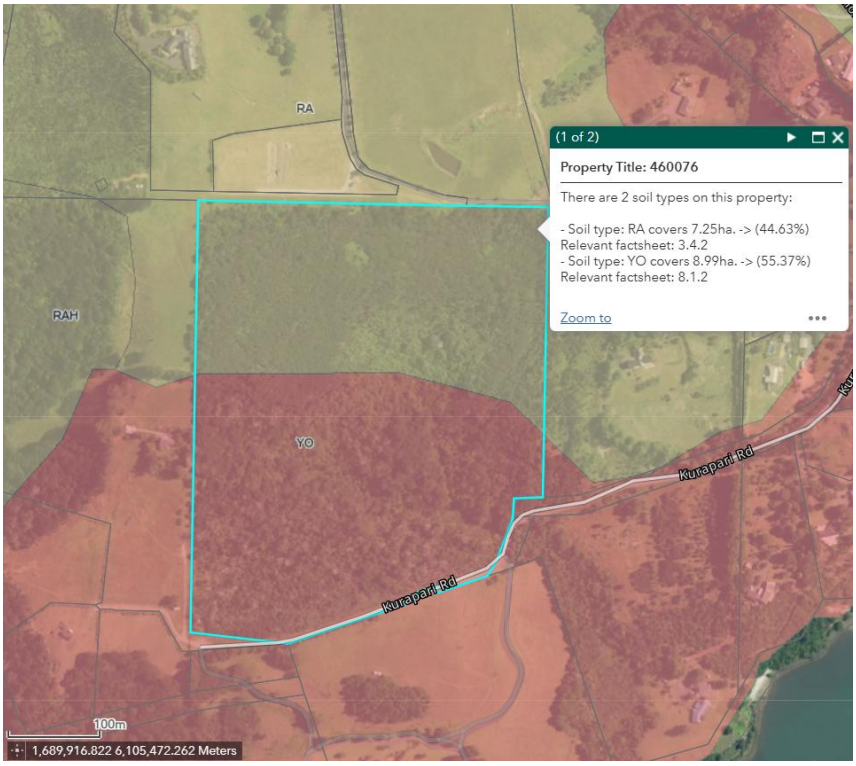
Site soils are mapped as *Rangiora Clay (RA)* on the upper contour and *Waiotu Friable Clay (YO)* on lower contour toward Kurapari Road.

TABLE 2: MAPPED SOIL TYPE

SOIL TYPE NZRLI	SOIL TYPE FSL	DESCRIPTORS	PREDICTED FOREST TYPE
RANGIORA CLAY RAH 44.6%	**ALBIC ULTIC UEM**	MARUA SUITE- Mature greywacke soil • On strongly rolling to moderately steep slopes & deeply weathered greywacke • shallow E horizon with mottled redox layer beneath • Imperfectly to (very) poorly drained , seasonally wet and susceptible to pugging • Strongly leached to weakly podzolised • Dispersive surface horizons with low P retention in A & E horizons - may result in clay and P inputs to waterways when bare • Low Mg, K & P reserves. High aluminium & iron in B horizon may cause toxicity in some sensitive species.	**WF11** ***Kauri, podocarp, broadleaved***
WAIOTU FRIABLE CLAY YO 55.3%	**TYPIC ORTHIC OXIDIC XOT**	KIRIPAKI SUITE- Mature basalt soil • Well – moderately drained • Clayey soil materials derived from early to mid-Pleistocene basalts • Clay-enriched B horizons Limited shallow –medium root depth by high dry bulk density/penetration resistance, particularly in well drained soils. • Friable granular topsoil • Very low reserves of potassium, magnesium, calcium and phosphorus. • Exposed subsoils difficult to revegetate because of toxic levels of free iron, manganese and Al at low pH-hostile environment for plant roots	**WF9** ***Taraire tawa podocarp***

Site soils were inspected along tracks and cut faces during site visit and readily conformed to mapped description.

FIGURE 4: MAPPED SOIL TYPE (NRC)



POTENTIAL ECOSYSTEM TYPE

Large scale abiotic variation of substrate; exposure (topography), and temperature are drivers of predicted terrestrial ecosystem classification[12] or forest pattern, mapped for the site as

- ***WF9*** *Taraire tawa podocarp forest*
- ***WF11*** *Kauri, podocarp, broadleaved forest*

These climax forest descriptions assume uniformity and discreet boundaries, however in reality they would grade into one another, expressed as a continuum of composition along inextricable environmental gradients. In terms of management or revegetation they are considered sufficiently sensitive as a basic species selection reference to depict a natural composition.

Where vegetation cover remains, expectation of the type is overlain by variables both natural and anthropogenic that have interplayed to produce a contemporary scenario. These may occur as discreet events e.g. clearance & fire or may be more pervasive e.g. species composition alters litter character overtime influencing soil & regeneration.

TABLE 3: MAPPED POTENTIAL ECOSYSTEM TYPE

ECOSYSTEM CLASSIFICATION	TYPE DISTRIBUTION	TYPE DESCRIPTION
WF9 ***Taraire tawa podocarp forest*** ***YO SOIL***	*Predominantly in the warm climatic zone throughout Northland below 450 m altitude(predominantly eastern). Kauri is absent. Kohekohe can be locally abundant (e.g. Waipoua), while tawa is more common at higher altitudes.* ***NOT EXPRESSED ONSITE***	Broadleaved, podocarp forest of abundant taraire, with occasional rimu, miro, northern rātā, tawa, kohekohe, hīnau and rewarewa, and with pukatea and kahikatea commonly in gullies. Locally includes tōtara, pūriri and tōwai.
WF11 ***Kauri, podocarp, broadleaved forest*** ***RAH***	*Warm to mild climatic zones north of Hamilton and Tauranga.* **Site soils display gumland matrix**	Kauri, podocarp, broadleaved forest with occasional rimu, miro, kahikatea, kauri, taraire, tawa, tōwai, kohekohe, pūriri and rewarewa. Altitude variants occur, with taraire and kohekohe more abundant at lower altitudes, and tawa and tōwai more common at higher altitudes.

Generally acidic and on grades of lower fertility parent materials the sites upperslopes are typic substrate of a predicted ***WF11- Kauri, podocarp, broadleaved type.*** This is the most widespread predicted ecosystem unit in Northland but sparse and relictual, having suffered the greatest percentage loss. Historically, composition was related to topography, fertility and water table with broadleaved species more abundant in gullies and podocarps widespread more common on ridges. As expressed onsite and elsewhere across the Kerikeri Peninsula, *WF11* type forest has widely been replaced in Northland by secondary mānuka/ kānuka dominated ecosystems.

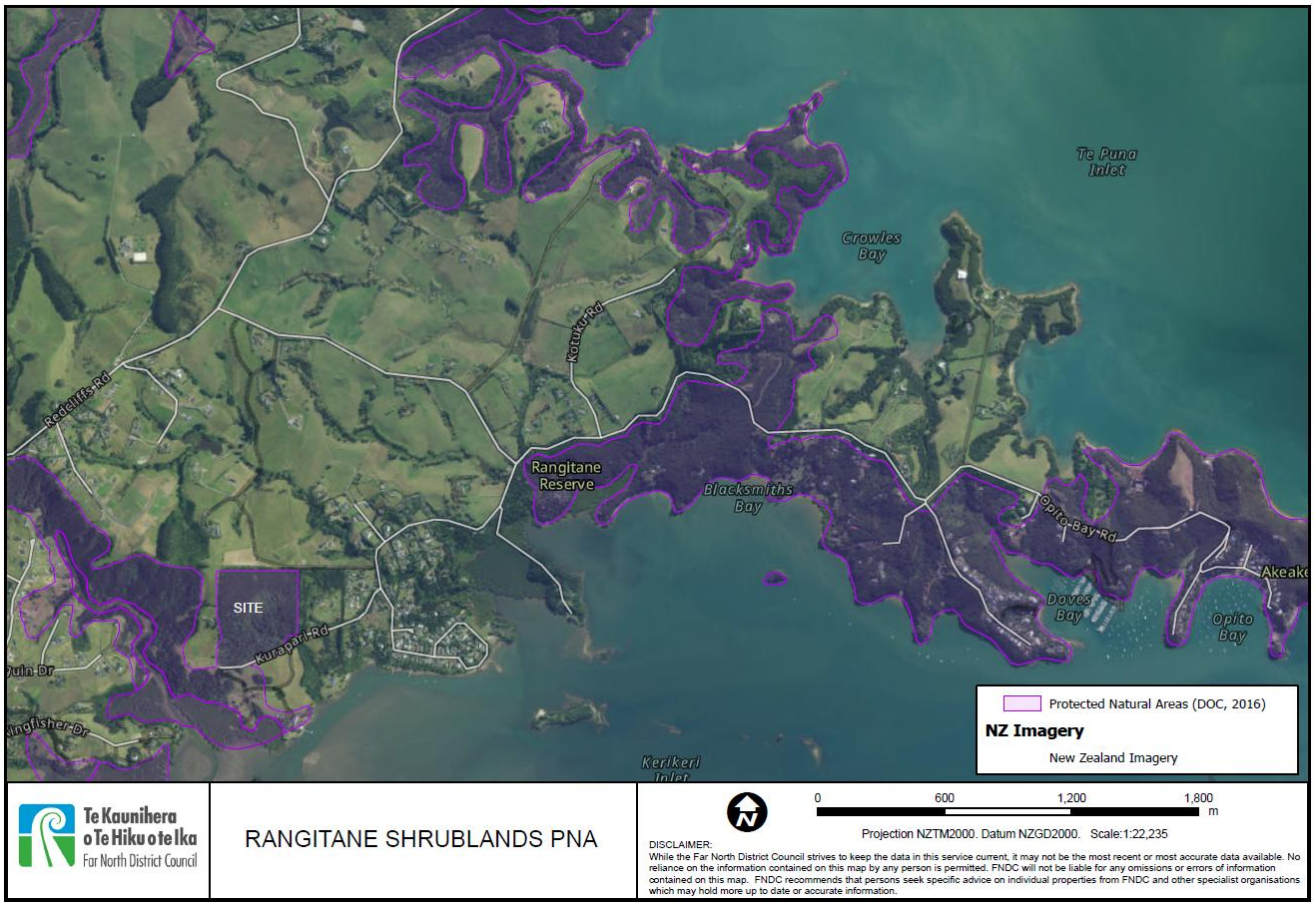
Due to the significant human history and forest clearance in Northland on lowland fertile areas, very little diverse ***WF9*** ecosystem remains, particularly on the *YO* soils.

[12] Singers, N.J.D.; Rogers, G.M. 2014: A classification of New Zealand's terrestrial ecosystems. *Science for Conservation 325*.Department of Conservation, Wellington. 87 p.

KERIKERI ED PNA

The site cover was included in the 1995 DoC mapping of *Rangitane Shrublands PNA# P05/087 (330ha approx.)* that encompasses a large tract of the coast of the Kerikeri Peninsula.

FIG 5: RANGITANE SHRUBLANDS PNA# P05/087



Although dated, the underlying assessment is a benchmark of that time and useful surrogate for potential significance and ecological of the current ecosystems. The site was likely surveyed from aerials, vantage points or the road. Documented values of the far larger unit are compared with those onsite as below *TABLE 4.*

PNA documentation states that shrubland[13] (as compared to forest[14]) vegetation occurs at about half of the PNA sites in the Kerikeri Ecological District, species scattered in the canopy include cabbage tree, mamaku; tānekaha; tōwai; rewarewa (*Knightia excelsa*); māhoe; pūriri and in coastal areas; pōhutukawa; kōwhai; and karaka. Common exotic component species include such as gorse; tobacco weed; *Hakea; Acacia*; *Polygala.* Abundant exotic shrubland/

[13] **SHRUBLAND:** Successional vegetation dominated by seral species such as manuka, kanuka, māhoe etc or shrubs such as hangehange, bracken, kumerahou.
[14] **FOREST:** A tall, predominantly closed canopy consisting mainly of tree species

scrub[15] types were included as components of broader PNA areas, due to their linking and buffering roles, making them integral components of predominantly native ecosystems.

TABLE 4: RANGITANE SHRUBLANDS PNA# P05/087 DOCUMENTED VALUES

RANGITANE SHRUBLANDS PNA# P05/087	SUBJECT SITE
Representative forest and scrub types including unmodified *(a) kānuka shrubland/forest on coastal hillslope* *(b) Acacia treeland on coastal hillslope* *(c) Mamaku tree fernland on coastal hillslope* *(d) Hakea scrub on coastal hillslope* *(e) Pōhutukawa-kānuka forest on coastal hillslope* *(f) Tōwai-mamaku forest on coastal hillslope* *(g) mānuka shrubland on hillslope.*	Gumland is aligned most closely with *Type (g)* of the documentation. *Type (c)* is present in the riparian gully in the centre of the Lot around the headwaters On lower slopes the canopy is kānuka dominant in some areas (a) but most emergent trees are exotic i.e type *(b) Acacia treeland* The site portion of the PNA is shrubland[16]/ scrub[17] as opposed to as forest[18] . The diverse broadleaved types given are not present
Advanced shrubland, some dominated by exotics, and young secondary forest typify this coastal riparian site. *Representative of volcanic broadleaf dominant forest in a location which is largely devoid of natural areas* *Type (a) - Taraire-pūriri forest with totara and occasional kahikatea, rimu, rewarewa and tōwai.* *This forest type is of particular importance as a food source for NZ pigeon, as well as being kiwi habitat.*	Not present. Low availability of fruiting component e.g. miro taraire absent pūriri scattered Kiwi habitat present
Two exotic dominant (or shared dominant) vegetation types are included as they may be important NI brown kiwi population. *Type (b) - Eucalyptus sp.-totara treeland with Acacia sp.* *Type (c) - Gorse scrub with mamaku tree fern and occasional tobacco weed and pine.*	Kiwi are likely utilising cover across the site regardless of origin
Riparian in nature with sequential gradients from estuarine mangroves through to coastal hill forest.	Cover protects headwater of short coastal creek and wetlands .CMA and coast 300m to the south offsite. Altitudinal pattern is suppressed onsite due to exotic weed homogeny . Pattern is disturbance and soil related e.g. gumland on RAH. Mamaku pioneer cover surrounding headwaters on damp high irradiance slope.
One of the largest coastal shrubland/forest remnants remaining in the northern Bay of Islands.	No – shrubland and scrub matrix – modified from extensive pastoral history. Low diversity seral pioneers with individual podocarps and larger stature broadleaves. Clearance area is heavily weed impacted Site is part of landscape linkage for highly mobile species
Habitat for threatened flora and fauna *Pittosporum pimeleoides subsp. pimeleoides (At Risk- Naturally Uncommon)* *Ranunculus urvilleanus (At Risk – Declining)* *Dwarf misletoe (Korthalsella salicornioides ; At Risk – Declining)* *reef heron* *Little blue penguin (At Risk Declining)* *Northland green gecko (At Risk- Declining)* *NI Brown Kiwi (Not Threatened – Conservation Dependant)*	Kiwi known from site Gecko recorded locally - potential to be onsite Flora spp given not found despite search Other species not likely reef heron prefer rocky shores and rarely inland Site is unlikely penguin habitat (nest)

The site shows some fidelity to the descriptors of the far larger PNA area.

[15] **SCRUB:** seral communities, often dominated by or with a large component of exotic species such as gorse, Hakea, tobacco weed, etc. and/or commonly lacking a closed canopy and in which an understorey is either absent or composed primarily of exotic species.
[16] **SHRUBLAND:** Successional vegetation dominated by seral species such as manuka, kanuka, māhoe etc or shrubs such as hangehange, bracken, kumerahou.
[17] **SCRUB:** seral communities, often dominated by or with a large component of exotic species such as gorse, Hakea, tobacco weed, etc. and/or commonly lacking a closed canopy and in which an understorey is either absent or composed primarily of exotic species.
[18] **FOREST:** A tall, predominantly closed canopy consisting mainly of tree species

COASTAL & LANDSCAPE MAPPING

The area designated for development is within the RPS (2018) *Coastal Environment*. The site is not included in any RPS (2018) & District Plan *Natural Character* or *Landscape* mapping, nor is the development considered unlikely to impact negatively on the ecological or natural science aspects documented for local units.

The CMA is approx. 350m distant to the south with a degree of connectivity from the southeast of the site via the unnamed waterway and its vegetated corridor. It is included in the *PNRP Significant Bird Area Bay of Islands* and within the *Northland Coastal Significant Marine Mammal & Seabird Management Area*. These latter layers are broad and can capture the majority of the CMA, comprising the large and diverse harbour and estuarine habitat together with many small to moderate sized islands. Ecological significance is *Moderate-High* and recorded species include pelargic; wetland and wading birds with threat status that utilise nearshore environment for roosting, nesting or resting. Species listed in the documentation were considered during site visits.

Further presence of bird species was also considered during fieldwork from professional experience, local knowledge & Ebird checklists from nearby Aroha Island[19] & Ake Ake Point Reserve within the Rangitane Shrubland PNA.

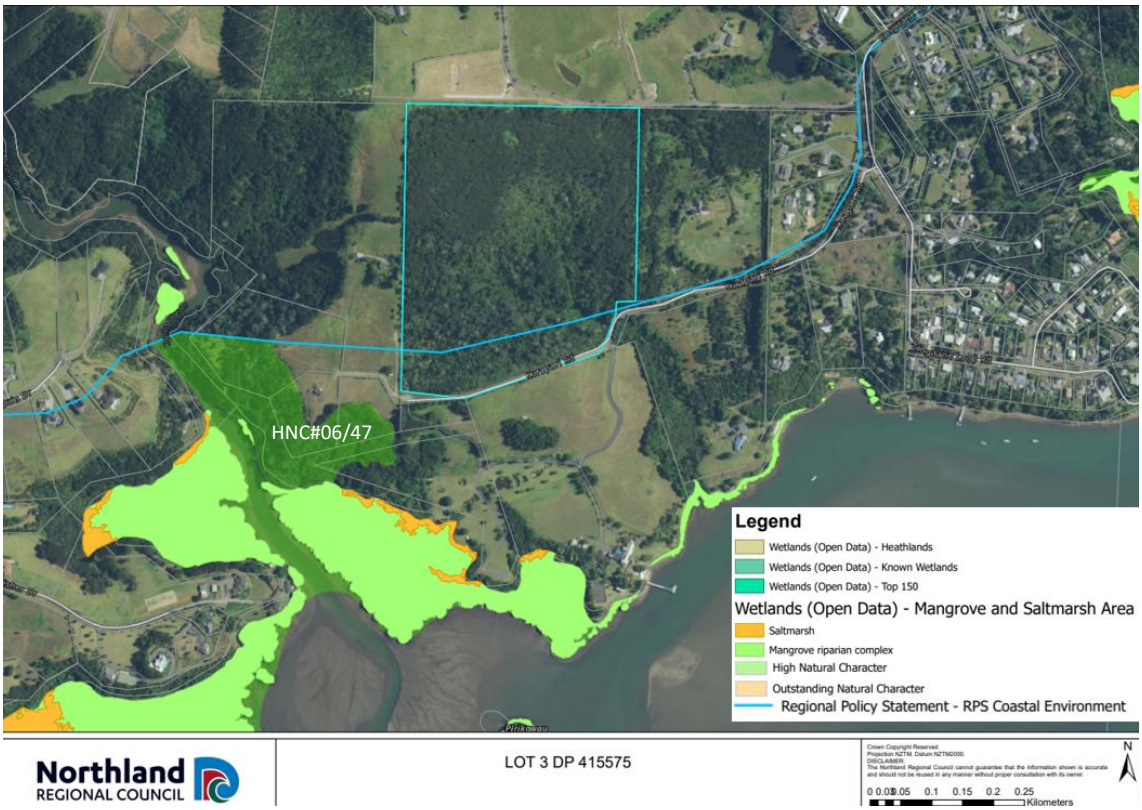
Search was also made of available marine records[20] and mapping but the area adjacent the creek mouth did not contain species indicative of vulnerable marine ecosystems[21] (VMEs); rhodolith beds or seagrass meadows. Coastal wetlands include saltmarsh and mangrove to the south west, outside a ZOI of the development.

[19] https://ebird.org/hotspot/L1014637; https://ebird.org/hotspot/L9976739

[20] Marine biological observation data from coastal and offshore surveys around New Zealand MBIS NZ. NIWA (2016); ala.org.au

[21] VME - ecosystem that are highly vulnerable to one or more kinds of fishing activity or other disturbance, and are identified by the vulnerability of their components (e.g. habitats, communities or species). NIWA (2016). Vulnerable marine ecosystems in the South Pacific Ocean region. National Institute of Water and Atmospheric Research (NIWA), Wellington, New Zealand. SPRFMO has defined ten benthic invertebrate taxa that are regarded as indicators of VMEs. They are: Porifera (sponges); Actiniaria (anemones); Alcyonacea (soft corals); Gorgonacea (sea fans); Pennatulacea (sea pens); Scleractinia (stony corals); Antipatharia (black corals); Stylasteridae (hydrocorals); Crinoidea (sea lilies); and Brisingida (armless stars).

FIG 6: NRC COASTAL & LANDSCAPE LAYERS



There are no NRC or FNDC mapped *Natural Hazard* designations.

NATURALLY RARE ECOSYSTEMS

New Zealand's naturally rare or uncommon ecosystems[22] as those with an estimated maximum total area of <0.5% of New Zealand's land area before occupation (approx. AD 1280). A further subset of these have threat status due to vulnerability to further loss of area[23]. They represent a distinct set of environmental conditions and structure, contrasting markedly to that of common ecosystems, in turn driving associations of rare and threatened endemic species. Their presence contributes to site significance assessment[24]. In the coastal environment these may include ecosystems associated with seabird guano deposits; seabird burrowed soils; marine mammal haulouts; cliffs & caves. These are not relevant to the site.

As per professional experience review of soil mapping prior to fieldwork and short mānuka cover visible in aerials suggested gumland for ground truthing. In addition to being a naturally rare ecosystem, gumlands are also an critically endangered ecosystem[23] due to their lack of recognition resulting in a short term (50 years) decline of >80% .
Gumland is diagnostically a distinctive association of mānuka with a small, consistent suite of accompanying species with soil moisture as the determining abiotic driver. In the absence of

[22] Williams et al (2007) New Zealand's historically rare terrestrial ecosystems set in a physical and physiognomic framework *New Zealand Journal of Ecology 31(2):* 119-128
[23] Holdaway et al (2012)Status assessment of NZs naturally uncommon ecosystems. *Conservation Biology, Volume 26, No. 4, 619–629*
[24] RPS APPENDIX 5: 2(D)i-iii

forest, *RA* soils i.e underlying the *WF11 type* area *(FIG 4)* are a typic gumland soil. Gumland associated species are tolerant of infertile soils such as *Dracophyllum lessonianum, mingimingi (Leucopogon fasciculata), Gleichenia, Schoenus, and Lycopodium*. *Dracophyllum lessonianum* and *Schoenus brevifolius* are indicator species found little elsewhere in other habitats[25].

The **wetland** subset of gumland, the '*gumland/ pakahi* ' type of the NZ wetland classification system,[26] is characterised by a consistent suite of sedge/rush spp. in the lower strata, typically obligate *(OBL)* or facultative wetland *(FACW)* species, exhibiting an obvious wetland community. Mānuka is often the rarer pink flowered sub variety – (*Leptospermum scoparium var. incanum[27]),* confined to upper Northland.

The drier end of the gumland spectrum (*non wetland*) is typified by mānuka with a much higher degree of species richness including trees/shrubs and greater invasion by weed species, usually hardy hakea and gorse. Northern gumlands have been further characterised by vegetation associations reflecting abiotic parameters -*Gleichenia* prevalence being at the wetter end of the spectrum with *Schoenus brevifolius* becoming more dominant to mossfield under extreme conditions on exposed soils dominated *Campylopus introflexus[28]*. Grazing by pest animals is not an issue due to the largely unpalatable nutrient poor and schlerophyllus vegetation.

There are no NRC Biodiversity Terrestrial Ranking Top 30% or Top 30% +5 unit[29] units in a ZOI of the proposal, often associated with rare/ reduced vegetation associations e.g. *WF9 Taraire tawa or WF4 Pōhutukawa pūriri broadleaved coastal forest.*

[25] Clunie, N.M.U. (1984) Threatened plants on Crown Lease land adjoining the northwestern boundary of the Kaimaumau wetlands proposed reserve' Unpublished Vegetation Series Report No.490, Botany Division, DSIR

[26] Johnson & Gerbeaux (2004) Wetland types in New Zealand. DoC, Wellington.

[27] https://www.nzpcn.org.nz/flora/species/leptospermum-scoparium-var-incanum/

[28] Clarkson et al (2011) Drainage, soil fertility and fire frequency determine composition and structure of gumland heaths in northern New Zealand. New Zealand Journal of Ecology 35(1): 96-113

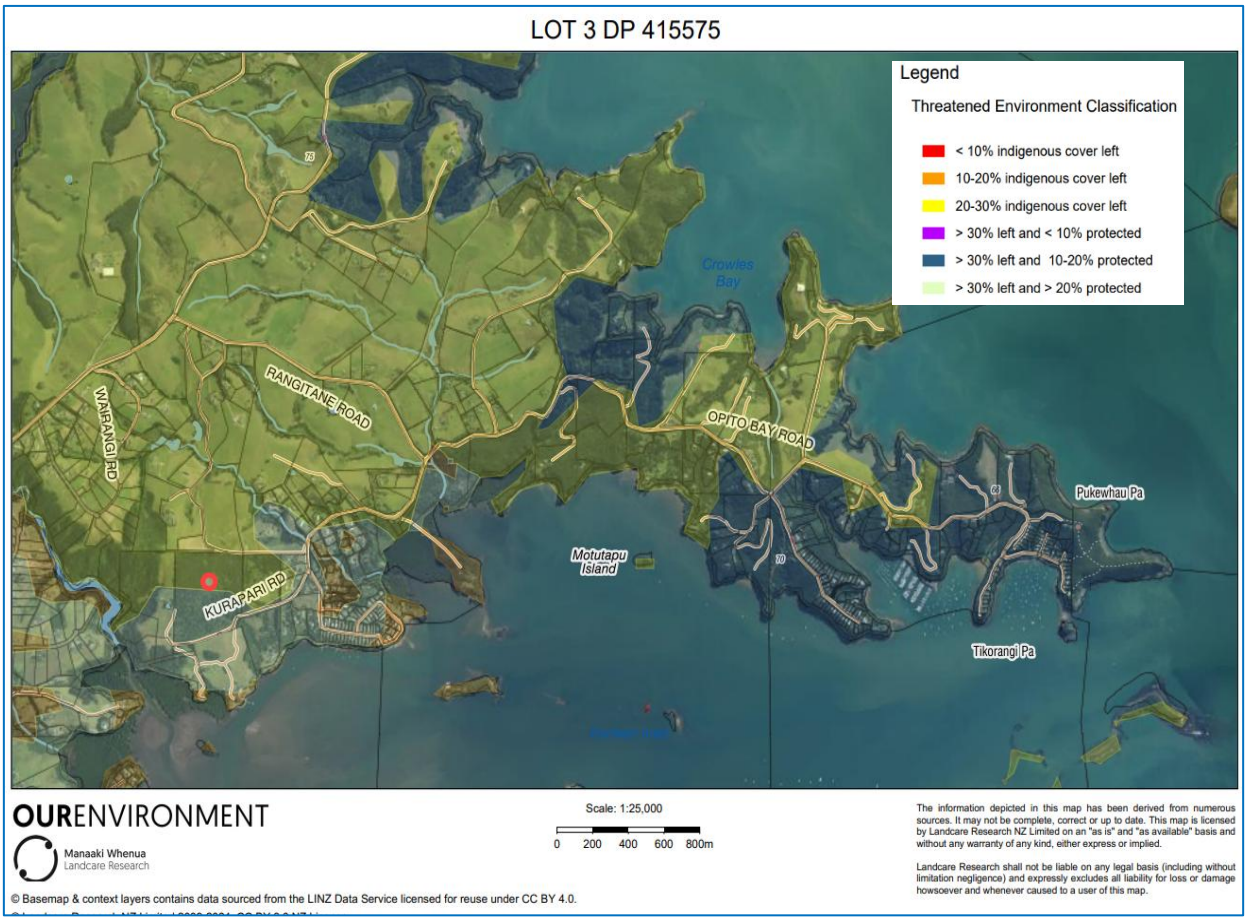
[29] This layer identifies the top 5 % of additional High priority terrestrial sites that would potentially make the largest additional gains assuming management is applied to the top 30% of sites as identified in the ranking of terrestrial ecosystem areas derived from a ranking analysis of indigenous-dominated terrestrial ecosystems for the Northland Region.

