



Our Reference: 10565.1 (FNDC)

27 January 2026

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed Dwelling and Pool at Lot 24, Mataka (Purerua Peninsula) – T Brown and J Wong

I am pleased to submit application on behalf of T Brown and J Wong, for a proposed dwelling and pool on land known as Lot 24 Mataka Station, Purerua Peninsula, zoned General Coastal. The application is a discretionary activity.

The application fee of \$2,625 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

Yes No

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Ngati Torehina Ki Mataka (Herb Rihari - Chair)

Who else have you consulted with?

Mataka Design Committee;

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

5. Applicant details

Name/s:	Tony Brown and Jennifer Wong	
Email:		
Phone number:	Work	Home
Postal address: (or alternative method of service under section 352 of the act)		
	Postcode 0245	

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? Yes No

If yes, please provide details.

6. Address for correspondence

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

Name/s:	Lynley Newport
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

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

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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:	Jennifer Wong
Property address/ location:	As per item 5 above
	Postcode

8. Application site details

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

Name/s:	Jennifer Wong	
Site address/ location:	148 Ohia Road, Te Tii, Kerikeri (Mataka Station)	
	Pururu Peninsula	
	Postcode	
Legal description:	Lot 24 DP 346421	Val Number:
Certificate of title:	190765	

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? Yes No

Is there a dog on the property? Yes No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

9. Description of the proposal

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

Construction of a new dwelling and carport, and in-ground swimming pool, in the General Coastal Zone breaching Visual Amenity, Excavation/Filling and Fire Risk to Residential Unit rules

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

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

13. Assessment of environmental effects

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Toby Brown

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Toby Brown

Signature:

(signature of bill payer)

Date 24 January 2026

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Toby Brown

Signature

Date 24 January 2026

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

Toby Brown & Jennifer Wong

**CONSTRUCTION OF A NEW DWELLING & CARPORT,
& IN-GROUND SWIMMING POOL**

**Lot 24, Mataka Station,
Purerua Peninsula**

**PLANNER'S REPORT &
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

**Thomson Survey Ltd
Kerikeri**

1.0 INTRODUCTION

1.1 The Proposal

Background

The applicants own one of the lots created in the Mataka Station Management Plan subdivision. Mataka Station is located on the Purerua Peninsula. The original subdivision consent provided for 22 lots to be created and used for residential purposes (RC 2010428), with a further subdivision providing for 8 additional residential lots in 2004 (RC 2041080). Lot 24, the application site, was finalised as part of the second subdivision.

As part of the Management Plan consent, buildable areas on each lot were identified. Architectural design guidelines were also prepared. The applicants have consulted with the Mataka Station Design Review Committee – refer to comments later in this report. All lots are subject to a Consent Notice applying to the titles created by the Management Plan subdivision, as well as the Mataka Design Guidelines.

The proposal

The applicants seek to construct a single storey residential dwelling, with attached garaging, plus an in-ground swimming pool. Access to the house is from the existing private Mataka access network, coming onto the house site at the rear of the building. A building site has been prepared, consistent with the defined buildable area, by a previous land owner who then did not proceed with their project. The current proposal will utilise the same building site,

all in grass, carrying out further earthworks to ensure a stable building platform and to further lower the house profile. The volume of earthworks is estimated at 1231m³ over an area of 1146m². The northwestern portion of the building site requires a retaining wall to support the in-situ soils/rock against the northern portion of the building, where a 1-3m cut is proposed. Retaining walls are to provide support to cut faces where required.

The proposed dwelling is described in detail in the Landscape and Visual Effects Impact Assessment supporting this application, as well as in the design plans provided in Appendix 1. The latter (by *studio john irving limited*), describes the proposal as '*perched on the rolling hillside of Mataka Station, this home is conceived as a series of flat, layered roof plans that follow the natural contours, allowing the architecture to settle quietly into the landscape. This stepped composition minimises the visual impact from the ocean and the surrounding coastline*'.

The building is low and long and utilises low reflectivity colours and materials. It sits below the 5m maximum height above ground level provided for, except for the chimney. The building has a footprint of approximately 540m². It has a southerly outlook towards the northern part of the Bay of Islands. This outlook is brought about by the approved building site location and pre-prepared building platform, and the requirement to be below the ridgeline behind the dwelling.

The design includes large overhangs for shadowing effects; and natural recessive building materials and colour scheme.

On-site wastewater and stormwater management has been designed appropriately for the site, with the former able to be installed in compliance with the Regional Plan for Northland.

A full set of plans is attached in Appendix 1, including Landscape drawings.

A location map for the development site is attached as Appendix 2.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to construct a dwelling, attached garaging and in-ground swimming pool, as a discretionary activity under the Operative District Plan.

The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. The name and address of the owner of the property is contained in the Form 9 Application form.

This planning report & AEE is supported by:

- Architectural & site plans (including design statement);
- Landscape Concept Masterplan;
- Landscape and Visual Effects Assessment;
- Geotechnical Report (including civil aspects);

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- Approval from NZ Fire and Emergency;
 - Consultation with iwi (Cultural Impact Assessment); and
 - Approval from the Mataka Design Committee.

2.0 PROPERTY DETAILS

Location:	Lot 24/ 148 Ohio Road, Te Tii, Kerikeri (Mataka Station, Purerua Peninsula) – refer Appendix 2 for Location Map
Legal description:	Lot 24 DP 346421, contained in Record of Title 190765, with an area of 20.0915ha. A copy of the Record of Title is attached in Appendix 9, along with relevant legal interests

3.0 SITE DESCRIPTION

3.1 Physical characteristics

The application site is described in detail in the Landscape and Visual Effects Impact Assessment (LVEA) supporting this application, and in the Geotechnical Report. Overall, the site has a mixture of pasture/grass and bush cover. The area of development is located on a narrow portion of the ridgeline that traverses in a north-west to south-east direction, with varying slope steepness. The building site sits astride the ridge. The build site is accessed by an existing metal driveway and turnaround area.

3.2 Mapped features relevant to the site

The site is zoned General Coastal in the Operative District Plan (ODP) and zoned Rural Production with Coastal Environment Overlay in the Proposed District Plan (PDP). The coastal environment overlay applies only partially to the total application site, but the development area is within that overlay. The site is not identified as Outstanding Landscape in the ODP, but has a partial Outstanding Natural Landscape overlay in the PDP, with the building site within that overlay area. The site is within the 'coastal environment' as identified in the Regional Policy Statement for Northland (RPS). The RPS identifies the site as being within an area of outstanding natural landscape. The LVEA in Appendix 3, contains a series of map excerpts showing the above mapped features.

There is an area mapped as being susceptible to flood hazard, running centrally through the title, following an existing water course. However, the building site is nowhere near this area.

The NRC's on-line map's Biodiversity Wetlands layer does not identify any biodiversity wetlands on the application site.

The soils on the site are low productivity / poor quality, being LUC class 6 at best. The entire site is mapped as erosion prone by the Northland Regional Council.

The site is identified on the FNDC's Far North Maps, Species Distribution layer, as being within a 'high density' kiwi area.

The FNDC's Far North Maps, Historic Sites layer identifies an NZAA recorded archaeological site within the application site's boundaries, but nowhere 'near' the building area. The property is adjacent to, but not within, the Rangihoua Historic Area.

The site is not within any Treaty Settlement Statutory Acknowledgement Area (Source: NRC on-line maps, Treaty Settlement layer).

3.3 Legal Interests

As with all the Mataka Station sites, several of which have now been built on, the title is subject to the first Consent Notice imposed as part of the Mataka Station subdivision consent (5667663.5). This title, having been created in the second 'stage' is also subject to a subsequent consent notice not that dissimilar to the first (644765.5). Copies of both Consent Notices are attached as part of Appendix 9.

The Mataka Residents Associated Incorporated has also registered Encumbrance 6972275.4 on this title, along with their private Land Covenant in Deed 6447651.10. Any development on lots created by the Management Plan subdivision is subject to the Mataka Design Guidelines – refer to the LVEA for a copy.

The property is subject to a right (in gross) to transmit electricity in favour of Top Energy (within shared access road); and is both subject to, and has appurtenant rights over, right of way and telecommunications easements in same location. Easement Instruments 5667663.8 and 10 refer. The property has appurtenant right of way and right to transmit telecommunications, and is subject to those same rights, through Easement Instrument 6447651.8, and is subject to a further easement in gross in favour of Top Energy through Transfer 6447651.9.

Most recently, the title is subject to right of way, right to convey telecommunications and computer media, created by Easement Instrument 9387192.1 (registered on the title in 2013).

3.4 Consent History

Mataka Design Guidelines and Approval Process

As mentioned earlier, Lot 24 is one of multiple lots created by the Mataka Station subdivisions, completed in 2003-05. Several of the lots have already been built on, and in most circumstances land use consent from the Far North District Council has been required.

The rules of the Mataka Station Residents Association require that owners must obtain written approval of the design and construction of any proposed dwelling (Schedule 4 of the rules - "Design Guidelines and Approval Process").

These design guidelines were developed to ensure proposed buildings and related earthworks retain the character of Mataka Station. There is a need to consider placement, form, texture and colour to ensure that buildings minimise their impact on the wider landscape.

Comments and approval have been provided by the Design Review Committee – refer to Section 6.2 of this report, and Appendix 6.

Other Consent History

The application site has had previous land use consent for the creation of a building platform and the construction of a house, both when the site was in different ownership. RC 2080107-RMALUC was issued in 2008 but not given effect to despite numerous extensions. In 2014 the design was varied through RC 2080107-RMAVAR, but again nothing was given effect to.

In 2013, 3000296-LGA348 was issued, providing for right of way over the application site in favour of Lot 29.

Subdivision history consists of:

RC 2010428-RMASUB – the original Mataka subdivision consent;

RC 2020211-RMASUB – variation to the above;

RC 2030988-RMAOTH – s125 and s127 consent;

RC 2030467-RMAVAR – another variation; and

RC 2041080-RMASUB – the second subdivision consent and the one that created the application site.

4.0 THE PROPOSAL IN DETAIL

The proposal is described in some detail in the LVEA in Appendix 3. It involves a single storey building accommodating dwelling and garage, with an in-ground swimming pool in front, and down slope of, the dwelling. The footprint of the development is 540m².

The building setback from boundary is a minimum 10m and the entire built development and its wastewater treatment and disposal area is well in excess of 30m from the Coastal Marine Area – refer to plans in Appendix 1. The building is within the defined building envelope. The building complies with height; setback and sunlight rules, and the overall impermeable surface coverage (including access road within the lot) is within permitted activity standards applying to the zone.

The design, bulk and location of the building, and its colour scheme, has had regard to the visual sensitivity of the area and are in accordance with guidelines applying under the Mataka Station rules and regulations. The Design Review Committee has approved these aspects. The Committee considered that the design of the house is consistent with the

intentions of the Mataka Residents Association Design guidelines. The Committee commented that the view toward the northeast, over the adjacent site where a house is currently being constructed, will need carefully considered landscape planting to provide privacy between the lots while maintaining the wide views from the subject site. This has been taken into account with both the Landscaping Concept Masterplan and LVEA. The pool area will also require landscaping.

The residence will be constructed in recessive colours/material, with no component exceeding 30% LRV. The 'material pallet' is shown in Figure 13 of the LVEA. The large overhang roof provides generous eaves and this, in addition to the natural materials, will provide for external terraces and deep shading, further enhancing a recessiveness appropriate for the site.

The dwelling is well elevated and clear of the coastal marine area so will not be subject to any coastal flooding or erosion hazard.

The driveway into the building site is behind the building as required by the Consent Notice.

Excavation / fill volumes are estimated as follows:

Cut volume:	1,111m ³
Fill volume:	120m ³
Total:	1,231m ³

Area of earthworks: 1,146m²

Maximum height of any cut/fill face: 2.3m retained height (engineer designed retaining wall).

The applicants do not want to, and cannot (because of a property boundary) clear indigenous vegetation. This results in the dwelling unable to meet the full 20m separation distance from the dripline of an area of trees/bush as required by rules in the Operative District Plan.

The proposal includes the installation of a wastewater system, meeting permitted activity standards in the Proposed Regional Plan for Northland (Appeals Version). Refer to Geotechnical Report in Appendix 4.

5.0 COMPLIANCE ASSESSMENT

5.1 Operative District Plan

The property is zoned General Coastal in the Far North Operative District Plan (ODP).

I have not considered it necessary to assess the proposal against rules in Chapter 15.1 Traffic, Parking and Access. This is because the site is one of several created in a comprehensive

development that incorporated internal private roads, formed to the standard required by the original consent. There is no need to re-visit access to the site. In regard traffic intensity, there is no breach of the permitted standard given that the use of the site is to be residential.

Table 1:
Far North Operative District Plan:

GENERAL COASTAL ZONE RULES:		
Permitted Standards	Comment	Compliance Assessment
<p><u>10.6.5.1.1 VISUAL AMENITY</u> The following are permitted activities in the General Coastal Zone: (a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m² ; and (b) the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range; or (c) any alteration/addition to an existing building or (d) renovation or maintenance of any building.</p>	<p>Part (a) cannot be complied with. Part (b) can be complied with. The proposal does not involve additions/alterations to existing buildings and does not involve renovation or maintenance. Therefore parts (c) and (d) are not relevant.</p>	<p>Cannot comply with part (a).</p>
<p><u>10.6.5.1.2 RESIDENTIAL INTENSITY</u> Residential development shall be limited to one unit per 20ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 19.7ha elsewhere on the property. Except that this rule shall not limit the use of an existing site or a site created pursuant to Rule 13.7.2.1 (Table 13.7.2.1) for a single residential unit for a single household.</p>	<p>This will be the only residential unit on the site.</p>	<p>Complies.</p>
<p><u>10.6.5.1.3 SCALE OF ACTIVITIES</u></p>	<p>The activity involves residential or residential type use.</p>	<p>N/A</p>
<p><u>10.6.5.1.4 BUILDING HEIGHT</u> The maximum height of any</p>	<p>The building is less than 8m above ground level.</p>	<p>Permitted.</p>

building shall be 8m.		
<u>10.6.5.1.5 SUNLIGHT</u> No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary	The building is over 10m from boundaries and only 5m in height.	Permitted.
<u>10.6.5.1.6 STORMWATER MANAGEMENT</u> The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10%.	Estimated total impermeable surface coverage is less than 10% of total site area (which would allow 2ha of impermeable surface)	Permitted.
<u>10.6.5.1.7 SETBACK FROM BOUNDARIES</u> (a) no building shall be erected within 10m of any site boundary, except that on any site with an area of less than 5,000m ² , this setback shall be 3m from any site boundary; (b) no building for residential purposes shall be erected closer than 100m from the boundary of the Minerals Zone.	The building is more than 10m from any site boundary.	Permitted.
<u>10.6.5.1.9 KEEPING OF ANIMALS</u>	N/A – the proposal does not involve the keeping of animals.	N/A
<u>10.6.5.1.10 NOISE</u> All activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits at or within the boundary of any other site in this zone, or at any site zoned Residential, Russell Township or Coastal Residential, or at or within the notional boundary of any dwelling in any other rural or coastal zone: 0700 to 2200 hours 55 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax	Residential activity. Not expected to breach any noise rule requirements.	Permitted
<u>10.6.5.1.11 HELICOPTER LANDING AREA</u> A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.	No helicopter landing area proposed in this application.	N/A
Controlled Activity Standards		

<p><u>10.6.5.2.2 VISUAL AMENITY</u> Any new building(s) or alteration/additions to an existing building that does not meet the permitted activity standards in Rule 10.6.5.1.1 are a controlled activity where the new building or building alteration/addition is located entirely within a building envelope that has been approved under a resource consent.</p>	<p>The proposed building is within a building envelope approved under a previous resource consent.</p>	<p>Consent required pursuant to Rule 10.6.5.2.2</p>
<p>DISTRICT WIDE RULES</p>		
<p>Soils and Minerals</p>		
<p><u>12.3.6.1.2 EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE GENERAL COASTAL ZONES</u> Excavation and/or filling, excluding mining and quarrying, on any site in the, General Coastal Zones is permitted, provided that: (a) it does not exceed 300m³ in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.</p>	<p>Estimated total volume of cut and fill (the vast majority being cut proposed to be exported off site) is over 300m³. Part (b) complied with – any cut/fill face in excess of 1.5m, but less than 3m, will be behind an engineered retaining wall.</p>	<p>Cannot comply with part (a).</p>
<p>Natural Hazards</p>		
<p><u>12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS</u> (a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest; (b) Any trees in a deliberately planted woodlot or forest <i>[not relevant]</i></p>	<p>The main residence will be closer than 20m from an area of shrubland.</p>	<p>Cannot comply – discretionary activity</p>

Whilst the site contains NZAA recorded archaeological sites, they are not near the application, and there are no rules in Chapter 12.5 Heritage relating to NZAA recorded sites, only registered archaeological sites, of which there are none listed in the ODP's schedules.

No indigenous vegetation clearance is proposed. Buildings, impermeable surfaces and proposed on site wastewater system will all be more than 30m from the coastal marine area (Chapter 12.7).

In summary, in terms of Part 2 Zone rules, the proposal breaches the following General Coastal Zone rules:

10.6.5.1.1 (permitted) **Visual Amenity**; complies with controlled activity rule 10.6.5.2.2.

In terms of District Wide rules in Part 3 of the District Plan, the proposal breaches the following rules:

12.3.6.1.2 **Excavation/Filling in General Coastal Zone, part (a)**

12.4.6.1.2 **Fire Risk to Residential Unit;**

and is a discretionary activity accordingly.

5.2 Proposed District Plan (PDP)

The FNDC publicly notified its PDP on 27th July 2022. Immediate regard has to be had to objectives and policies in the PDP relevant to any proposed activity. This planning report addresses relevant objectives and policies in its Section 8.2.

Whilst the majority of rules in the PDP will not have legal effect until such time as the FNDC publicly notifies its decisions on submissions, there are certain rules that have been identified in the PDP as having immediate legal effect and that may therefore need to be addressed in this application and may affect the category of activity of the application under the Act.