THREATENED ENVIRONMENT CLASSIFICATION

The TEC is most appropriately applied to help identify priorities for formal protection against clearance and/or incompatible land-uses, and to restore lost linkages and buffers.

The first two classes of the national TEC mapping layer[30] have been incorporated into national and regional policy to address biodiversity protection on private land[31] and as a measure of significance of any site vegetation. Vegetation onsite is not included in these categories, rather the site and surrounding area is classed as *AT RISK (20-30% indigenous cover left*). Indigenous vegetation and habitats in these environments is considered less reduced and fragmented than the first two categories, but lacking sufficient legal protection.

FIG 7: TEC CLASSIFICATION



[30] Threatened Environment Classification (2012) Landcare Research Manaaki Whenua. Based on Land Environments New Zealand (LENZ), classes of the 4th Land Cover Database (LCDB4, based on 2012 satellite imagery) and the protected areas network (version 2012, reflecting areas legally protected for the purpose of natural heritage protection).

[31] Northland Regional Policy Statement 2018 Appendix 5; Land Environments New Zealand Level VI; Land Cover Database 4 (2012); Protected Areas Network (2012) **Acutely Threatened** (<10% Indigenous Cover remains); **Chronically Threatened** (10-20% Indigenous Cover remains); **At Risk** (20-30% Indigenous Cover Remains); **Critically Underprotected** (>30% cover, <10% protected);**Underprotected**(>30% Indigenous cover remains, 10-20% protected); **Better Protected**(>30 indigenous cover, >20% protected)

SITE HYDROLOGY

Site hydrology consists of three headwaters readily visible in the 1950 aerial with low cover. They converge at lower contour and pass under Kurapari Rd as a creek mapped in the earliest top maps, travelling another 300m approx. to Kerikeri Inlet. There are no NRC *known wetlands* mapped within the site, however this is an indicative not an absolute representation of wetland occurrence in Northland, not to be soley relied upon and requiring ground truthing. The lower extent of the creek *NZSEG#1006519* is mapped as a C4 type

TABLE 5: PREDICTED FISH SPECIES

CHARACTERISTIC	CREEK
NZSEG	#1006519
ORDER	1st
RIVER ECOSYSTEM TYPE	**C4** *small, moderate gradient rivers with gravelly beds occurring in coastal to moderately inland locations; this group occurs throughout Northland, generally on gentler terrain where streams of steeper uplands, transition into the lowlands*
MEAN FLOW ($m^{-3}s^{-1}$)	low flow 1.17
C4 TYPE MEAN CONDITION SCORE	**0.385**
SITE CONDITION SCORE	0.250
RANKING TOP 30% OF TYPE	NO

The reach has a condition score[32] of **0.250**, which is lower than the **0. 385** mean for the C4 Northland type. Values closest to 1 represent optimal condition. The primary contributor to the lower scores is likely the *high producing exotic grassland* descriptor of the surrounding landscape used to underpin the scoring (LCDB V5 2018).

NIWA has combined REC V2 classification with monitoring data to extrapolate a wide range of instream water quality and fish habitat parameters for LINZ (2020) mapped NZ rivers[33]. This resource gives *potential* fish species, with the proviso fish passage is not obstructed at any downstream point.[34]

[32] NRC (2019) RANKINGS OF RIVERS AND STREAMS DERIVED FROM A RANKING ANALYSIS OF INDIGENOUS-DOMINATED TERRESTRIAL AND FRESHWATER ECOSYSTEMS FOR THE NORTHLAND REGION. Condition scores are based on the FENZ database (DoC 2010), incorporating parameters of: indigenous cover in the upstream catchment; estimates of instream nitrogen concentrations; alteration of river flows and fish passage by control structures; introduced fish, discharges from industry; and impervious surfaces from development.

[33] Shiny Rivers NIWA

[34] *Medium risk* NIWA FISH PASSAGE ASSESSMENT TOOL AUGUST 2025

TABLE 6: POTENTIAL FISH SPECIES

SPECIES	COMMON NAME	NIWA PREDICTED	THREAT STATUS
Anguilla australis	SHORTFIN EEL	✓	*NOT THREATENED*
Galaxias fascialatus	BANDED KŌKOPU	✓	*NOT THREATENED* *REGIONALLY SIGNIFICANT*
Gobiomorphus cotidianus	COMMON BULLY		*NOT THREATENED*
Gobiomorphus hutonni	REDFIN BULLY	✓	*NOT THREATENED*

REDFIN BULLY (NOT TAKEN ONSITE) © BAY ECOLOGICAL CONSULTANCY 2025

HISTORIC AERIALS

A review of available historic photography and topographical maps was made to illustrate historic change in cover. The site and wider area is described on the 1942 topo map as in *light scrub*, having been part of the Rangitane Gum Reserve and without developed roading still at this point. In the earliest available Retrolens aerial (1950) this local character persists in comparison to the developed character to the west across Rangitane (Kapiro) Stream, conforming by the late 1960s to the typical typical production pattern of remnant areas on slopes and in gullies is visible in comparison to the grazed slopes and flatter plateaus. At this time the Lot cover was likely canopy only, undergrazed as typical, demonstrated by the low diversity which has not recovered a spectrum of understorey, despite nearly 50 years of stock exclusion and more recent pest control. Part of the cover shown was likely exotic as current. The 1960s topo map and aerial show cover , the taller trees are likely the gums and scattered emergents visible today. The mamaku gully cover is a typical alternative successional cover on high irradience damp slopes where it out competes kānuka or mānuka to establish dominance

FIG 8: RETROLENS[35] AERIAL 1951 SITE COVER

[35] All Retrolens photography released under Creative Commons Attribution 4.0 International license https://creativecommons.org/licenses/by/4.0/

FIG 9: SUBJECT SITE 1942 NZMS1/N11

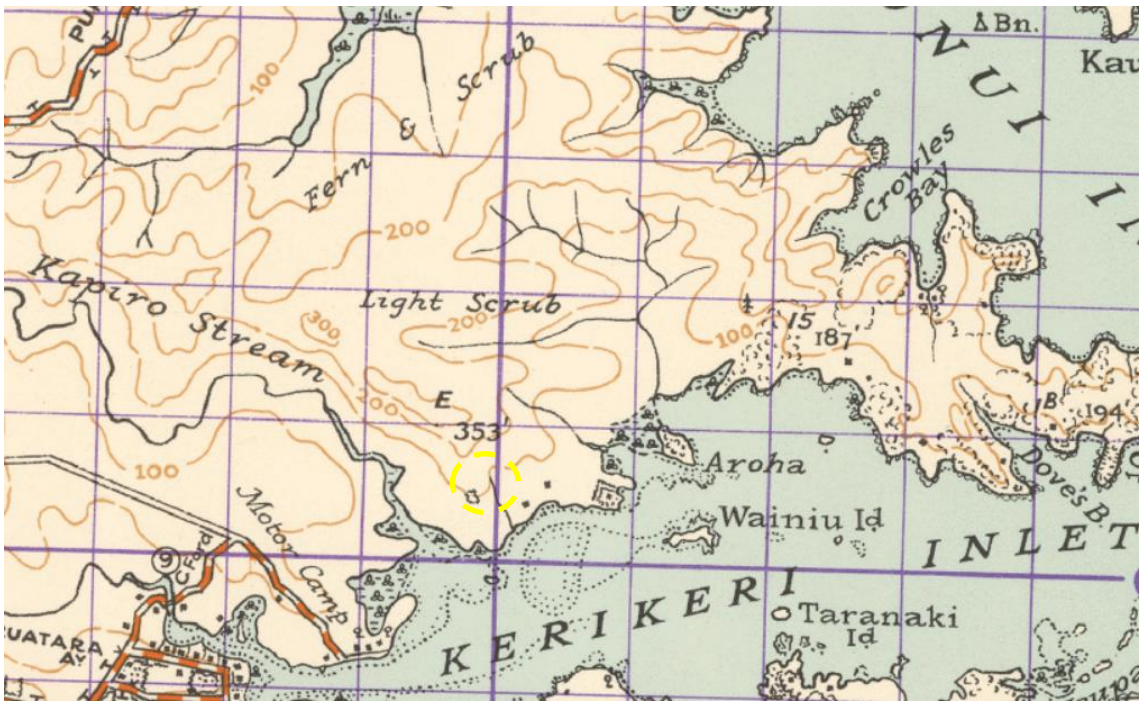
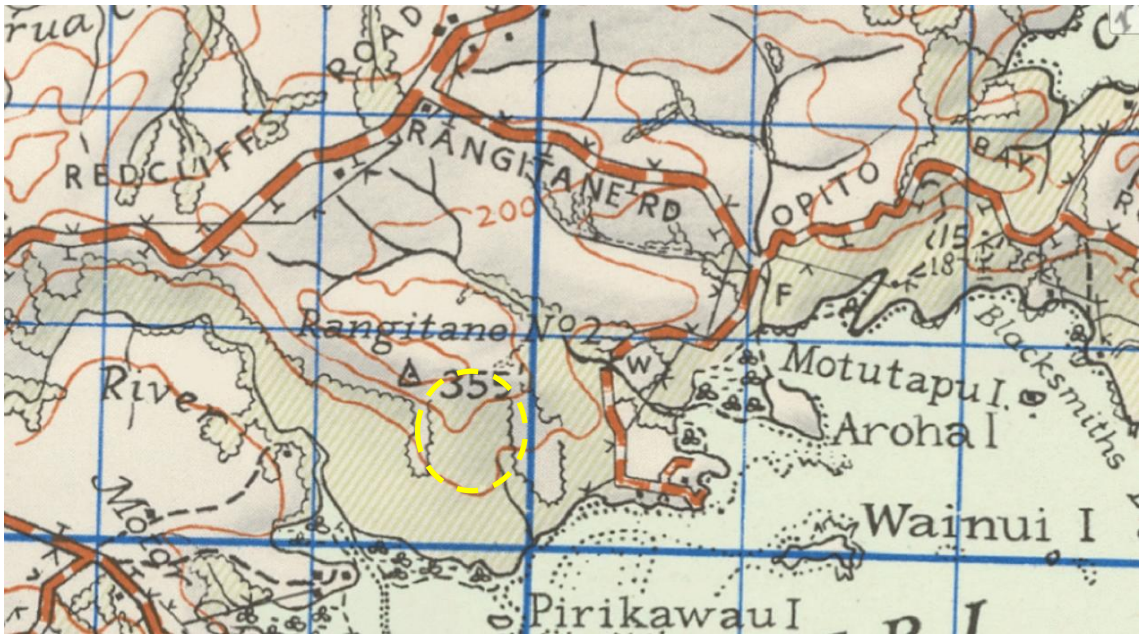
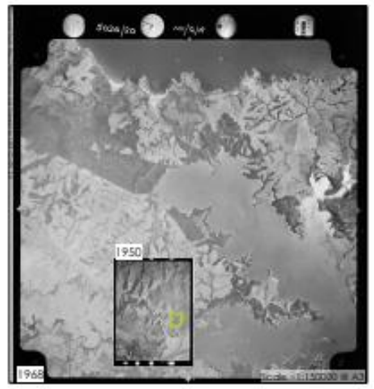


FIG 10: SUBJECT SITE 1969 NZMS1/N11



[36] All Retrolens aerial photography - Sourced from http://retrolens.nz and licensed by LINZ CC-BY 3.0

FIG 11: SITE LOCATION 196



Bay Ecological
CONSULTANCY LTD

19.08.2025

HISTORICAL IMAGE 1968

Kurapari Road, Kerikeri
Lot 3 DP 415575

Scale	Drawn By
1:2000 @ A3	Cad Design
Drawing #	Rev #
3.0	A

FIG 12: SITE LOCATION 1981

FIG 13: SITE LOCATION 2005

The 2014 aerial shows an area of clearance to the western boundary with Lot 4 DP 559859 and the pine blackwood area to the east on Lot 2 has been cleared, provoking edge effects as present now with weed density.

FIG 14: LINZ 2014

The 2022 Google Earth aerial shows clearance adjacent Kurapari Rd. This largely regenerated in weeds. Revegetation to the east boundary from Lot 2 is open and patchy.

FIG 15: GOOGLE EARTH 2022

PRIOR REPORTING- 2010 ECOLOGICAL ASSESSMENT

The wider parent parcel[37] '*Fernbrook'* was subject to brief ecological assessment[38] in 2010 as part of a subdivision proposal, in order to determine suitability for a formal Conservation Covenant (22ha) under the Sec 77 of the Reserves Act (1977) and gain rates relief. Covenant was reportedly proposed for 90% of the wider bundle which extended to Kerikeri Inlet at the time. Description notes that grazing ceased in 1971, and includes the current Lot and general comment, as below *TABLE 7.* Details of the 2010 reporting were considered during site visits for the current assessment. The Covenant was recently repealed, in order to sell subject site Lot 3, & Lot 1 DP 415575 to the east with the original family home.

The 2010 report concluded the parent parcel had a *HIGH* level of ecological ranking, based on criteria of landscape, habitat values; soil protection and connectivity - similar to those applied in the current assessment standard *RPS (2018) Appendix 5,* however without the specific detail of sub categories contained therein.

While we agree with the description of gumland, we note this occurs only on upper contour as shown FIG 28, coinciding with the general area of the *RAH* soils rather than simply the overall historic burning that occurred to bring the former wider gumland on the Peninsula into production, bulldozing, ripping and fertilising. It includes areas of wet gumland type, which qualifies as *natural inland wetland.* Despite specific search no *Schoenus carsei* was located, likely frequent *Neostylis* as highly similar. *The HIGH significance of the 2010 is reflected in some of the subject site elements* - fernbird & kiwi;potential gecko; rarity on terms of gumland species and overall association; entire short coastal creek and wetland hydrology; hill catchment protection; *connectivity across the landscape.* However, the majority of cover on the lower slopes is highly weed infested and not of the condition, height or species associations described.

TABLE 7: RANGITANE SHRUBLANDS PNA# P05/087 DOCUMENTED VALUES

'FERNBROOK' 2010 NZE	SUBJECT SITE
VEGETATION TYPES *Coastal broadleaved kānuka forest – kānuka and rewarewa emergent with lemonwood; māhoe, mānuka and occasional totara* *Pūriri taraire pōhutukawa rewarewa totara forest* *Revegetation plantings (coastall block ex macadamia orchard)* *Wetland - Machaerina teretifolia* *Mānuka dominated shrubland/ gumland*	While these species are present it is not considered the kānuka forest type is not represented. It is shrubland at best with exotic dominance throughout and as emergent. Pururi forest type is not represented The revegetation of the coastal block that was indicated as being imminent in the next planting season was not completed and remains in grass since orchard removal. A large wetland is present on Lot 2 as contour flattens. It appears to have central raupo dominant area from annual dieback visible in aerials likely in deeper extent The subject site wetland is not detailed. Gumland is a site type
High diversity of flora *Good coastal riverine lacustrine terrestrial hydrology* *Ecosystems with rare assemblages within specific habitats such kānuka -pōhutukawa forest*	Site gumland is naturally not diverse however expected species *Dracophyllum ; Gleichenia microphylla* (FAC) & dicarpa (FACW) spp; raindeer moss, club moss; Schoenus apogon (FACW); Schoenus brevifolius (FACW); Schoenus tendo (FAC); Netrostylis capillaris (FACW) Dianella nigra (UPL) Lepidosperma neozelandicum (FACW) Machaerina teretifolia (FACW) kumaraho and Leptospernum incanum and kahikātoa both at Risk- Declining Lower cover on YO has a high diversity of weeds amongst common early successional species – not of expected diversity Headwater creek and wetland onsite is tributary to the downstream wetland creek and CMA that is noted in the report Site gumland on podzol / RAH soil is a rare association on specific substrate
Over the entire property the canopy is in good condition *Active weed & pest control has been undertaken over the 38 years of ownership* *Priority weeds:Monkey apple; pampas, ginger, moth plant, gorse, tuber fern; cotoneaster, Mexican devil;Taiwan ginger* *Weed control to focus on the coastal block*	The emergent canopy on lower YO soil is predominantly exotic wattle hakea and gum Mamaku canopy surrounding the headwater is dense as typic – unpalatable and early successional alternative to kānuka Weeds included at all tiers – also includes frequent hakea, privet; barberry , fan palm; taro; arum lily and lantana Gumland has hakea and gorse scattered throughout but more intact due to narrower substrate niche
Moderately high diversity of taxa within a healthy regenerating forest ecosystem *Natural regeneration has produced a closed canopy which is virtually weed free apart from persistent wattle and occasional Taiwan cherry* *Little browse evident and canopy is in a healthy condition*	Gumland and dense mamaku successional gully cover in good condition. Remainder is highly impacted by weeds and exotic canopy frequent Not weed free by any means Indigenous regeneration still largely early successional and unpalatable. Weed/ browser/ predator control may not be sufficient to allow regeneration of wider ssociations
Serves as an ecological linkage to other areas and significant habitats of indigenous fauna including coastal seabirds on nearby islands and cliffs	Site cover is contributory to wider landscape linkage for highly mobile species. No seabird burrowed soils or colony trees for pelargic species No likely to be used for mass roosting of gulls; terns; no heron colony tree
Kiwi resident on the property *Managed by NZ Kiwi Foundation*	Kiwi burrow noted in upper gumland Kiwi likely – call count by Kiwi Coast report highest local numbers in the area
Northland Green gecko (Naultinus grayii) have been sighted on neighboring properties and likely to present here	Recorded locally - potential to be onsite
BIRD SURVEY – 40 DIFFERENT SPECIES OF BIRDS *Fernbird* *Kiwi* *Kukupa* *Caspian tern; turnstone; Bar tailed godwit ;Black backed gull; reef heron; Australasian bittern*	Fern bird (At Risk -Declining) adjacent upper gully creek / gumland Kiwi (Not Threatened ;CD) likely Kukupa are frequent locally. Some large tree fruiting provision scattered pūriri; - no taraire or miro Seabirds unlikely From professional experience, the enclosed short stature wetland unlikely for bittern in favour of more open lower wetland on Lot 1
CURRENT LOT 3 DP415575 SPECIFIC DESCRIPTORS *The largest and most intact block* *Mānuka dominated shrubland has a vegetation composition typical of gumland fernland which succeeds on impoverished soils after burning* *Canopy 6 – 8m* *Understorey of Dracophyllum lessonianum; tangle fern; Schoenus brevifolius; Schoenus carsei; Schoenus tendo. Lycopodium spp; moss and lichens.* *Acaia treeland occurs within this block* *On the eastern edge there is a mature pine blackwood block of 3ha with frequent karaka and mapou (3ha) to be harvested and replanted in native species.*	The mānuka is intact and cover is absolute, however high weed density on lower contour Gumland is representative, canopy is <6m Native emergents 6-8m are limited to gully and eastern area – infrequent pūriri totara; a rewarewa and several karaka. One totara in clearance area. Majority of this stature are exotic The pine blackwood block felled was located on Lot 2, visible in aerial photography Was replanted in largely kānuka / mānuka density

[37] Current Lots 1-3 DP 415575

[38] NZE (2010) Indigenous flora and fauna clearance and protection report. For Margaret Cooper & Robert Hoessly

SITE VISITS

Site visits were made on the 6th May & 21st June with specific regard to the proposed scheme, aerial photography and desktop review. Visual survey was undertaken to determine any small waterway presence and characterise the site associations and habitat for significance. Specific fauna methods were used to provide an indication of further requirements.

PROPOSED VEGETATION CLEARANCE

The Kauri Gum Industry Act (1898) saw much of the Kerikeri Peninsula become part of the early Rangitane Gum Reserve and land was burnt and dug over. After the decline of the industry much of the land was used for rough pasture until the Land Act 1941 facilitated subdivision and sale of Crown Land. Redcliffs Road was cut in the 1950s and the land leased out initially by the Lands & Survey Dept. then dispersed once successfully developed with returned serviceman ballots and later civil ballots commencing as late as 1969.

Site cover dates from the 1950s, likely due to the poor RAH land at upper contour and the steep slopes with central wet gully unsuitable comparatively for farming or horticulture.

There are no representative predicted forest types *WF9* or *WF11. WF11* type has been replaced by shrubland/gumland due largely to irreversible alteration of site soils through kauri podzolisation, then clearance/ burning, and is now unlikely to be supportable on the RAH soils. Neither are the forest associations detailed in the 2010 reporting present. There is no distinct coastal ecosystem type - *WF4 Pōhutukawa, pūriri, broadleaved forest* or specific coastal species, other than infrequent karaka & pōhutukawa a within the gully head and eastern edge, outside a ZOI of the current proposal.

Larger broadleaved and podocarp tree species are scattered as very sparse **individuals** amongst more dominant kānuka on lower contour YO soils. They include rewarewa; tānekaha; tōtara and pūriri, but not at a density sufficient to denote forest or a predominant association. They are as a group common in their ability to regenerate on soils depleted by original burn offs. Although none have species threat status they are considered higher value with contribution of heightened ecosystem services e.g. soil retention through root diversity and depth; habitat height and structure heterogeneity; provisioning – food/nectar/foliage and litter contribution.

Refinement of site cover through field work recognises more contemporary modified associations as opposed to the WF9 & WF11 predicted types.

Lower contour is a spectrum of *AS1 Kānuka shrubland* with native shrubs to *AS3- Kānuka with exotic grass*, common to the local peninsulas of the Bay of Islands. The area in general has a lower than expected diversity for *AS1 type* and higher exotic content. The edges of the site are additionally constrained by edge effects adjacent the road, pasture to the north and west, and to a lesser degree the east. The indigenous composition is simple - kānuka dominant with a contribution of *Coprosma* spp, particularly unpalatable *C. rhamnoides &* highly fecund *C. robusta;* hangehange; seral mapou, cabbage tree, infrequent māhoe, fivefinger and lemonwood; mingimingi *(Leucopogon fasciculatus)* & silver fern *(Alsophila tricolor).* All are early successional and the majority are unpalatable.

Ground cover consistently comprises grasses *Oplismenus hirtellus subsp. imbecillis & Rytiosperma spp* are common, as typic for kānuka habitats, along with ubiquitous ground cover species *Uncinia uncinata; Carex dissita; Microlaena stipoides; Carex* spp; mosses*; Doodia australis* (rasp fern); rosy maidenhair *(Adiantum hispidulum); bracken; Sticherus; Hypolepsis ambigua; with* hounds tongue as epiphyte in shady areas. Fecund mapou and *Coprosma* are the most common seedling/ sapling.
Exotics are prevalent at every strata and dominant in some areas with a canopy of wattle; hakea and gum frequent. Large open patches occur throughout the site where exotics have been felled and beneath alleopathic Hakea canopy. Exotics include species listed in both in the recent DoC (2024) List of Environmental Weeds in New Zealand and the RPMS largely as SUSTAINED CONTROL species -the objective of which is *to reduce impacts on the biodiversity, cultural and economic values in Northland, and spread to other properties.* Additionally, the principal measure in the RPMP is the **REQUIREMENT TO ACT.**

- *People are required to undertake actions to help reduce the impacts and spread of the sustained control pests.*

In addition to prevalent gorse and tobacco weed; sweet pea bush (*Polygala mytifolia)*; pampas and *Aristea* throughout, wild ginger; arum lily, taro and mistflower are common along the stream. Notably there is no obvious *Tradescandia* infestations.

TABLE 8: PROMINANT WEED SPECIES

SPECIES	COMMON NAME
Acacia mearnsii	wattle
Argeratina spp.	mistflower
Ceonothus	ceonothus
Colocasia esculenta	taro
Cortaderia selloana	pampas
Crocosmia	montbretia
Hakea	hakea
Hedychium gardnerianum	Wild ginger
Lantana camara	Lantana
Ligustrum sinense	privet
Polygala mytifolia	Sweet pea bush
Prunus campanulata	Taiwan cherry
Solanum mauritianum	woolly nightshade/ tobacco weed
Trachycarpus fortunei	Chinese fan palm
Ulex europaeus	gorse
Zantedeschia spp	arum lily

Potential site pest and weed management resultant from the proposal may have wider benefit beyond site boundaries for the local PNA extent. The closest unit *HNC#06/47 Kerikeri Inlet* 250m distant southwest is impacted by wattle - easily disbursed this distance from the site via prolific wind born seed.

Exotic habitats have low ecological value considered in terms of individual species value e.g. broad areas of weeds; pasture, vineyard. However, as was emphasised in the PNA documentation, their intimate connection with adjacent hydrology and higher value habitat is inextricable.