The site is zoned Rural Production with a Coastal Environment overlay. The building site is within an area mapped as Outstanding Natural Landscape.

Rules identified by the Council as having legal effect include:

Rules HS-R2, R5, R6 and R9 in regard to hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource.

The application does not involve hazardous substances.

Heritage Area Overlays – N/A as none apply to the application site.

Historic Heritage rules and Schedule 2 – N/A as the site does not have any identified (scheduled) historic heritage values.

Notable Trees – N/A – no notable trees on the site.

Sites and Areas of Significance to Maori – N/A – the site does not contain any site or area of significance to Maori.

Ecosystems and Indigenous Biodiversity – Rules IB-R1 to R5 inclusive.

No indigenous vegetation clearance is proposed.

Subdivision (specific parts) – N/A as the proposal is not a subdivision.

Activities on the surface of water – N/A as no such activities are proposed.

Earthworks – Only some rules and standards have legal effect. These are Rules EW-R12 and R13 and related standards EW-S3 and ES-S5 respectively. EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks any artefacts are discovered. This requirement can be met and is a requirement under heritage legislation in any event. EW-13 and associated EW-S5 relate to ensuring Erosion and Sediment Control measures are in place during earthworks. They cite compliance with GD05. This will likely be a requirement of any consent issued. Both requirements are offered as conditions of consent.

Signs – N/A – signage does not form part of this application.

Orongo Bay Zone – N/A as the site is not in Oronga Bay Zone.

There are no zone rules within the Rural Production Zone with immediate legal effect, nor any rules applying to the Coastal Environment or Outstanding Natural Landscape overlays.

5.3 Proposed Regional Plan (PRP)

Earthworks on Erosion Prone land is limited to 2,500m² of exposed earth at any one time. The amount of exposed earth resulting from site works for this project is less than that. Supporting reports confirm that on site wastewater treatment and disposal can comply with the Regional Plan's permitted activity standards. I have not identified any breaches of Regional Plan rules.

5.4 Assessment against Consent Notices 5667663.5 & 644765.5

All lots in the Mataka Station development are subject to clauses 1-3 of Consent Notice 5667663.5 in regard to archaeological assessments and sites. Clause 1 requires the lot owner to advise iwi and invite iwi to be present during earthworks. This will be complied with. Clause 2 required archaeological survey and assessment by Mataka Limited, within 1 year of s224c being issued. That occurred. Clause 3 requires the updating of any archaeological site records, as necessary, and also includes the prohibition of the keeping of cats and mustelids, and a restriction on dog ownership. This clause is complied with and will be, on an ongoing basis. Further comment in regard to dogs is provided later in this report.

Clause 4 applies to all lots, restricting lot owners to one dwelling house together with accessory buildings, including water storage facilities. Buildings are to be located as shown on the Lands and Survey Plan referenced 5670/12 dated 24 February 2003. Please note, however, that the application site was created subsequent to that plan and date, so the clause does not have relevance to Lot 24. Refer to subsequent consent notice, discussed below.

Clause 5 requires that no building development be located less than 10m from any archaeological site. This is complied with.

Clause 6 requires that power and telecoms services be underground. This will be complied with.

Clause 7 requires that any earthworks, including those required to construct accessways to building sites shall be so designed to cause minimal impacts on the landscape and any exposed cuts shall be re-grassed or planted in native vegetation. This has been (access) / and will be complied with.

Clause 8 requires the establishment and ongoing implementation of a possum control and goat eradication program. The applicant will comply with this requirement on an ongoing basis.

Clause 9 requires that all conservation areas shown on DP 323083 be preserved. The application site is defined on a different DP – 346421 – refer to subsequent consent notice discussed below.

Clause 10 makes specific reference to the original DJ Scott Associates Ltd 2000 landscaping plan. This plan did not show Lot 24 as it is now identified. Refer to subsequent consent notice, discussed below.

Clause 11 pertains to Lot 10 of the original subdivision, amongst other lots. The application Lot 24 was created utilising some of the land in Lot 10. The clause requires the monitoring of earthworks by a suitably qualified archaeologist for the purposes of identifying any unrecorded subsurface archaeological remains. This will be complied with.

Clause 12 of the original consent notice is not relevant to Lot 24.

The second consent notice, imposed when Lot 24 was created (6447651.5), has more relevance.

Clause 1 is the same as the original consent notice's clause 1 and will be complied with.

Clause 2 differs and specifically refers to the recommendations of the archaeological report as prepared by Dianne Harlow of Architage Heritage Management Consultancy, dated March 2004, requiring lot owners to undertake earthworks in accordance with the

recommendations in the report. In the case of Lot 24, the report identifies the archaeological site within the lot and another near a boundary and states of the house site:

"a rarely used grassed farm track leads off a southeast spur from Mataka and ends in a wide open area, gently sloping. There is no surface archaeological evidence along this ridge which narrows and finally drops to rocks at a small unnamed bay on the eastern coast". As such, the report makes no recommendations and this clause is complied with. For ease of reference, a copy of the Harlow report is attached to this application in Appendix 8.

Clause 3 is similar to the original consent notice's clause 3 in regard its intent to advise purchasers of any lots of any archaeological reports / findings / recommendations. This will be complied with.

Clause 4 refers specifically to easement instrument 5667663.9. This applies to the application site, albeit partially revoked in 2005. The wording of clause 4 is the same as the wording in the original consent notice's clause 3, including dog ownership. This will be complied with.

Clause 5 is similar in its intent to the original consent notice's clause 4, but instead refers to the Mataka Station Stage II Subdivision, Assessment of Landscape and Visual Effects Report prepared by Boffa Miskell, dated May 2004. This will be complied with.

Clause 6 is the same as the original consent notice's 5 but makes specific reference to the Harlow report. This will be complied with.

Clause 7 is the same as the original Clause 6. Clause 8 is the same as the original Clause 7. Both will be complied with.

Clause 9 is the same as the original Clause 8 in regard to possum control and goat eradication and will be complied with.

Clause 10 is the same as the original Clause 9, but makes reference instead to the 2005 Boffa Miskell Limited Mataka Station Stage 2 Subdivision Landscape Rehabilitation and Management Plan. The Conservation Areas identified on that Plan will continue to be preserved, as required.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The potential effects can be broadly summarised as follows:

- Positive Effects;
- Landscape, natural character and visual effects;
- Effects on Indigenous vegetation and habitat and fauna;
- Natural hazards (including land stability);
- Earthworks;
- Stormwater, wastewater and water supply;

-
- Archaeological/cultural Effects;
 - Access to the Coastal Marine Area; and
 - Precedent and cumulative effects.

6.1 Positive Effects

The property is part of the comprehensive Mataka Station subdivision consent, granted following a process of consultation, submissions and hearings. Time has proven that the consent has successfully enabled the type of development (and management of that development) envisaged. The Mataka Station application and resulting consent has frequently been referred to as a successful example of what could be achieved in allowing sensitive development within a coastal headland setting, without causing adverse effects.

There are now several homes built on the peninsula, none of which are visually obtrusive when looking at the peninsula from the sea (which is really the only public vantage point in any event given that the property is at the end of a peninsula with limited road access). The LVEA discusses some of the development already in place.

The approved building site on Lot 24 is a relatively small area within a much larger lot. It is proposed to enhance the existing vegetation through additional supplementary native plantings.

Our client's proposed development is designed to be as unobtrusive as possible from coastal views.

The proposal will enable development with positive economic effects through construction and, longer term, through the applicants' continued contribution to the community and district.

The proposal incorporates landscaping planting, and is an appropriately designed development, designed to take into account the site's characteristics.

6.2 Landscape, natural character and visual amenity

In addition to having to be consistent with the Mataka Design Guidelines, and have the approval of the Design Review Committee, the building site is in the General Coastal Zone and requires consent for visual amenity rule breaches. The building is within the site's building envelope as defined in the Management Plan documentation.

The principle reference document in terms of landscape, natural character and visual amenity, is the LVEA in Appendix 3. This discusses the existing environment and setting; details the proposal; assesses landscape and visual impact as well as effects on natural character. In its section 7 the LVEA discusses mitigation and integration proposals.

The LVEA includes as its own Appendices, location and photo location map; on site photos; off site viewpoints; visual renders; landscape plan and landscape overlay maps. In its Appendix 8 it also provides some built character context.

I will not repeat the assessment or conclusions of the LVEA. Primarily, the building design and layout are considered consistent with the Mataka Station Design Guidelines, and have been approved by the Design Committee, as required. The review group found the design of the house to be consistent with the intentions of the Mataka Residents Association Design Guidelines and supported its future development and application for resource consent. The Committee made specific comment in regard to landscaping of the pool and on one side of the building due to line of sight to an adjacent lot's building site.

Given that the process set up for Mataka Station went through due process and scrutiny at the time of the original subdivision, it can be taken that, provided the Design Review Group is satisfied, so too should the Council.

To quote from the LVEA's conclusion:

"The proposed development has been designed to minimise and avoid potential adverse effects on the attributes and values of the site and wider coastal environment, and to protect the visual and landscape qualities of the coastal environment.

"The development is sensitive to the coastal environment it is located within and is consistent with the relevant assessment criteria, objectives and policies found within the ODP, PDP, NZCPS and RPS. The dwelling and proposed landscaping has also been designed in accord with the Mataka Design Guidelines.

"Overall the proposal will form a very small part of the extensive landscape setting it is part of. The dwelling will be visually recessive and absorbed into the surrounding landscape patterns so that it is unobtrusive and subordinate to the dominant landscape patterns. The potential adverse natural character, landscape and visual effects resulting from the proposal will be very low (less than minor).

"The development will be well integrated into the landscape, maintaining the key characteristics of this coastal environment and enhancing the landscape quality and visual amenity values of the surrounding landscape."

6.3 Effects on Indigenous vegetation and habitat and fauna

Refer to the LVEA in Appendix 3, particularly sections 4-7. It is not intended to clear any indigenous vegetation or habitat. Landscaping will be implemented around the dwelling, swimming pool and building site to assist with integrating the built form and earthworks into the landscape.

The existing vegetation and landform combine to minimise visual impact and effects on natural character. Although the site is located adjacent to bush clad coastal cliffs and valley

floors, the building site itself is in grass. There will be no vegetation removal required. The applicant proposes to re-vegetate the area around the building site with native plant species.

All titles in the Mataka development are subject to a ban on cats and mustelids and strict restriction on dogs. The presence of kiwi on the peninsula is acknowledged and anecdotal evidence suggests numbers of kiwi are increasing. This gives confidence that the Mataka Station development is proving successful in its endeavours to protect and enhance habitat for indigenous fauna. The proposal has no adverse impact on indigenous vegetation and habitat.

When discussing the proposal with local hapu representatives, and the Design Committee, the issue of dogs on the site was raised. Chair of the Kahui Poutiaki O Ngati Torehina Ki Mataka (NTKM) has provided a Cultural Impact Assessment (CIA), attached to this application as Appendix 7. NTKM approves the proposed development subject to confirmation of the following measures to protect Mataka's kiwi:

1. All dogs brought to this property are well contained to ensure they cannot run freely outside the boundaries of this property;
2. All dogs are kiwi trained (taken to mean kiwi aversion trained); and
3. All dogs are DNA tested and that data is given to the Design Review Committee for their records; and
4. The owner agree to the dog being destroyed if its DNZ is found on any injured or killed kiwi.

The applicants are agreeable to these requirements.

6.4 Natural Hazards (including land stability)

The Geotechnical Report in Appendix 4 has been prepared by PK Engineering. The report contains the results of site investigations and soil classification; assesses site stability; and provides engineering and earthworks recommendations.

The report was written to support both resource consent and building consent applications. I will not repeat the report's findings in detail, but will summarise those findings.

The site is highly exposed and centred on a stable portion of the ancient rock landform. The report concludes that the site is fit for development, with shallow rock present at the southern half and rock as deep as 3m at the northern portions of the building footprint.

Table 1 of the Executive Summary of the report runs through the various potential natural hazards that the site may be subject to. The report states that no natural hazards have been identified by the Northland Regional Council for this site. In assessing hazard risk, particularly in regard to site stability, the report states no risk from tsunami or liquefaction; and low risk of earthworks or ground deformation or settlement.

The soils on the building site are classified as moderately to highly expansive and the report makes recommendations in regard to limiting exposure of cut surfaces to excessive wetting and drying, with cut faces to be vegetated with plant or covered in geomesh to prevent excessive drying of exposed cut faces.

The subsoils indicate good engineering properties. Engineering recommendations are found in the report's Section 6, covering building and pool foundations, retaining walls and access and parking. The recommendations relating to the latter are also relevant to stormwater management.

6.5 Earthworks

The PK Engineering report comprehensively addresses earthworks in its Section 7, which addresses bulk earthworks; temporary environmental silt control measures; cut batter slopes; engineering fill; site drainage; and foundation preparation.

Sheets EW1.0 and EW2.0-EW2.4 in the Report's drawings provide details of earthworks and sections. An earthworks plan is provided in Appendix A of the PK report.

Erosion and Sediment control measures are designed as per GD05 and are presented in the PK Report in Appendix A – EW1.0 & ESC1.0.

Visual amenity and natural character effects of earthworks

Section 4.2 of the LVEA discusses earthworks from a visual amenity and natural character perspective. Cut batters outside of the building platform will be re-grassed or landscaped so that the bare ground is vegetated to minimise potential adverse landscape and visual effects. The retaining wall will be screened from view by built form and landscaping so that it is not visible from the CMA.

6.6 Stormwater management, wastewater and water supply

Stormwater

Refer to section 9 of the PK Geotechnical Report in Appendix 4. Careful management of stormwater runoff is vital to the continued stability of the proposed site. The report recommends all stormwater flows be piped away from the building platform via suitable dispersal systems, to then sheet flow to the natural flow path downslope. Refer to Sheet SC1 and the dispersal system as detailed on Sheet SW1 of PK drawings.

Runoff from the building roof is to be piped to 3 x 25,000ltr storage tanks.

Wastewater (Effluent Disposal)

The PK report addresses wastewater in its Section 10. Soils on the site are likely to be classified as Category 6 – which is considered adequately conservative for this site. Due to intermittent nature of occupancy, the report recommends utilising a passive aerated wastewater treatment system capable of treating a maximum flow of 1600l a day. An X-Perco powerless

treatment system, producing secondary treated effluent is considered ideal for the property. The required disposal area and a 30% reserve disposal area are able to be accommodated.

The report recommends surface water diversion drains constructed on the uphill side of the disposal field to prevent ingress of surface water to the disposal field. Pool backwash is to be piped to a soakage trench as indicated on Sheet SC1 and detailed on Sheet WW2.0.

Water Supply

The site is not reticulated. As such water supply will be via roof catchment into storage tanks. Refer to comment under Stormwater above. An inline filter is to be placed in the water line feeding the proposed dwelling with potable water. The tanks will be concrete and positioned on the level ridge set back 1.5m from the southern boundary.

Fire Fighting Water Supply

It is proposed to position 2 x 25,000L concrete tanks permanently full of water for firefighting supply. The position has been shown on Sheet SC1.0 of the PK drawings. Approval has been sought from FENZ for fire fighting water supply, and this has been received – refer to Appendix 5.

6.7 Archaeological/cultural Effects

An Archaeological Assessment was carried out for the stage 2 original subdivision. This was done by Architage (Dianne Harlow) in 2004. Refer to Appendix 8.

The lot owner is required to follow any recommendations in the Harlow report in regard to protecting archaeological sites. However, in the case of Lot 24, there are no archaeological sites anywhere near the building platform.

A CIA was commissioned, and provided, and this can be found in Appendix 7. The CIA provides Ngati Torehina Ki Te Mataka's (NTKM) tribal approval and consent.

When discussing kararehe taonga (treasured species) the CIA comments that it was the writer's understanding that the owners of the home intend to bring dogs. The CIA states that dogs are a risk for our kiwi, but acknowledge the love people have of their dogs.

The CIA sets out some conditions in regard to the keeping of dogs – discussed earlier in this report under Section 6.3. If those conditions are agreed to, NTKM have no issue with the owners' dogs being on their property.

In conclusion, the NTKM endorses the application and gives consent to the construction of the building set out in the plans, at the site designated in the application.

6.8 Access to the Coastal Marine Area

Some lots within the Mataka development are subject to access covenants, in favour of other lot owners within the development. Lot 24 accommodates the "mountain covenant", where there is a covenant in favour of Lots 1-23 inclusive, 25-27 inclusive, 29, 30 and 32. This

provides access to and from the area known as "Mount Mataka". The easement instrument provided such access forms part of Appendix 9 (Title information).

This is not a coastal marine area access covenant however. Lot 24 is not subject to any access to the coastal marine area. The terrain on that water boundary would preclude such access in any event.

6.9 Precedent & Cumulative Effects

The proposals creates neither adverse cumulative or adverse precedent effects. This is because it is consistent with the Management Plan; consistent with the Mataka Design Guidelines; and is of a design that will ensure successful mitigation of any visual impact effects or adverse effects on natural character.

7.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Sections 1.1 above and 4.0 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6.0 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3.0 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	The activity for which consent is being sought is the only activity on the site.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	Consent is being sought pursuant to the Far North Operative District Plan.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 8 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i>	Refer to Sections 5 & 8 of this Planning Report.