TABLE 9: CURRENT REFINED LOT ECOSYSTEM TYPE

ECOSYSTEM CLASSIFICATION	TYPE DISTRIBUTION	TYPE DESCRIPTION
AS1 **Kānuka shrubland with native shrubs**	*NORTHERN HALF OF THE N.I, SI NORTH OF WAITAKI RIVER* *Wide elevational range, from just above sea level to 1000 m* *Moderately low species richness average 27 species* *14 % (5 species) exotic*	• *Shorter stature shrubland drier & less diverse sites than OF1 forest type* • *dominated by kānuka canopy* • *shrubs Coprosma rhamnoides, Leptecophylla juniperina and Leucopogon fasciculatus frequent. Kunzea ericoides is the only indicator species* • ***AS3** Kānuka shrubland most degraded form or early successional with grasses*
Mamaku- silver fern[39]	*SLIP FACES DISTURBED SOIL* *HIGH IRRADIANCE EDGES & CANOPY GAPS* *STEEPER DAMPER AREAS THAN **OF1** or AS1*	*Monoculture of mamaku shade intolerant canopy* *Long lived (250yrs) high density silverfern subcanopy* *Associated with regeneration of dominated by shade-tolerant larger leaved broadleaved communities e.g.taraire pūriri kohekohe and shade tolerant miro*
WL1 ***Mānuka, gumland grass tree, Machaerina scrub/sedgeland (gumland)***	• *Developed in association with historic kauri forest largely podzolised Wharekohe and Te Kopuru soils (strongly leached and acidic)* • *rainfed, poorly draining, seasonal waterlogging* • *low scrub of mānuka with gumland grass tree and tall mingimingi,* • *common Machaerina, Schoenus, Gahnia, Tetraria, Lepidosperma sedges* • *locally includes tangle fern (Gleichenia)* • *Fernbird commonly occurs in these ecosystems* • *geckos occur where mānuka cover and tangle fern are present*	*Palustrine wetlands in the Northland and Auckland regions, developed in association with historic kauri forest podzolised Wharekohe and Te Kopuru soils (Molloy 1998: 92–94). Poor-draining type occurs on Wharekohe soils, while seasonally dry type occurs on Te Kopuru soils. Vegetation type also occurs on fire-induced and highly leached,non-podzolised soils, and it is now difficult to determine which areas are natural or induced.*

The mamaku type occupies smaller extent surrounding the hydrology in the gully as typical. Its tight, persistent canopy cover, in places reinforced by dense understorey of monoculture silver fern alters the soil conditions considerably with deep moist litter and promotes regeneration of shade tolerant species. However, its dominance is a recognised ecosystem that may persist for 150 years allowing very little other midstorey to develop.

Persistence of the gumland is inferred from historic photography which illustrates the continuous landscape feature despite various levels of vegetation and clearance.
The site wide dominant association was mānuka / kahikātoa (*Lepidospermum incanum var incanum; At Risk – Declining*) with *Gleichenia* dominant at the sedge layer with degrees of *Schoenus brevifolius.* Other predominant species include Dracop*hyllum lessonianum; Dianella haematicum; Tetraria capillaris; Lepidosperma spp. and Machaerina teretifolia*. Density of kahikātoa varied and was often sparse in wetter areas (wetland gumland).
Kahikātoa is endemic to Northern Northland particularly in coastal settings, gumfields and peat bog margins. It is easily distinguished by its compact upright habit, pink flushed or

[39] Brock, J. et al (2018) Pioneer tree ferns influence community assembly in northern New Zealand forests NZJE 42(5)

strongly coloured petals throughout the year; small hairy leaves and stems and large persistent capsule (8mm) that usually hardly opens except for death of plant or fire.[40] Kānuka also occurs on the upper plateau, indicating dry and more fertile microsites. It was obvious in clusters along tracks often with a greater diversity of species including hakea, mingimingi; kumeraho and *Morelotia affinis* and gorse as well as *Schoenus tendo* - all FAC or FACU species. It then grades into AS1 vegetation (non gumland) towards the Lot boundaries.

Within kahikātoa the upright yellow green *Lepidosperma* can be locally dominant rather than Gleichenia. *Shoenus tendo* also creates local dominance due to the crowding of its extremely long drooping culms (<2m). Small hollows in the topography (flarks), possible kauri bowls, with near surface water resemble open bog vegetation with S*choenus brevifolius, Netrostylis, Machaerina* spp. amongst *Gleichenia* and no mānuka, restricted to edges. *Machaerina teretifolia* was common in wetter areas.
The main exotic species that encroach into the gumland are have broad Lot ecosystem range and are successful invaders of many other habitats. Hakea, gorse and ground cover *Aristea* are the primary exotics within the cover.
Bare soil is occupied by mossfields at the extreme or a diversity of lichens and bryophytes. Gumland is key habitat for many species of common and threatened native orchids and observations have been recorded from the immediate area (PNA reports/ www.inaturalist.org/observations) however none were observed in the gumland despite search. Site visits were outside the typical peak flowering period when orchids are most obvious.

LEPTOSPERMUM SCOPARIUM VAR INCANUM EASILY DISTINGUISHED FROM OTHER MĀNUKA VARIANTS BY YOUNG BRANCHES, YOUNG LEAVES AND FLOWER BUDS CLAD IN LONG SILKY, GREY HAIRS © BAY ECOLOCICAL 2025

[40] www.nzpcn.org.nz. accessed 4/5/2025

GUMLAND COVER IS A MATRIX OF WET & DRY TYPES DEPENADENT ON MICROSITE MOISTURE VARIATION – CLUBMOSS FIELD (PSEUDOLYCOPODIUM DENSUM) UNDERNEATH MĀNUKA (W); GLEICHENIA DICARPA (FACW) IN OPEN SATURATED UNDERFOOT (W); MIXED SEDGES UNDER SPARSE MANAUKA (W); SCHOENUS BREVIFOLIUS (FACW) TYPICALLY ONLY FOUND IN GUMLAND; DRACOPHYLLUM LESSSONI IN GLEICHENIA MICROPHYLLA (FAC) &DENSER MĀNUKA (D); KIWI BURROW IN RAINDEER MOSSFIELD WITH DIANELLA





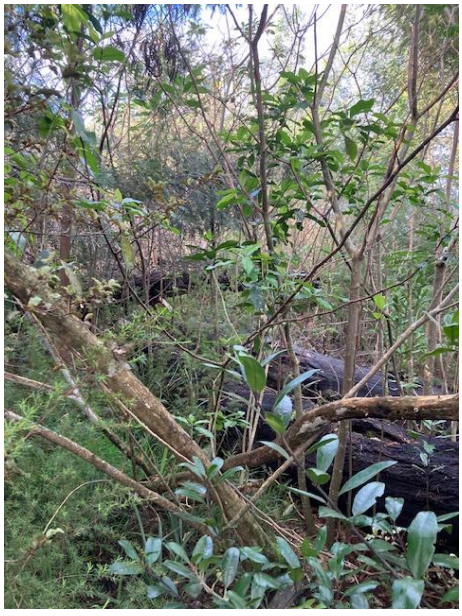

WETLAND GUMLAND SPECIES MACHAERINA TERETIFOLIA (FACW); SILVER BACK GLEICHENIA DICARPA (FACW); KAHIKĀTOA/ LEPIDOSPERMA SCOPARIUM VAR INCANUM (FAC) TOP LEFT

DENSE FLOPPY SCHOENUS TENDO (FAC) SUPRESSES OTHER GROWTH (D); NETROSTYLIS (FACW); OPPRESSED REPRODUCTIVE FRONDS OF CLUBMOSS

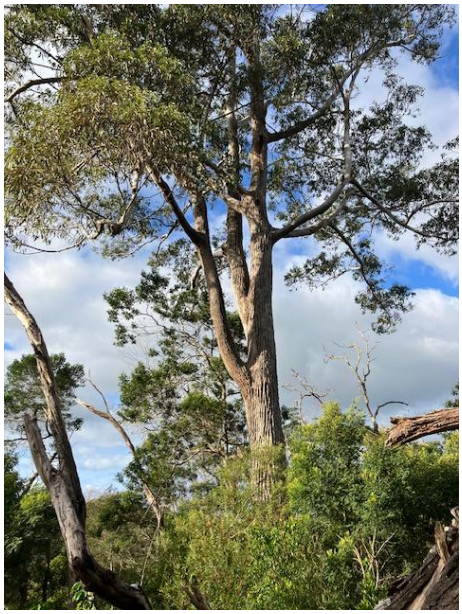
LARGER STATURE PŪRIRI ORIGINAL REVEGETATION ALONG NORTHER BOUNDARY INTO FARMLAND; NORTHERN BOUNDARY OPEN KIKUYU BETWEEN LARGER REVEGETATION; UPPER NORTHEAST CONTOUR VIEW TO KERIKERI INLET GUMS TO THE RIGHT TREE FERN COVER FOREGROUND LARGER BROADLEAVES VISIBLE TO THE RIGHT AMONGST WATTLE; VIEW FROM AMONGST GUMS AS BEFORE TO THE EASTERN GULLY RIDGE KĀNUKA CANOPY; PREVIOUSLY CLEARED KURAPARI EDGE REVERTED TO WATTLE WITH OPEN EXOTIC GRASS GORSE TOBACCO WEED HANGE HANGE

EASTERN UPPER CONTOUR WATTLE, HAKEA AND KĀNUKA , MONKEY APPLE, SILVER FERN; CREEK UPPER CONTOUR >1m WIDE POOLS & RIFFLES SLOW FLOW; WITHIN TREE FERN CANOPY SILVER FERN TYPPICAL UNDERSTOREY DENSE LITTER CREATES A LONG SUCCESSIONAL TRAJECTORY TO SHADE TOLERANT PODOCARPS ; RIMU SAPLING UPPER CONTOUR UNDER WATTLE CANOPY; FAN PALM IN RIPARIAN SHADEY NICHE FAVOURED BY KIOKIO AND NIKAU; GINGER IS A PRIORITY WEED IN RIPARIAN GULLY

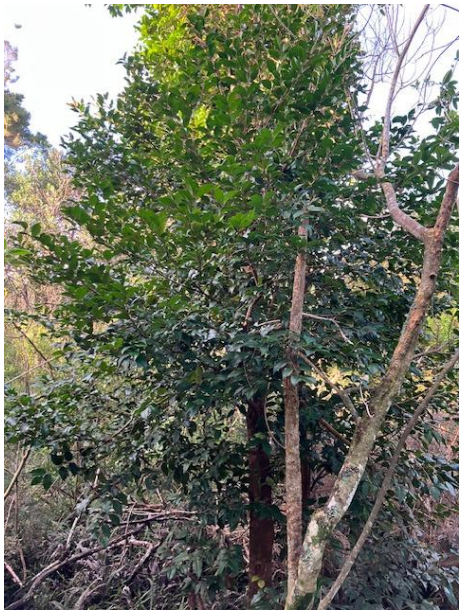
OPEN BENEATH HAKEA; WATTLE; MĀHOE, MAPOU,KĀNUKA ; DENSER WITH TREE FERN, MONKEY APPLE, WATTLE, HANGEHANGE ; HAKEA FORMS DENSE THICKETS SUPPRESSING OTHER GROWTH; HAKEA WITH MAPOU; HANGE HANGE MĀHOE; PREVIOUSLY FELLED EXOTICS LEAVE GAPS FILLED BY WATTLE GORSE HANGEHANGE AND MAPOU MONKEY APPLE; WATTLE STANDS IN GAPS & EDGES ARE COMMON WITH RANK GRASS MAPOU GORSE TOBACCO WEED; AGARICUS CANTHARELLUS FOUND IN DAMP GROUND UNDER KĀNUKA



GUMLAND COVER IS A MATRIX OF WET & DRY TYPES DEPENADENT ON MICROSITE MOISTURE VARIATION – CLUBMOSS FIELD (PSEUDOLYCOPODIUM DENSUM) UNDERNEATH MĀNUKA (W); GLEICHENIA DICARPA (FACW) IN OPEN SATURATED UNDERFOOT (W); MIXED SEDGES UNDER SPARSE MANAUKA (W); SCHOENUS BREVIFOLIUS (FACW) TYPICALLY ONLY FOUND IN GUMLAND; DRACOPHYLLUM LESSSONI IN GLEICHENIA MICROPHYLLA (FAC) &DENSER MĀNUKA (D); KIWI BURROW IN RAINDEER MOSSFIELD WITH DIANELLA





PROPOSAL CLEARANCE AREA

The designated clearance area (approx. 4190m^2) has been chosen to avoid higher value elements in terms of both cover and habitat. Its' contribution is a minimal and depauperate representation of the wider sites values and characteristics, by virtue of presence rather than biodiversity/quality with emergent dominants wattle, hakea and gum. It highly compromised by exotics and long standing edge effects.

The location adjacent the road avoids fragmentation of the site, and is not considered to restrict use of the site as a corridor for any highly mobile species or represent primary irreplaceable habitats. Cover ranges from 2 <6m tall. It does not include remnant forest and is not within 20m of any riparian margin.

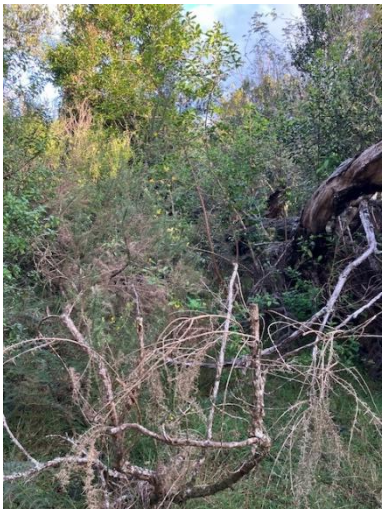
Specific search for *Threatened* and *At Risk* species identified from desktop review[41] and professional expectation was made, unsuccessfully. There are no kauri considered in proximity to any proposed works to invoke the relevant Biosecurity Order 2022 (National PA Pest Management Plan).

TABLE 10: PROPOSED CLEARANCE AREA

CLEARANCE AREA	
COVER	• *4190m^2* • Selected in poorer quality frequent exotics at all tiers including dominant canopy wattle with seral kānuka shrubland/ scrub AS1-AS3 • *Common shrubs Coprosma; mapou, silverfern and Leucopogon fasciculatus, māhoe and hangehange* • Edge character above Kurapari Rd, portion recently cleared 2022 • Understorey sparse seral species common site wide & • Open exotic herbaceous & grass areas includes ginger; gorse & tobacco weed • Avoidance of large podocarps / broadleaves in clearance area – 1 totara
CONNECTIVITY	• The clearance area avoids fragmentation for access and utilities adjacent the road • Unlikely to prevent any movement across the site
SPECIES/ ASSOCIATIONS WITH THREAT STATUS	• *Kiwi High Density no cats / dogs* • *Herptofauna Survey and salvage prior to works with appropriate permits if salvage required* • *Leptospermum scoparium spp incanum* • *Other species listed in PNA & 2010 reporting not present*
RIPARIAN & SLOPE PROTECTION	• *On flatter lower contour* • *Buffer approx. 80m is to be retained and bolstered to creek/ wetland* • *Silt and stormwater control during construction* • *Does not occupy seepage or hydrologically active source area to creek/ wetland* • *Avoidance of effects on wetland vegetation and aquatic fauna through stormater and sediment control e.g. sediment smothering/ infill*

[41] PNA documentation; ala org au; inaturalist; nzpcn org nz

PROPOSED CLEARANCE AREA TOBACCO WEED; WATTLE CANOPY; GORSE MAPOU; WATTLE CANOPY MAPOU BRACKEN; LANTANA CENTRE; LOW CANOPY AREAS OPEN WITH PAMPAS AND TOBACCO WEED, MAPOU & COPROSMA;HAKEA AS DOMINANT CANOPY IS ALLEOPATHIC PREVENTING INDERGROWTH; DENSE HAKEA LITTER; MONKEY APPLE, HANGE HANGE GORSE, MAPOU, TOBACOO WEED UNDER WATTLE A COMMON ASSOCIATION; LARGER TREES HAKEA; COMMON WITH WATTLE; FERN AND MAPOU



HYDROLOGY

The site visit confirmed the mapped hydrology of headwaters readily visible in the 1950 aerial within low cover, now encompassed by the mamaku dominant gully cover. They converge at lower contour and pass under Kurapari Rd (*NZSEG#1006519)* mapped in the 1942 7& 1968 NZMS topo maps, travelling another approx. 300m to Kerikeri Inlet as a C4 type creek.

Fish survey was not undertaken specifically for this reporting. Specifically the site reach of the creek is considered to provide reasonable habitat for NIWA predicted shortfin, common bully and banded kokopu. However, from professional experience red fin bully usually prefer riffle-pool habitat which the slow and vegetated character does not provide.

Visual wetland vegetation survey was undertaken in accordance with the MFE Wetland Protocols[42]The Rapid Test, as the first strata of wetland delineation was sufficient to confirm wetland presence encompassing the lower extent of the creek, with dominance typified by obligate (OBL) and facultative wetland (FACW) species forming a very obvious *natural inland wetland* community.

The wetland is best typified as a *swamp* [43] with flowing open channel in the high rainfall conditions, within depressed banks in the basal contour of the gully floor.

Persistent long term periodicity is evident from the 1950s aerial photography, despite land disturbance prior to this and in the ensuing decades. The proportion of creek to receiving wetland has likely varied dependent on the level of woody catchment cover, with accompanying changes in interception, transpiration and sediment input.

The extant source is the headwater creeks at its head and there were no further tributary critical source areas (CSA) e.g. seepages or overland flow paths in the proposed clearance area. The species associations vary along the course, dependant on water depth. Raupo is dominant in part as per common association type *WL19: RAUPŌ REEDLAND.*
Where hydrology cannot support raupō, a periphery of further *OBL* & *FACW* species tend towards expression of *WL11 MACHAERINA SEDGELAND* type with *Machaerina* (OBL); *Schoenoplectus tabernaemontanii; Carex*; *Eleocharis acuta, Isolepis;* umbrella sedge *(Cyperus*); and purua grass (*Bolboschoenus)* sighted in various association. Wetland grass species occur *Paspalum distichum* (FACW); *Glyceria* (FACW) and native swamp millet *Isachne globosa (OBL*) as a rampant scrambler over other species. This creates a deceptively terrestrial appearance, revealed to be rafting over standing water if ventured into.

The presence of larger species *Machaerina; Bolboschoenus and Schoenoplectus* with raupō dominant area implies consistent periodicity and depth of watertable.

Wetland typology is based on the emphasis of observed vegetation and hydrology, however in reality the two wetland types *WL11 – WL19* intergrade and are dynamic systems with

[42] MfE(2022) Wetland Delineation Protocols
[43] Johnson & Gerbeaux (2004) Wetland types of NZ

potential to change extent and composition over time due to natural factors e.g. drought; invasion; interspecific competition.

TABLE 11: IDENTIFIED NATURAL INLAND WETLAND

TYPE	SWAMP
CHARACTERISTIC	• *standing water and/ or surface channels; leads with slow flow* • *mainly surface water with groundwater* • *water table usually above the surface* • *moderate to high fluctuation but permanent wetness at depth* • *poor drainage* • *combination of mineral and peat soils* • *wide spread - basins; valleys, gullies and plains*
CLASSIFICATION	***WL19: RAUPŌ REEDLAND*** • *Palustrine/riverine/lacustrine wetlands; commonly found thoughout lNorthland owlands, margins of lakes and flooded valleys* • *Reedland of abundant raupō, locally with species of Bolboschoenus, Schoenoplectus and Machaerina, pūkio, harakeke, and swamp millet.*
TYPIC SITE SPECIES	• *raupō (OBL) DOMINANT* • *Isachne globosa (OBL) swamp millet* • *Eleocharis acuta (OBL)* • *Carex (FACW)* • *Cyperus* spp(FACW)* • *Epilobium (OBL)* • *Isolepis spp (OBL & FACW)* • *Juncus spp (FACW)* • *Machaerina (FACW)* • *Juncus spp (FACW)* • *Paspalum distichum (FACW)* • *Glyceria (FACW)* • *Myosotis (FACW)* • *Schoenoplectus tabernaemontanii*
LOCATION	*In flatter contour in gully above Kurapari Rd*

Formal topographical survey of the wetland has not been undertaken. We recommend these are demarcated for Sec223.

Downstream on Lot 2 DP 415575 further wetland is visible in aerial photography and noted in the 2010 ecological report. Areas dominated by *Machaerina* as noted and raupo as visible in aerials are likely associated with further species which together qualify as natural inland wetland.

Values[44] of the creek (river) were considered which translate to potential significance for consideration against *RPS 2018 Appendix 5* criteria. Avoidance of *extent* and *values* loss in

[44] Values (NPS FM 2020 Amendment No.1 (2022) (i) ecosystem health; (ii) indigenous biodiversity; (iii) hydrological function; (iv) Māori freshwater values; (v) amenity values

regard to rivers & wetland is core policy[45] of the *NPS – FM (2020)* and as such they must also be addressed in any effects management

TABLE 12: WETLAND VALUES (NPS- FM)

VALUE NPS-FM (2020)	WETLAND & CREEK
ECOSYSTEM HEALTH	Riparian buffer (frequent exotics) is present for swamp with functionality of sediment retention and processing; diffuse stormwater interception Contribution of habitat diversity and species retention for insectivorous and wetland birds in wider site Lower swamp contributes to habitats and conditions necessary to support freshwater fish species and wetland birds in the landscape including those with threat status as appropriate fernbird Riparian margin and ecotone has heightened diversity, density and lesser exotic impact in comparison to remainder lower slope includes *Mamaku ecosystem type cover*
INDIGENOUS BIODIVERSITY	Entire site is KIWI HIGH DENSITY including margins - higher territorial economics moist ground & water source High riparian exotic influence . Mistflower an issue Potential habitat for freshwater fish – obstruction unknown- rated *Medium Risk (NIWA)*
HYDROLOGICAL FUNCTION	Sediment, stormwater retention and nutrient processing *Natural inland wetland* Hydrological connected as headwater source shortly to wetland and creek/ CMA downstream Buffer to CMA protective of groundwater and sediment control under rainfall when hydrological connections to ground and surface water pronounced Water source for terrestrial fauna
MAORI FRESHWATER VALUES	**Outside the scope of reporting likely functional and intrinsic**
AMENITY VALUE	Heightened amenity opportunity for residents Visible briefly from Kurapari Rd Amenity for residents and basic opportunity for recreational contact, not considered to provide food provision

Retention of buffer is considered key to avoid effects on riparian protection and internal habitat, including from light and disturbance. Exotic weeds and pest control would additionally heighten values.

LOOKING EAST OVER RAUPO AREA OF WETLAND SHORTLY ADJACENT KURAPARI RD; LOOKING WEST DENSE MACHAERINA (FACW) WATTLE CANOPY IN BACKGROUND

[45] ***Policy 3:*** *Freshwater is managed in an integrated way that conside* *a whole-of-catchment basis, including the effects on receiving environments.* *nland wetlands, their values are protected, and their restoration is promoted.* ***Policy 7****: The loss of river extent and values is avoided to the extent practicable.* ***Policy 9:*** *The habitats of indigenous freshwater species are protected.*

FAUNA

Primary observations were made in addition to consideration of vegetation, to complement characterisation of the site. Presence of bird species was also considered during fieldwork from professional experience, local knowledge & checklists[46] from nearby

AVIFAUNA

Six *5 Minute Bird Counts* (5MBC) were undertaken across the elevation range on the morning of each site visit, in the same positions under clear calm conditions. Consideration of the foreshore and canopy cover was also undertaken offshore by boat with binoculars.
Conspicuous birdlife consisted largely of frequent common exotic and native insectivorous generalists i.e. grey warbler; multiple fantail; kingfisher on margins of bush.
Conspicuous birdlife using the wetland included silvereye, sparrows, greywarbler and fantails – exotic and native insectivourous generalists for which shrub vegetation provides ideal habitat.
Tui were sighted crossing the site and are more likely to utilise the taller stature riparian vegetation or exotic gum and wattle that the broad gumland.
North Island Fernbird – (*Bowdleria p. vealeae; At Risk - Declining)* were encountered on 4 separate occasions within the gumland and mid site adjacent the creek . Recordings of male call elicited repeated response.
Kūkupa were not observed however these were unlikely to favour the shorter stature exotic vegetation in the focus area compared to the wider Ōmarino site, unable to satisfy their frugivorous and nectivorous dietary components, and generally not of height or stature preferred for nesting. The small insectivores are more versatile in their habitat occupation however the proposal area does not represent primary irreplaceable habitat.
None of the documented pelargic bird species with potential to be onsite were sighted. No colony/roosting trees or ground burrows for pelagic birds listed in CMA mapping documentation were observed or likely within the works area or ZOI, including species such as kororā (little blue penguin; *Eudyptula minor; At Risk- Declining)* or congregating shag species e.g. kāruhiruhi (pied shag; *Phalacrocorax varius; At Risk – Recovering*). Such areas are typically indicated by aggregation of multiple individuals, often audible at dawn and dusk, or extensive guano wash of trunks/ branches, neither present. Species that may rest or bask intermittently on the foreshore e.g. gulls; terns are not considered likely to use the site at risk by the proposal activities or residential occupation due to its location and cover.
However, blue spectrum or high white light LED external lighting should be avoided in the final landscape and architectural design, or any site works lighting, to avoid the risk to passing nocturnal flight birds, as well as kiwi . In particular, petrels and shearwater species common to the *Bay of Islands Significant Seabird Area* are vulnerable. Adverse effects include collisions; disorientation and grounding.

[46] EBIRD Aroha Island[46] & Ake Ake Point Reserve within the Rangitane Shrubland PNA;Conning & Miller (1999) Kerikeri ED PNA report; ala.org.nz; inaturalist nz

The property is classed as *HIGH DENSITY KIWI (DoC 2018) and have been recorded on ARDs as such 2022-2024*. Kiwi are now considered *Not Threatened*, predicted to increase by > 10% over three generations due to the intensive in situ control of predators by many community groups and government agencies, ex situ management, and translocations to secure sites. However qualifiers to this status include *CD – Conservation Dependent, with RF- Recruitment Failure & PD – Partial Decline* from predation of chicks / decline of breeding individuals, both of which mean an uncontrolled environment may likely lead to further loss. Creek with adjacent cover and softer wetland soils represents high territorial economics if supported by predator control. No kiwi were encountered, however this is not unexpected due to their habit. A burrow was located by chance in the upper gumland contour. No burrows were found directly within or nearby the proposal areas however dense cover made search difficult. Kiwi will also shelter in unexpected places –tangles of tall grass; at the base of tree ferns under fronds or amongst woody forest debris.
Regardless, a check/ run through with a kiwidog should be made prior to siteworks for daytime sheltering birds. Clearance should be undertaken outside breeding season for ease of process. A certified kiwi handler must move them physically if necessary, to avoid contravening the Wildlife Act (1953).