<p>(a) any relevant objectives, policies, or rules in a document; and (b) any relevant requirements, conditions, or permissions in any rules in a document; and (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</p>	
<p>(3) An application must also include any of the following that apply:</p>	
<p>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));</p> <p>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));</p> <p>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</p>	<p>The site is currently vacant. A compliance assessment is contained within Section 5 of this Planning Report.</p> <p>The property is one of several consented by the Mataka Station Management Plan consent issued in the early to mid 2,000's. There has been substantial investment over time by the originally developer, and subsequently by the residents association.</p> <p>The site is not within an area subject to a customary marine title group. Not applicable.</p>
<p>(4) An application for a subdivision consent must also include information that adequately defines the following:</p>	
<p>(a) the position of all new boundaries: (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan: (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips: (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips: (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:</p>	<p>N/A – proposal is not a subdivision</p>

<p>(f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A): (g) the locations and areas of land to be set aside as new roads.</p>	
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Clause 6: Information required in assessment of environmental effects

<p>(1) An assessment of the activity's effects on the environment must include the following information:</p>	
<p>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</p>	<p>Refer to Section 6.0 of this planning report. The activity will not result in any significant adverse effect on the environment.</p>
<p>(b) an assessment of the actual or potential effect on the environment of the activity:</p>	<p>Refer to Section 6.0 of this planning report.</p>
<p>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</p>	<p>Not applicable as the application does not involve hazardous installations.</p>
<p>(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</p>	<p>The proposal does not involve any discharge of contaminant.</p>
<p>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</p>	<p>Refer to Section 6.0 of this planning report and appendices.</p>
<p>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</p>	<p>Refer to Sections 9.0 & 10.0 of this planning report. No affected persons have been identified.</p>
<p>(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</p>	<p>No monitoring is required as the scale and significance of the effects do not warrant it.</p>

<p><i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i></p>	<p>No protected customary right is affected.</p>
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Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

<p><i>(1) An assessment of the activity’s effects on the environment must address the following matters:</i></p>	
<p><i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i></p>	<p>Refer to Sections 6.0, 9.0 and 10.0 of this planning report and also to the assessment of objectives and policies in Section 8.</p>
<p><i>(b) any physical effect on the locality, including any landscape and visual effects:</i></p>	<p>Refer to Section 6.0. The site has no high or outstanding landscape or natural character values.</p>
<p><i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i></p>	<p>Refer to Section 6.0. The proposal has no effect on ecosystems or habitat.</p>
<p><i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i></p>	<p>Refer to Section 6.0.</p>
<p><i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i></p>	<p>The proposal will not result in the discharge of contaminants, nor any unreasonable emission of noise.</p>
<p><i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i></p>	<p>The proposed building site is not subject to natural hazards and does not involve hazardous installations.</p>

8.0 STATUTORY ASSESSMENT

8.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are predominantly those listed in Chapter 10 and in particular 10.6 General Coastal Zone. These are discussed below where particularly relevant to this proposal. Refer also to Section 8 of the LVEA.

10.3 OBJECTIVES

10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or

development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.

I believe the reports supporting the application provide confirmation that the development is appropriate for the site and that adverse effects are able to be remedied or mitigated.

10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance: (a) the natural character of the coastline and coastal environment; (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna; (c) outstanding landscapes and natural features; (d) the open space and amenity values of the coastal environment; (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).

The Mataka Station development takes pride in the way in which it continues to restore, rehabilitate, protect and enhance the natural character of the coastal environment, including areas of outstanding landscape. The Mataka Station Design Guidelines are set up to ensure this continues as each lot is developed.

The proposed single dwelling, within a 20ha lot, designed and located as it is, preserves the open space and amenity values of the coastal environment. The proposed development has carefully considered water quality and soil conservation aspects in its preparation and construction phase, as well as once completed.

I believe the proposal to be consistent with Objective 10.3.2.

10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.

Local tangata whenua were heavily involved in the original Mataka Station subdivision. The applicant continues to enjoy a good working relationship with local representatives and they have been consulted in regard to the present proposal.

10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety; and

10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.

There is no requirement to secure public access to and along the coast from this specific site. It would be physically impractical in any event.

10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.

The site will be reliant on catchment and storage to water tanks. Sufficient tank capacity will be part of the proposal.

10.4 POLICIES

10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:

(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and

(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and

(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and

(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and

(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and

(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and

(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.

All relevant aspects of the above Policy have been considered in the proposed development. The proposal is considered "appropriate" and therefore consistent with the Policy. Refer to Assessment of Effects section of this report and to the LVEA in Appendix 3. The proposal gives effect to the NZ Coastal Policy Statement and Regional Policy Statement. Refer to Section 8.2 and 8.3 below and to the LVEA.

10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.

The proposal provides for a single residential development within a single site, consistent with the requirements of an existing consented development. It avoids sprawling or sporadic development within the coastal environment.

10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.

The proposal does not impact on any existing ecological values and habitat enhancement projects are underway and ongoing.

10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.

Refer to comment under corresponding Objective.

10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".

See above comments. Local tangata whenua have been, and continue to be, involved in the Mataka Station Management Plan development.

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

See above comments.

10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.

The proposal is supported by specialist technical reports that confirm the development can occur without exacerbating risk from natural hazards.

10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.

The site will be reliant on storage via tanks. Sufficient capacity will be provided for.

10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.

Sediment and erosion control measures will be implemented when carrying out site works. Supporting reports contain other recommended measures to address the matters raised in Policy 10.4.11.

10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through: (a) the siting of buildings relative to the skyline, ridges, headlands and natural features; (b) the number of buildings and intensity of development; (c) the colour and reflectivity of buildings; (d) the landscaping (including planting) of the site; (e) the location and design of vehicle access, manoeuvring and parking areas.

All of the above matters have been considered in the design of the proposed activity.

General Coastal Zone: Refer to commentary provided in the LVEA (Appendix 3).

10.6.3 OBJECTIVES

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

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

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.

10.6.4 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 só 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.

The above objectives and policies are repetitive of those applying to the Coastal Environment, particularly to those parts of the coast that still display a degree of natural character.

Consistent with my commentary under the Coastal Environmental Objectives and Policies, I believe the proposal to be consistent with the General Coastal objectives and policies.

Also relevant, in regard to breaches of Part 3 (District Wide rules), are some of the objectives and policies relating to Soils and Minerals (earthworks) Chapters 12.3; and Natural Hazards (in this case Fire Risk to Residential Unit, Chapter 12.4.

Excavation/Filling Objectives and Policies

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.

12.3.4.1 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.

12.3.4.4 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.

The development requires excavation and filling, but because the building platform has, to a large extent been pre-prepared (by a previous land owner) less earthworks than what one might expect is required. The fact that the site has already been 'shaped' also reduces height of cut/fill faces.

Appropriate Erosion and Soil Control measures will be in place prior to, and for the duration of, the works. Adverse effects of earthworks will be remedied and mitigated so as to be no more than minor.

Fire Risk to Residential objective and policy

12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

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

It is simply not possible to avoid all risk. This is largely due to bush areas on adjacent land, not under the control of the applicant; and the requirement to retain areas of bush on the property as part of the lot owners' obligations under the Management plan. The emphasis therefore shifts to remedying and mitigating risk. This is achieved through the provision of an accessible and adequate fire fighting water supply. The FENZ has approved the proposed supply's quantity and location.

8.3 Proposed District Plan Objectives and Policies

The property has a Rural Production Zone under the Proposed District Plan (PDP) and has a coastal environment and outstanding landscape overlay.

Objectives

RPROZ-O1

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

RPROZ-O2

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

RPROZ-O3

Land use and subdivision in the Rural Production zone:

a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;

b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;

c. does not compromise the use of land for farming activities, particularly on highly productive land;

d. does not exacerbate any natural hazards; and

e. is able to be serviced by on-site infrastructure.

RPROZ-O4

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

The application site is over 20ha in area. Mataka Station retains the appearance of a rural production unit and is still farmed as such. However, many of the sites are now heavily planted/vegetated as the preferred means of reducing risk of long term land erosion and mitigating the visual impact of the low density built environment, and protecting and enhancing habitat for indigenous fauna.

There is no highly productive land within the application site. All owners of lots within the Mataka Management Plan area are aware of what they have bought into and their obligations in doing so. The proposal does not create any reverse sensitivity issues. The proposal does not exacerbate natural hazards and is able to be serviced by on-site infrastructure.

Overall I consider the proposal to be more consistent than not with the RP Zone's objectives.

Policies

RPROZP1

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

RPROZP2

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

a. *enabling primary production activities as the predominant land use;*

b. *enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

Neither of the above policies are relevant to the proposal given that no new primary production activity is proposed.

RPROZP3

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

See comments above. The level of development proposed is entirely consistent with the Mataka Management Plan and an expected use of the land.

RPROZP4

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

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

The site, due to its location, its size and the fact that it encompasses grassed areas, has rural character. This does not diminish with the construction of a single dwelling. The site is over 20ha in area. The development represents 'low density' development. There might be temporary noise and dust effects associated with construction, but these will be short term and there are no nearby dwellings.

RPROZP5

Avoid land use that:

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

A residential dwelling on 20ha is compatible with the purpose, character and amenity of the Zone. The proposal does not result in the loss of any productive capacity of highly productive land. The proposal does not exacerbate natural hazards and onsite infrastructure can be provided. I believe the proposal is consistent with RPROZP5.

RPROZP6

Avoid subdivision that:.....

Not relevant as it relates solely to subdivision.

RPROZP7

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

- a. whether the proposal will increase production potential in the zone;
- b. whether the activity relies on the productive nature of the soil;
- c. consistency with the scale and character of the rural environment;
- d. location, scale and design of buildings or structures;
- e. for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation
- f. at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;

-
- g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
- h. the adequacy of roading infrastructure to service the proposed activity;
- i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
- j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The proposal does not require any consent under the PDP. The activity is residential and does not increase the production potential of the zone. The activity does not rely on the productive nature of the soil. The proposal is entirely consistent with the scale and character of the rural environment. The location of the building, along with its scale and design, have been pre determined by previous consents and the Mataka Management Plan requirements. There will be no reverse sensitivity effects and there is no highly productive land within the site. There is no zone interface. The site can accommodate on-site infrastructure. The area being developed has no archaeological sites and local tangata whenua have provided their approval to the proposal.

Whilst the site is mapped as outstanding natural landscape, the design and location of the building are such that effects on that landscape will be no more than minor.

Of relevance in assessing this proposal are objectives and policies in the PDP relevant to the coastal nature of the site. The site has the following features applying to it in the PDP:

- Coastal environment overlay; and
- Natural features and landscapes overlay (outstanding landscape).

Coastal Environment Objectives and Policies:

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:*

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

I believe the potential effects on natural character of the coastal environment were well canvassed when granting the original subdivision and applying the comprehensive ongoing conditions for development within each site. The development of an individual lot subject to that original consent needs to be seen in that context. The development is consistent with the aims and objectives of the Mataka Station management plan subdivision and Design Guidelines. It preserves the characteristics and qualities anticipated by the original consent; is consistent with surrounding land uses; does not result in urban sprawl; promotes restoration

and enhancement of the natural character in areas other than that identified for built development; and recognises tangata whenua values.

Only some policies applying to the coastal environment have relevance to the application site and proposal. Policy CE-P1 is not relevant to a specific development within a specific site. Policy CE-P5 applies to urban zones, which the application site is not. Policy CE-P6 relates to enabling farming activities and for the reasons outlined earlier, is not considered a relevant policy to this development. Policy CE-P7 refers to Maori Purpose and Treaty Settlement land only and is not relevant to this proposed development. Policy CE-P9 refers to areas of outstanding natural character value of which there are none in the area proposed for development (PDP maps show outstanding natural landscape, not character).

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

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

- a. the presence or absence of buildings, structures or infrastructure;
- b. the temporary or permanent nature of any adverse effects;
- c. the location, scale and design of any proposed development;
- d. any means of integrating the building, structure or activity;
- e. the ability of the environment to absorb change;
- f. the need for and location of earthworks or vegetation clearance;
- 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.

The property is identified as Outstanding Landscape in the PDP, but not outstanding natural character or outstanding natural feature. Policy CE-P2 seeks to avoid adverse effects of land

use on the characteristics and qualities of the outstanding landscape. The site is part of a consented subdivision that provides for built development, and although adverse effects are considered less than minor, any built development would be considered to have an effect of some degree on outstanding landscape values. That is unavoidable because development represents change. The important thing to note in this instance, however, is that this is not a blank canvas to begin with and development is an expected (and consented) outcome for the site (CE-P2 and CE-P3).

I believe the proposed development, in being part of a previously consented subdivision, and consistent with the design and landscape guidelines applying to the site will preserve the visual qualities, character and integrity of the coastal environment (CE-P4).

The proposal does not involve clearance of indigenous vegetation (CEP8).

Policy CE-P10 reads along very similar lines to the ODP's Policy 10.6.4.3, already addressed earlier in this report.

- Buildings and structures will be as provided for by the Mataka Station Design Guidelines and Consent Notice applying to the site. Buildings and structures will be integrated into the surrounding environment which has the ability to absorb change of the level being proposed.
- There may be minor temporary adverse effects during construction works, but no long term adverse effects are anticipated.
- A development of the size and scale proposed will require a degree of earthworks. These will be carried out in accordance with Erosion and Sediment Control mitigation measures to minimise effects, with landscaping and planting then being used to mitigate any ongoing visual effects.
- No indigenous vegetation clearance is proposed, with enhancement and additional landscape planting proposed.
- The proposal will not exacerbate natural hazards.
- Historical, spiritual and cultural values were canvassed during the original subdivision and local tangata whenua have been consulted in regard to this development.
- There is no requirement to enhance public access and recreation in this instance.

In summary I believe the proposed development to be consistent with the PDP's coastal environment objectives and policies where these are relevant.

Objectives and Policies in the Natural features and landscapes section of the PDP, applying to land identified as Outstanding Natural Landscape are very repetitive of those applying to the coastal environment, often simply replacing the words 'coastal environment' with 'ONL and ONF'. The commentary I have provided in assessing the proposal under the objectives and policies applying to the Coastal Environment is therefore also applicable to Natural Features and Landscapes objectives and policies NFL-O1, O2 & O3; and NFL-P2, P3, P6, P7 & P8.

Natural Hazards

The only hazard applicable to the proposal is fire risk.

Objectives

NH-O1

The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.

NH-O2

Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.

The risk of fire due to proximity of an area of bush cannot be entirely avoided, but can be appropriately managed such that the risk is mitigated.

General Policies

NH-P2

Manage land use and subdivision so that natural hazard risk is not increased or is mitigated, giving consideration to the following:

- a. the nature, frequency and scale of the natural hazard;*
- b. not increasing natural hazard risk to other people, property, infrastructure and the environment beyond the site;*
- c. the location of building platforms and vehicle access;*
- d. the use of the site, including by vulnerable activities;*
- e. the location and types of buildings or structures, their design to mitigate the effects and risks of natural hazards, and the ability to adapt to long term changes in natural hazards;*
- f. earthworks, including excavation and fill;*
- g. location and design of infrastructure;*
- h. activities that involve the use and storage of hazardous substances;*
- i. aligning with emergency management approaches and requirements;*
- j. whether mitigation results in transference of natural hazard risk to other locations or exacerbates the natural hazard; and*
- k. reduction of risk relating to existing activities.*

The risk of fire is proposed to be managed by means of an appropriate volume of fire fighting water always being available and accessible.

NH-P3

Take a precautionary approach to the management of natural hazard risk associated with land use and subdivision.

I believe the proposal has taken an appropriate precautionary approach.

NH-P5

Require an assessment of risk prior to land use and subdivision in areas that are subject to identified natural hazards, including consideration of the following:

-
- a. the nature, frequency and scale of the natural hazard;
 - b. the temporary or permanent nature of any adverse effect;
 - c. the type of activity being undertaken and its vulnerability to an event, including the effects of climate change;
 - d. the consequences of a natural hazard event in relation to the activity;
 - e. any potential to increase existing risk or creation of a new risk to people, property, infrastructure and the environment within and beyond the site and how this will be mitigated;
 - f. the design, location and construction of buildings, structures and infrastructure to manage and mitigate the effects and risk of natural hazards including the ability to respond and adapt to changing hazards;
 - g. the subdivision/site layout and management, including ability to access and exit the site during a natural hazard event; and
 - h. the use of natural features and natural buffers to manage adverse effects.

Refer to Geotechnical Assessment Report in Appendix 4 in regard to ground conditions and any risk from earthquake, liquefaction or tsunami. All buildings are outside of any area identified as Coastal Flood Hazard. Access/egress to and from the site is along ridges well inland and above, the sea. The development cannot avoid fire risk completely, but mitigation is proposed in the form of a fire fighting water supply.

8.4 Part 2 Matters

5 Purpose

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

The proposal is considered to provide for the sustainable management of natural and physical resources. It provides for residential development on a single lot, within an existing consented building area.

6 Matters of national importance

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

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

-
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
 - (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
 - (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
 - (f) the protection of historic heritage from inappropriate subdivision, use, and development:
 - (g) the protection of protected customary rights:
 - (h) the management of significant risks from natural hazards.

I consider the proposal to be an appropriate level of development for a site of this nature in the coastal environment, and within an Outstanding Natural Landscape. No clearance of any significant indigenous vegetation or habitat is required by the proposal. The proposal has had regard to the relationship of Maori with their ancestral lands, water and sites. There are no archaeological sites affected by the proposal and there are no significant risks from natural hazards associated with the development.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) *kaitiakitanga:*
 - (aa) *the ethic of stewardship:*
 - (b) *the efficient use and development of natural and physical resources:*
 - (ba) *the efficiency of the end use of energy:*
 - (c) *the maintenance and enhancement of amenity values:*
 - (d) *intrinsic values of ecosystems:*
 - (e) *[Repealed]*
 - (f) *maintenance and enhancement of the quality of the environment:*
 - (g) *any finite characteristics of natural and physical resources:*
 - (h) *the protection of the habitat of trout and salmon:*
 - (i) *the effects of climate change:*
 - (j) *the benefits to be derived from the use and development of renewable energy.*

Although the property is zoned General Coastal, and within Outstanding Landscape and Landscape Feature, it is part of a previously consented coastal development, and the development is located where it is considered appropriate as part of that previous consented development – identified as the approved building site. Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". Maintenance of amenity values, and quality of the environment have been considered and the proposed development design has had regard to these aspects.

8 Treaty of Waitangi

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

The principles of the Treaty of Waitangi have been considered and it is believed that this proposal does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

8.5 NZ Coastal Policy Statement

The NZ Coastal Policy Statement (NZCPS) has relevance to this proposal due to the property's location. It is currently zoned General Coastal in the Far North District Plan, and is shown as being within the "coastal environment" on the Regional Policy Statement for Northland's maps as well as the district council's PDP maps.

The LVEA in Appendix 3 contains an assessment of the proposal against relevant objectives and policies of the NZCPS. I agree with that assessment.

8.6 Other National Policy Statements and National Environmental Standards

There are no other National Policy Statements considered relevant to this proposal. Neither are there any national environmental standards relevant to this proposal. The site has not been used for any hazardous activity or industry and there is no natural wetland or freshwater body affected that might trigger any consent requirement under the National Environmental Standard for Freshwater. The land does not fall within the definition of 'highly productive land' as defined in the NPS for Highly Productive Land. The proposal does not adversely impact on biodiversity and I have not identified any part of the newly released NPS on Biodiversity that impacts on the proposed development.

8.7 Regional Policy Statement for Northland

In preparing this application, the Regional Policy Statement for Northland has been considered, in particular those Objectives and Policies relevant to land identified as being within the "coastal environment" and having outstanding landscape values. The building site and development area sit outside any area identified as having High or Outstanding Natural Values in the Regional Policy Statement's maps. Commentary is also provided in the LVEA in Appendix 3.

The site's heritage and cultural values were explored and assessed as part of the original Mataka Station subdivision. I believe the proposal to be consistent with any relevant objectives and policies in the Regional Policy Statement relating to these matters.

The site was part of the modified land use of the Purerua Peninsula prior to the Mataka Station development, i.e. it was predominantly grazed pasture. Since that development was consented there have been ongoing efforts made to re-establish and enhance indigenous vegetation growth within the development. Not only is the proposal consistent with the aims and objectives of the Mataka Station development, it is also consistent with objectives and policies in the Regional Policy Statement related to the enhancement of areas of indigenous vegetation.

None of the land in the application site is considered to contain "highly versatile soils" and productive potential is low in this regard.

Other relevant objectives and policies are discussed below.

Objective 3.5 Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

I believe the proposed development is a sustainable use of the site and provides for the property owners' social and economic wellbeing.

3.12 Regional form

Northland has sustainable built environments that effectively integrate infrastructure with subdivision, use and development, and have a sense of place, identity and a range of lifestyle, employment and transport choices.

The site is large and part of an approved comprehensive development. The Mataka Station development has its own unique 'sense of place' and identity.

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

(1) In the coastal environment:

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

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

Methods which may achieve this include:

- (i) Ensuring the location, intensity, scale and form of subdivision and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins; and*
- (ii) In areas of high natural character, minimising to the extent practicable indigenous vegetation clearance and modification (including earthworks / disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area and their margins; and*

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

I believe the proposal avoids adverse effects on the characteristics and qualities that make up the outstanding values of the Purerua Peninsula. Both the lot and its chosen building site were approved pursuant to a comprehensive assessment as part of the original subdivision consent, and even though the Regional Policy Statement was not operative at the time of that development, it is nonetheless consistent with it, having taken into account the methods listed.

Policies in section 7 of the Regional Policy Statement relate to natural hazards. The site can be developed without increasing risk of instability, and no minimum floor level is required given the site's elevation above sea level.

8.8 Proposed Regional Plan (Appeals Version)

I have not identified any rule breaches in regard to the above referenced Regional Plan.

9.0 CONSULTATION

Mataka Design Review Group

As required for any development on lots in the Mataka Station subdivision, the applicant has consulted with the Mataka Design Review Group. The results of that consultation are contained in Appendix 6.

Ngati Torehina ki Mataka

The applicant has been in consultation with Ngati Torehina ki Mataka and a CIA supports the application - refer to Appendix 7.

Fire and Emergency NZ (FENZ)

Consultation was carried out with FENZ in regard to fire fighting water supply. Their approval is attached in Appendix 5.

Department of Conservation & Heritage NZPT

The development is some distance from, and elevated above, the coastal marine area. Stormwater and on site wastewater will be managed so as to have no adverse impact on water quality. The lot is already subject to restrictions on the keeping of dogs and cats, and there is also an ongoing responsibility on the lot owner to ensure appropriate pest animal and plant control is carried out. It has not been considered necessary to consult with the Department of Conservation.

The comprehensive nature of the various archaeological assessments that have been carried out over the peninsula, coupled with the findings of the assessment in regard to the application site's building platform, lead me to the belief that there is no need to consult with Heritage NZPT. As stated earlier, the Archaeological Assessment found no evidence of any archaeological site near the building area.

Adjacent land owners

Adjacent landowners are represented by the Mataka Station Design Committee in regard to building and landscape plans. The original consented development and accompanying management plan ensured that each lot's building area is self contained and enclosed within the lots in terms of land based viewpoints. I have not identified any adjacent properties that will be affected in a minor or more than minor way.

10.0 S95 ASSESSMENT

10.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. No such circumstance exists and therefore public notification is not mandatory.

Step 2 of s95A specifies the circumstances that preclude public notification. None of these circumstances exist and therefore public notification is not precluded. This means that Step 3 of s95A must be considered. This specifies that public notification is required in certain circumstances, none of which exist. The application is not subject to a rule or national environmental standard that requires public notification. This report and AEE concludes that the activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor. In summary public notification is not required pursuant to Step 3 of s95A.

10.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. No such group of persons exist and limited notification is therefore not mandatory. Step 2 of s95B specifies the circumstances that preclude limited notification. Neither circumstance exists and limited notification is not precluded. Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified in certain circumstances, none of which exist. The application is not for a boundary activity. The s95E assessment below concludes that there are no affected persons to be notified.

10.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor.

10.4 S95E Affected Persons

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity. The approval of the Mataka Station Design Committee has been obtained in terms of the proposed activity. This Committee is established to represent all the lot owners subject to the Mataka Management Plan.

The activity is a fully anticipated outcome for development on the lot. The applicants are bound by the same requirements that bind all other lot owners subject to the Mataka Management Plan and Design Guidelines in regard to buildings, landscaping, road maintenance, pest plant and animal control etc and I have not identified any affected persons in regard to adjacent properties.

Iwi have been consulted and consent provided.

11.0 CONCLUSION

The site is considered suitable for the proposed development, and effects on the wider environment are no more than minor. The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans, the NZ Coastal Policy Statement, and the Regional Policy Statement, as well as Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to consent on a non notified basis, subject to appropriate conditions.



Lynley Newport
Senior Planner
Thomson Survey Ltd

Date 21st January 2026

12.0 APPENDICES

Appendix 1	Architectural Plans & Landscape drawings
Appendix 2	Location Map
Appendix 3	Landscape and Visual Effects Assessment
Appendix 4	Geotechnical Report
Appendix 5	Alternative Fire Fighting Water Supply Approval
Appendix 6	Approval from Mataka Design Committee
Appendix 7	Cultural Impact Assessment
Appendix 8	Original Archaeological Assessment
Appendix 9	Record of Title and Relevant Instruments

Appendix 1

Architectural and Site Plans

studio john irving limited

po box 47946 shortland st auckland 1144
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registered architects



resource consent

jennifer & tobys home

lot 24, mataka station

January 2026 job No : mat24

lot 24 mataka station

January 2026

Design Statement – Home at Mataka Station

Perched on the rolling hillside of Mataka Station, this home is conceived as a series of flat, layered roof planes that follow the natural contours, allowing the architecture to settle quietly into the landscape. This stepped composition minimises the visual impact from the ocean and the surrounding coastline.

The low, horizontal profile mirrors the vast openness of the site - the expansive skies and long horizons.

The material palette has been carefully selected to align with DRC guidelines. Earthy tones and natural textures allow the building to settle into the landscape, while robust, low-maintenance materials ensure longevity in the coastal environment.

At the heart of the home, a sheltered courtyard offers a calm outdoor retreat. A protected space to escape the prevailing winds while maintaining a strong connection to the surrounding landscape. Generous glazing captures panoramic views. Outdoor terraces extend from the living spaces, interweaving the architecture with the land and softening the threshold between interior and exterior.



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Project: mataka 24
Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26

Scale: @ A3

RC-1.2 Design Statement

Notes:

Mataka Design Guidelines.

- Materials, colours, and textures should be empathetic with the Mataka landscape and meet the objectives of Part 2.
- Building materials should be durable, compatible with the harsh coastal environment.

Materials should have regard to their context - those with dominate the landscape by their colour, reflectivity, or incompatibility within the landscape will not be permitted

District Plan - Coastal Environment

-The exterior surfaces of buildings or surfaces shall:

- 1 - be constructed of materials and/or finished to achieve a reflectance value no greater than 30%.
- 2- have an exterior finish within groups A, B, C as defined within BS5252 standard colour palette



wall cladding
plaster cladding system



fascia & barge
anodised aluminium
dark bronze or similar



window joinery
anodised aluminium



roofing
tpo membrane
colour: slate grey
20% LRV

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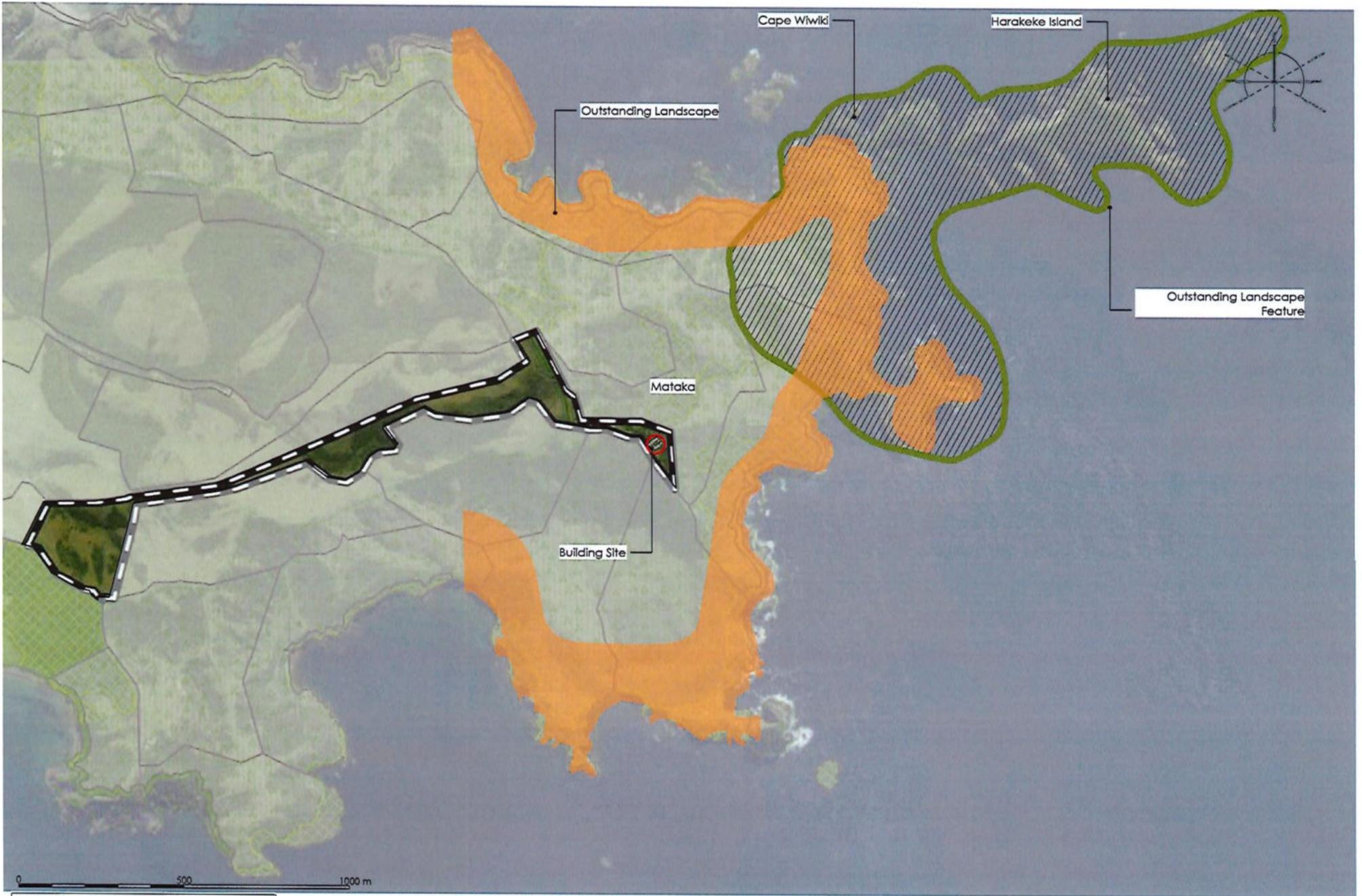
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Project: mataka 24
Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26 Scale: @ A3

RC-1.3 Proposed Materiality



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 Location: malaka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26
 Scale: @ A3
 RC-1.4 Overall existing site plan



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Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26
Scale: @ A3
RC-1.5 Existing Site photos arrival



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Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26
Scale: @ A3
RC-1.6 Existing Site photos building platform



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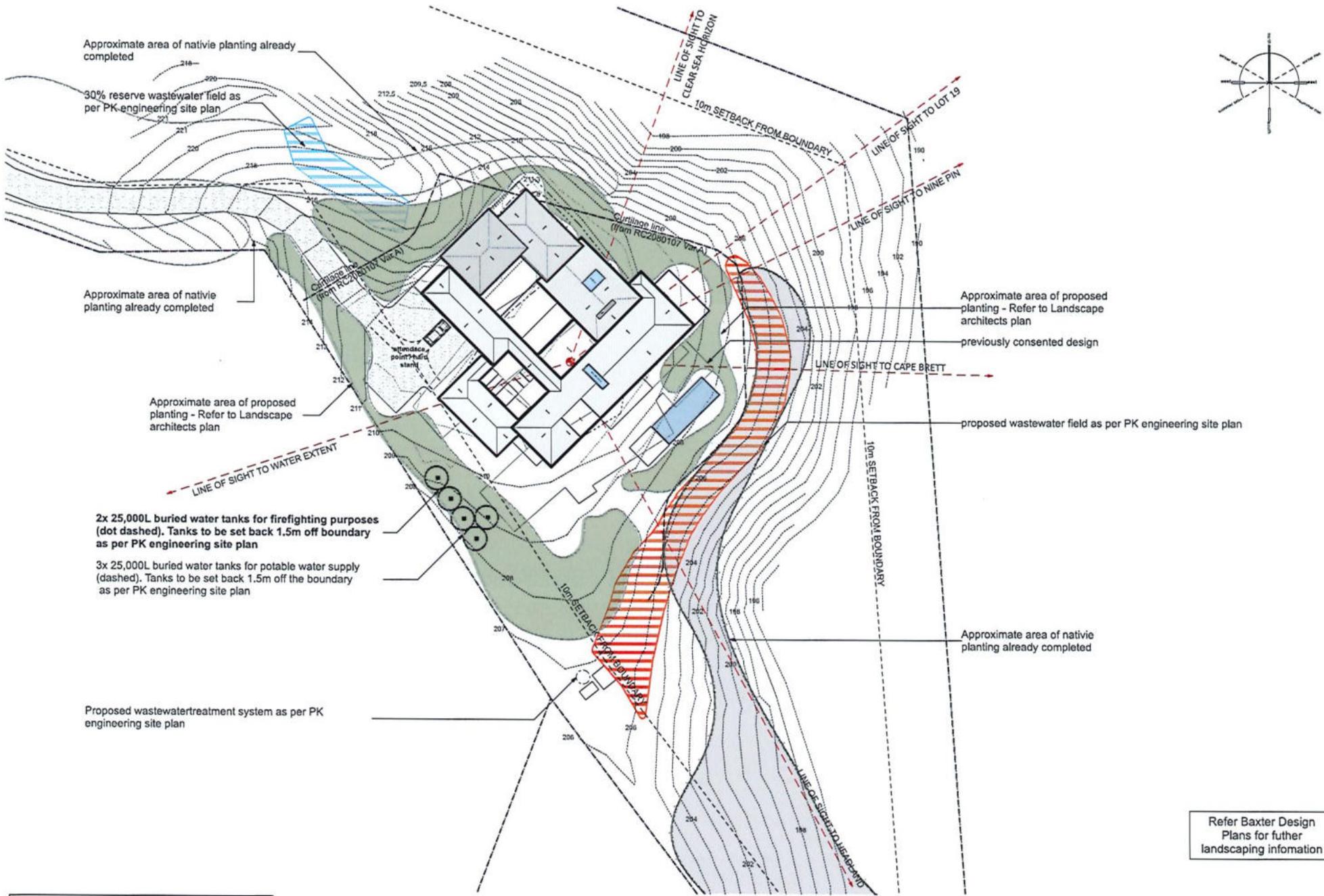
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Project: mataka 24
Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26 Scale: @ A3

RC-1.7 Existing Site photos 3 (panorama)