Pest control is pertinent to protect any resident bird or visiting fauna. Cats and dogs are a primary threat fauna, particularly to ground dwelling/ nesting fauna to be excluded as standard in a *Kiwi HIGH DENSITY* zoning, including contractors dogs.

HERPTOFAUNA

Wider PNA vegetation presents habitat for a range of lizards frequently described in local surveys and reporting[47]- most commonly Northland green gecko (*Naultinus grayii*; *At Risk-Declining*), and the Pacific gecko (*Dactylocnemis pacificus; At Risk-Relict*). No diurnal species were encountered in the clearance area despite visual survey. This included disturbing longer groundcover, debris and scrutiny of taller vegetation; trunks and potential basking sites e.g. sunny trunks and open edges; banks & rocks. A nocturnal herptofauna survey was beyond the scope of this review. The site represents suitable habitat and we recommend prompt survey as appropriate during the impending wildlife season (Sept) with application for a permit for salvage and relocation as necessary.

[47] Kerikeri PNA documentation; Ala org.au

NES-F (2020) WETLAND

Recognition of *natural inland wetland* onsite promotes the intent of *NPS-FM (2020) Policies 5 & 6*[48] and pre emptive avoidance of effects through location of the proposed building envelope and likely access at distance from the wetland.

Drainage/ destruction of wetlands is a prohibited adverse effect as per *NES- F Reg 53* and it is presupposed that this will not occur.

In the absence of unmitigated point source discharge there is highly unlikely to be any change in seasonal or annual range wetland water levels, as per *PNRP Policy H.4.2 Minimum levels for Lakes and natural wetlands.*

No vegetation clearance within 10m is required as per *NES-F Reg 52(i).*

The proposed house site does not occupy critical source areas, seepages or overland flow paths. As per *NES F Reg 52(2) & 54(c)* minor natural diffuse or sheetflow inputs permeating to the wetlands within 100m will likely be *diverted* by the change of site cover, however this will not result in *complete or partial drainage***, or** *change the water level range or hydrological function of the wetland.*

No earthworks are proposed within 10m, but are unlikely to change the *water level range or hydrological function of the wetland* as per *NES F Reg 54 (b)* if they do not occupy or intersect with the mapped wetland or headwater creeks. This is also the case for earthworks required for house platform and access (<100m) which are not considered to likely result in *complete or partial drainage of all or part of the wetland* as per *NES F Reg 52(1).*

There is no detailed design of the residential stormwater design. Stormwater inputs to the wetland likely represent a discharge within 100m, controlled by *NES F Reg 54(d).* The wetland type current has developed in a short catchment with variable output, highly responsive to meteorological conditions, and is adapted to moderate to high fluctuations in **water level range** without discernible shift in extent or value, including **hydrological function.** Dominant raupo and large sedges Machaerina, Schoenoplectus; Bolboschoenus species OBL & FACW are adapted to persist through the inundation cycle in response to rainfall. A shift in species composition that retains an indigenous *natural inland wetland* composition is considered not to be a loss of *value* or *extent* and a less than minor level of effects.

Under the proviso inputs modelled to date should be diffuse and avoid scouring, gross sediment input or displacement of wetland vegetation, adverse effects are avoided and aquatic values and extent will be maintained.

[48] **Policy 5:** Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.
Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.

TABLE 13: NES-F (2020) REG 52

DRAINAGE OF NATURAL INLAND WETLANDS: 52 NON-COMPLYING ACTIVITIES	
(1) Earthworks outside, but within a 100 m setback from, a natural inland wetland is a non-complying activity if it—	
(a) results, or is likely to result, in the complete or partial drainage of all or part of a natural inland wetland; and	*NO platform and access do not occupy source areas or . Construction envelope and formal survey of wetland for Sec 223 recommended to allow visual constraint to damage*
(b) does not have another status under any of regulations 38 to 51.	*N/A*
(2) The taking, use, damming, or diversion of water outside, but within a 100 m setback from, a natural inland wetland is a non-complying activity if it—	
(a) results, or is likely to result, in the complete or partial drainage of all or part of a natural inland wetland; and	*NO Proposed building platforms and access do not occupy source areas*
(b) does not have another status under any of regulations 38 to 51.	*N/A*

It is considered the proposal will not result in ***complete or partial drainage of all or part of the wetland***.

TABLE 14: NES-F (2020) REG 54

OTHER ACTIVITIES: 54 NON-COMPLYING ACTIVITIES	
The following activities are non-complying activities if they do not have another status under this subpart:	
(a) vegetation clearance within, or within a 10 m setback from, a natural inland wetland:	*NONE REQUIRED IN THE PROPOSAL*
(b) earthworks within, or within a 10 m setback from, a natural inland wetland:	*NONE REQUIRED IN THE PROPOSAL – proposed building platform and infrastructure works all outside 10m*
(c) the taking, use, damming, or diversion of water within, or within a 100 m setback from, a natural inland wetland if—	
(i) there is a hydrological connection between the taking, use, damming, or diversion and the wetland; and	*Likely earthworks within 100m of wetland. Minor natural diffuse or sheetflow inputs within 100m may be diverted by the change of site cover however in the absence of alteration of any point source inputs or CSAs this is unlikely to change the water level range or hydrological function of the wetlands.*
(ii) the taking, use, damming, or diversion will change, or is likely to change, the water level range or hydrological function of the wetland:	
(d) the discharge of water into water within, or within a 100 m setback from, a natural inland wetland if—	
(i) there is a hydrological connection between the discharge and the wetland; and	*Potential stormwater*
(ii) the discharge will enter the wetland; and	*Likely*
(iii) the discharge will change, or is likely to change, the water level range or hydrological function of the wetland.	*NO –The wetland type current has developed in a short steep catchment with variable output highly responsive to meteorological conditions and is adapted to moderate to high fluctuations without discernible shift in extent or value, including hydrological function under the proviso inputs modelled to date should be diffuse and avoid scouring, sediment input or displacement of wetland vegetation*

Controls as above are considered sufficient to avoid adverse effects on any species and habitat downstream.

SIGNIFICANCE

There are currently no FNDC *Significant Natural Areas* (SNAs) as per the *National Policy Statement for Indigenous Biodiversity (2023),* subject to *Subpart 2 Clause 3.10*. However as per *Subpart 2* Clause 3.16, significant adverse effects on indigenous biodiversity outside of such areas in regard to new subdivision, development or use must be managed by applying the effects management hierarchy.

Appendix 5 is the standard Northland criteria for assessing significance of an ecological site, and directly reflects those contained in *Appendix 1* of the recently mandated *National Policy Statement for Indigenous Biodiversity (2023)* including consideration of *Representativeness; Diversity & Pattern; Rarity and Distinctiveness & Ecological Context .* The *ecological site* includes the wider site with comment then given on the clearance area. In particular, this ecological condition/quality is important in assessment because it contributes to the way an activity may affect a feature and may be used to focus management of effects. It is apparent the gumland portion of the site has *HIGH* significance in all regards as per the desktop review, mapped values, and site observation. Although tabulated to demonstrate, there are no activities proposed for this area and in the absence of introduced pets it is considered outside a ZOI of influence.

TABLE 15: ASSESSMENT OF SIGNIFICANT INDIGENOUS VEGETATION AND SIGNIFICANT HABITATS OF INDIGENOUS FAUNA IN TERRESTRIAL, FRESHWATER AND MARINE ENVIRONMENTS NORTHLAND REGIONAL POLICY STATEMENT (2018) APPENDIX 5

	CLEARANCE AREA	GUMLAND
(1) REPRESENTATIVENESS **(A)**Regardless of its size, the ecological site is largely indigenous vegetation or habitat that is representative , typical and characteristic of the natural diversity at the relevant and recognised ecological classification and scale to which the ecological site belongs (i) if the ecological site comprises largely indigenous vegetation types: and (ii) Is typical of what would have existed circa 1840 (iii)Is represented by the faunal assemblages in most of the guilds expected for the habitat type **(B)** The ecological site (i) Is a large example of indigenous vegetation or habitat of indigenous fauna (ii) Contains a combination of landform and indigenous vegetation and habitats of indigenous fauna that is considered to be a good example of its type at the relevant and recognised ecological classification and scale	*A.i The wider LOT has largely indigenous gumland and mamaku dominant gully vegetation types with larger stature canopy trees, particularly to the east of the gully. The remainder is a matrix of woody exotics and herbaceous weeds at all tiers and seral early successional natives. Hakea, wattle and gum as dominant in some areas and common gorse tobacoo weed and Taiwan cherry. Clearance area is part of the latter type* *(ii) gumland & mamaku is a type that is likely present at 1840, the remainder is highly modified. Clearance area is outside of gumland and gully vegetation* *(iii) habitat niches are available for insectivores present, some use by frugivorous and nectivorous including on exotics; herptofauna potentially; kiwi are present. Wetland birds represented by fernbird at minimum. Clearance area is outside of wetland and buffer. Other species potentiallyuse clearance area as habitat* *B)The wider site is part of larger extent of broadly mapped landsape scale Rangitane Shrublands PNA P05/087 available for highly mobile species. The site vegetation types are not of a large size comparatively individually although gumland of the site size is significant due to its endangered status .* *Lower site vegetation is open and weedy constrained by edge effects -tends to areas of AS3 kānuka scrub (clear; open or edge with exotics) within AS1 (ii) secondary expression of former WF11 no distinct coastal association. Focus clearance area is not representative of wider site high values -depauperate expression edge effects has subdued pattern and representativeness due to weed infestation and edge effects. Is part of the wider Lott represents potential habitat* *(ii)common insectivourous birds ; Kiwi ; potential herptofauna potentially use clearance area* ***CLEARANCE AREA - MODERATE***	A (i)& (ii) – YES typic gumland (ii) fernbird sighted a common associate of gumland. Other small insectivores present as dietary requirements available. Known kiwi habitat Potentially herptofauna B(i) Representative. Spectrum of gumland variants on podzolised substrate.As gumland is a *Critically endangered* ecosystem the size is sufficient ***MODERATE- HIGH***
(2)RARITY/ DISTINCTIVENESS (A)The ecological site comprises indigenous ecosystems or indigenous vegetation types that: (i) Are acutely or chronically threatened land environments associated with LENZ Level 4 (ii) Excluding wetlands, are now less than 20% original extent (iii) excluding man made wetlands are examples of wetland classes that either otherwise trigger Appendix 5 criteria or exceed any of the following area (a) Saltmarsh 0.5ha (b) Shallow water lake margins and rivers 0.5ha (c) Swamp >0.4 (d) Bog >0.2 ha (e) Wet heathlands>0.2 ha (f) Marsh; fen; ephemeral wetland or seepage/flush >0.05ha (B) Indigenous vegetation or habitat of indigenous fauna that supports one or more indigenous taxa that are Threatened, At Risk, Data Deficient , or uncommon either nationally or within the relevant ecological scale (C) The ecological site contains indigenous vegetation or an indigenous taxon that is (i) endemic to the Northland/ Auckland region (ii) At its distribution limit in the Northland region (D) The ecological site contains indigenous vegetation or an association of indigenous taxa that (i)Is distinctive of a restricted occurrence (i)Is part of an ecological unit that occurs on a originally rare ecosystem (iii)Is an indigenous ecosystem and vegetation type that is naturally rare or has developed as a result of an unusual environmental factor(s) that occur or are likely to occur in Northland:	A(i) NO (ii) No. No *WF9 Taraire tawa* or *WF4 Pōhutukawa pūriri* coastal represented in the clearance area or on the Lot. Remnant larger stature trees in gully & riparian area –not in clearance except one totara <6m Kānuka habitat common in the ED and local Peninsula (ii) Gully Swamp; wet gumland – not in clearance area B) & C) As before herptofauna, kiwi , fernbird - Clearance area unlikely to provide critical or irreplaceable habitat . Leptospermum scoparium var incunum (*At Risk Declining*) Northland endemic in gumland. Not in clearance area D) Gumland – not in clearance area ***CLEARANCE AREA LOW -MODERATE***	**A(i) No** (iii)YES WL1 reduced to 20% (2018) (iii) yes wet gumland (B) Fernbird *(At Risk- Declining) Leptospermum scopariam var incanum potentially herptofauna* (c) *Leptospermum scopariam var incanum & potentially herptofauna Northland green gecko (at Risk Declining)* (D) Gumland on podzol *naturally rare ecosysteme ;Lptospermum scopariam var incanum* ***HIGH***
(3)DIVERSITY AND PATTERN (A) Indigenous vegetation or habitat of indigenous fauna that contains a high diversity of: (i) Indigenous ecosystem or habitat types; or (ii) Indigenous taxa (B) Changes in taxon composition reflecting the existence of diverse natural features or ecological gradients; or (C) Intact ecological sequences	A(i) & (ii) Wider Lot has gumland; mamaku & broadleaved gully vegetation; wetland and Shrubland scrub exotic/ indigenous AS1-3. Clearance area is exotic dominant trees & diversity constrained as edge, habitat as cover not considered high. General fauna habitat for various niches as cover B) & C) Wider Lot changes in taxon and sequence -Gumland- Riparian gully and wetland creek – offsite creek & CMA Clearance area does not contain these elements and vegetation pattern subdued by infrastructure, weeds and edge effects. ***LOW***	**A B) (c) Intergraded gumland types with distinct associations and sequences dependant on microsite soil and moisture** Dominance changes; Machaerina & Gleichenia dicarpa (FACW) in wet gumland to Gleichnia microphylla & Lepidosperma (FAC) in dry gumland; moss land in extreme habitat transition to kānuka and shrubs on edges higher fertility **HIGH**
(4) ECOLOGICAL CONTEXT (A) Indigenous vegetation or habitat of indigenous fauna is present that provides or contributes to an important ecological linkage or network, or provides an important buffering function: or (B) The ecological site plays an important hydrological, biological or ecological role in the natural functioning of a riverine, lacustrine, palustrine, estuarine, plutonic(including karst), geothermal or marine system (C) The ecological site is an important habitat for critical life history stages of indigenous fauna including breeding/ spawning, roosting, nesting, resting, feeding, moulting, refugia or migration staging point (as used seasonally, temporarily or permanently	A)B)Contributes to wider Rangitane Shrubland PNA vegetated linkage across the Peninsula; riparian protection in gully and habitat for avifauna. De minimus clearance footprint value on Lot or wider PNA scale adjacent the road, compromised by edge effects, exotics, low diversity. Unlikely to restrict movement of species. Riparian area to be retained to buffer creek – not in Clearance area . Not in a CSA or source area for wetland C)As part of wider territory the clearance areas are unlikely to provide any critical habitat for or highly mobile species or resident insectivorous birds or kiwi/ herptofauna if present ***MODERATE***	(A) & (B) YES buffers headwater creek and wetland source of control and nutrient to catchment of short coastal stream C) Fernbird and common native insectivores bird species.;Kiwi. Potentially Herptofauna not surveyed as part of this reporting ***HIGH***

The significance ratings for each of the 4 criteria in RPS *Appendix 5* are combined to give an overall single value according to *EIANZ Table 6* below. This should not however suppress any impact consideration of a single value or component, particularly if effects may extend to a wider ZOI.

TABLE 16: SCORING FOR SITES COMBINING VALUES FOR SIGNIFICANCE CRITERIA (TABLE 6 EIANZ)

VALUE	EXPLANATION
VERY HIGH	*Area Rates VERY HIGH for 4 or all of the matters in Appendix 5 RPS. Likely to be nationally important and recognised as such*
HIGH	*Area rates HIGH for 2 of the assessment matters. Moderate and LOW for the remainder*
MODERATE	*Area rates HIGH for one matter, MODERATE & LOW for the remainder* *Area rates MODERATE for 2 or more of the criteria. LOW or very LOW for the remainder. Likely to be significant in the ED*
LOW	*Area rates LOW or VERY LOW for all but one MODERATE. Limited ecological value other than as habitat for local tolerant species.*
NEGLIGIBLE	*Area rates VERY LOW for 3 matters and MODERATE- LOW or LOW for the remainder.*

The clearance area rates *MODERATE* as habitat although with a minimal and depauperate representation of the site vegetation values and characteristics, again contributing to contiguous cover/ extent, rather than quality or composition. Flora are *LOW* value species, common in the ED & onsite as per *Table 17 below.* It is outside the significant elements of the riparian cover with larger stature broadleaves, mamaku type representation and gumland. Potential fauna values contribute to its significance, although no individual or highly mobile species[49] are likely dependant on the areas for any part of their lifecycle. There is ***potential*** for kiwi to be present in the footprint of clearance, as part of the wider site territory, considered *MODERATE* value species as *Regionally Important; Conservation Dependant*. Herptofauna recorded from the expansive *Rangitane Shrublands PNA* and locally are also potentially in the area considered *HIGH* value. Survey for lizards should be instigated early in the wildlife season (Commencing Sept/ October). In the event of occupancy a Lizard Management Plan (LMP) and application for appropriate permit under the Wildlife Act for their relocation to avoid injury is required.

[49] NPSIB (2023) *Appendix 2: Specified highly mobile fauna*

TABLE 17: FACTORS TO CONSIDER IN ASSESSING SPECIES VALUE (TABLE 5 EIANZ 2018)

VALUE	EXPLANATION	SPECIES PRESENT IN ZOI	STATUS
VERY HIGH	*Nationally Threatened* species (*Critical, Endangered or Vulnerable)* found in the Zone of Influence or likely to occur there, either permanently or occasionally		
HIGH	Nationally *At Risk* species (*Declining*) found in the ZOI or likely to occur there, either permanently or occasionally	Fernbird Potential heptofauna unconfirmed *Leptospermum scoparium incanum*	*AT RISK DECLINING*
MODERATE-HIGH	Species listed in any other category of *At Risk* category (*Recovering, Relict or Naturally Uncommon*) found in the Zone of Influence or likely to occur there, either permanently or occasionally.		
MODERATE	Locally uncommon/rare species but not *Nationally Threatened or At Risk.*	Ni Brown Kiwi Kukupa Banded kokopu potentially	*NOT THREATENED – CONSERVATION DEPENDANT ; REGIONALLY SIGNIFICANT* *NOT THREATENED- REGIONALLY SIGNIFICANT* *NOT THREATENED- REGIONALLY SIGNIFICANT*
LOW	Species *Not Threatened* nationally and common locally.	Insectivores e.g. fantail; kingfisher; grey warbler	*NOT THREATENED*
NEGLIGIBLE	Exotic species, including pests Weed species	e.g. magpie; skylark	*INTRODUCED - NATURALISED*

There are currently 10 recognised species of kānuka, some of which have a restricted ecological niche and threat status elevated in part as a precautionary measure due to potential threat posed by myrtle rust. The clearance site species, *Kunzea robusta*, is *Not Threatened*, common and widespread in the Kerikeri Ecological District and therefore not considered significant under Appendix 5: *Criteria Rarity 2(B)* for species value alone, in accordance with regional guidance[50]. We assign it a LOW value as per *EIANZ Table 5* criteria.

All *Myrtaceae* species are at risk of infection by myrtle rust (*Austropuccinia psidii*), however an area should not be classified as significant based purely on their presence without broader consideration. The remnant pōhutukawa onsite are outside the ZOI. They are recognized as valuable intrinsically as mature relict. Although they have no threat status the impact of myrtle rust remains undefined in the longer term for this iconic species. Plants imported to site should be checked prior for myrtle rust.

[50] Wildlands (2019) Guidelines for the application of ecological significance criteria for indigenous vegetation and habitats of indigenous fauna in the Northland Region. Contract Report 4899a;

EIANZ METHODOLOGY

Assessment of effects follows the systematic process of the EIANZ[51] Guidelines as best practice.

Standard criteria are utilised in a matrix framework to determine the impact of a proposal on a habitat, incorporating a three step process:

- **ECOLOGICAL VALUES** are ranked on a scale of *Negligible, Low, Moderate, High, or Very High.*
- **MAGNITUDE OF EFFECTS** on these values is ranked on a similar scale (EIANZ TABLE 8) Magnitude is determined by a combination of scale (temporal and spatial) of effect and degree of change that will be caused in or to the ecological component. It should initially be considered in a raw or unmitigated form.
- **OVERALL LEVEL OF EFFECT** is determined by a combination of value and the magnitude of the effect. (EIANZ TABLE 10)

Pre emptive avoidance of effects has been paramount in the ecological and sediment control engineering to designate the best possible location to avoid the combined effects. As before the clearance vegetation has a ***MODERATE*** level of significance as per *RPS (2018) Appendix 5* with regard to connectivity; size; habitat and representativeness; physical and functional buffering to the creek/wetland aquatic environment as riparian vegetation e.g. erosion and hydrological control

MAGNITUDE OF EFFECTS

Consideration of a raw proposal form **without any mitigation** is best practice methodology.

TABLE 18: CRITERIA FOR DESCRIBING MAGNITUDE OF EFFECT (EIANZ 2018 TABLE 8)

MAGNITUDE	*DESCRIPTION*
VERY HIGH	*Total loss of, or very major alteration to, key elements/features/ of the existing baseline conditions, such that the post-development character, composition and/or attributes will be fundamentally changed and may be lost from the site altogether; AND/OR* *Loss of a very high proportion of the known population or range of the element/feature*
HIGH	*Major loss or major alteration to key elements/features of the existing baseline conditions such that the post-development character, composition and/or attributes will be fundamentally changed; AND/OR* *Loss of a high proportion of the known population or range of the element/feature*
MODERATE	*Loss or alteration to one or more key elements/features of the existing baseline conditions, such that the post-development character, composition and/or attributes will be partially changed; AND/OR* *Loss of a moderate proportion of the known population or range of the element/feature*
LOW	*Minor shift away from existing baseline conditions. Change arising from the loss/alteration will be discernible, but underlying character, composition and/or attributes of the existing baseline condition will be similar to pre-development circumstances or patterns; AND/OR* *Having a minor effect on the known population or range of the element/feature*
NEGLIGIBLE	*Very slight change from the existing baseline condition. Change barely distinguishable, approximating to the 'no change' situation; AND/OR* *Having negligible effect on the known population or range of the element/feature*

The interaction of magnitude of effect and ecological value (or significance) of species and habitat gives the **unmitigated level of effect** as per *EIANZs Table 10* (below). This resultant

[51] Environmental Institute of Australia and New Zealand

level of effects is then a guide to the extent and nature of the ecological management required to render them acceptable in the statutory framework.

In this regard we consider **unmitigated** impacts as:

- **VEGETATION CLEARANCE** - *MODERATE as* an interaction between a *MODERATE level* of effects on *MODERATE* at best value elements terms of a change in absolute cover, incorporating the LOW flora species value and contribution to wider ecological unit and function
- **WILDLIFE** *VERY HIGH* effect on *HIGH* value species in terms of potential physical injury

TABLE 19: CRITERIA FOR DESCRIBING LEVEL OF EFFECTS (EIANZ TABLE 10)

		ECOLOGICAL &/OR CONSERVATION VALUE				
		VERY HIGH	HIGH	MODERATE	LOW	NEGLIGIBLE
MAGNITUDE	VERY HIGH	Very High	Very High	High	Moderate	Low
	HIGH	Very High	Very High	Moderate	Low	Very Low
	MODERATE	Very High	High	Moderate	Very Low	Very Low
	LOW	Moderate	Low	Low	Very low	Very Low
	NEGLIGIBLE	Low	Very Low	Very Low	Very Low	Very Low
	POSITIVE	Net Gain	Net Gain	Net Gain	Net Gain	Net Gain

EFFECTS MANAGEMENT

Avoidance of adverse effects has been a primary consideration, as per PNRP Policy ***D.2.18 Managing Adverse Effects on Indigenous Biodiversity*** and the EMH cascade (NPSIB 2023).

Clearance is designated within the south eastern contour - weed infested and subject to edge effects adjacent Kurapari Road. Beyond an individual totara no large stature mature tree species are included. Value of the vegetation is seated in landscape and hydraulic connectivity as cover providing amenity; basic habitat and sediment/ erosion protection moderation of stormwater.

Wildlife management is to include kiwi and herptofauna survey and relocation prior to clearance as necessary, avoiding mortality/ injury risk to kiwi/ lizards through appropriate and standardized wildlife management techniques. It is considered that the Kiwi can be relocated directly prior to clearance utilizing a certified handler/ kiwi dog. The loss of the designated area as habitat is not a significant adverse effect for wildlife as it is common and extensive elsewhere onsite.

Sediment and stormwater control will be primary to avoidance of effects in the wetland & creek. Lighting of this area is to be avoided in residential design.

As per regulatory requirements, application of the EMH is tabulated as below:

TABLE 20: SEQUENTIAL APPLICATION OF THE EFFECTS MANAGEMENT HEIRARCHY TO PERMANENT LOSS

APPROACH	*APPLICATION*
(a) ADVERSE EFFECTS ARE AVOIDED WHERE PRACTICABLE	*Ecological constraints of the site have been identified early in the design process.* *Avoidance of the HIGH significance gumland matrix on upper contour is avoided and considered outside a ZOI.* *Designated clearance has been located at the lower contour adjacent existing edge influence of the road to avoid fragmentation for access/ power.* *Area has NEGLIGIBLE (exotic) – LOW indigenous flora species value (40%), requiring weed control of SUSTAINED CONTROL (RPMS) weed species regardless.* *Loss of MODERATE fauna habitat will avoid injury to individuals through standard management practices .*
(b) WHERE ADVERSE EFFECTS CANNOT BE AVOIDED, THEY ARE MINIMISED WHERE PRACTICABLE	*The absolute removal of portion of vegetation in the footprint cannot be minimised at the point of impact – it is permanent*
(c) WHERE ADVERSE EFFECTS CANNOT BE MINIMISED, THEY ARE REMEDIED WHERE PRACTICABLE	*The absolute removal of portion of vegetation in the footprint cannot be remedied at the point of impact – it is permanent*
(d) WHERE MORE THAN MINOR RESIDUAL ADVERSE EFFECTS CANNOT BE AVOIDED, MINIMISED, OR REMEDIED, BIODIVERSITY OFFSETTING IS PROVIDED WHERE POSSIBLE	*An offset is proposed in accordance with RPS 4.4.1, NPSIB Appendix 3; NPS-FM Appendix 6 & with reference to the best practice for offsetting in NZ*[52] *It addresses identified values of the vegetation/habitat lost to provide net gain with additionality*
(e) WHERE BIODIVERSITY OFFSETTING OF MORE THAN MINOR RESIDUAL ADVERSE EFFECTS IS NOT POSSIBLE, BIODIVERSITY (AQUATIC) COMPENSATION IS PROVIDED	*N/A*
(f) IF BIODIVERSITY (AQAUTIC) COMPENSATION IS NOT APPROPRIATE, THE ACTIVITY ITSELF IS AVOIDED.	*N/A*

However, in the development footprint (point of impact) the vegetation loss will be permanent with residual adverse effect. In response an offset is proposed to address the loss of identified *values* in accordance with the *RPS 4.4.1, NPSIB (2023) APPENDIX 3 PRINCIPALS FOR OFFSETTING* cascade, referencing best practice for offsetting in NZ[52] .