Refer Baxter Design Plans for further landscaping information

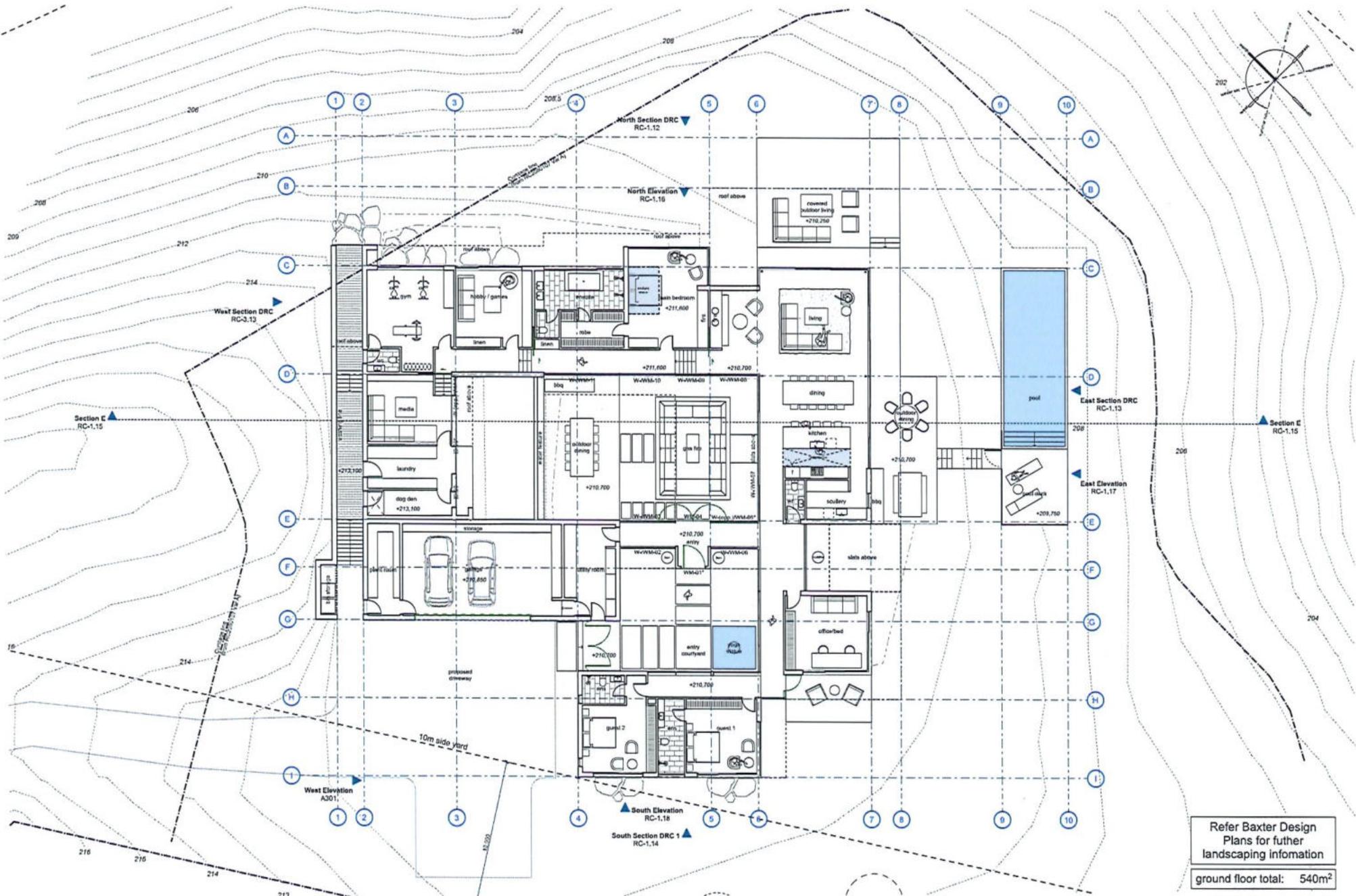
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 Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26 Scale: 1:500 @ A3

RC-1.9 Proposed Site Plan



Refer Baxter Design
Plans for further
landscaping information
ground floor total: 540m²

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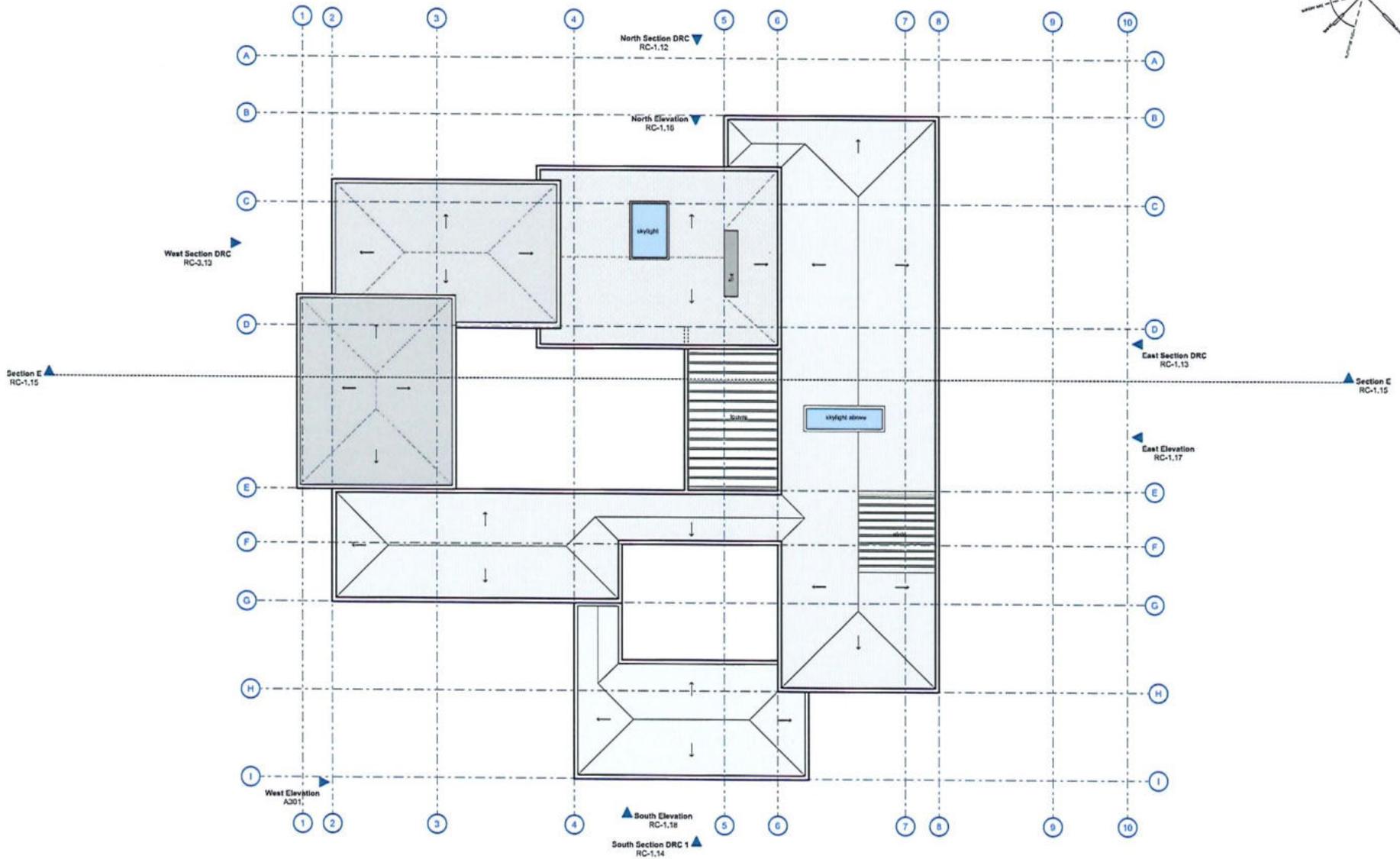
Project: mataka 24
Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26 Scale: 1:200 @ A3

RC-1.10 Proposed Ground Floor Plan

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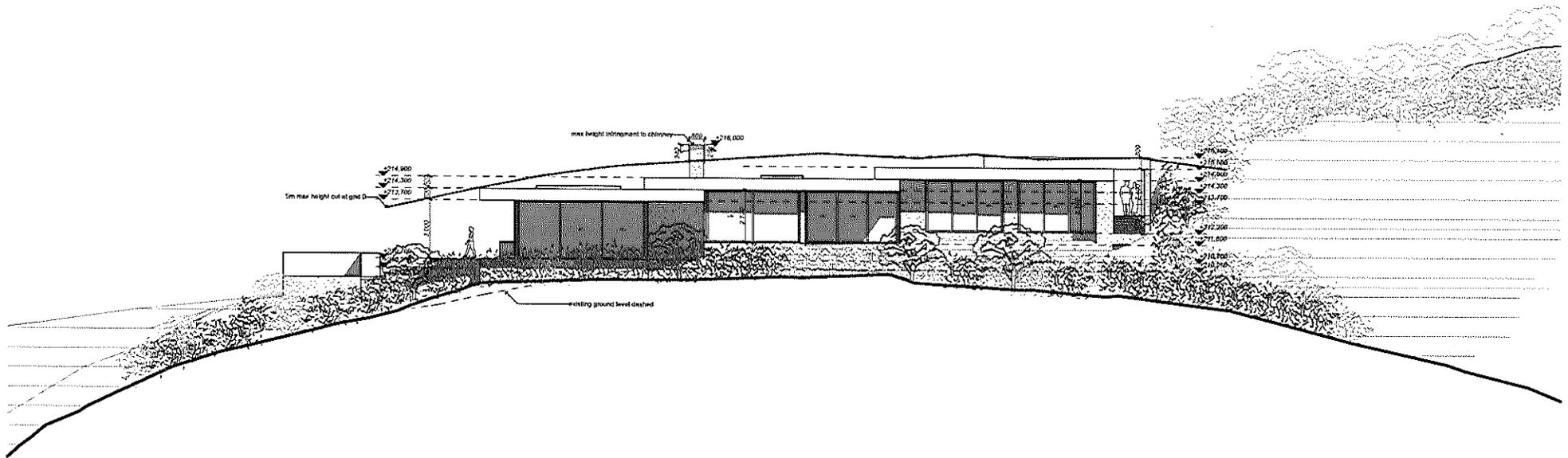
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Project: mataka 24
 Location: mataka station - Lot 24 DP 346421

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Date: 19/01/26 Scale: 1:200 @ A3

RC-1.11 Proposed Roof Plan



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Plans for further
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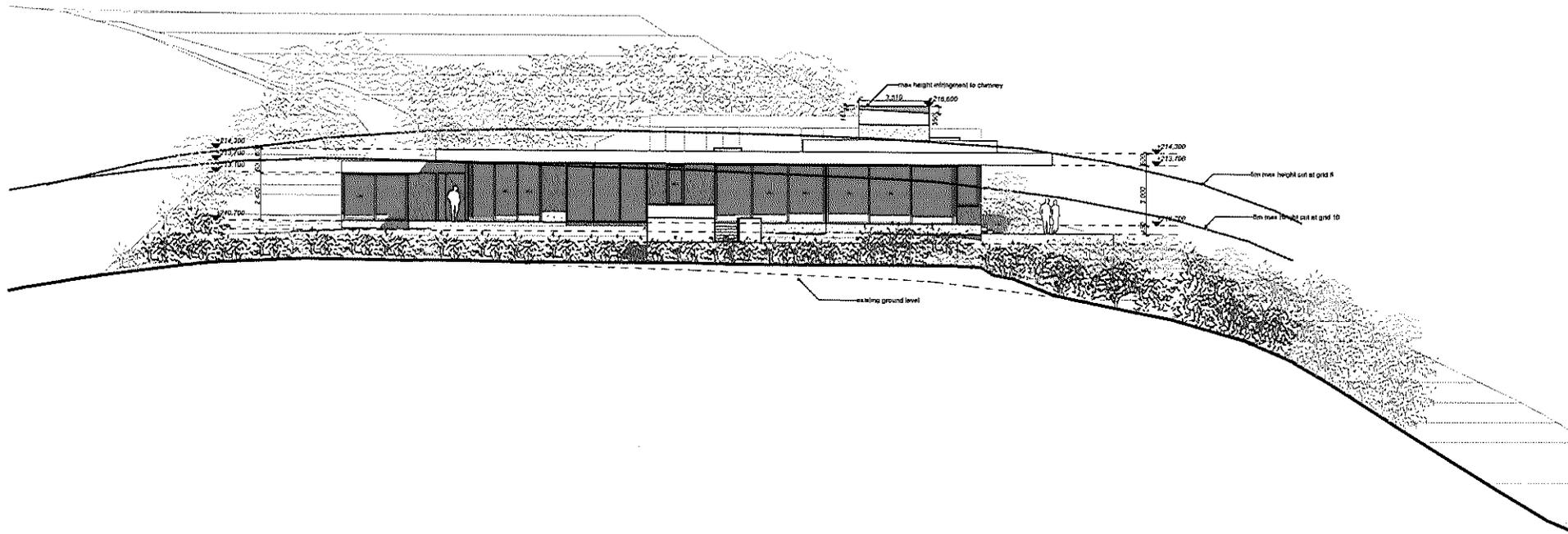
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Project: mataka 24
Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26 Scale: 1:200 @ A3

RC-1.12 Context Section A North



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Plans for further
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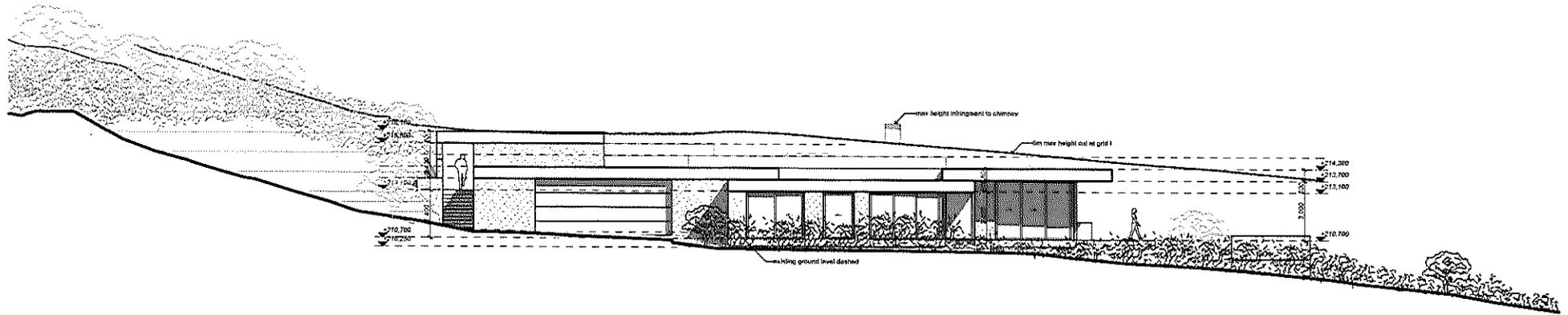
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Location: malaka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26 Scale: 1:200 @ A3

RC-1.13 Context Section B East



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Plans for further
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Location: mataka station - Lot 24 DP 346421

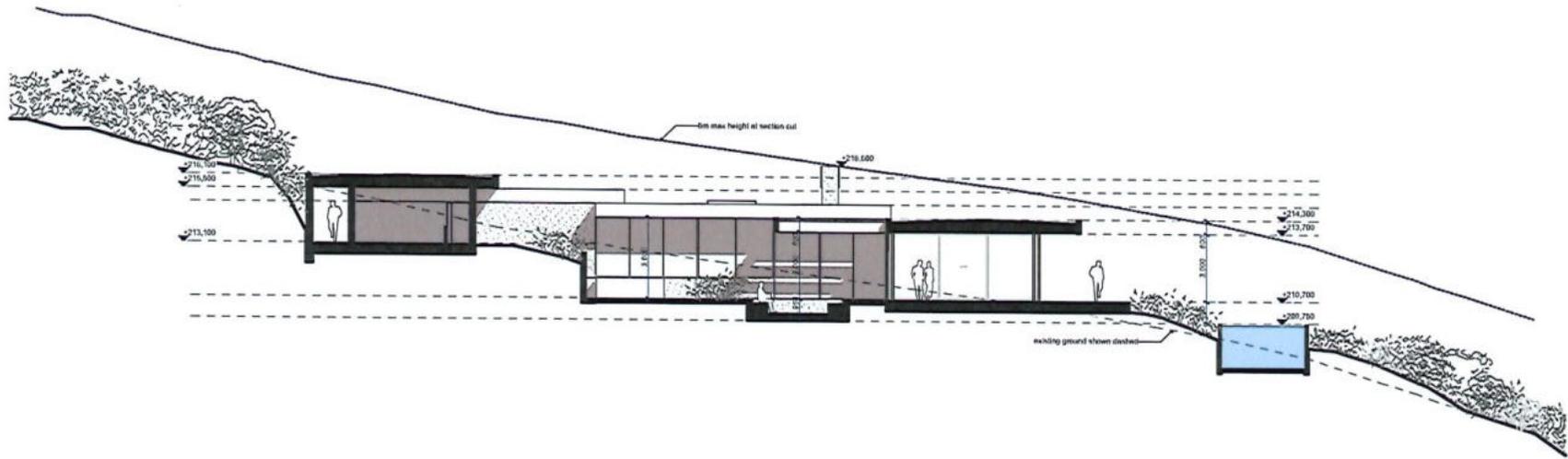
Drawing: resource consent

Date: 19/01/26

Scale: 1:200 @ A3

RC-1.14 Context Section C South

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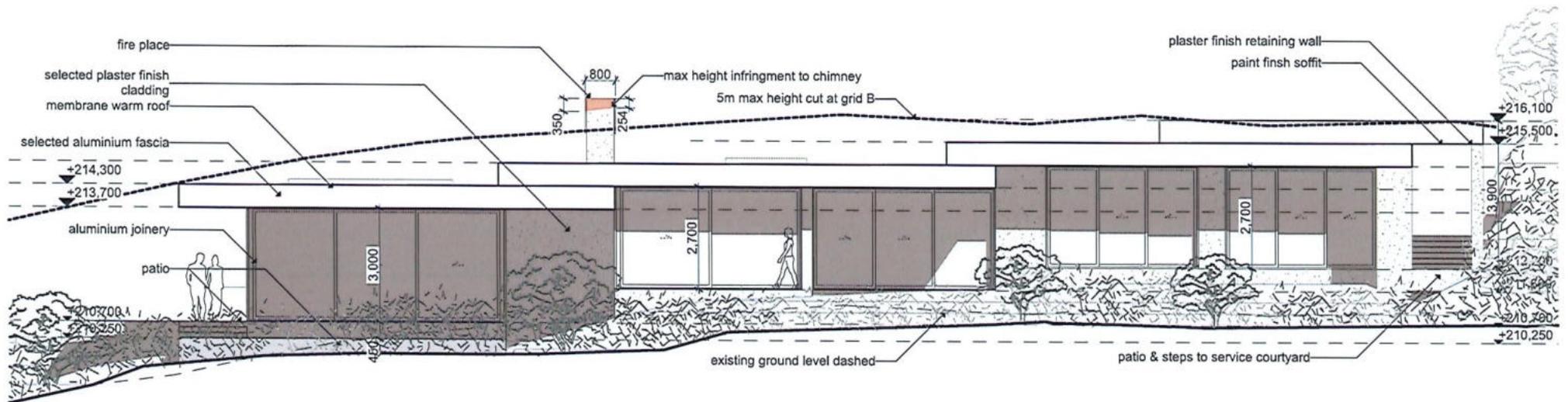
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Project: mataka 24
Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26
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RC-1.15 Context Section E Courtyard