The definition of offsetting[52] is given as

Measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity impacts arising from project development after appropriate prevention and mitigation measures have been taken. The goal of biodiversity offsets is to achieve no net loss and preferably a net gain of biodiversity on the ground.

The proposed offset area represents *NO NET LOSS*[53] or "*like for like*" while further outcomes of *net gain*[54] and *additionality*[55] in cover and habitat is achieved through appropriate

[52] New Zealand Government (2014). Guidance on Good Practice Biodiversity Offsetting in New Zealand. DoC, Wellington.
[53] no net loss means that the measurable positive effects of actions match any loss of extent or values over space and time, taking into account the type and location of the wetland or river
[54] net gain means that the measurable positive effects of actions exceed the point of no net loss.
[55] **ADDITIONALITY (NPSIB 2024):** *A biodiversity offset achieves gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the offset, such as gains that are additional to any minimisation and remediation undertaken in relation to the adverse effects of the activity.*

measurable currencies- increase in indigenous floral diversity, restoration of pattern and integrity directly adjacent to the point of impact that would not have occurred in the absence of the proposal. This primarily takes the form of active restoration to increase habitat and quality supported by pest and weed control, while providing a light and disturbance buffer to internal habitat of the remaining vegetation and creek/ wetland.

The area lost (4190m2) is to be exceeded by the replacement offset (xxxm2). This includes:

- ✓ revegetation enhancement of the immediate remaining vegetation and riparian slope adjacent the wetland-7500m^2
- ✓ 10m buffer surrounding the clearance envelope low flammability diverse mix with broad temporal fruit supply; appropriate to predicted forest type and location WF9 with coastal influence –925m^2

Landscape permeability value for low or ground dwelling fauna will be retained allowing natural dispersal across the wider extent of local cover and within potential meta populations. Other positive effects will be:

- increase the ability of the site to accommodate the stormwater dispersal to ground protective of the wetland/creek
- visual definition of the protected areas to future owners to prevent future clearance.
- Increase site seed sources for natural regeneration
- Increased diversity & territorial economics for fauna over the current early successional state e.g. berries; nectar

In addition to final stormwater detailed design it is considered that the concomitant offset of vegetation heightens and protects the function of the remaining extent of the vegetation to retain reduce sediment input, addressing potential residual effects on the receiving wetland and downstream CMA.
Within a short timeframe the offset can be inacted to confer net ecological benefit in conjunction with biodiversity and amenity value. In this manner, previously identified values will be amplified, allowing continuity of natural processes.

TABLE 21: APPLICATION OF NPSIB APPENDIX 3: PRINCIPALS FOR OFFSETTING

PRINCIPAL	*APPLICATION*
(1) Adherence to effects management hierarchy: A biodiversity offset is a commitment to redress more than minor residual adverse effects and should be contemplated only after steps to avoid, minimise, and remedy adverse effects are demonstrated to have been sequentially exhausted.	*Offset is appropriate in the hierarchy, which has avoided effects through designation of the current weed dominant vegetation with habitat disturbance adjacent the road as the clearance footprint - preferable over other better quality vegetation and to minimise further fragmentation for infrastructure e.g. access; power.* *Loss of vegetation irreversible at point of impact*
(2) When biodiversity offsetting is not appropriate: Biodiversity offsets are not appropriate in situations where indigenous biodiversity values cannot be offset to achieve a net gain. Examples of an offset not being appropriate include where: *(a) residual adverse effects cannot be offset because of the irreplaceability or vulnerability of the indigenous biodiversity affected:* *(b) effects on indigenous biodiversity are uncertain, unknown, or little understood, but potential effects are significantly adverse or irreversible:* *(c) there are no technically feasible options by which to secure gains within an acceptable timeframe.*	*(a) the species cleared are largely locally common, senescing, recent; exotic; there are no rare ecosystems represented as per on upper contour.* *It does represent irreplaceable habitat with obligate adaption or co occurrence or parasitic relationship to any flora or fauna species present.* *General habitat tends to scrub[56] with lower fruiting and nectar provision than a more mature diverse forest* *(b) Effect is known – loss of common flora local species, habitat and feeding patch -able to be bolstered/ reintroduced in offset..* *(c) a Offset Management Plan will ensure the majority of species will establish quickly*
*(3) **NET GAIN**: This principle reflects a standard of acceptability for demonstrating, and then achieving, a net gain in indigenous biodiversity values. Net gain is demonstrated by a like-for-like quantitative loss/gain calculation of the following, and is achieved when the indigenous biodiversity values at the offset site are equivalent to or exceed those being lost at the impact site:* *(a) types of indigenous biodiversity, including when indigenous species depend on introduced species for their persistence; and* *(b) amount; and* *(c) condition (structure and quality).*	*A, B & C Achievable as given before in offset scope, as given in Table 19*
*(4) **ADDITIONALITY**: A biodiversity offset achieves gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the offset, such as gains that are additional to any minimisation and remediation undertaken in relation to the adverse effects of the activity.*	*As per 1; 2 & 3 above*
*(5) **LEAKAGE**: Biodiversity offset design and implementation avoids displacing harm to other indigenous biodiversity in the same or any other location.*	*Weeds removed either be chipped or moved offsite, not disposed off into other site vegetation* *Revegetation within 10m of wetland will be undertaken in a method compliant with the NES-F 2020 as per REG 38 Restoration, wetland maintenance, and biosecurity of natural inland wetlands*
*(6) **LONG-TERM OUTCOMES**: A biodiversity offset is managed to secure outcomes of the activity that last at least as long as the impacts, and preferably in perpetuity. Consideration must be given to long-term issues around funding, location, management and monitoring.*	*Offset Management Plan to ensure parameters include revegetation composition and success, timing, works envelopes, monitoring.*
*(7) **LANDSCAPE CONTEXT**: Biodiversity offsetting is undertaken where this will result in the best ecological outcome, preferably close to the impact site or within the same ecological district. The action considers the landscape context of both the impact site and the offset site, taking into account interactions between species, habitats and ecosystems, spatial connections, and ecosystem function.*	*Directly adjacent* *Expected ecosystem type at the offset location is the same and abiotic context factors are contiguous e.g. soil type, moisture, wind direction, topography is consistent* *The offset will be protective of the wetland/creek adjacent to bolster the riparian margin*
*(8) **TIME LAGS**: The delay between loss of, or effects on, indigenous biodiversity values at the impact site and the gain or maturity of indigenous biodiversity at the offset site is minimised so that the calculated gains are achieved within the consent period or, as appropriate, a longer period (but not more than 35 years).*	*Larger grades of the key coastal canopy species are to be used to minimise maturity lag* *Infill restoration allows for some larger stature indigenous individuals to be retained and provide vertical heterogeneity and as visual amenity mitigation* *Where possible larger exotics should be stumped and poisoned to enable continued tensile strength of roots to retain soil on slopes adjacent the creek and wetland*
*(9) **SCIENCE AND MĀTAURANGA MĀORI:** The design and implementation of a biodiversity offset is a documented process informed by science and mātauranga Māori.*	*The offset design is based on professional reporting of a SQEP, with reference to desktop review of accepted qualitative data and context, best practice industry documentation.* *NB The application of mātauranga Māori is outside the scope of this reporting*
*(10) **TANGATA WHENUA AND STAKEHOLDER PARTICIPATION**: Opportunity for the effective and early participation of tangata whenua and stakeholders is demonstrated when planning biodiversity offsets, including their evaluation, selection, design, implementation, and monitoring.*	*It is envisioned this report and recommendations herein will be reviewed by appropriate stakeholders and may be thereafter incorporate feedback from that exercise.*
*(11) **TRANSPARENCY:** The design and implementation of a biodiversity offset, and communication of its results is undertaken in a transparent and timely manner.*	*As required*

[56] **SCRUB:** seral communities, often dominated by or with a large component of exotic species such as gorse, Hakea, tobacco weed, etc. and/or commonly lacking a closed canopy and in which an understorey is either absent or composed primarily of exotic species.

In order to ensure the required measurable biodiversity outcomes are achieved, and there is no residual change to *values* in the immediate ZOI, a quantifiable currency is required that can be monitored, as below

TABLE 22: OFFSET GAINS AS PER NPSIB APPENDIX 3 (3) &(4

MEASURABLE PARAMETER	REVEGETATION & ENHANCEMENT	MEASUREMENT
AREA	The area lost (4190m^2) is to be exceeded by the replacement offset (8425m^2). This includes: • Infill revegetation enhancement of the immediate remaining vegetation and riparian slope adjacent the wetland-7500m^2 • 10m buffer surrounding the clearance envelope low flammability diverse mix with broad temporal fruit supply; appropriate to predicted forest type and location WF9 with coastal influence –925m^2	m^2
DIVERSITY	A greater diversity of indigenous flora species is proposed These include higher value canopy species in comparison to kānuka/exotic dominance currently – taraire as predicted dominant WF9 kahikatea; kōwhai; kohekohe; rewarewa; karaka; pūriri	Numerical increase of appropriate species not currently present
DENSITY	Planting will be at an increased density to that as current which is impacted by edge effects and weed presence	Direct measurement of spacing
PATTERN	Planting of indigenous canopy species will restore WF9 pattern & coastal character	Number of WF9 coastal species used
INTEGRITY	Weed density will be removed dominance as current	Indigenous vs exotic dominance with a standard of 90%
TIMING	Successful establishment of restoration planting within first planting season post earthworks measured by date of completion	Date completed
STORMWATER	The discharge does not result in cause any conspicuous change in colour or visual clarity of the receiving water; conspicuous oil or grease films, scums or foams, or floatable or suspended material; any emission of objectionable odour in the receiving water; more than 15 milligrams per litre of total petroleum hydrocarbons. Discharge is diffuse and there is no significant scour, erosion or loss of vegetation at discharge sites or source areas (CSA)-buildings sites	As given

Success of an offset relies on methodology to ensure goals are achieved as per as *NPSIB Appendix 3 (5)* above, contained in an Offset Management Plan, provided for Sec223 condition as standard.

Recognition of the significance of the creek as the receiving environment promotes the intent of NPS-FM (2020) policies and pre emptive avoidance of effects through best practice stormwater design. It is well documented that increased turbidity and sediment loads have negative impacts on aquatic communities. Sedimentation or stockpiling can cause smothering of small waterways with low flow and wetland vegetation; eutrophication; infilling and alteration of invertebrate species composition. Together these effects adversely affect their use as habitat. Cleared or chipped vegetation should not be stockpiled where it can enter the waterway.

Sediment control is proposed for the clearance, to be reassessed once final contour is revealed and earthworks demarcated. Final residential stormwater discharge should be diffuse and at a velocity sufficient to avoid adverse effects such as scouring or erosion and to maintain aquatic habitat condition. In the absence of unmitigated point source discharge and revegetation of open source areas, the waterway is unlikely subject to potential effects. Interaction is to be controlled by engineering best practice to avoid impacts from development and residential infrastructure in accordance with parameters of GD01, GD05 & TP 90.

In light of the exotic component and absent or early successional ground cover, vegetating with a more biodiverse secondary association will improve quality of vegetation as habitat, ensure resilience of remaining cover and 'short circuit' an otherwise prolonged successional process. Larger grades of the key coastal canopy species are to be used to promote maturity of food source and vertical heterogeneity at the site. Natural succession is by no means a guaranteed outcome of simple pioneer species revegetation e.g. monoculture mānuka. We recommended varietals are not used, plants are eco- sourced from east coast Northland and no kauri should be introduced.

Selection of canopy species includes taraire as the predicted dominant. Within the riparian area, additionality may be provided by planting density with a variety of root forms and species with comparatively rapid root growth in comparison to other indigenous species ie. lemonwood; lacebark*;* kōhūhū*;* kōwhai; karamū; kānuka. The majority are heart/ plate rooting with *Cordyline* an effective rapid tap/ pining root. Suitable tap rooting canopy species include kahikatea; rimu; tōtara & pūriri for long term root extension and pinning.

The wetland slope buffer vegetation will improve habitat through riparian structure and diversity and buffer the wetland from surrounding landuse. The revegetation is a positive effect of the proposal to provide joint functional purpose of aquatic function (attenuation; shade; sediment control; bank stabilization) and amenity with the rural landscape.

Further covalent effects management may be provided within the Offset Management Plan, to remedy existing issues and avoid effects of the development and residential occupation. **This is considered sufficient for progression of the proposal with a *less than minor* level of impact.** We recommend:

- Best practice clearance methods to be used
    - Avoidance of peak bird breeding season and LMP/fauna check prior to clearance
    - Machinery clean of soil and debris prior to site entry
    - Designated development earthworks envelopes are recommended to ensure contractors avoid accidental incursion and unquantified effects e.g. pushing fill back into vegetation, an unintentional communality in many such situations.
    - Site procedures should include contingencies in the event of
    - discharge of fuels;
    - clearance of undesignated areas;
    - actions to take if native fauna is discovered in works area, injured or killed (contact consulting ecologist & /or DoC hotline -800 DOC HOT 0800 362 468)
- In terms of avoidance of potential biosecurity impacts from mass planting:
    - plants should be checked prior to import to site for Argentinian Ants, myrtle rust and other obvious invertebrate of weed species in containers.
    - No kauri are designated for planting
- In the first planting season following approval implement a planting plan designed by a suitably qualified and experienced professional incorporating recommendations of this report
    - indigenous local species
    - aligned with *WF9 Taraire tawa forest type* as appropriate to ground moisture conditions
    - high density
    - coastal influence
    - low flammability
    - incorporating canopy species as larger grade to hasten food provision and height heterogeneity
    - stock proof fencing if grazing is to continue

- Formal management of all indigenous vegetation onsite by a Pest, Weed and Revegetation Management Plan (PWRMP) specifying monitoring and reporting procedures prepared by a suitably qualified and experienced ecologist designed in general accordance with the EcIA to remedy existing issues and mitigate loss of cover by increasing biodiversity, functionality as habitat and type representation of that remaining.
- Key objectives of the PWRMP include -
    - No cats; dogs or mustelids including contractors dogs
    - formal predator control to provide higher functionality of remaining habitat including for potential herptofauna and kiwi.
    - Consent conditions to include no outdoor fires; no floodlighting of riparian area ; outdoor lighting to be hooded and no blue light spectrum to avoid impacts on local nocturnal species
    - Browser control to allow establishment of revegetation and natural regeneration as the site develops.
    - Ongoing prevention/ removal of exotic infestations enabling increased and more diverse natural regeneration assisted by the browser control; buffer planting and infill
    - Observe Northland Regional Pest Management Plan obligations (NRPMP) including site priority Sustained Control Species and the absence of any NRPMP Exclusion; Eradication or Progressive containment species
    - Exotic vegetation which could adversely affect natural regeneration or local forest health is not introduced. This includes environmental weeds[57] and those listed in the National Pest Plant Accord[58].

- Within twelve months of the completion of vegetation clearance provide evidence that planting plan has been implemented.
- Pest and weed control is incorporated as a standard protection mechanism ensuring success of the revegetation and ecosystem function e.g. regeneration; use of cover as habitat

[57] McAlpine, K & Howell, C. Clayson (2024) List of environmental weeds in New Zealand. Science for Conservation Series 340, DoC Wellington

[58] Latest List - https://www.mpi.govt.nz/dmsdocument/3664-National-Pest-Plant-Accord-manual-Reprinted-in-February-2020-minor-amendments-only

TABLE 23: POTENTIAL ADVERSE EFFECTS & PROPOSED MANAGEMENT

IMPACT MANAGEMENT			
	AVOID	**REMEDY**	**MITIGATE**
CLEARANCE	*Building site designated to avoid high value elements as practicable* *building envelopes to be marked to avoid unforeseen clearance or disturbance to habitat* *Best practice method* *Further edge effects or encroachment from clearance/ occupation avoided by maintenance requirement of buffer revegetation* *OFFSET PLANTING REQUIRED*		*Formal weed control to protection of existing and new vegetation to ensure extent is maintained.* *Formal pest control to increase effective current & remaining habitat*
IMPORT OR STOCKPILING OF MATERIALS	*Not to be located outside clearance envelopes* *No fill to be stockpiled against trees or in vegetation edges; within 10m of wetland or where it may enter waterway* *Earthworks best practice GD05*		*Check for pest species* *Biosecurity protocol incorporated in Offset Management Plan OMP*
STORMWATER & SEDIMENT	*Best practice industry standards e.g.TP 90; GD01, GD05* *Offset planting of clearance edges to increase interception of diffuse sources-* *Weed / pest control to ensure resilience of ecosystem to intercept natural and generated stormwater*		
RISK TO THREATENED FAUNA	*Preworks check to be made by ecologist/ kiwi dog for species identified in this EIA* *Contractors awareness of key species likely to be present to avoid contravening Wildlife Act* *No cats/ standard dog controls as commiserate with Kiwi Density Zone* *No dogs for contractors working or visiting onsite* *Planting and pest control to be prioritised in development time frame - first planting season after consent*		*Pest control will also prevent excursion offsite*
BIOSECURITY	*Plants to be checked prior to import to site for Argentinian Ants, myrtle rust and other obvious invertebrate of weed species in containers* *Plants to be appropriate to local potential species composition WF9 no exotics introduced* *No kauri designated for planting .* *Machinery should be cleaned prior to entering site* *WPMP to include standard biosecurity measures*		
CONSTRUCTION NOISE	*Machinery to be serviced, appropriate and in good condition* *Hours of work specified; crepuscular hours avoided*		
LIGHT THROW	*No flood lighting of buffers* *Downward facing external lighting or construction lighting; no blue light or high white spectrum LED with hoods to avoid light spillage and limit effects on nocturnal wildlife including pelargic birds*		
IRRESPONSIBILE USE OR DECLINE OF PLANTING	*No introduction of listed weeds; introduction of exotic aquatic plants or fish* *Maintain vegetation condition* *No deposition of vegetation or sediment where it may enter the wetland/ creek* *No open fires* *No disposal of waste or garden waste* *Monitoring of plantings & pest control in OMP*		

CONCLUSION

Reporting included review of the proposal and ecological context, the latter from aerial photography, mapping and databases, complimented by fieldwork.

In terms of the *effects management hierarchy*, offset is considered the practicable primary form of effects management, as permanent loss of extent of vegetation extent at the point of impact cannot be avoided, minimised or remedied.

The designated clearance area of approx. 4190m^2 is to be countervailed by a commensurate infill of approx. 8425m^2 area in terms of absolute cover in the immediate locale, resulting in *no net loss*. Gross *net gain* and *additionality* is achieved through appropriate measurable currencies- increase in indigenous floral diversity, restoration of pattern and integrity.

Potential threats to the success of the offset include those common to any revegetation scheme -failure of plantings; weed and pest influence. These may be managed by an *Offset Management Plan* to achieve the long term functionality and resilience required, with parallel monitoring.

Subject to stormwater design and impact management provided in this EcIA, wildlife; remaining vegetation and the significant values of the wetland or downstream CMA as receiving environment will not be subject to adverse effects. The proposal is undertaken with regard to the long term functionality and integrity of the wider environment, recognising the connectivity of the site waterways.

These integrated mechanisms will serve to commend persistent indigenous habitat and character within the proposal, with a level of effects that can be addressed through the EMH to obtain a *VERY LOW* impact (EIANZ 2018) or *less than minor* level of effects.

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APPENDIX 1: STATUTORY CONSIDERATIONS

PROPOSED DISTRICT PLAN- APPENDIX 1.1 OFFICERS RECOMMENDED ADMENDMENTS TO ECOSYSTEMS

OBJECTIVES		PROPOSAL
IB-01	*Areas of significant indigenous vegetation and significant habitats of indigenous fauna ~~(Significant Natural Areas)~~ are ~~identified and~~ protected for current and future generations.*	The proposal maintains the values and elements that contribute to the MODERATE significance of the clearance area by ensuring protection of the fauna through survey and salvage as required. The riparian buffer is enhanced and maintained in association with engineered stormwater and sediment control to avoid effects of development and occupation on waterways. Intersection with HIGH significance gumland, riparian vegetation wetland and headwater creeks is avoided in the proposal. Formal pest and weed control will remedy and protect the vegetation as functional habitat.
IB-02	*Indigenous biodiversity is managed to maintain its extent and diversity in a way that provides for the social, economic and cultural well-being of people and communities.*	The clearance area is allows practicable and reasonable use of the site for residential occupation
IB-03	*The relationship between tangata whenua and indigenous biodiversity, including taonga species and habitats, is recognised and provided for.*	*OUTSIDE SCOPE OF THIS REPORT*
IB-04	*The role of tangata whenua as kaitiaki and landowners as stewards in protecting, maintaining and restoring areas of significant indigenous vegetation and significant habitats8 of indigenous fauna ~~natural areas~~ and indigenous biodiversity is provided for.*	*OUTSIDE SCOPE OF THIS REPORT*
IB-05	*Restoration and enhancement of indigenous biodiversity is promoted and enabled.*	Formal pest control will be instigated building on voluntary efforts to date. Weed control is a gross positive outcome for the highly impacted site and neighbouring properties e.g. HNC # to the southwest. Revegetation will include density and additionality, measurable in variety of canopy species appropriate to WF9 predicted ecosystem type with coastal influence – currently absent

POLICIES		PROPOSAL
IB-P1	~~Identify Significant Natural Areas by:~~ ~~a. using the ecological significance criteria in Appendix 5 of the RPS or in any more recent National Policy Statement on indigenous biodiversity;~~ ~~b. including areas that meet the ecological significance criteria as Significant Natural Areas in Schedule 4 of the District Plan and on the planning maps where this is agreed with the landowner and verified by physical inspection where practicable;~~ ~~c. encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development;~~ ~~d. providing assistance to landowners to add Significant Natural Areas to Schedule 4 of the District Plan; and~~ ~~e. requiring an assessment of the ecological significance for indigenous vegetation clearance to establish permitted activity thresholds in Rule IB R2-R4.~~9 Ensure that the protection, maintenance and restoration of indigenous biodiversity is done in a way that: a. recognises and values the mana of tangata whenua as kaitiaki; and b. provides specific opportunities for tangata whenua to exercise kaitiakitanga in accordance with tikanga Māori	
IB-P2	*Within the coastal environment:* *a. avoid adverse effects of land use and subdivision on:* *i. Threatened and At-Risk indigenous species;* *ii. areas of significant indigenous vegetation and significant habitat of indigenous fauna ~~Significant Natural Areas;~~* *iii. areas of indigenous biodiversity protected under other legislation.* *b. avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on:* *i. areas of predominately indigenous vegetation; and* *ii. ~~areas of important and vulnerable~~ indigenous species ~~vegetation,~~ habitats and ecosystems that are particularly vulnerable to modification*	The clearance area is allows practicable and reasonable use of the site for residential occupation
IB-P3	*Outside the coastal environment:* *a. avoid, remedy or mitigate adverse effects of land use and subdivision on ~~Significant Natural Areas~~ to ensure adverse effects are no more than minor on;* *i. Threated and At-Risk indigenous species;* *ii. areas of significant indigenous vegetation and significant habitat of indigenous fauna;* *iii. areas of indigenous biodiversity protected under other legislation; and* *b. avoid, remedy, ~~or~~ mitigate, offset or compensate adverse effects of land use and subdivision ~~on areas of important and vulnerable indigenous vegetation, habitats and ecosystems~~ to ensure there are no significant adverse effects on:* *i. areas of predominately indigenous vegetation; and* *ii. indigenous species, habitats and ecosystems that are particularly vulnerable to modification*	*A(i).Fauna management will be instigated to ensure no adverse effect of physical harm on potential individuals with Threat status in the clearance area i.e herptofauna. Preclearance check with kiwidog/ certified handler will also be made. Relocation within the wider Lot protected by pest management and enhanced with wider diversity species is not considered an adverse effect. The site is positioned at most practicable furthest distance from HIGH value aspects – wetland; riparian area; gumland; based on ecological; landscape and geotech parameters. Exterior lighting is not to include high blue or white spectrum LED for nocturnal fauna and pelargic birds .No further taxa with Threat status are considered to be compromised by the clearance or occupation. Enhanced density of offset planting will reduce diffuse runoff and compliment the stormwater controls* *(ii). **The clearance area is not predominantly indigenous vegetation**. As part of a wider ecological unit the clearance area has values including connectivity; size; habitat and representativeness; physical and functional buffering to the aquatic environment as riparian vegetation e.g. erosion and hydrological control as per RPS (2018) Appendix 5. An increase in density and diversity of remnant vegetation in conjunction with stormwater control allows these values to be maintained for the immediate area resulting in no residual adverse effect.* *The Rangitane Shrublands PNA has been recognised onsite and HIGH values & elements avoided B(i) an offset is proposed to provide a net gain and additionality over the current status* *(ii) Stormwater control will ensure no significant habitat in the CMA is compromised for example will not be compromised* *These site elements are avoided i.e. gumland; wetland; headwaters*

IB-P4	~~*If adverse effects on indigenous species, habitats and ecosystems located outside of the coastal environment cannot be avoided, remedied or mitigated in accordance with IB-P3, consider whether it is appropriate to apply the following steps as an effects management hierarchy:*~~ ~~*a. biodiversity offsetting to address more than minor residual adverse effects to achieve a no net loss and preferably net gain in indigenous biodiversity; and*~~ ~~*b. environmental biodiversity compensation to address more than minor residual adverse effects where it is not practicable to achieve biodiversity offsetting.*~~ *Where adverse effects are not otherwise avoided, remedied, mitigated, offset or compensated under IB-P2 and IB-P3 ~~do not apply, significant adverse effects on~~ maintain indigenous biodiversity by:* *a. ~~must be managed by~~ applying the effects management hierarchy to any significant adverse effects; and* *b. managing any other adverse effects on indigenous biodiversity to maintain indigenous biodiversity across the district*	*Adverse effects are avoided and offset* The proposed offset area represents *NO NET LOSS*[59] or "*like for like*" while further outcomes of *net gain*[60] and *additionality*[61] in cover and habitat is achieved through appropriate measurable currencies- increase in indigenous floral diversity, restoration of pattern and integrity directly adjacent to the point of impact that would not have occurred in the absence of the subdivision proposal. This primarily takes the form of active restoration to increase habitat and quality supported by pest and weed control, while providing a light and disturbance buffer to internal habitat of the remaining vegetation and creek/ wetland.
IB-P5	*Ensure that the management of land use and subdivision to protect areas of significant indigenous vegetation and significant habitat of indigenous fauna ~~Significant Natural Areas~~ and maintain indigenous biodiversity is done in a way that:* *a. does not ~~impose~~ unreasonabley restrict~~ions on~~ existing primary production activities, particularly on highly productive land ~~versatile soils~~;* *b. recognises the operational need and functional need of some activities, including regionally significant infrastructure, to be located within areas of significant indigenous vegetation and significant habitat of indigenous fauna ~~Significant Natural Areas~~ in some circumstances;* *c. allows for maintenance, use and operation of existing structures, including upgrading of regionally significant infrastructure; and* *d. enables Māori land to be used and developed to support the social, economic and cultural wellbeing of tangata whenua, including the provision of papakāinga, marae and associated residential units and infrastructure.*	N/A
IB-PX	*Promote the restoration of indigenous biodiversity, with priority given to:* *a. areas of significant indigenous vegetation and significant habitat of indigenous fauna whose ecological integrity is degraded;* *b. threatened and rare ecosystems representative of naturally occurring and formerly present ecosystems;* *c. areas that provide important connectivity or buffering functions;* *d. natural inland wetlands where ecological integrity is degraded or these no longer retain their indigenous vegetation or habitat for indigenous fauna;* *e. areas of indigenous biodiversity on specified Māori land where restoration is advanced by the Māori landowners; and* *f. any other priorities specified in regional biodiversity strategies or any national priorities for indigenous biodiversity restoration*	a.The property AS1-AS3 vegetation is heavily weed infested including with canopy species including hakea; wattle; privet and Taiwan cherry. The proposal includes formal pest and weed control and revegetation with diverse and dense WF9 species that are otherwise absent to restore pattern, representativeness and integrity. b. the gumland onsite will benefit from the pest and weed control albiet outside of the zone of influence of potential effects of the clearance. The wetland will benefit from a more diverse and dense riparian buffer to protect internal from ingress and disturbance from residential occupation whileproviding joint functional purpose of aquatic function (attenuation; shade; sediment control; bank stabilization) and amenity within the landscape. c. as above(b) as buffer to a a hydrological landscape corridor through the site and to the CMA d.as above (b) e. n/a f. naturally uncommon ecosystem gumland is subject to pest and weed control
IB-P6	*Encourage the protection, maintenance and restoration of indigenous biodiversity, ~~with priority given to Significant Natural Areas~~, through non-regulatory methods including consideration of:* ~~*a. assisting landowners with physical assessments by suitably qualified ecologists to determine whether an area is a Significant Natural Area;*~~ *b. reducing or waiving resource consent application fees;* *c. providing, or assisting in obtaining funding from other agencies and trusts;*	

[59] no net loss means that the measurable positive effects of actions match any loss of extent or values over space and time, taking into account the type and location of the wetland or river

[60] net gain means that the measurable positive effects of actions exceed the point of no net loss.

[61] **ADDITIONALITY (NPSIB 2024):** *A biodiversity offset achieves gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the offset, such as gains that are additional to any minimisation and remediation undertaken in relation to the adverse effects of the activity.*

	d. sharing and helping to improve information on indigenous biodiversity; *e. working directly with iwi and hapū, landowners and community groups on ecological protection and enhancement projects.*	
IB-PX	*~~Enable~~ ~~s~~Subdivision and associated land use is:* *a. enabled where this results in the restoration, enhancement and legal protection ~~and/or restoration of areas of significant~~ of indigenous biodiversity vegetation or ~~significant habitat of indigenous fauna~~ in accordance with SUB-R6 or SUB-R7; or* *b. considered where this will achieve positive, secure and long-term benefits for indigenous biodiversity through active and ongoing restoration and enhancement activities.*	b. Pest and weed control in perpituity
IB-P7	*Encourage and support active management control of pests and enable a timely and efficient response to biosecurity incursions of unwanted organisms ~~plants and pest animals~~*	Pest and weed control will allow any incursion to be noted/ reported
IB-P8	*~~Promote~~ Assist with the protection of species that are endemic to Northland by promoting, supporting and using eco-sourced ~~eco-sourcing~~ plants from within the ecological district*	Plants will be ecosourced as appropriate
IB-P9	*Require landowners to manage pets and pests ~~species~~ within their property through consent conditions, ~~including dogs, cats, possums, rats and mustelids,~~ where necessary to avoid risks to Threatened and At-Risk indigenous fauna threatened indigenous species including avoiding the introduction of pets and pests ~~species~~ into kiwi present or high-density kiwi areas where appropriate*	No cats and dogs as condition of consent
IB-P10	*~~Manage land use and subdivision to address the effects of the activity requiring resource consent for~~ Consider the following matters where relevant when assessing and managing the effects of indigenous vegetation clearance and associated land disturbance, including (but not limited to) consideration of the following matters where relevant to the application:* *a. the temporary or permanent nature of any adverse effects;* *b. cumulative effects of activities that may result in loss or degradation of habitats, species populations and ecosystems;* *c. the extent of any vegetation removal and associated land disturbance;* *d. the effects of fragmentation;* *e. linkages between indigenous ecosystems and habitats of indigenous species;* *f. the potential for increased threats from pests plants and animals;* *g. any downstream adverse effects on waterbodies and the coastal marine area;* *h. where the area has been ~~mapped or~~ assessed as significant indigenous vegetation and significant habitat of indigenous fauna ~~a Significant Natural Areas~~ :* *i. the extent to which the proposal will adversely affect the ecological significance, values and function of that area;* *ii. whether it is appropriate or practicable to use biodiversity offsets or environmental biodiversity compensation to address more than minor residual adverse effects;* *i. the location, scale and design of any proposed development;* *j. the extent of indigenous vegetation cover on the site and whether it is practicable to avoid or reduce the extent of indigenous vegetation clearance;* *k. the functional or operational needs of regionally significant infrastructure;* *l. any positive contribution any proposed biodiversity offsetting or ~~environmental~~ biodiversity compensation will have on indigenous biodiversity; and* *m. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.;* *n. the extent to which the proposed activity provides for the social, economic and cultural wellbeing of people and communities;* *o. adopting a precautionary approach where the effects on indigenous biodiversity are uncertain, unknown, or little understood and those effects could cause significant or irreversible damage to indigenous biodiversity;* *p. promoting the resilience of indigenous biodiversity to climate change and recognising the role of indigenous biodiversity in mitigating the effects of climate change ; and* *q. the benefits provided by the indigenous biodiversity, including ecosystem services.*	*The Offset Management Plan will ensure success of the revegetation in the short term <5yrs. Larger grades of the key coastal canopy species are to be used to minimise maturity lag. However the current vegetation is largely of lower stature.* *Infill restoration adjacent in the riparian area allows for some larger stature indigenous individuals to be retained and provide vertical heterogeneity and larger exotics can be stumped and poisoned to enable continued tensile strength of roots to retain soil adjacent the creek and wetland* *b. None anticipated in respect of recommendations of this EcIA. Positive effect from formal pest and weed control* *c. The vegetation removal is to be offset to provide net gain and additionality as per Table 21 and 22. Location of earthworks is adjacent the road to minimise fragmentation and adverse effects to be avoided by engineered sediment & stormwater controls to the creek and wetland with retention of an enhanced vegetated buffer approx. 80m* *d. located adjacent the road. Will not impact the use of the Lot as a corridor for highly mobile species and does not represent irreplaceable habitat. Does not intersect any critical source area or seepage to the creek/ wetland. Offset buffers will prevent edge effects adjacent vegetation* *e. as per d.* *f. formal pest and weed control is proposed* *g. The development has been located away from high value gully and riparian area with a buffer to be retained on the slope to the creek and enhanced. There wil be no adverse effect on the creek/ wetland that may be displaced to the lower offsite creek or CMA* *h. The proposal has been located to **avoid adverse effects** high value elements including gumland riparian gully and headwaters. Fauna survey and salvage will ensure harm is avoided. Relocation within the Lot is not considered an adverse effect. Pest and weed control are a positive effect including to offsite environments.An offset is proposed for the absolute loss of the area of vegetation that has primary significance as potential habitat.* *i. The proposal allows for reasonable use in the most practicable area to avoid effects on high value elements.* *j. The entire site is vegetated in various associations. The proposal has been located to avoid the HIGh value elements including gumland and riparian cover. It is estimated to be only 40% indigenous and highly impacted by edge effects.* *k.n/a* l. TABLES 21 & 22.Additionality through diversity and density. A greater diversity of indigenous flora species is proposed to include higher value canopy species in comparison to kānuka/ exotic dominance currently – taraire as predicted dominant WF9 kahikatea; kōwhai; kohekohe; rewarewa; karaka pūriri .Planting will be at an increased density to that as current which is impacted by edge effects and weed presence Planting of indigenous canopy species will restore WF9 pattern & coastal character .Weed density will be removed dominance as current.

		m. outside the scope of this report p. density of riparian cover and regeneration of species enables resilience to weather events. g. Active restoration supported by pest and weed control will provide heightened biodiversity to restore pattern of WF9 & coastal elements formalised pest and weed requirement. Ecosystem services include provisioning; biodiversity; riparian/ water quality protection; nutrient cycling with a more diverse litter and root diversity/ density/ and heightening the amenity value and sense of place in the near coastal environment with recognisable appropriate canopy species Landscape permeability value for low or ground dwelling fauna will be retained allowing natural dispersal across the wider extent of local cover and within potential meta populations. • increase the ability of the site to accommodate the stormwater dispersal to ground protective of the wetland/creek • visual definition of the protected areas to future owners to prevent future clearance. • Increase site seed sources for natural regeneration • Increased diversity & territorial economics for fauna over the current early successional state e.g. berries; nectar • removal of alleopathic hakea which prevents regeneration

Comment on IB-R34

RULE IB—R34 INDIGENOUS VEGETATION CLEARANCE AND ANY ASSOCIATED LAND DISTURBANCE (ALL ZONES)	PROPOSAL
ACTIVITY STATUS:PERMITTED **WHERE:** **PER -1** 1. ~~A report has been obtained from a suitably qualified and experienced ecologist confirming that the indigenous vegetation does not meet the criteria for a Significant Natural Area and it is submitted to Council 14 days in advance of the clearance being undertaken; and~~ It does not occur in a remnant forest; and 2. It does not exceed the following amounts per site over a calendar year 5-year period: i. Māori Purpose zone and Treaty Settlement Land Overlay – 1,500m^2; ii. Rural Production zone, and Horticulture zone, Māori Purpose zone and Treaty Settlement Land Overlay — 5,000m^2 if not in a remnant forest, otherwise 500m^2 in a remnant forest; or iii. Rural Lifestyle Zone (250m^2); or iv. All other zones — 5100m^2. ~~**PER 2**~~ ~~1. A report has not been obtained from a suitably qualified and experienced ecologist confirming that the indigenous vegetation does not meet the criteria for a Significant Natural Area and a report has not been submitted to Council 14 days in advance of the clearance being undertaken; and~~ ~~2. It does not exceed 100m² per site in any calendar year~~	The overall area of the clearance area is estimated from aerial photography and walk though as heavily weed infested including by canopy exotic woody species gum; wattle and hakea comprising only approx. 40% indigenous cover. It is located in the most practicable area to minimise fragmentation adjacent Kurapari Rd and avoid high value site vegetation including headwater creeks; natural inland wetland; broadleaved & mamaku dominance riparian cover and gumland. It does not comprise remnant forest, rather scrub including some recently regenerated from clearance (2022).

NORTHLAND REGIONAL PLAN[62]

Regard must be had to all the relevant objectives and policies in this Plan when considering an application for a resource consent.

The site has been considered in regard to Northland Regional Policy Statement Appendix 5 (2018) in order to evaluate potential impact of the proposal. Appendix 5 criteria encompass those in **District Plan Methods 12.2.5.6** for evaluating significance. Consideration has also been given to further Northland focused recommendations for significance evaluation[63].

Throughout the impact assessment process consideration is given to ***D.2.18 Managing Adverse Effects on Indigenous biodiversity***

D.2.18 MANAGING ADVERSE EFFECTS ON INDIGENOUS BIODIVERSITY	
POLICY	*PROPOSAL*
Manage the adverse effects of activities on indigenous biodiversity by:	
1) in the coastal environment: *A) avoiding adverse effects on:* *i. indigenous taxa that are listed as Threatened or At Risk in the New Zealand Threat Classification System lists, and* *ii. the values and characteristics of areas of indigenous vegetation and habitats of indigenous fauna that are assessed as significant using the assessment criteria in Appendix 5 of the Regional Policy Statement, and* *iii. areas set aside for full or partial protection of indigenous biodiversity under other legislation, and* *B) avoiding significant adverse effects and avoiding, remedying or mitigating other adverse effects on:* *i. areas of predominantly indigenous vegetation, and* *ii. habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes, and* *iii. indigenous ecosystems and habitats that are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, intertidal zones, rocky reef systems, eelgrass, northern wet heathlands, coastal and headwater streams, spawning and nursery areas and saltmarsh, and*	*1) A(i).Fauna management will be instigated to ensure no adverse effect of physical harm on potential individuals with Threat status in the clearance area i.e herptofauna. Preclearance check with kiwidog/ certified handler will also be made. Relocation within the wider Lot protected by pest management and enhanced with wider diversity species is not considered an adverse effect. The site is positioned at most practicable furthest distance from HIGH value aspects – wetland; riparian area; gumland; based on ecological; landscape and geotech parameters. Exterior lighting is not to include high blue or white spectrum LED for nocturnal fauna and pelargic birds .No further taxa with Threat status are considered to be compromised by the clearance or occupation. Enhanced density of offset planting will reduce diffuse runoff and compliment the stormwater controls* *(ii). As part of a wider ecological unit the clearance area has values including connectivity; size; habitat and representativeness; physical and functional buffering to the aquatic environment as riparian vegetation e.g. erosion and hydrological control as per RPS (2018) Appendix 5. An increase in density and diversity of remnant vegetation in conjunction with stormwater control allows these values to be maintained for the immediate area resulting in no residual adverse effect.* *(iii) The Rangitane Shrublands PNA has been recognised onsite and HIGH values & elements avoided B(i) an offset is proposed to provide a net gain and additionality over the current status* *(ii) Stormwater control will ensure no significant habitat in the CMA is compromised for example will not be compromised* *(iii) These site elements are avoided i.e. gumland; wetland; headwaters*
2) outside the coastal environment: A) avoiding, remedying or mitigating adverse effects so they are no more than minor on: i. indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists, and ii. areas of indigenous vegetation and habitats of indigenous fauna, that are significant using the assessment criteria in Appendix 5 of the Regional Policy Statement, and	*The clearance area has been designated to avoid high values outside of the coastal environment including further fauna; gumland; mamaku and broadleaved gully vegetation; headwaters*

[62] Northland Regional Plan August 2023

[63] Wildlands (2019) Guidelines for the application of ecological significance criteria for indigenous vegetation and habitats of indigenous fauna in the Northland region.

iii. areas set aside for full or partial protection of indigenous biodiversity under other legislation, and B) avoiding, remedying or mitigating adverse effects so they are not significant on: i. areas of predominantly indigenous vegetation, and ii. habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes, and iii. indigenous ecosystems and habitats that are particularly vulnerable to modification, including wetlands, wet heathlands, headwater streams, spawning and nursery areas, and	
3) recognising areas of significant indigenous vegetation and significant habitats of indigenous fauna include: *a) Significant Ecological Areas, and* *b) Significant Bird Areas, and* *c) Significant Marine Mammal and Seabird Areas, and*	*Significant bird and mammal areas on the adjacent coast are not considered at risk from the proposal which is distanced from the shoreline. No colony trees or nests habitat the ZOI.* *Protection of site hydrological avoids effects on CMA* *Lighting with exterior white or blue spectrum LEDs is to be avoided*
4) recognising damage, disturbance or loss to the following as being potential adverse effects: *a) connections between areas of indigenous biodiversity, and* *b) the life supporting capacity of the area of indigenous biodiversity, and* *c) flora and fauna that are supported by the area of indigenous biodiversity, and* *d) natural processes or systems that contribute to the area of indigenous biodiversity, and*	*a. Connections are not considered compromised. Location adjacent road minimised fragmentation. Vegetation will be maintained and enhanced by the offset.* *B; c; d. The life supporting capacity of the area will be improved in terms of diversity and density heightening ecosystem process such as nutrient cycling, regeneration, food provision and shelter.* *Fauna survey and salvage as standard if appropriate* *Maintenance of riparian buffer protective of hydrological contribution*
5) assessing the potential adverse effects of the activity on identified values of indigenous biodiversity,including by: *a) taking a system-wide approach to large areas of indigenous biodiversity such as whole estuaries or widespread bird and marine mammal habitats, recognising that the scale of the effect of an activity is proportional to the size and sensitivity of the area of indigenous biodiversity, and* *b) recognising that existing activities may be having existing acceptable effects, and* *c) recognising that minor or transitory effects may not be an adverse effect, and* *d) recognising that where effects may be irreversible, then they are likely to be more than minor, and* *e) recognising that there may be more than minor cumulative effects from minor or transitory effects, and*	*The proposal considered the site as part of the wider Rangitane Shrubland PNA values . Offset grossly will provoke enhancement and formal management of the sites overall ecological functionality through weed and pest management. Recommendation of hooded and no outdoor blue/ bright white LED lighting is in respect to sea birds in the wider area* *Sensitive gumland and riparian elements have been avoided*
6) recognising that appropriate methods of avoiding, remedying or mitigating adverse effects may include: *a) careful design, scale and location proposed in relation to areas of indigenous biodiversity, and* *b) maintaining and enhancing connections within and between areas of indigenous biodiversity, and* *c) considering the minimisation of effects during sensitive times such as indigenous freshwater fish spawning and migration periods, and* *d) providing adequate setbacks, screening or buffers where there is the likelihood of damage and disturbance to areas of indigenous biodiversity from adjacent use and development, and* *e) maintaining the continuity of natural processes and systems contributing to the integrity of ecological areas, and* *f) the development of ecological management and restoration plans, and*	*a. The clearance area is designated to poorer quality character adjacent the road with lesser significance, as habitat rather than vegetation values to avoid fragmentation. Light effects on seabird orientation in the adjacent CMA is addressed through suggested restrictions on utilisation of bright white/ blue light in outdoor lighting. Riparian buffer is to tbe retained* *b.Weed control, formal pest control, & planting will enhance site wide habitat and corridor function of remaining vegetation including reduction of open areas and canopy gaps* *c. n/a riparian buffer to be maintained; silt control* *d.Extensive planting as to bolster buffering is proposed and the focus area is set back from the wetland & creek. Gumland and riparian gully vegetation of higher value is outside ZOI e. e)Heightened biodiversity and density heighten ecosystem services e.g. nutrient cycling* *f. Formal pest and weed control will be instigated*
7) recognising that significant residual adverse effects on biodiversity values can be offset or compensated: *a) in accordance with the Regional Policy Statement for Northland Policy 4.4.1, and43* *b) after consideration of the methods in (6) above, and*	*Offsetting has been designed -* *NO NET LOSS,* *NET GAIN (ADDITIONALITY) on area; species composition; density and functionality i.e to protect water quality through bolstered buffer in turn heightening ecosystem function e.g. nutrient cycling; regeneration; food provision for resident species*
8) recognising the benefits of activities on biodiversity values that: *a) restore, protect or enhance ecosystems, habitats and processes, ecological corridors and indigenous biodiversity, and* *b) improve the public use, value or understanding of ecosystems, habitats and indigenous biodiversity.*	*The offset proposal encompasses aspects of restoration through planting area and species selection, enhancing corridor and bolstering ecosystem biodiversity and functionality* *Viewers from the road will benefit from increased density of recognisable iconic coastal canopy species overtime and the concomitant heightened ecosystem function/services (e.g. bird habitat) contributing to wellness and sense of place*

NEW ZEALAND COASTAL POLICY STATEMENT (2010)

The proposal shows fidelity with primary objectives of the NZCPS to achieve sustainable management of the natural and physical resources of the coastal environment in regard to the development.

Policies relating to the ecological context of the development have been considered throughout the scope of design

OBJECTIVES	
OUTCOME	***PROPOSAL***
OBJECTIVE 1*:To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:* *maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature;* *protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and* *maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.*	*The introduction of a more diverse, denser and WF9 /WF4 emphasis will enhance the ecosystem services of the area beyond the current status which include biological processes such as diffuse runoff interception; varied litter deposition and nutrient cycling; provide seed source and attract frugivores for natural regeneration of currently absent canopy species extending beyond site boundaries.* *Increased density of cover will compliment engineered stormwater controls to the CMA*
OBJECTIVE 2: *To preserve the natural character of the coastal environment and protect natural features and landscape values through:* *recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;* *identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and* *encouraging restoration of the coastal environment.*	*The ecological strand of the design will enhance the natural character elements given for the local units through emphasis on coastal character of vegetation currently lacking and heavily impacted by weeds . Offset revegetation composition has been proposed to have a combined coastal influence e.g. pōhutukawa; karaka; pūriri enhancing resultant natural character , Protection and restoration are underlying motifs of the proposal* *The house location is removed from high value site elements to the extent practicable*

POLICIES	
POLICY	***PROPOSAL***
POLICY 1: EXTENT AND CHARACTERISTICS OF THE COASTAL ENVIRONMENT *(1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.* *(2) Recognise that the coastal environment includes:* *(a) the coastal marine area;* *(b) islands within the coastal marine area;* *(c) areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;* *(d) areas at risk from coastal hazards;* *(e) coastal vegetation and the habitat of indigenous coastal species including migratory birds;* *(f) elements and features that contribute to the natural character, landscape, visual qualities or amenity values;* *(g) items of cultural and historic heritage in the coastal marine area or on the coast;* *(h) inter-related coastal marine and terrestrial systems, including the intertidal zone; and* *(i) physical resources and built facilities, including infrastructure, that have modified the coastal environment.*	*The immediate area of the Lot has a reduced expression of any coastal association, restrained by modification to remnant mature broadleaves in the riparian gully .* *The site is connected to the CMA by the creek, and avoidance of potential effects has been prioritised* *There are no colony roost trees/ seabird burrowed ecosystem on site .* *Planting higher diversity/ density into the adjacent Lot slope will protect from legacy effects of soil erosion and diffuse stormwater, while development aspects will be controlled through stormwater and engineering design to ensure there is no smouthering of wetland; creek or sediment to the CMA* *No high white/ blue spectrum LEDS are to be used in outdoor amenity lighting to avoid effects on pelargic and nocturnal birds that may intermittently utilise the foreshore or pass in flight.*
POLICY 3: PRECAUTIONARY APPROACH (1) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse. (2) In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that: (a) avoidable social and economic loss and harm to communities does not occur; (b) natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and (c) the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations.	(1) Fauna survey as precautionary prior to clearance. (2)Density of planting and diversity, provide functional coastal habitat and that is resilient to loss of any species or cohort of species e.g. aging uniform kānuka cohort from pre 1950s impacted severely by weeds Management will heighten social ecosystem services for future residents and road users such a sense of place through more pronounced coastal canopy species selection (WF9 & 4), protection of fauna and green infrastructure
POLICY 4: INTEGRATION *Provide for the integrated management of natural and physical resources in the coastal environment, and activities that affect the coastal environment. This requires:* *(a) co-ordinated management or control of activities within the coastal environment, and which could cross administrative boundaries, particularly:* *(i) the local authority boundary between the coastal marine area and land;* *(ii) local authority boundaries within the coastal environment, both within the coastal marine area and on land; and* *(iii) where hapū or iwi boundaries or rohe cross local authority boundaries;* *(b) working collaboratively with other bodies and agencies with responsibilities and functions relevant to resource management, such as where land or waters are held or managed for conservation purposes; and* *(c) particular consideration of situations where:* *(i) subdivision, use, or development and its effects above or below the line of mean high water springs will require, or is likely to result in, associated use or development that crosses the line of mean high water springs; or* *(ii) public use and enjoyment of public space in the coastal environment is affected, or is likely to be affected; or* *(iii) development or land management practices may be affected by physical changes to the coastal environment or potential inundation from coastal hazards, including as a result of climate change; or* *(iv) land use activities affect, or are likely to affect, water quality in the coastal environment and marine ecosystems through increasing sedimentation; or* *(v) significant adverse cumulative effects are occurring, or can be anticipated.*	*The management including revegetation, pest and weed control is to be implemented as per an integrated Offset Management Plan* *c. i. no development in the CMA is required* *ii. the coastal character viewable from the road will be heightened by the planting* *III. as before Policy 3* *iv. to be controlled by stormwater and engineering design; retention and enhancement of buffer and avoidance through location setback* *v. Legacy effects on vegetation will be remedied by infill of diverse coastal species*

POLICY 11: INDIGENOUS BIOLOGICAL DIVERSITY (BIODIVERSITY) *To protect indigenous biological diversity in the coastal environment:* *(a) avoid adverse effects of activities on:* *(i) indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists;* *(ii) taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;* *(iii) indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;* *(iv) habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;* *(v) areas containing nationally significant examples of indigenous community types; and* *(vi) areas set aside for full or partial protection of indigenous biological diversity under other legislation; and* *(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:* *(i) areas of predominantly indigenous vegetation in the coastal environment;* *(ii) habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;* *(iii) indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;* *(iv) habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes;* *(v) habitats, including areas and routes, important to migratory species; and* *(vi) ecological corridors, and areas important for linking or maintaining biological values identified under this policy.*	Within the coastal environment of the Lot significant elements include the wetland and headwater creeks& fauna with threat status. These have been avoided in the design which locates the clearance and occupation outside of a buffer of the hydrology in poor quality impacted vegetation Fauna survey will be undertaken prior to clearance with management as necessary . The clearance area does not represent irreplaceable habitat for any fauna species, including those with threat status. The clearance area is not considered to impact connectivity of the site or landscape scale Rangitane Shrubland PNA
POLICY 14 RESTORATION OF NATURAL CHARACTER *Promote restoration or rehabilitation of the natural character of the coastal environment, including by :* *(a) identifying areas and opportunities for restoration or rehabilitation;* *(b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;* *(c) where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:* *(i) restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or* *(ii) encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or* *(iii) creating or enhancing habitat for indigenous species; or* *(iv) rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or* *(v) restoring and protecting riparian and intertidal margins; or* *(vi) reducing or eliminating discharges of contaminants; or* *(vii) removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or* *(viii) restoring cultural landscape features; or* *(ix) redesign of structures that interfere with ecosystem processes; or* *(x) decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.*	*Opportunity for gross improvement in coastal character and resilience identified throughout the EcIA process and encompassed in the Offset design to ensure functionality of wider habitat and ecosystem processes.* *Approaches will include C(i) – (vi) as appropriate* *Reduction of weeds as seed source e.g. wattle will have benefit to offsite HNC*
POLICY 21 :ENHANCEMENT OF WATER QUALITY *Where the quality of water in the coastal environment has deteriorated so that it is having a significant adverse effect on ecosystems, natural habitats, or water based recreational activities, or is restricting existing uses, such as aquaculture, shellfish gathering, and cultural activities, give priority to improving that quality by:* *(a) identifying such areas of coastal water and water bodies and including them in plans;* *(b) including provisions in plans to address improving water quality in the areas identified above;* *(c) where practicable, restoring water quality to at least a state that can support such activities and ecosystems and natural habitats;* *(d) requiring that stock are excluded from the coastal marine area, adjoining intertidal areas and other water bodies and riparian margins in the coastal environment, within a prescribed time frame; and* *(e) engaging with tangata whenua to identify areas of coastal waters where they have particular interest, for example in cultural sites, wāhi tapu, other taonga, and values such as*	*Unmapped creek extent and natural inland have been identified. Retention and bolstering of buffer will address address development potential effects with Stormwater and earthworks controls outside the scope of this report*

mauri, and remedying, or, where remediation is not practicable, mitigating adverse effects on these areas and values.	
POLICY 22 SEDIMENTATION (1) Assess and monitor sedimentation levels and impacts on the coastal environment. (2) Require that subdivision, use, or development will not result in a significant increase in sedimentation in the coastal marine area, or other coastal water. (3) Control the impacts of vegetation removal on sedimentation including the impacts of harvesting plantation forestry. (4) Reduce sediment loadings in runoff and in stormwater systems through controls on land use activities.	Potential point source sedimentation & stormwater development will be addressed in stormwater design Retention of riparian buffer and Increased density / diversityvegetation with varied root structure will decrease risk from diffuse run off from slope
POLICY 26 NATURAL DEFENCES AGAINST COASTAL HAZARDS **(**1) Provide where appropriate for the protection, restoration or enhancement of natural defences that protect coastal land uses, or sites of significant biodiversity, cultural or historic heritage or geological value, from coastal hazards. (2) Recognise that such natural defences include beaches, estuaries, wetlands, intertidal areas, coastal vegetation, dunes and barrier islands.	Infill revegetation and protection of riparian slope is a key theme of the proposal to enhance functionality to intercept and control precipitation and surface/ groundwater as natural defence .