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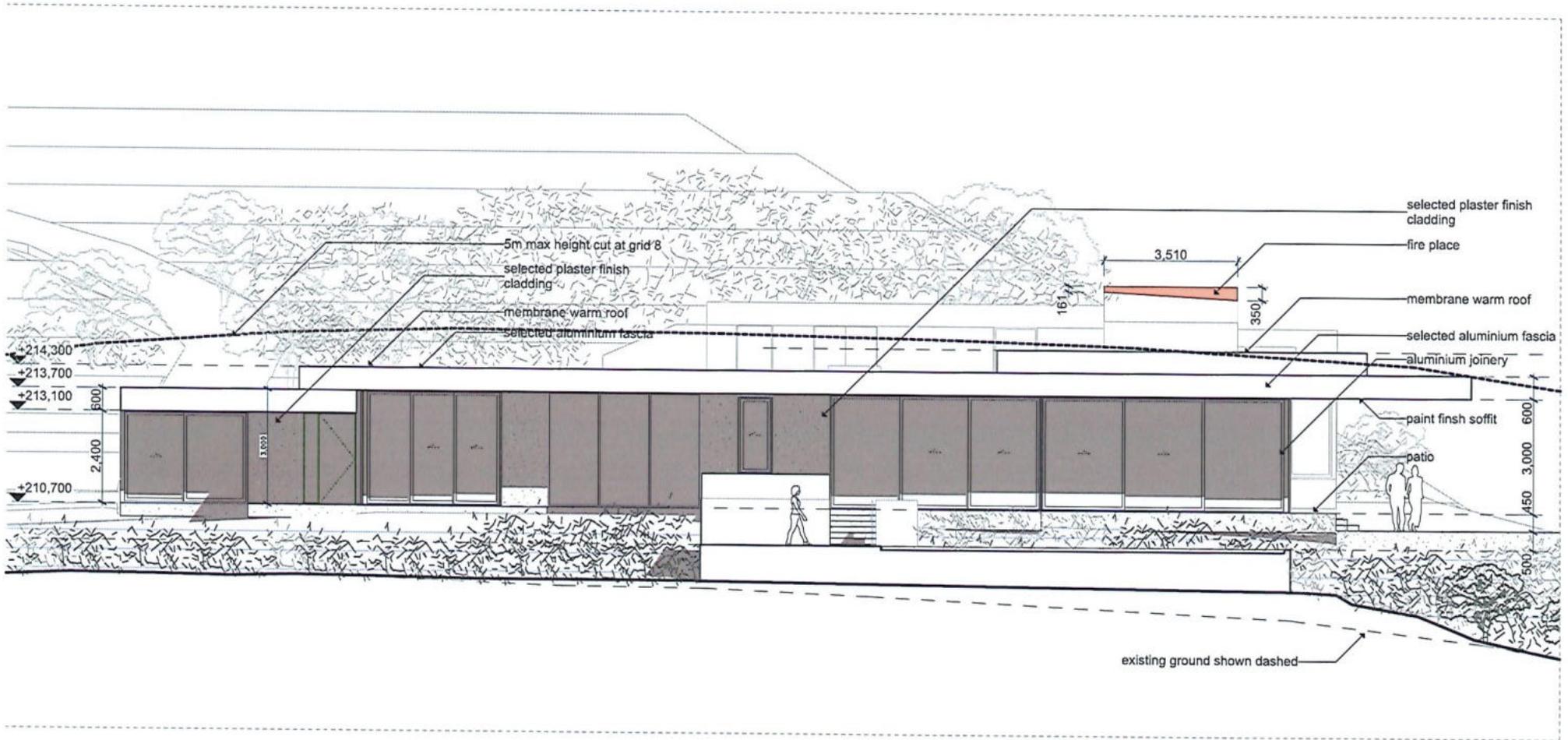
Project: mataka 24
Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26

Scale: 1:100 @ A3

RC-1.16 North Elevation



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Location: mataka station - Lot 24 DP 346421

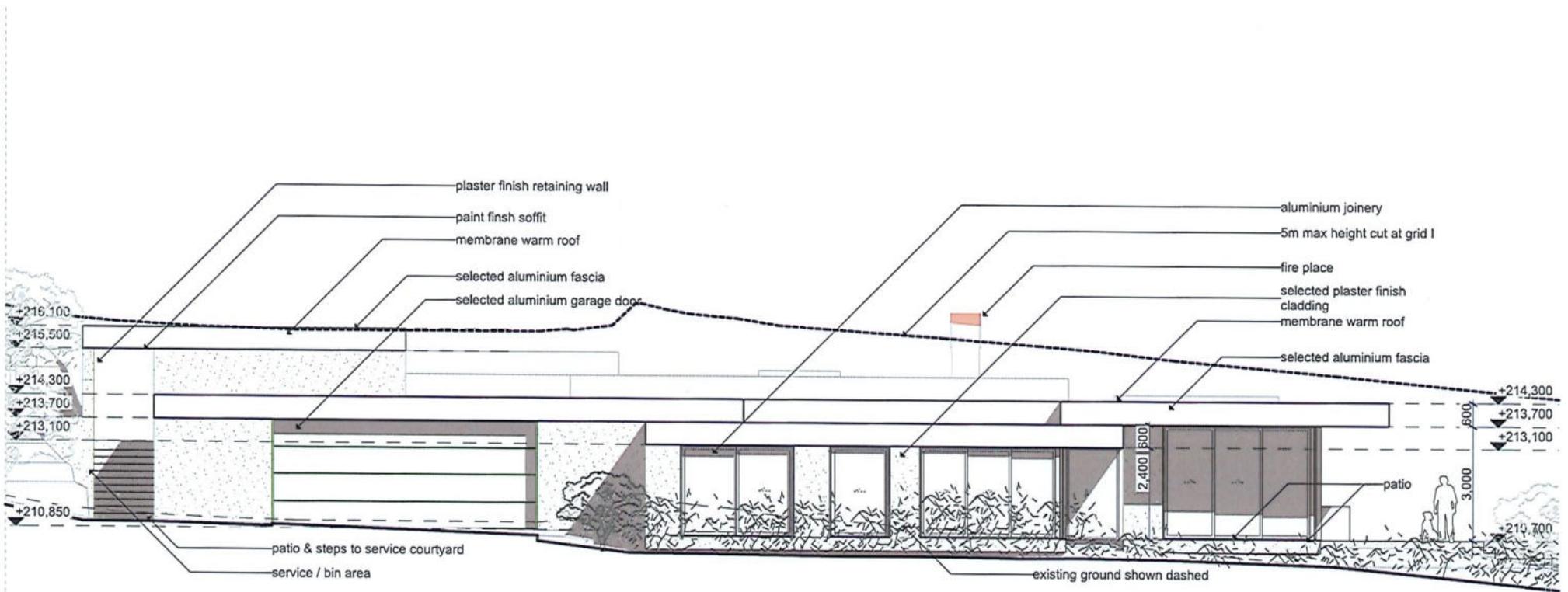
Drawing: resource consent

Date: 19/01/26

Scale: @ A3

RC-1.17 East Elevation

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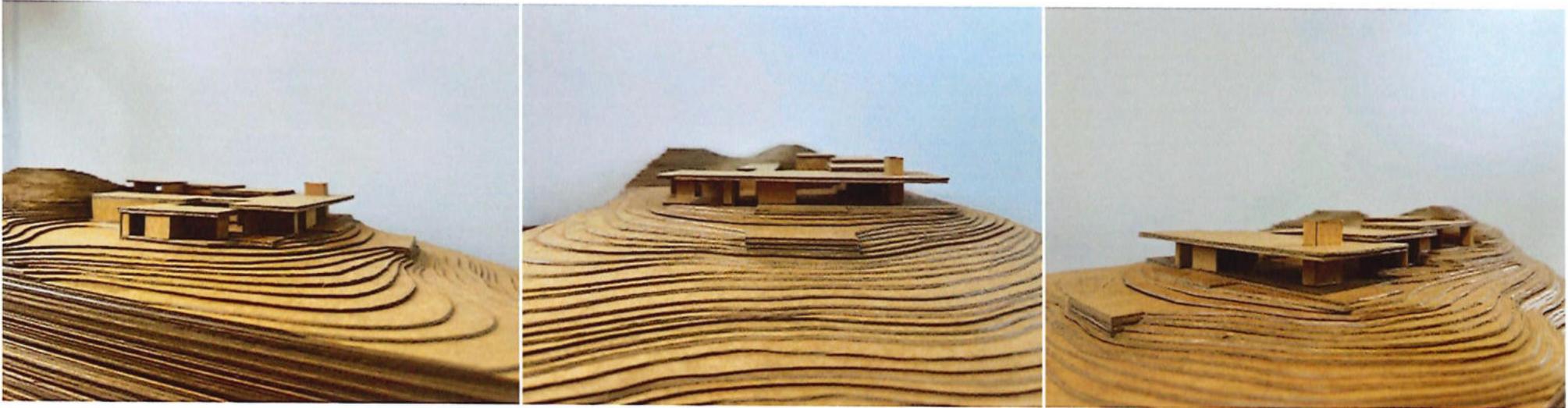
Project: mataka 24
Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26

Scale: @ A3

RC-1.18 South Elevation



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Scale: @ A3

RC-1.19 Model Images



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Scale: 1:1 @ A3

RC-1.20 View point map



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Project: malaka 24
Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26 Scale: @ A3

RC-1.21 DRC Viewpoint 1 (boat)



Building site (with proposed home)

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Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26
Scale: @ A3
RC-1.22 DRC Viewpoint 2 (drone)



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Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26

Scale: @ A3

RC-1.23 DRC Viewpoint 3 (drone)



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Project: mataka 24
Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26
Scale: @ A3
RC-1.24 DRC Viewpoint 4 (from site)



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Project: mataka 24
Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26
Scale: @ A3
RC-1.25 DRC Viewpoint 5 (from site)



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Plans for further
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Drawing: resource consent

Date: 19/01/26

Scale: @ A3

RC-1.26 DRC Render 1



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Date: 19/01/26

Scale: @ A3

RC-1.27 DRC Render 2



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Drawing: resource consent

Date: 19/01/26

Scale: @ A3

RC-1.28 DRC Render 3



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Project: malaka 24
Location: mataka station - Lot 24 DP 346421

Drawing: resource consent

Date: 19/01/26

Scale: @ A3

RC-1.29 DRC Render 4

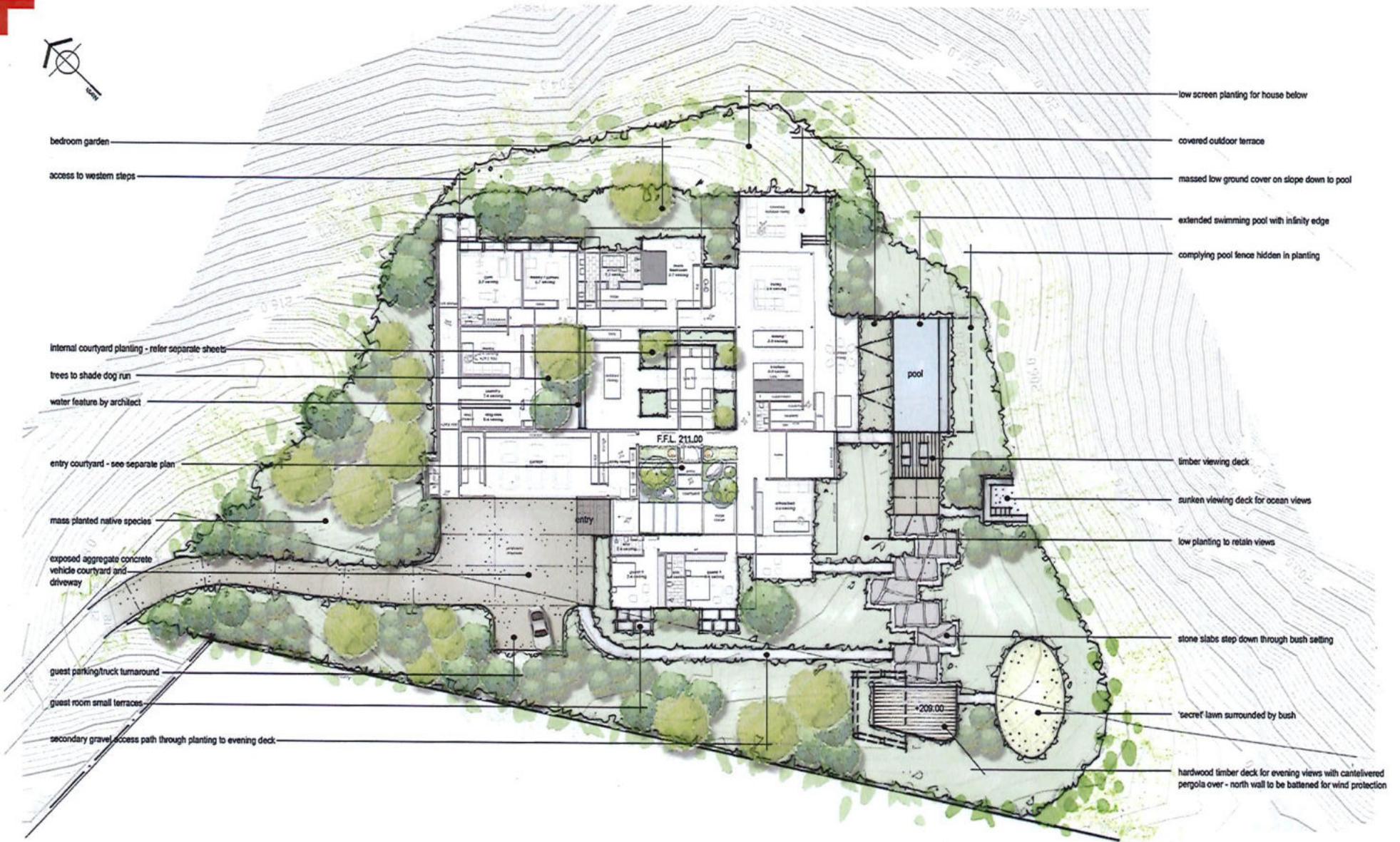


+ 4557 - JENNIFER WONG SHE AND TOBY BROWN - MATAKA STATION

LANDSCAPE DRAWINGS FOR RESOURCE CONSENT - 12 SEPTEMBER 2025

+4557-SK07 - CONCEPT MASTERPLAN
+4557-SK08 - SITE MASTERPLAN
+4557-SK09 - SITE PLANTING PLAN





bedroom garden

access to western steps

internal courtyard planting - refer separate sheets

trees to shade dog run

water feature by architect

entry courtyard - see separate plan

mass planted native species

exposed aggregate concrete vehicle courtyard and driveway

guest parking/truck turnaround

guest room small terraces

secondary gravel access path through planting to evening deck

low screen planting for house below

covered outdoor terrace

massed low ground cover on slope down to pool

extended swimming pool with infinity edge

complying pool fence hidden in planting

timber viewing deck

sunken viewing deck for ocean views

low planting to retain views

stone slabs step down through bush setting

'secret' lawn surrounded by bush

hardwood timber deck for evening views with cantilevered pergola over - north wall to be battened for wind protection



Approximate area of native planting already completed

Area of new native planting as per planting schedule





SITE PLAN



NOTE:

All plant species referenced from previously consented palette approved by Mataka Station

All plants to be spaced at 1m centres @ PB2 grade

For planting areas - refer to image above and to site masterplan

Proposed new planting inside brown dotted line and existing restoration already completed - approximate areas shown in green

Internal planting design in and around the building environs subject to further development but not visible externally

PLANTING PALETTE



Manuka: *Leptospermum scoparium* - 25%



Mahoe: *Melicytus ramiflorus* - 4%



Pohutukawa: *Metrosideros excelsa* - 7%



Ngaio: *Myoporum laetum* - 4%



Flax: *Phormium tenax* - 4%



Karo: *Pittosporum crassifolium* - 4%



Puriri: *Vitex lucens* - 4%



Taupata: *Coprosma repens* - 4%



Karamu: *Coprosma robusta* - 4%



Cabbage Tree: *Cordyline australis* - 4%



Akeake: *Dodonea viscosa* - 3%



Broadleaf: *Griselinia littoralis* - 4%



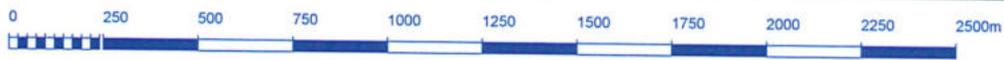
Koromiko: *Hebe stricta* - 4%



Kanuka: *Kunzea ericoides* - 25%

Appendix 2

Location Map



Appendix 3

Landscape and Visual Effects Assessment

Landscape and Visual Effects Assessment

Proposed Dwelling & Pool

Lot 24 Mataka Station, Purerua Peninsula

Toby Brown & Jennifer Wong



Prepared By: Christine Hawthorn BLA (Hons)

12th December 2025



HAWTHORN

Landscape Architects

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HAWTHORN

Landscape Architects

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Appendix 5 – Visual Renders
Appendix 6 – Landscape Plan
Appendix 7 – Landscape Overlay Maps
Appendix 8 - Pururu Peninsula Landscape Unit Built Character Context

Supplement A: Landscape and Visual Effects Assessment Methodology
Supplement B: RPS Northland Regional Assessment Worksheets
Supplement C: Mataka Design Guidelines



HAWTHORN

Landscape Architects

1. INTRODUCTION

Hawthorn Landscape Architects Ltd (HLA) have been engaged by Toby Brown and Jennifer Wong (the applicants) to assess the potential landscape, natural character and visual amenity effects anticipated from the development of a proposed new residential dwelling and swimming pool. The development site is located on the applicants' property, Lot 24 DP 346421 Oihi Road, Mataka Station, Purerua Peninsula, Kerikeri.

The site is within the General Coastal zone in the FNDC Operative Plan, there is no Outstanding Landscape (OL) overlay on the site and the property is not located within the Outstanding Landscape Feature (Cape Wiwiki).

The site is zoned Rural Production in the Proposed District Plan (PDP), and there is a Coastal Environment Overlay on the eastern tip of the property (covers the building site). The building site and surrounding area that has the Coastal Environment Overlay is identified as an Outstanding Natural Landscape (ONL).

Areas of High Natural Character (HNC) are assigned to the some but not all of the vegetated hill slopes and cliff like coastal escarpments. The site is located 3km to the southwest of The Ninepins which are identified as an Outstanding Natural Feature, Refer to **Appendix 7** Landscape Overlay Maps.

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

This report provides a full assessment of the landscape, natural character and visual effects associated with the proposal, in the context of the existing environment and the relevant statutory planning framework. The potential effects are considered with respect to the dwelling, pool and outdoor amenity areas and surrounding planting and re-vegetation and relationship with the rural and coastal landscape setting.

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

2. METHODOLOGY

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

- Desktop review of the relevant statutory documents (Regional and District Plan text and mapping);
- Site visits, and filed survey of the local area;
- Identification of the visual catchment and viewing audiences;
- Description of the site and existing landscape character, visual/aesthetic quality and amenity values of the surrounding environment;
- Identification and description of the nature of the proposed development;



- Assessment of anticipated character, landscape and visual effects;
- Ranking of landscape and visual effects;
- Review of the relevant planning documentation and reports

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

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

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

In relation to this proposal the assessment considers the effects of the buildings and infrastructure along with associated amenity planting and indigenous revegetation on the existing natural character, landscape and visual amenity characteristics and qualities of the site and surrounding environment.

This assessment has been prepared by a qualified Landscape Architect and in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct and with reference to the Quality Planning Guidelines Note¹.

3.0 EXISTING ENVIRONMENT

3.1 Site Location

The property is located at Lot 24 DP 346421 Mataka Station. The proposed building site is located on the applicants 20.080ha property at Oihi Road, on the Purerua Peninsula, situated approximately 37km drive to the north of Kerikeri.

The building site is located near the end of the peninsula on the south-eastern facing slopes overlooking the Bay of Islands. It is 1km to the south of Cape Wiwiki and 2.8km to the southwest of The Ninepins. **Refer to Appendix 1 – Location Map and Figure 1.**

An existing metalled driveway within Mataka Station provides access to the designated building site on Lot 24. This driveway also extends past the turn off to the house site, up to the highest part of the peninsula, Mt Mataka, part of which is also contained within this lot.

The proposed building site is currently in mown grass and surrounded by existing native bush and revegetation plantings.

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



Figure 1: Property Location on the Purerua peninsula.

3.2 Application Site

The application site is a 20.080ha, with an irregular elongated shape located on the south-eastern side of Mt Mataka, it makes up a small part of the headland landmark that defines the northwestern entry or gateway into the Bay of Islands.

The approved building site is located near the eastern end of the lot, on a very elevated spur ridge, below the crest of the highest point of the peninsula, Mt Mataka as shown in **Figure 2**. This is the dominant hilltop feature that is viewed from all around the Bay of Islands. There are expansive coastal views from the building site out to the north, east and south across the Bay of Islands, refer to **Appendix 3 On Site Photographs**.

Cape Wiwiki and Harakeke Island are situated to the north of the site, as is the Ninepin which is located approximately 2.8km to the northeast. Harakeke Island and the Ninepin are visible whilst looking north from the building site.

The driveway leading to the approved building site follows the crest of a spur ridge that extends off the main access road leading to Mt Mataka above, refer to **Figure 3**. This driveway drops down to the building site, on a lower crest, where there is an open grassed area set on a small plateau ledge set within a mixture of native revegetation plantings as shown in **Figure 4**.

The approved building site on Lot 24 is a relatively small area, and as such the proposed dwelling will take up all the grassed area shown in **Figure 4**. The contours beyond this to the south, east and north drop away steeply, most are already vegetated in a mix of native revegetation plantings implemented some years ago, and areas of remanent native forest. These areas will be retained and enhanced through additional supplementary native plantings. The contours to the west of the building site rise up to Mt Mataka, this providing a vegetated backdrop to the house site when viewed from the water to the east.



Figure 2: Aerial view showing the steep drop off from the house site, located below the highest part of Mt Mataka.

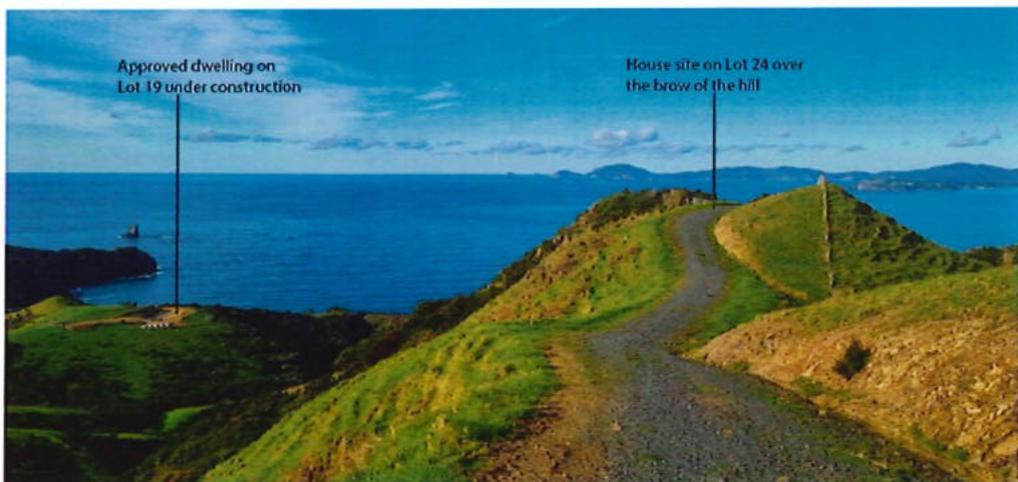


Figure 3: Driveway to the Lot 24 building site which is obscured as it is located over the brow of the hill. An approved house is under construction on adjoining Lot 19.

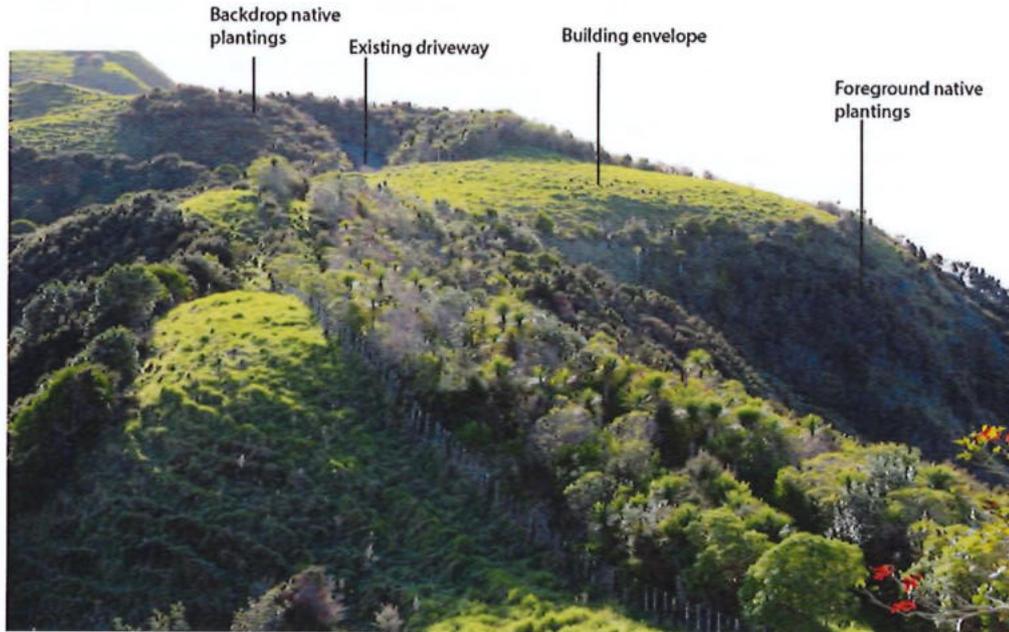


Figure 4: View looking north at the grassed area that is the approved building site on Lot 24. This is surrounded by native plantings.

3.3 Neighbourhood Context

The application site is located on Purerua peninsula, a narrow arm of land that separates the Pacific Ocean from the Te Puna Inlet and forms the northern landmass and headland leading into the Bay of Islands area.

The Purerua peninsula terminates in Mataka Station a 1148ha sheep station. To the north Mataka is boarded by the Pacific Ocean, this coastline having a more rugged exposed character, and to the southeast it bounds the outer Bay of Islands, with more sheltered waters.

The individual land holdings on the peninsula and Mataka Station blend into each other, as the land is managed and maintained in a similar style. There is a distinctive pattern to the landscape that provides coherence and legibility when viewed from the water and inland vantage points.

Within Mataka Station there are 30 home sites ranging in size from 20ha to 57ha. The roading and infrastructure to the home sites and other facilities has already been established. Mataka Station also has communal facilities including boatsheds, boat ramp and a beach club house.

Much of the existing bush and wetland areas at Mataka Station have been fenced off and protected. Extensive areas of revegetation plantings have also occurred with the conservation areas covering approximately 350ha.

Over the last 20 years Purerua peninsula has been developed to accommodate private subdivision developments, and farm parks. This is evidenced by Mataka



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Station, The Landing, Wiroa Station, and the more recently approved large lot subdivision - Wai Kowhai Station.

Many of these have yet to be fully developed with only a few of the approved building sites having been built upon and this stage. The landscape of the Purerua peninsula will eventually accommodate many more residential dwellings and associated activities. This settlement pattern forms the existing environment within which the site is located.

As the land holdings directly surrounding the application site are large lots, the presence of built development found along this part of the coastline is sparse. Where houses are present, they tend to be of a larger scale and located along ridgelines, close to the cliff edges overlooking the expansive ocean views or next to the sandy beaches. Refer to **Figure 5** which illustrates the dwelling on Lot 9 Mataka and **Appendix 8 - Purerua Peninsula Landscape Unit Built Character** which illustrate other built development present along the coastal edge of the headland.



Figure 5: House on Lot 9 Mataka, looking towards Cape Wiwiki and The Ninepin

The coastline to the north and south of the site is very rocky, with the coastal escarpment rising steeply from rock cliff faces. This is backed by steep slopes that are vegetated with a mix of pasture, scrub and native vegetation. There are some large mature Pohutukawa trees scattered along the coastal edge.

The vegetation pattern found upon the surrounding landscape reflects the cultural farming practices that have shaped Purerua peninsula. Most land that was suitable for farming had been cleared of its original forest cover or drained to create paddocks. The aerial photograph shown in **Figure 6** illustrates the farmed nature of the

head of the Purerua peninsula 25 years ago in 2000. The house site on Lot 24 was fully in pasture at that time.

Small forest remnants are visible in the gullies and on the steeper hill slopes and the valley floors which typically had wetlands in them.



Figure 6: Aerial image of the site and surrounding farmland in 2000.

In recent times the subdivision of large farm holdings into smaller blocks has resulted in landscape and ecological enhancement plantings being implemented. This is evident at Mataka Station, The Landing and Wiroa Station. The Landing has also recently developed part of the farm into a vineyard.

Figure 7 illustrates the change in the Mataka Station landscape over a 15-year period. This image depicts the site in 2015, some 10 years ago. The roading network within Mataka and to the building site on Lot 24 is visible, as are the revegetation plantings and the natural regeneration process that was naturally occurring; this continues today as shown in **Figure 8**.



Figure 7: Aerial image of the site in 2015, showing roading established within Mataka Station, and the revegetation plantings and natural regeneration that has taken place.



Figure 8: Aerial image of the site in 2025, surrounded by native plantings.



Overall, the character of the neighbourhood is characterised by the natural landscape, dominated by the expansive sea views, the open nature of grazed farmland, the vegetated gullies with wetlands in the valley floors and the steep coastal escarpment that is vegetated with Manuka/Kanuka dominated bush. Current built development is scattered throughout this landscape often located along the coastal edge and is visible from the coastal marine area. The dwellings are typically on the larger size and have extensive landscaping around them that assists with blending them into the landscape.

3.4 Background Landscape Assessments

Far North Landscape Assessment

The 1995 Far North Landscape Assessment was undertaken to assess the landscape values of the district in order to inform objectives, policies and management strategies to enable the District Council to meet its obligations under Part V of the RMA. The assessment delineated the district into 112 landscape units which each display homogeneous and consistent landscape character, derived from topography, vegetation and landscape character and the relationship with the sea.

The units were separated into coastal and terrestrial and grouped into 19 landscape categories which display a reasonable consistency of landscape character.

The property contains two landscape units as follows:

- Coastal Unit C16 Poraenui Point to Black Rocks which is identified as "Rocky coast interspersed with beaches"; and
- Terrestrial Unit T32 Purerua Peninsula which is identified as "Gently Undulating Pasture/Scrub". **Refer to Figures 9 and 10.**

Rocky coast interspersed with beaches (Coastal Unit C16)

In relation the C16 the assessment report states:

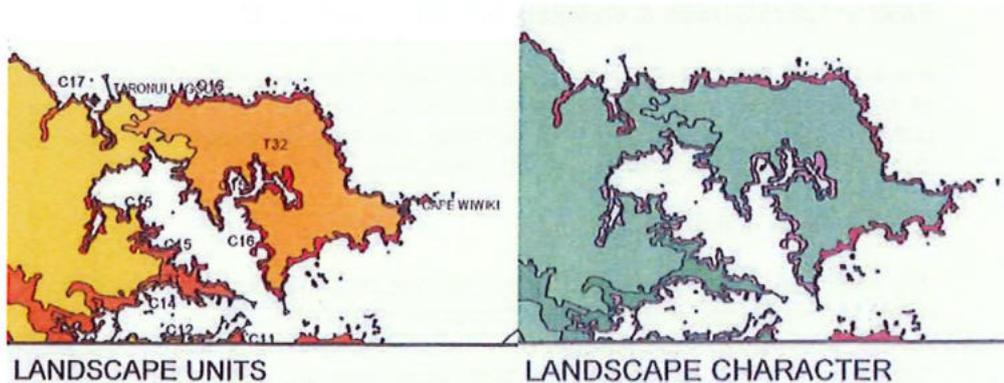
"The characteristic that draws these units together is a series of small to moderate sized beaches defined by stretches of rocky coastline. Frequently the craggy profile of the rocky portions of the coast extends into the sea as reefs or small islets. Low rocky cliff lines or extremely steep coastal banks are a feature of the category. Most of the units follow a rather convoluted line when viewed from the air, forming a combination of pronounced headlands and small scalloped bays containing beaches. Their position on semi-exposed sections of coastline means that the units in the category are periodically battered by moderate seas, but generally lapped by more placid sea conditions. Strong vegetation patterns are common to virtually all of the units. Pohutukawa are a recurring theme, dominating the headlands and steepest cliffed portions of the coast, and frequently providing a backdrop to the beaches found in the units. Coastal scrubland dominated by manuka predominantly runs inland from the cliff edge, although such vegetation feature is less prevalent in units which have been prepared for grazing".

Of the 12 landscape units in this coastal category 8 were identified as Outstanding with high sensitivity ratings – this includes C16 (Poraenui Point to Black Rocks) including



around the coastal edge of the property. Characteristics of the units that contribute to their high ratings include:

- *A varied and interesting coastal alignment, bringing a strong sense of mystery and anticipation.*
- *Strong vegetation patterns, dominated by Pohutukawa and frequently reinforced by coastal shrubland associations.*
- *The variety provided by the combination of rocky coast and sandy bays which characterises the category.*
- *The extreme sensitivity of most of the headlands, cliff-lines and coastal ridgelines found in the units.*
- *A largely successful integration of existing buildings in more modestly developed portions of the units.*



Figures 9 & 10: Far North Landscape Assessment Landscape Units

Northland Regional Mapping Project

The NRC commissioned a comprehensive study to identify and map the landward extent of the coastal environment, high and outstanding natural character areas in the coastal environment, and outstanding natural features and landscapes to enable the Council to fulfil its responsibilities under the NZCPS and to provide a resource to assist with the development of a new Regional Policy Statement. This resulted in three separate reports one identifying the extent of the coastal environment, another the outstanding and high natural character areas and the third outstanding natural features and outstanding landscapes in the region, in line with current best practice and recent Environment Court decisions.

3.5 Mataka Design Guidelines (MDG)

Mataka Station is a premium residential enclave containing 30 homes within 1,148 ha (2,835 acres). It is a master planned development designed to ensure that all owners enjoy both a private house site together with the natural beauty and amenities of the whole property. The Mataka Design Guidelines (MDG) is intended to protect the interest of all owners in conserving the character of Mataka Station.

All designs for new buildings, swimming pools and landscaping and planting, and modification of approved buildings, swimming pools, landscaping and planting shall

recognise and be subject to the objectives and controls of the MDG and be required to meet all of the requirements of the Far North District Plan and Northland Regional Plan.

The MDG shall also apply to all landscaping and planting by owners within a House Site or Extended House Site or on owners' lots and for maintenance and replacement of trees or vegetation comprising conservation areas, shelter belts and tree lots on Mataka Station.

The purpose of the guidelines is to ensure a high standard of design is maintained and to this end only architects registered with the New Zealand Institute of Architects, or recognised national institutes of architecture are permitted to undertake the design of buildings on the land.