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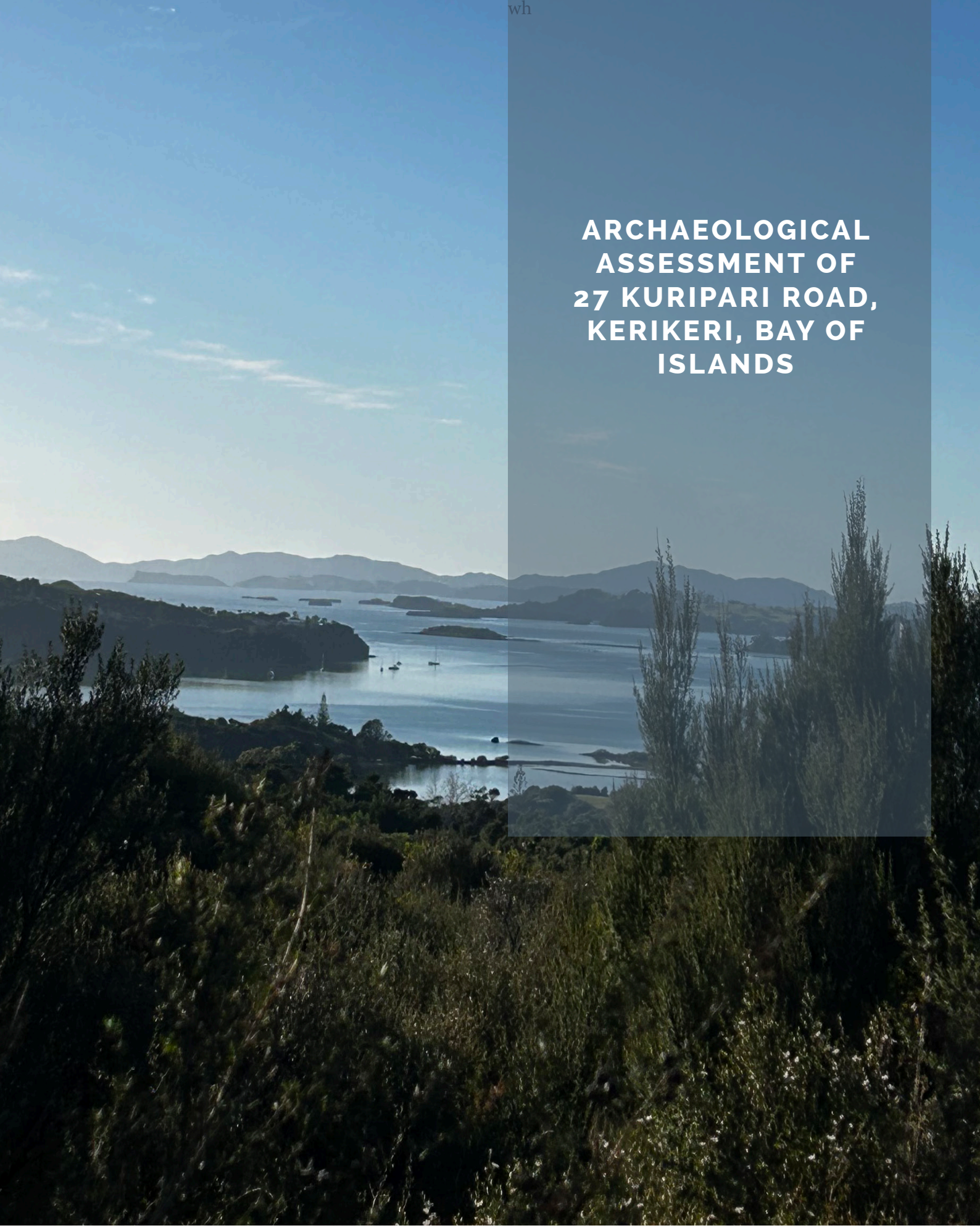

ARCHAEOLOGICAL ASSESSMENT OF 27 KURIPARI ROAD, KERIKERI, BAY OF ISLANDS

HORIZON ARCHAEOLOGY

ARCHAEOLOGICAL ASSESSMENT OF 27 KURIPARI ROAD, KERIKERI, BAY OF ISLANDS

Date: 20 May 2025

Prepared for: Christoph Hoessly

Prepared by: Dr Andy Brown
Horizon Archaeology Ltd

HORIZON ARCHAEOLOGY

Contents

1. Introduction

Christoph Hoessly and family are in the process of selling their property at 27 Kurapari Road (Lot 3 DP 415575), Kerikeri, Far North District (Figure 1 and 2). The block has been retained a mixture of

native and exotic trees and shrubs and does not contain an existing dwelling, but as part of the sale process Mr Hoessly is investigating options to develop potential house sites on the property. The block is close to the coast and in a rich archaeological landscape. As such, Horizon Archaeology Ltd was commissioned to carry out a desk-based review and field survey of the property to identify any recorded and previously unrecorded archaeological sites for the purpose of informing the planning and development process.

This report is concerned with physical evidence of past human activity; advice about Māori cultural values should be sought from tangata whenua.

Figure 1 – Location of the project area on Kurapari Road, northeast of Kerikeri, Northland (Source: LINZ).

Figure 2 – The boundary of the Hoessly property (LINZ).

2. Statutory Requirements

Heritage New Zealand administers the *Heritage New Zealand Pouhere Taonga Act* 2014. The Act makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. Any work that may affect an archaeological site requires an authority from Heritage New Zealand before commencement.

This process applies regardless of whether the land on which the site is located is designated, or the activity is permitted under the District or Regional Plan or a resource or building consent has been granted. The Act provides for substantial penalties for unauthorised destruction or modification. An archaeological site is defined in the *Heritage New Zealand Pouhere Taonga Act* 2014 as any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods. The archaeological authority process applies to all sites that fit the legal definition, regardless of whether:

- The site is recorded in the NZ Archaeological Association Site Recording Scheme or recorded on the New Zealand Heritage List
- The site is not recorded and only becomes obvious because of ground disturbance
- The activity is permitted under a district or regional plan, or a resource or building consent has been granted.

An archaeological authority is required for any work that may affect any sites identified within the project area. Authorities can be applied for under a general authority, in respect to a particular site or sites, or for all sites that may be present within a specific area.

The Resource Management Act 1991 requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the wellbeing of today's communities while safeguarding the options of future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance. Where resource consent is required for any activity, the assessment of effects is required to address historic heritage.

Historic heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities. Historic heritage includes:

- Historic sites, structures, places, and areas
- Archaeological sites
- Sites of significance to Māori, including wāhi tapū
- Surroundings associated with the natural and physical resources (RMA section 2).

The primary means by which councils meet the requirements of the RMA is via Regional, District or City Plans. Plans may include inventories of heritage items, rules, and incentives for the protection of heritage.

The Burial and Cremation Act (1964) and Coroners Act (2006) govern the protocols associated with the discovery and exhumation of human remains.

The Protected Objects Act (1975) is administered by the Ministry for Culture and Heritage and regulates the sale, trade and ownership of taonga tūturu.

3. Methodology and Limitations

This archaeological review involved analysis of ArchSite (New Zealand Archaeological Association Archaeological Site Recording Scheme) to understand site distribution in the project area and the potential location of unrecorded sites. High-quality modern aerial photographs (LINZ) and historical aerials (Retrolens) together with historical maps (Quickmap) and LiDAR data were examined to identify the extent of known sites and to determine the risk of encountering unrecorded archaeological features during works. Relevant previous archaeological reports and other documentary sources were also consulted.

The results of the desk-based assessment were followed up by an archaeological survey conducted on the 20th of May 2025 by Dr Andy Brown (Horizon Archaeology Ltd). Full access to the property was granted, although the vegetation did obscure survey in some areas.

No detailed plans for houses, accessways or service trenches has been developed. This assessment is based on 3 indicative house site locations supplied to the author. To ensure these areas were appropriately assessed, a centroid GPS point for each area was loaded into a GPS and a 50m buffer around each point was surveyed intensively (Figure 3).

Figure 3 – Indicative house site locations with buffer zones indicating areas that were intensively surveyed (locations based on map supplied by C. Hoessly).

4. Archaeological and Historical Context

The project area is adjacent to the Kerikeri Inlet, which forms part of the northwestern Bay of Islands. The vast majority of sites in this area relate to pre-European Māori occupation, although a cluster of European sites are concentrated around Kerikeri (Figure 4).

The most common archaeological site type near the subject property are midden on the coastal margins. Pits and terraces are also present on areas of high ground, near where crops may have been grown. Several large pā are also present, particularly on prominent high-ground, such as Pakewhau and Tareha pā, east of the project area near the meeting of Kerikeri and Te Puna Inlets.

The nearest recorded archaeological site is located on the Rangitane ridgeline. P05/18 was originally recorded as 'Rangitane pā' on an early geological map of the area, the designation of the site as a pā was carried over to the earliest archaeological recording in 1979. Since that time the area to the northwest of the subject property has had a considerable amount of archaeological attention associated with cellular towers, residential development and forestry (e.g., Phillips 2005; Coster 2024, Callaghan and Johnson 2019). Various archaeological surveys have determined the site was an 'open' terrace site, rather than a defended pā. Phillips' (2005) excavations identified highly disturbed Māori occupation dating to the late 17th century.

The subject property was originally part of the Waitete Block, which was purchased by James Shepherd in 1837 (Figure 5). Shepherd claimed a 400 acres for the block but was awarded 343 when the Aroha block was excluded from the award (Stirling and Towers 2007). The block was sold to Shepherd by Tirarau, but both Hikuwai Tango (who resided at Pakewhau) and Wiremu Hau

claimed unextinguished interests in the block. Both men sought hearings about these interests and their perception that Shepherd was claiming much more land than had been originally outlined. Shepherd's original survey of his claim took in around 400 acres, the boundaries were arrived at through discussion with local Māori. In 1860, at an Auckland sitting of the Court (i.e., away from local scrutiny) Shepherd presented a survey completed in the years prior (Figure 5), which observed the boundaries as he saw them. The result was a claim nearly three times the size of the original claim (1,187 acres; Stirling and Towers 2007). Shepherd's extended sense of his claim's boundaries drove conflict with the Crown over his perception that the nearby Hikuwai Crown purchase, which abutted Waitete to the north (see Figure 5), encroached on his land. Shepherd's claim was eventually acquired by the crown.

By the late nineteenth century and into the early twentieth century gum digging became a key economic activity in Northland. Following the passing of the Kauri Gum Industry Act (1898) gum digging reserves were formed including the Rangitane Kauri Gum Reserve immediately north of the subject property (Figure 7). The subject property was surveyed and sold into private ownership from around 1905 (Figure 8).

Figure 4 – Archaeological site distribution in the Kerikeri Inlet. Red filled polygons represent Māori sites, yellow polygons are European sites, red outline shows subject property (Source, ArchSite).

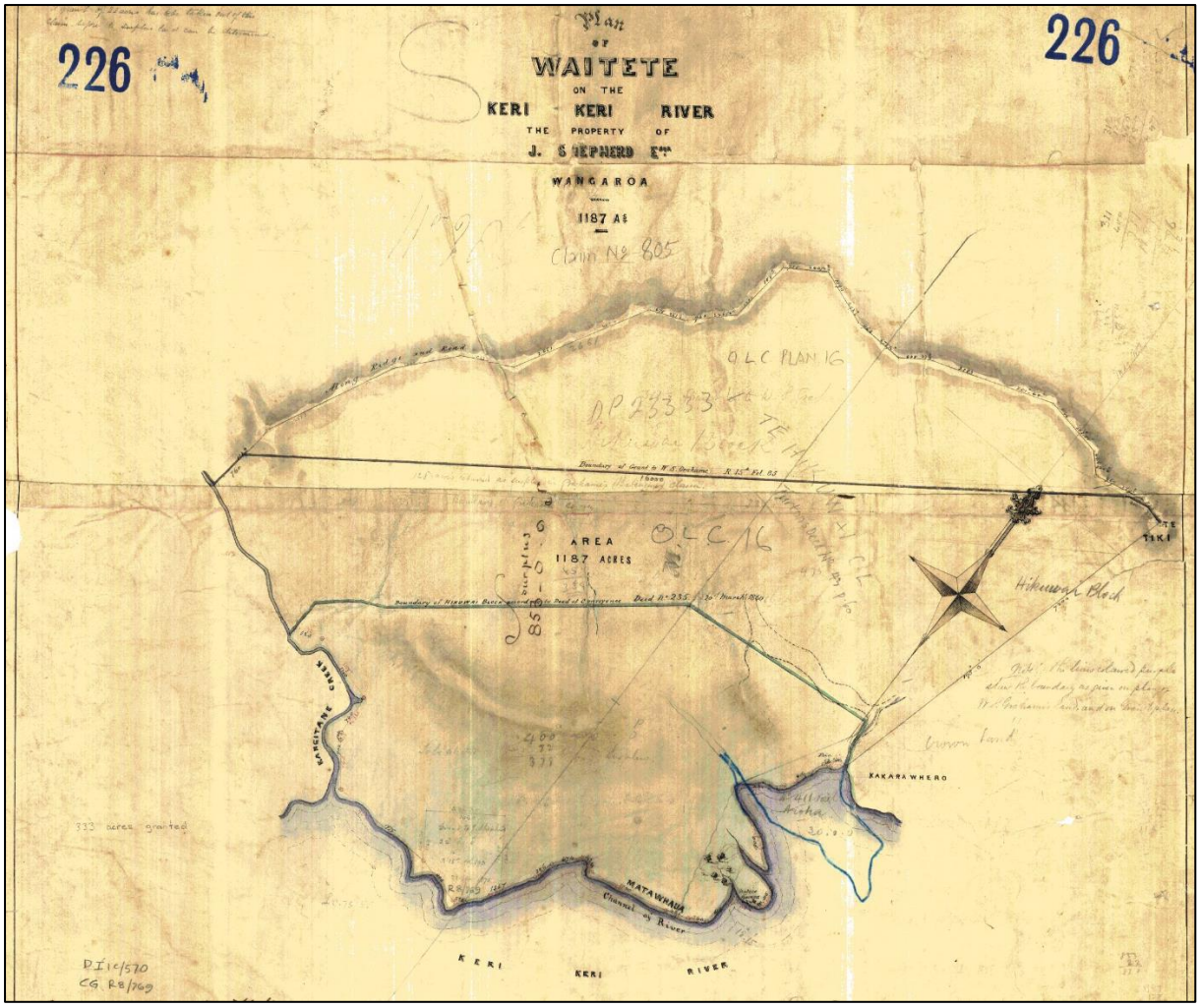

Figure 5 – Old Land Claim 226 (1858), showing the enlarged area of Waitete claimed by James Shepherd (Premise).

TRANSLATION.

1837.
21 April.

HEAR all men this book. Tirarau has made over to James Shepherd, Missionary his place called Waitete to be the property of James Shepherd, for him and his heirs for ever; the said place and all things growing on the said place.

WAITETE.
James Shepherd.
[400 acres.]

The boundaries of the said place are these. On the West Rangitane, following the river to the road to Mangonui: on the North the Mangonui road, following the ridge till within sight of Mangonui following the road to the Tiki: on the East, proceeding from the Tiki, descending to Kakarawero and thence to the Kerikeri river: on the South Kakarawero, following the beach to Waitete, thence to Pirikawau, following the river to Rangitane. And the payment for the said place now made over by Tirarau to James Shepherd, Missionary, are these here written: 5 Blankets, 5 Hoes, 3 Iron pots, 5 Axes, 1 Adze, 5 Plane irons, 6 Combs, 1 piece of Print, 100 fish hooks, 6 scizzors, 10 Half crowns 200 figs Tobacco.

Receipt.

And because the place now made over by Tirarau to James Shepherd is to be for him and his children for ever, therefore we write our names and our marks on the 21st day of April in the year of our Lord Jesus Christ 1837.

[Witnesses.] [Signatures.]

We have received 2 Blankets 2 Spades 1 Hoe 1 Iron pot 2 axes 2 lbs. Tobacco of Mr. Shepherd Missionary at Kerikeri for the place made over by Tirarau to Mr. Shepherd, the names of which place are Rangitane, Waitete, Aroha, Kakarawero, the Tiki, following the road round to Rangitane.

Wakarua's receipt.

[Witnesses.] [Signatures.]

A True Transcript of Certified Copy of Original Deed and Translation.
H. HANSON TURTON.

No. 333c.
O.L.C.

Wellington, 23rd July, 1879.

Figure 6 – Details of the initial purchase of the block (Turton 1886).

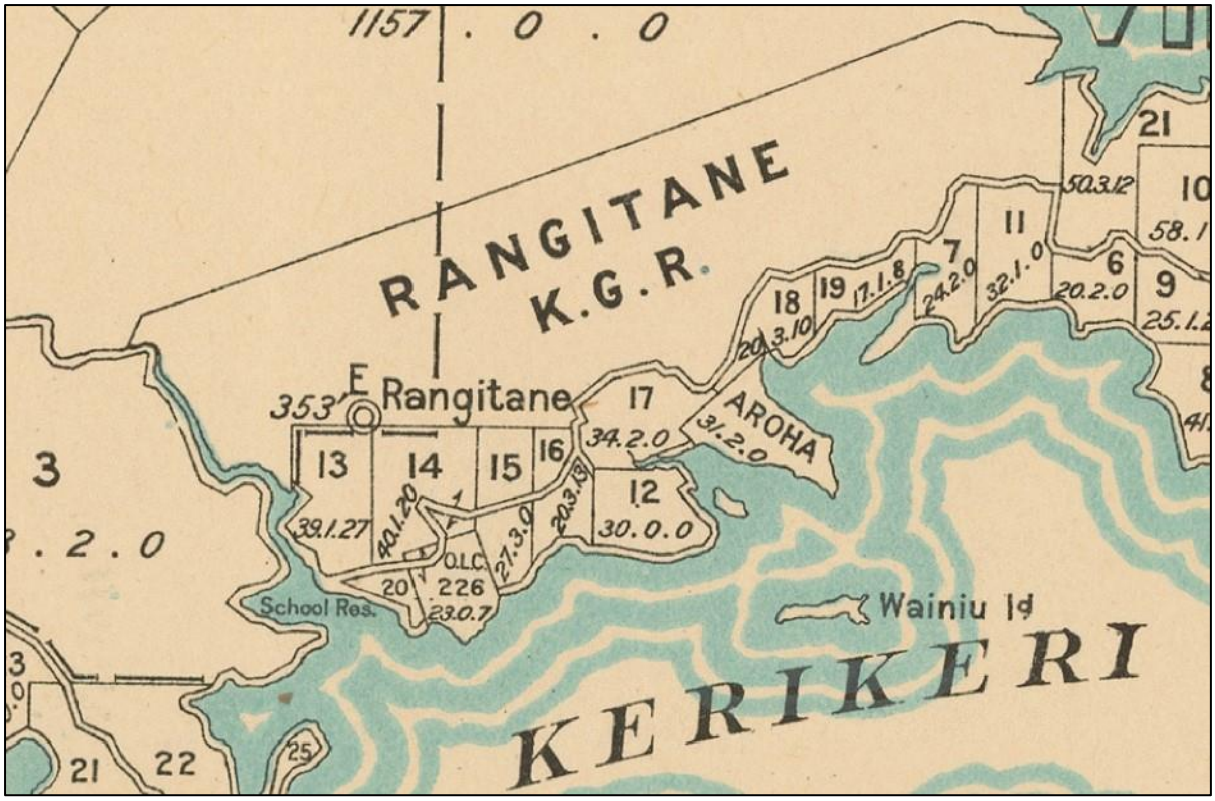

Figure 7 – A survey district map showing the subject property (Lot 14) immediately to the south of the Rangitane Kauri Gum Reserve.

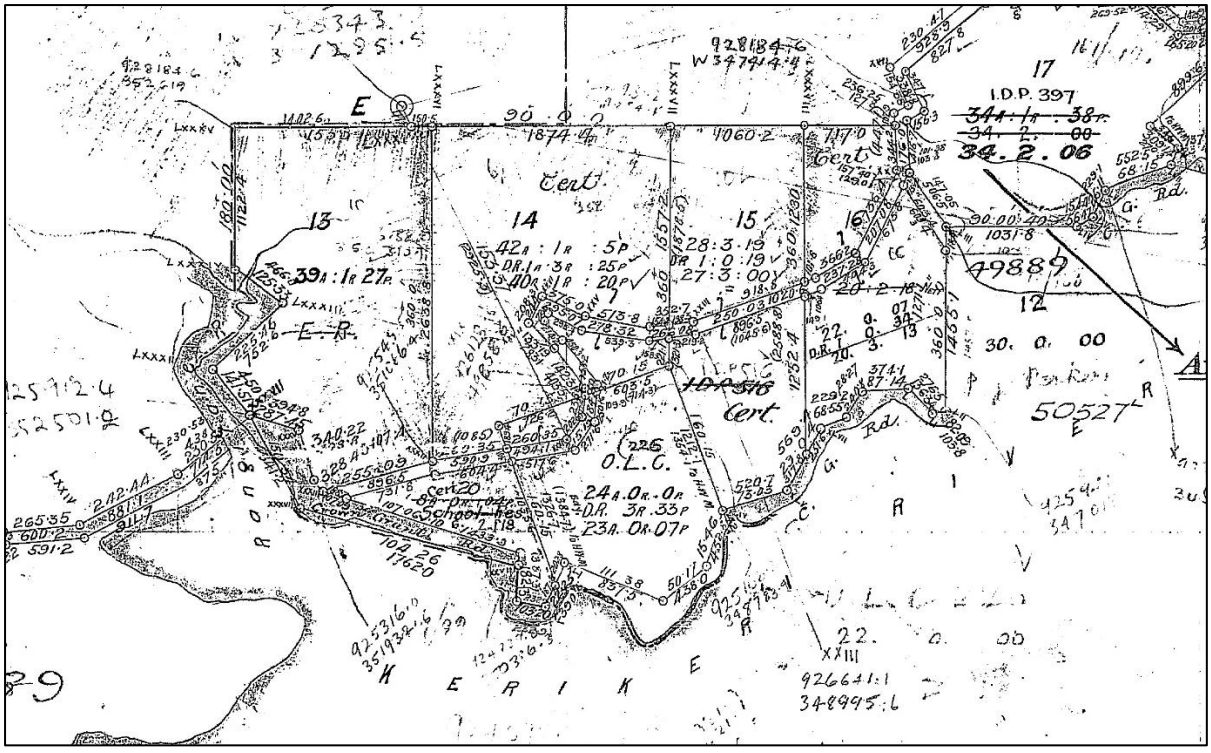

Figure 8 – SO 13649 (1905) showing the subject property (Lot 14) and nearby blocks (Premise).

5. Results – Desk Based Review

Review of the New Zealand Archaeological Association site recording scheme (via the online platform ArchSite) identified a single site on the property (Figure 9). This site relates to Māori occupation of the Rangitane ridgeline, which overlaps at its eastern extent with the subject property. However, a review of various site plans (e.g., Figure 10) shows that no recorded features are currently recorded in the Hoessly property, and the recorded site extent is the result of previously inaccurate methods of recorded polygons in ArchSite.

The review of modern and historical aerial photographs showed no evidence of previously unrecorded sites. Historical aerials show that the property has been retained largely in scrub and vegetation from the 1950s with limited development.

LiDAR-derived models and historical survey plans did not show any evidence of archaeological features or deposits on the property.

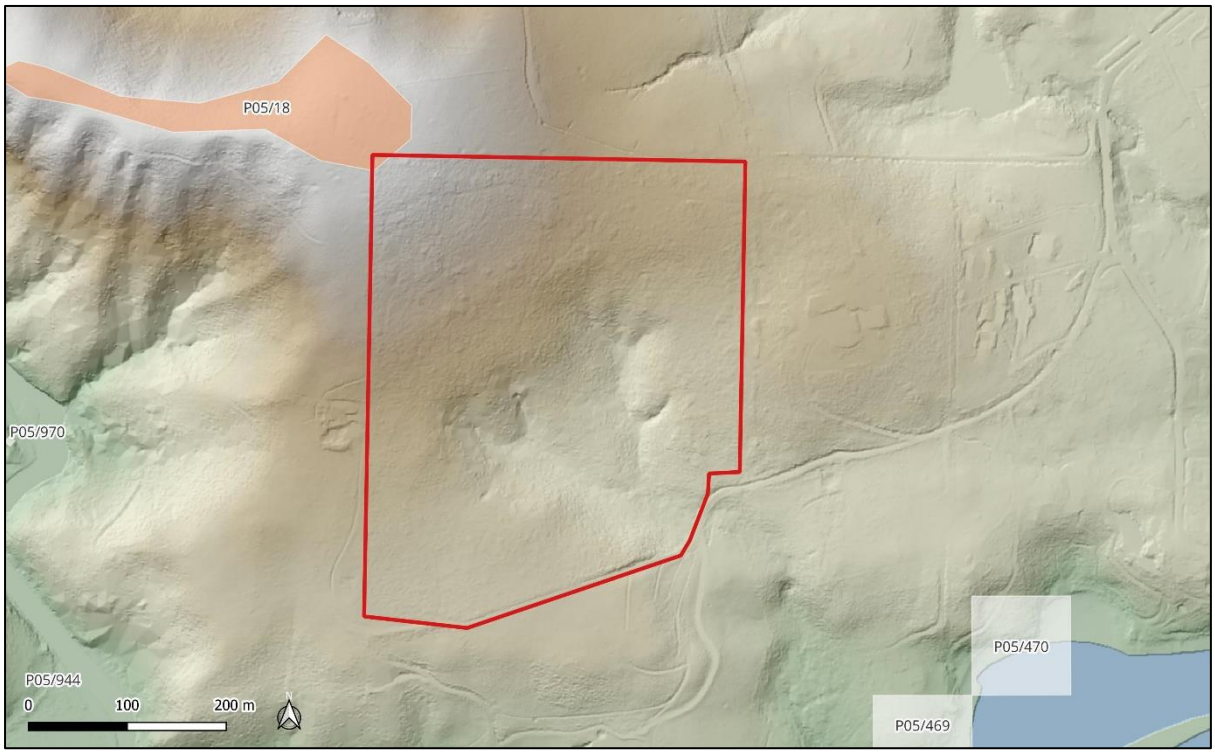

***Figure 9** – Recorded archaeological sites near the subject property (red polygon). The extent of P05/18 overlaps very slightly with the property (ArchSite).*

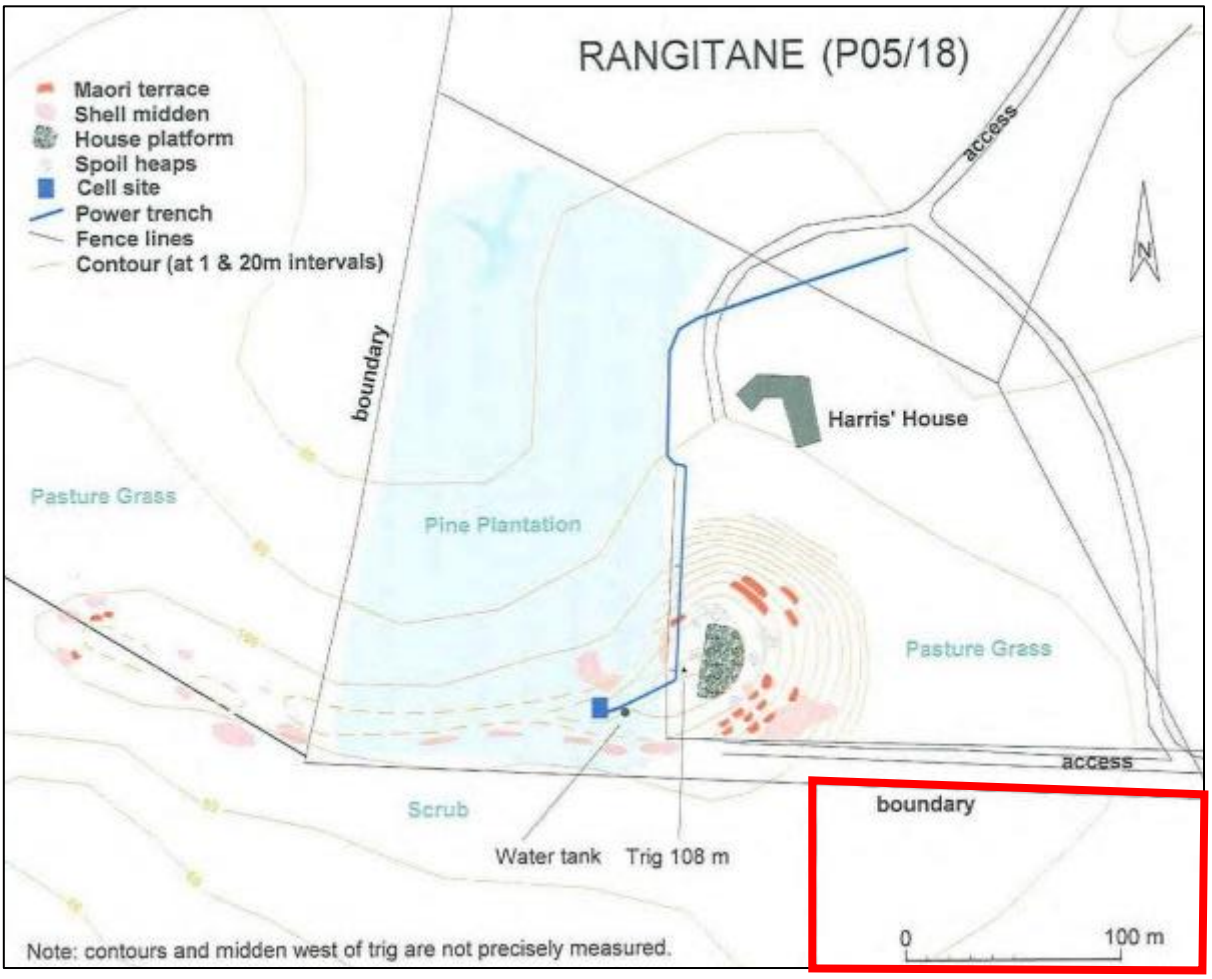

Figure 10 – Phillips' (2005) site plan showing the visible extent of features in relation to the subject property (red polygon).

6. Results – Field Survey

Archaeological survey was undertaken on the 20th of May 2025. The block is vegetated, and ground visibility was poor in some areas. The survey consisted of a walkover of the property, with targeted inspection of areas near P05/18 (NW corner of the property) and the proposed house sites. Probing was carried out across the property with more intensive focus on potential house sites.

Survey of the northwest corner of the property did not identify any features, such as terraces, associated with P05/18. The absence of features is probably due to this section of the property being on sloping ground well below the high ground of Rangitane, where features have previously been recorded.

Survey and probing across the potential house sites and the balance of the property did not identify any archaeological features or deposits.

7. Archaeological value & assessment of effects

7.1 Assessment of archaeological value

Archaeological values relate to the potential of a place to provide evidence of the history of New Zealand (Gumbley 1995). This potential is framed within the existing body of archaeological knowledge, and current research themes and questions relating to understanding New Zealand's past (Walton 2002).

This desktop exercise and field survey have revealed no evidence for archaeological sites within the project area.

7.2 Assessment of effects

Detailed plans are not currently available. However, based on the absence of archaeological sites on the property, the potential effects of any development on the property is regarded as low.

8. Summary and Recommendations

i. Review of the NZAA site recording scheme indicated that a small portion of P05/18 was recorded in the northwest section of the property. Further desk-based research indicated that no previously recorded features were present in the property, the field survey also did not find any previously unrecorded features. The site extent of P05/18 has been amended; therefore, there are no previously recorded archaeological sites on the property.
ii. Based on the desk-based assessment and field survey (including probing) it is considered that the risk of encountering unrecorded archaeological sites during works associated with the construction of dwellings is low and does not warrant the need for a prior archaeological authority from Heritage New Zealand.
iii. However, given the proximity to other sites and poor visibility in parts of the property during survey, a residual risk remains. Therefore, an Archaeological Site Discovery Protocol should be used during all ground disturbances. All staff and contractors should be made aware of the requirements of the protocol, prior to the commencement of any ground disturbance, to ensure that appropriate action is taken in the unlikely event that buried archaeological deposits are encountered.
iv. Although regarded as low, the greatest residual risk associated with earthworks is in the northwest of the property near P05/18. Earthworks in this area should be avoided if possible.
v. Any archaeological features that may be encountered are subject to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. If archaeological material is encountered during ground disturbance, all work in the area of the find must cease and further archaeological advice should be obtained.

9. References

Best, S. 2012. Two Pits on Pahi Peninsula (site Q08/548), Archaeological Excavations at Cloon Evens 493 Pahi Road. Unpublished Report to New Zealand Historic Places Trust.

Callaghan, E., and Johnson, L. 2019. Archaeological Monirtoring of the Two Degrees Mobile Ltd Cellular Facility and Cable Route, 238 Redcliffs Road, Rangitane, Kerikeri, Bay of Islands. HNZPT Authority 2017/795.

Coster, J. Rangitāne P05/18, Kerikeri, Bay of Islands. Final Excavation Report, NZHPT Authority 2002/12.

Gumbley, W. 1995. Guidelines for the provision of archaeological information and assessment for authority applications under section 11 or 12 of the Historic Places Act 1993. *Archaeology in New Zealand* 38(2): 100-105.

Phillips, C. 2005. Final Report of Archaeological Monitoring at Rangitane P05/18, Kerikeri, HP Authority 2004/11.

Stirling, B and Towers, R. 2007. Not With the Sword But With the Pen: The Taking of the Northland Old Land Claims. Part 1: Historical Overview. Waitangi Tribunal Research Report, WAI 1040, A009.

Turton, H.H. 1881. Maori Deeds of Old Private Land Purchases in New Zealand from the Year 1815 to 1840, with Pre-Emptive and other Claims. Together with a List of the Old Land Claims and the Report of Mr Commissioner F. Dillon Bell Government Printer, Wellington.

Walton, T. 2002. Assessing archaeological value. *Archaeology in New Zealand* 45(3):220-236.

HORIZON ARCHAEOLOGY

12 June 2025

Rochelle Jacobs
Director | Senior Planner
Northland Planning and Development
(via email)

Re: 27 Kurapari Road, Kerikeri

Kia ora Rochelle,

As requested, I have carried out a brief review of the proposed scheme of works for 27 Kurapari Road, Kerikeri. provided via email on 10 June 2025 (Figures 1 & 2). A full assessment of the property was carried out for the previous owner and this advice should be read in conjunction with that document.

The proposed scheme includes four areas of potential development; 'Area C' is the focus of initial development. These areas closely match the areas identified for development by the previous owner, which have been intensively ground surveyed. This survey found no evidence of archaeological features in these areas or across the balance of the property.

Desk-based research found no evidence of archaeological sites on the property. However, it was noted that P05/18 does extend onto the property. Based on maps of the site, no features have been observed on the subject property and its inclusion within the site extent appears to be the result of coarse mapping. Despite the absence of recorded features (e.g., terraces) or surface features visible during survey the northwest area of the property was regarded as having the potential for unrecorded archaeological features due to its proximity to the recorded site. It is noted that the current scheme does not include development in this higher risk zone.

Based on my previous archaeological work at the property, the extent and nature of works outlined in the scheme and further details provided verbally, I regard the proposed works (see Figure 1 and 2) as having a low potential to effect archaeological values. As such, no prior archaeological authority is required from Heritage New Zealand.

All pre-1900 archaeological sites are subject to the provisions of the Heritage New Zealand Pouhere Taonga Act (2014). It is advisable that a robust accidental discovery protocol is in place for all works, which includes instruction to cease works if archaeological material is found and seek advice from Heritage New Zealand or the project archaeologist.

It should be noted that this advice relates to archaeological values; advice about Māori cultural values should be sought from tangata whenua.

Please do not hesitate to contact me if you have questions.

Noho ora mai,

Dr Andrew Brown

Director | Horizon Archaeology Ltd

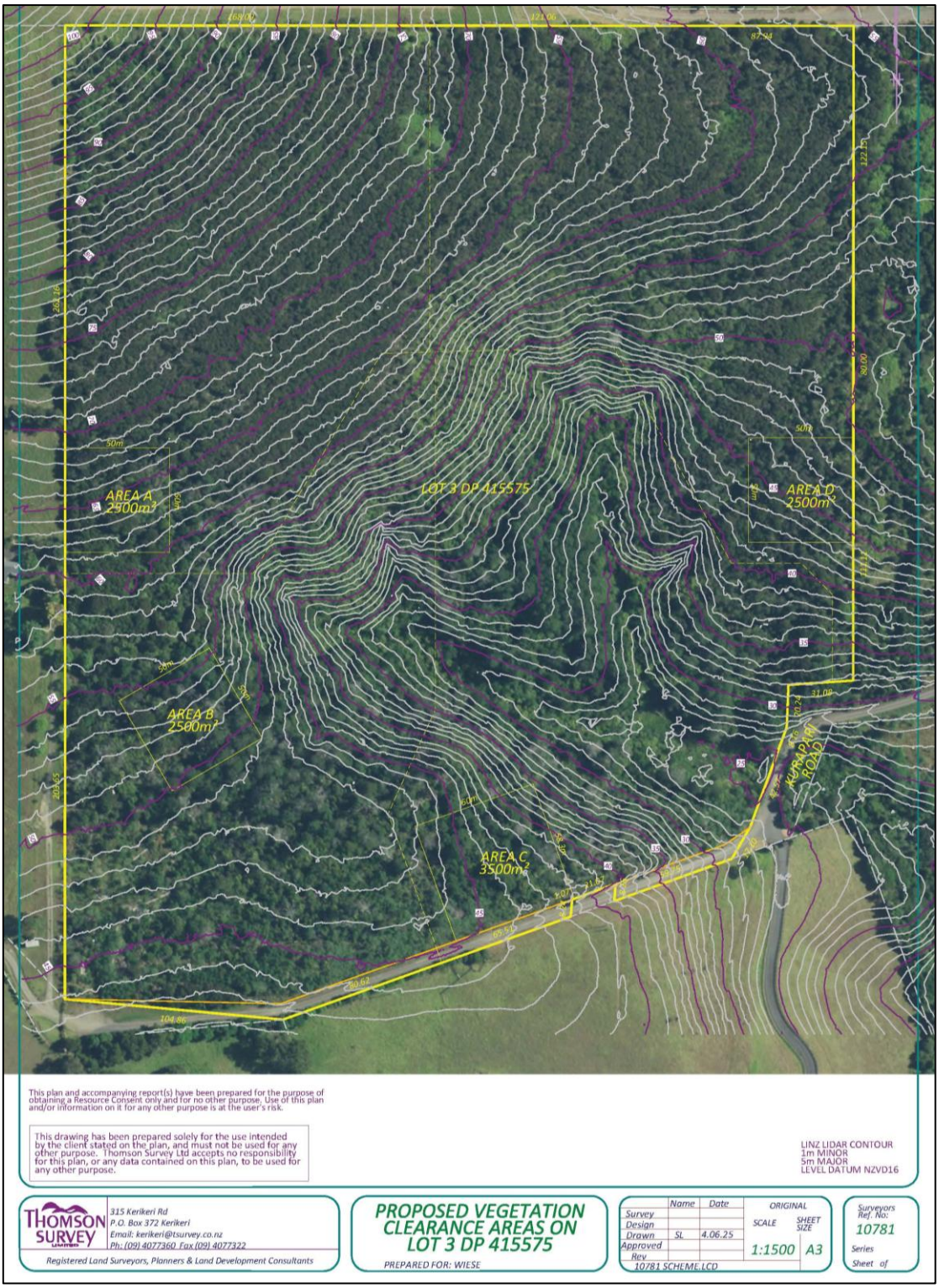

Figure 1 – Proposed scheme as supplied via email 10 June 2025.

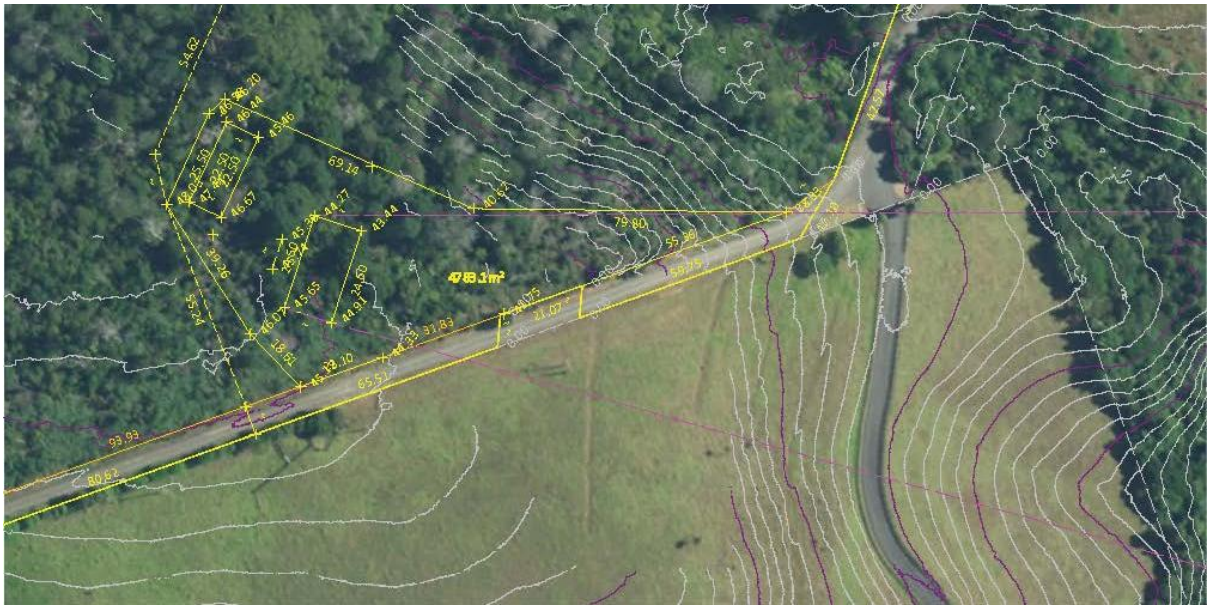

Figure 2 – More detailed scheme around the area marked 'Area C' in Figure 1.

Rochelle

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Thursday, 4 September 2025 1:50 pm
To: Rochelle
Cc: Bill Edwards; James Robinson
Subject: RE: New dwelling at 27 Kurapari Road, Kerikeri

Hi Rochelle,
Thanks for the opportunity to review this application and related archaeological assessment report. HNZPT has reviewed the development alongside the report and agree with the conclusions of Dr Andy Brown,

- No recorded archaeological feature is likely to impacted by the development
- An ADP protocol is sufficient to mange any risk of accidental discovery on this site.
- Any earthworks should be avoided in the northwest of the property near PO5/18

Regards,
Stuart

Stuart Bracey I Kaiwhakamāhere I Heritage Planner I Northern Region I Heritage New Zealand Pouhere Taonga **I** L10 SAP Tower 151 Queen Street Auckland CBD **I** Private Box 105 291 Auckland City 1143 **I** mobile 027 684 0833 **I** visit www.heritage.org.nz and learn more about NZ's heritage places.

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

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From: Rochelle <rochelle@northplanner.co.nz>
Sent: Wednesday, 3 September 2025 4:56 pm
To: Stuart Bracey <SBracey@heritage.org.nz>
Cc: Bill Edwards <BEdwards@heritage.org.nz>; James Robinson <jrobinson@heritage.org.nz>
Subject: New dwelling at 27 Kurapari Road, Kerikeri

Good Afternoon Stu, Bill and James,

Please find attached an archaeological report (brief update based on realignment of site C which is subject to this development) and conceptual development plans for the new dwelling at 27 Kurapari Road, Kerikeri.

We would appreciate any comment you could provide on the landuse consent application.

Cheers,

Rochelle Jacobs
Director / Senior Planner

Offices in Kaitaia & Kerikeri
09 408 1866 | 027 449 8813
Northland Planning & Development 2020 Limited

Northland Planning Development

From: Northland Planning Development
Sent: Wednesday, 3 September 2025 4:39 pm
To: whati@ngatirehia.co.nz; jennifer@ngatirehia.co.nz; admin@ngatirehia.co.nz
Subject: Proposed Dwelling at 27 Kurapari Road, Kerikeri
Attachments: Appendix 3 - CD199 - Wiese_for RC (12.08.25).pdf; Appendix 3 - RC Shed Plan.pdf; Appendix 8 - Archaeological Report 27_Kuripari Road.pdf

Tena koutou,

For your consideration:

Our client MW Holdings has a proposal to construct a new single story dwelling at 27 Kurapari Road, which is zoned General Coastal under the Operative District Plan and Rural Lifestyle (with a small portion of the site within the coastal environment overlay) under the Proposed District Plan. The site is well vegetated with a mixture of both native and exotic species. The applicant who is a local to Kerikeri intends to reside at the dwelling with his family.

The proposed residential building will infringe operative district plan rules relating to Visual Amenity (as the dwelling is more than 50m2). Vegetation clearance (1 totara in the development area has a girth more than 600mm). Earthworks (volumes are approx. 2400m3 (cut + fill) with a cut depth of 1.9m and fill depth of 3m. Fire Risk to residential units as the dwelling will be within the 20m setback to reduce vegetation clearance.

In the Proposed District plan consent will be required for vegetation clearance as this rule has immediate legal effect.

The application is therefore a Discretionary Activity under both the operative and proposed district plans.

I have attached a copy of the development plans including an archaeological assessment completed by the previous owner of the site. We have also commissioned an ecological report which is nearing completion. Please let me know if you would like to view this as I can forward this once drafting is complete.

Kind Regards,

NORTHLAND
PLANNING & DEVELOPMENT

Rochelle Jacobs
Director / Senior Planner

Offices in Kaitaia & Kerikeri
09 408 1866 | 027 449 8813
Northland Planning & Development 2020 Limited

Rochelle

From: Rochelle
Sent: Tuesday, 9 September 2025 4:41 pm
To: herb.kpon@gmail.com
Subject: FW: Proposed Dwelling at 27 Kurapari Road, Kerikeri
Attachments: Proposed Dwelling at 27 Kurapari Road, Kerikeri; Appendix 3 - CD199 - Wiese_for RC (12.08.25).pdf; Appendix 3 - RC Shed Plan.pdf; Appendix 8 - Archaeological Report 27 _Kuripari Road.pdf

NORTHLAND
PLANNING & DEVELOPMENT

Rochelle Jacobs
Director / Senior Planner

Offices in Kaitaia & Kerikeri
09 408 1866 | 027 449 8813
Northland Planning & Development 2020 Limited

From: Rochelle
Sent: Tuesday, September 9, 2025 2:42 PM
To: moko@slingshot.co.nz
Cc: turiti bonney <turiti14@gmail.com>
Subject: FW: Proposed Dwelling at 27 Kurapari Road, Kerikeri

Good Afternoon Herbert,

I have been talking with Letty about a resource consent I am hoping to lodge with the Council, but prior to lodging I wanted to liaise with Ngati Torehina Ki Mataka as I believe this is the best process to follow.

I have worked with Hugh on a few consents over the years, one being the site immediately to the north of this property where a pa was identified.

The project involves the construction of a new dwelling (see more detailed description below). I have reattached the plans and the archaeological report.

If you have any questions or feedback on the proposal, please do not hesitate to contact me.

I would love to meet both you and Letty in person to establish a relationship with you both moving forwards. That way we know who each other is and its nice and easy to pick up the phone and have a korero about anything in the future. Happy to come to you or to meet somewhere in town when you are both free.

Cheers,

Rochelle Jacobs
Director / Senior Planner

Offices in Kaitaia & Kerikeri
09 408 1866 | 027 449 8813
Northland Planning & Development 2020 Limited

From: turiti bonney <turiti14@gmail.com>
Sent: Tuesday, September 9, 2025 2:28 PM
To: Rochelle <rochelle@northplanner.co.nz>
Subject: Re: Proposed Dwelling at 27 Kurapari Road, Kerikeri

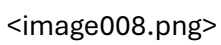
Kia ora Rochelle
This is the name and phone number to Herbert Rihari
0274900630
Email is moko@ slingshot.co.nz
Thank you for getting in touch with me I shall pass this on to her in the trust
NGA mihi Letty

On 9 Sep 2025, at 11:47 AM, turiti bonney <turiti14@gmail.com> wrote:

An you call now I'm free please
NGA mihi Letty

On Tue, 9 Sep 2025 at 11:29 AM, Rochelle <rochelle@northplanner.co.nz> wrote:

> Morena Letty,
>
> Many thanks for leaving me a voicemail last week. I have tried giving you a call back to have a chat but I keep getting a message to say that your number isn't available.
>
> Feel free to give me a call once you are free.
>
> Cheers,



Rochelle Jacobs

Director / Senior Planner

Offices in Kaitaia & Kerikeri


09 408 1866 |

027 449 8813

Northland Planning & Development 2020 Limited

From: Northland Planning Development
Sent: Friday, September 5, 2025 4:20 PM
To: turiti14@gmail.com
Subject: Proposed Dwelling at 27 Kurapari Road, Kerikeri

Kiaora Letty,

I'm not sure if you are the correct person to send this through to. I had worked with Hugh quite a bit in the past and was saddened to hear of his passing.

I completed the resource consent for the property directly to the north of the site I am working on now and Hugh was my main contact. So I wanted to make sure before lodging anything that I consulted with Ngati Torehina Ki Mataka knowing Hugh's passion for the area.

If you are not the correct person to contact, please do let me know.

The project for your consideration:

Our client MW Holdings has a proposal to construct a new single story dwelling at 27 Kurapari Road, which is zoned General Coastal under the Operative District Plan and Rural Lifestyle (with a small portion of the site within the coastal environment overlay) under the Proposed District Plan. The site is well vegetated with a mixture of both native and exotic species. The applicant who is a local to Kerikeri intends to reside at the dwelling with his family.

<image004.png>

The proposed residential building will infringe operative district plan rules relating to Visual Amenity (as the dwelling is more than 50m2). Vegetation clearance (1 totara in the development area has a girth more than 600mm). Earthworks (volumes are approx. 2400m3 (cut + fill) with a cut depth of 1.9m and fill depth of 3m. Fire Risk to residential units as the dwelling will be within the 20m setback to reduce vegetation clearance.

In the Proposed District plan consent will be required for vegetation clearance as this rule has immediate legal effect.

The application is therefore a Discretionary Activity under both the operative and proposed district plans.

I have attached a copy of the development plans including an archaeological assessment completed by the previous owner of the site. We have also commissioned an ecological report which I have just received today, and I need to finish reading through. Please let me know if you would like to view this as I can forward this once I am finished reviewing this.

Kind Regards,

<image005.png>

Rochelle Jacobs

Director / Senior Planner

Offices in Kaitaia & Kerikeri

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09 408 1866 |


027 449 8813

Northland Planning & Development 2020 Limited