PART 2: OBJECTIVES & DESIRED FUTURE CHARACTER

The following key objectives of the MDG are intended to preserve the natural assets of Mataka Station, allowing owners flexible, innovative, and individual expression in building design, while at the same time ensuring developments meet important character, site planning and amenity objectives.

2.1 Objectives of the MDG

The objectives of the MDG are to ensure proposed buildings and related earthworks retain, conserve and enhance the character of Mataka.

The design of buildings and associated landscape work should thus have regard to the effect of the proposed building(s) on adjacent house sites, be they built on or not, views from vantage points within Mataka and beyond and their impact on the wider landscape. Given the steepness of the land and extent of open pasture it is inevitable that buildings will be highly visible and great care must be taken in consideration of their placement, form, texture and colour.

2.1.1 Architecture;

The following objectives shall apply to all architecture and construction upon Mataka, namely, to promote and achieve;

- (i) a high quality of architectural design which includes the following qualities;
 - balanced and coherent design;
 - harmonious proportions throughout the project;
 - a consistent approach to detailing and material use;
 - balanced composition of masses, voids and apertures;
 - an approach which is subservient to the dominant topography of the immediate landscape;
 - colour saturation compatible with the immediate landscape context;
- (ii) innovative and contextual design, with a discernible visual and physical interaction between buildings and the landscape and which is sympathetic to rural quality of Mataka as a whole;
- (iii) development on individual Lots in a manner that reflects the desired future character objectives for Mataka Station
- (iv) buildings which achieve the principles of ecologically sustainable development.



2.1.2 Views;

The following objectives that shall be taken into consideration when assessing the view impact of any proposed development on Mataka Station are;

- development should where possible protect views, minimising the impact of views (including night views) enjoyed from any house site,
- development should minimise any adverse impacts on views and vistas to and from significant landmarks, beaches and areas of cultural or heritage significance,
- the cumulative impact of development on views should be minimised.

2.2 Desired Future Character

2.2.1 Existing Character

Mataka Station is a modified rural landscape with a soft-edged, natural, open environment, characterised by a pattern of open undulating farm pastures, ponds, streams, planted shelter belts, scattered trees, and steep cliffs and gullies many of which are covered in native flora.

Favoured by its prominent location adjacent to the Pacific Ocean and Bay of Islands, many house sites and common areas enjoy expansive and iconic views, while Mataka's cliffs, headlands, ridgelines and deep valleys are prominently viewed from the sea, particularly the interface between ridgelines and sky.

The property has many significant landmarks and items of historical and cultural significance which are important to local residents, Iwi and the Nation as a whole, being directly associated with significant events in the history of New Zealand.

The coastline contains Pohutukawa and other prominent native vegetation, while throughout the coastline and interior are found conservation reserves and native wildlife on a scale rarely seen privately.

The conservation reserves are an important feature of Mataka, containing native trees and vegetation which provide a habitat for kiwi and many other native fauna, particularly native birds. Similarly, catchment areas, waterways and ponds provide important fauna, habitat, visual and recreational amenity for owners, together with providing the farming operation with its water supply.

The steep topography, high ridgelines, deep valleys, conservation areas, trees, and vegetation, allow sensitive location of house sites and enjoyment of the expansive views, while skillful design can ensure the retention of conservation areas, natural landscapes, views and vistas, and minimise the negative impact of development.

2.2.2 Desired Future Character Objectives

- Ensure the rugged coastline, cliffs, natural ridgelines, deep valleys, places of historical or cultural significance, conservation areas, plantations and the undulating inland pastures are read as the dominant elements when viewed from house sites within Mataka, the ocean, common areas and access roads,
- Retain and reinforce the natural elements of the landscape;
- Ensure that development minimises the impact on views and vistas from house sites within Mataka, particularly views of the sea and significant landmarks



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- Enable the development of well designed homes which meet their owners' objectives and are sympathetic to the natural terrain and the design objectives.

PART 3: GENERAL GUIDELINES

Under this heading guidelines are offered as an aid to intending owners. It is however noted that a building or buildings may be designed to conform to the overall objectives of the MDG while not conforming specifically to all the controls. It is for this reason that architects are urged to consider the specific context of the project building and owners urged to present proposals for review and commentary by the DRC at the earliest opportunity.

The guidelines cover aspects such as siting of buildings, building mass and form, roofs, garaging, driveways and associated structures, building materials, site works and landscaping, swimming pools, drainage and hydraulics design and services.

I have extracted the landscaping requirements below, refer to **Supplement C – Mataka Design Guidelines** which has the full set of guidelines for all the other aspects.

3.7 Site Works and Landscaping

Landscaping and planting (including management and re-planting of Conservation Areas, wood lots or shelter belts) shall be consistent with the objectives set out in Part 2 and any landscape development plan of the MRA applicable from time to time.

C 3.7.1

Existing significant trees and vegetation shall be incorporated into proposed landscaping, trees and vegetation preserved wherever possible.

C 3.7.2

Landscaping shall where possible, allow the linking of conservation areas for wildlife corridors to reduce habitat fragmentation and loss.

C 3.7.3

The landscape design should:

- use planting that is complementary to the desired future character objectives of Part 2,
- predominantly use native species to reinforce the local flora, and provide food and habitat for native fauna,
- ensure that selected plant species are resilient to wind, salt spray, poor soil and drought conditions,
consider requirements for ground covers to reduce evaporation, and need for irrigation,
- provide privacy screening between other house sites, common roads or access ways,
- provide protection to the dwelling and outdoor living areas from prevailing winds,
- where paving is provided to outdoor living areas, entries, or patios, paving should be in materials and colours which complement the landscape and proposed development.



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- consideration should be given to the junction of landscape work associated with a house development and the open land with the aim of gradually merging one into the other.

C 3.7.4

Plant species should be non-invasive. Exotic (non-native) plant species which are capable of spreading into surrounding farmland or conservation areas, or exotic species which are capable of invasion into farmland or conservation areas through seed propagation as a result of wind or birds are not permitted.

C 3.7.5

Fencing used to enclose the house site shall be of an open nature and similar in nature and structure to the post and wire farm fencing used throughout Mataka, and board and batten, palisade or other solid fencing are not permitted.

3.8 Swimming Pools

C 3.8.1

Swimming pools are only permitted on the House Site or Exclusive Use Areas.

C 3.8.2

Plant and equipment associated with the pool shall be located within the adjoining building, or within a plant room incorporated within the pool structure and at a similar height of the pool so as to reduce the visual impact of plant and equipment and any plant room structure.

Comment:

The architectural plans and landscape plan have been assessed and approved by the Mataka Design Review Committee. The proposal has achieved the goals of the Mataka Design Guidelines.

3.6 Assessment Against Consent Notice 5667663.5 & 6447651.5

The Planning Report and AEE prepared by Lynley Newport, Thomson Survey addresses the proposal against all the clauses within Consent Notice 5667663.5 and Consent Notice 6447651.5.

Those with landscape relevance include:

Consent Notice 5667663.5

Clause 7 requiring that "any earthworks including those required to construct accessways to building sites shall be so designed to cause minimal impacts on the landscape and any exposed cuts shall be regrassed or planted in native vegetation."

Clause 10 which requires that that "All areas on a lot subject to the landscape plans prepared by DJ Scott Associates Ltd dated December 2000 or the landscaping plan prepared by Linda Clapham for Lot 19 dated 20 June 2003 shall be preserved by the registered proprietor of that lot in the same manner and to the same extent as provided for in the relevant landscaping plan and the registered proprietor shall not, without the written approval of the Council, cut down, damage or destroy any of the landscaping or suffer or permit the cutting down, damaging or destruction of the trees, bush or other features comprising the landscaped areas. No registered proprietor shall be in breach of this provision if any of the trees, bush or features within the landscaped areas shall die from natural causes not attributed to any act or



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default, by or on behalf of the registered proprietor, or for which the registered proprietor is not responsible".

Consent Notice 6447651.5

Clause 5 which requires that "The registered proprietor of each lot on deposited plan 346321 may erect one (1) dwelling house together with accessory buildings, including water storage facilities, except as may be provided by a subsequent resource consent or where the provisions of the District Plan applicable to the lot allow any additional building as a permitted activity. The dwelling houses and accessory buildings shall be located and be designed in accordance with the detailed house design information as shown in the Mataka Station Stage II Subdivision, Assessment of Landscape and Visual Effects report prepared by Boffa Miskell, dated May 2004. Any building consent application shall be accompanied by a statement from a registered architect or a suitably qualified landscape architect that the dwelling is in accordance with the design criteria. Any building consent application shall also be accompanied by a detailed landscaping plan based on the "Detailed House Site Design" contained in the Boffa Miskell report. The registered proprietor of a lot shall ensure that all plantings on that lot shall be undertaken within the first planting season following completion of the exterior of the dwelling and be maintained by the registered proprietor, on a continuing basis thereafter".

Clause 8 requiring that "any earthworks including those required to construct accessways to building sites shall be so designed to cause minimal impacts on the landscape and any exposed cuts shall be regrassed or planted in native vegetation."

Comment:

The proposed development is in accord with the consent notices referenced above. This report and the landscape plan prepared by Baxter Design demonstrate how the proposal is compliant.

4.0 THE PROPOSAL

4.1 Proposed Dwelling & Swimming Pool

The proposal is set out in the architectural drawing package which includes a range of illustrative material to demonstrate the proposal's response to the Mataka Design Guidelines and statutory criteria. The building design philosophy has incorporated the necessity to avoid adverse visual, landscape and natural character effects. Refer to Studio John Irving Architects plans contained in **Appendix 2**.

The plans detail the proposed building form, the elevational treatment and materiality, which together will ensure that the development is sensitively integrated into the Coastal Environment and that the values of the nearby Outstanding Landscape, Outstanding Natural Landscape and Outstanding Landscape Feature are protected.

The proposal is for the construction of a residential dwelling and swimming pool on a designated building site that was created through a Management Plan subdivision. **Refer to Figure 11** for the site plan layout and **Figure 12** for a cross section.



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The architects have provided the following statement for the proposed development.

"Perched on the rolling hillside of Mataka Station, this home is conceived as a series of flat, layered roof planes that follow the natural contours, allowing the architecture to settle quietly into the landscape. This stepped composition minimises the visual impact from the ocean and the surrounding coastline.

The low, horizontal profile mirrors the vast openness of the site - the expansive skies and long horizons.

The material palette has been carefully selected to align with DRC guidelines. Earthy tones and natural textures allow the building to settle into the landscape, while robust, low-maintenance materials ensure longevity in the coastal environment.

At the heart of the home, a sheltered courtyard offers a calm outdoor retreat. A protected space to escape the prevailing winds while maintaining a strong connection to the surrounding landscape. Generous glazing captures panoramic views. Outdoor terraces extend from the living spaces, interweaving the architecture with the land and softening the threshold between interior and exterior".

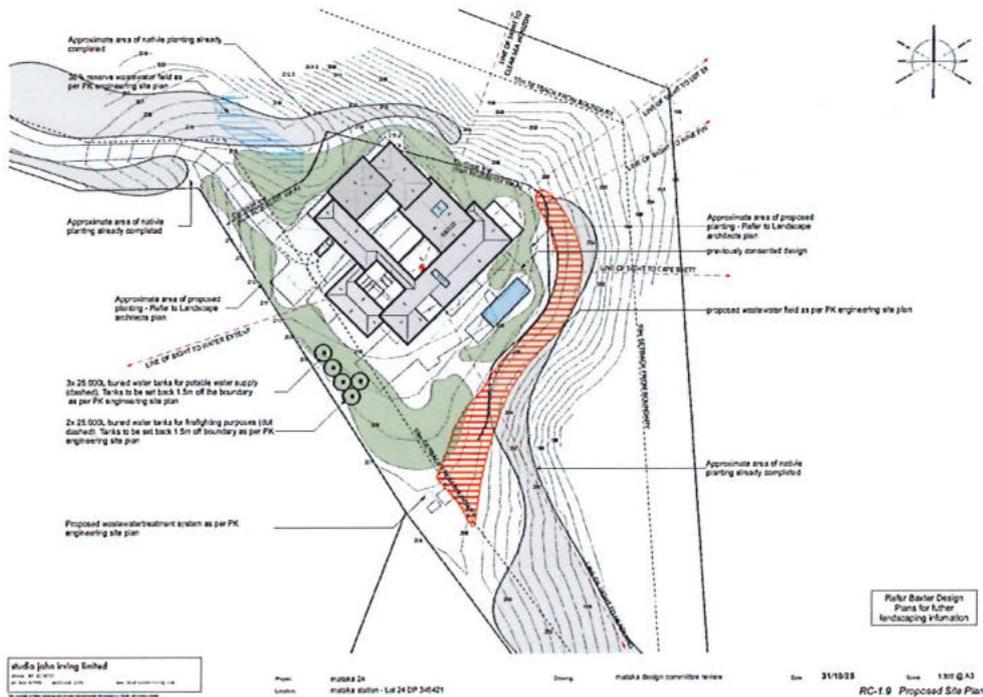


Figure 11: Site Plan

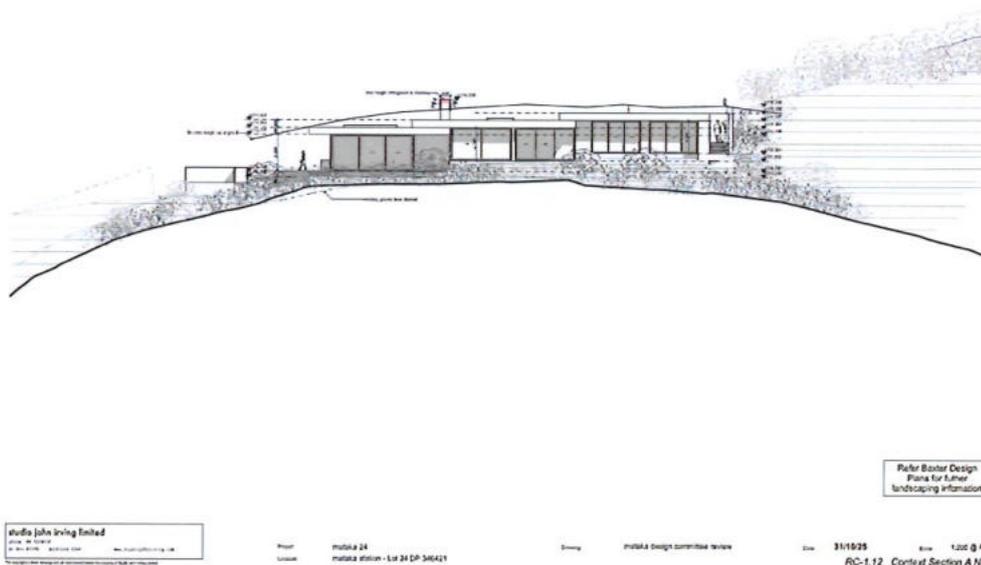


Figure 12: Cross Section A North

The Mataka Design Guidelines require the building to comply with the following:

- Materials, colours, textures, patinas, and finishes used should be empathetic with the Mataka landscape and meet the objectives of Part 2.
- Building materials should be durable, compatible with the harsh coastal environment.
- Materials should have regard to their context - those which dominate the landscape by their colour, reflectivity, or incompatibility within the landscape will not be permitted.

The Far North District Plan - Coastal zone requires the building to comply with the following. The exterior surfaces of buildings or structures shall:

- Be constructed of materials and/or finished to achieve a reflectance value no greater than 30%.
- Have an exterior finish within Groups A, B, C as defined within the BS5252 standard colour palette.

The building has been designed so that it complies with all requirements. The exterior of the building will be finished using colours that are naturally occurring in the local environment. These all have low light reflectance values (LRV) that are 30% or below as shown in **Figure 13**.



Notes:

Mataka Design Guidelines:

- Materials, colours, and textures should be empathetic with the Mataka landscape and meet the objectives of Part 2.
- Building materials should be durable, compatible with the harsh coastal environment.
- Materials should have regard to their context - those which dominate the landscape by their colour, reflectivity, or incompatibility within the landscape will not be permitted.

District Plan - Coastal Environment

- The exterior surfaces of buildings or surfaces shall:
 - 1- be constructed of materials and/or finished to achieve a reflectance value no greater than 30%.
 - 2- have an exterior finish within groups A, B, C as defined within BS5252 standard colour palette.



wall cladding
plaster cladding system



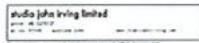
fascia & eaves
anodised aluminium
dark bronze or similar



window lining
anodised aluminium



roofing
tpo membrane
colour: steel grey
20% LRV



Project: mataka 24
Location: mataka station - Lot 34 DP 345421

Design: mataka design committee review

Date: 31/10/25
Sheet: RC-1.3 Proposed Materiality

Figure 13: Material pallet and Light Reflectance Values (LRV)

4.2 Dwelling Earthworks

The proposed access and earthworks associated with the dwelling site are supplied in the geotechnical assessment prepared by PK Engineering.

Access & Parking

The report details that "There is access provided to the site via a formed metaled driveway and turnaround area. The existing metaled access to be upgraded with a formed swale drain concrete or rock lined, installed along one edge. With careful design, parking and turning areas can be provided on the platform where the existing metaled driveway terminates".

Retaining Walls

The report states that "the northwestern portion of the building site requires a retaining wall to support the in-situ soils/rock against the northern portion of the building where a 1-3 metre cut is proposed. Any retaining greater than 1.0 metre of height or subject to surcharge loading (buildings, driveways, or backslope exceeding 15 degrees) should be designed by a suitably experienced chartered professional engineer. Where applicable retaining walls are to provide support to cut faces. All retaining wall heights should be verified prior to structural design".

Earthworks

The total cut volume is 1033m³ and the total earthworks area is 1231m². The fill volume is 113m³ as illustrated on the plan shown in **Figure 14**: Dwelling earthworks plan for the location of the cut and fill areas.

The report requires that a "maximum cut batters up to 1.5m may be used in developing this site provided they have a maximum slope of 1 vertical to 2 horizontal (Approx 25 degrees). All cut batter slopes should be planted in vegetation (e.g Vetiver grass) or covered by a suitable geofabric following excavation".

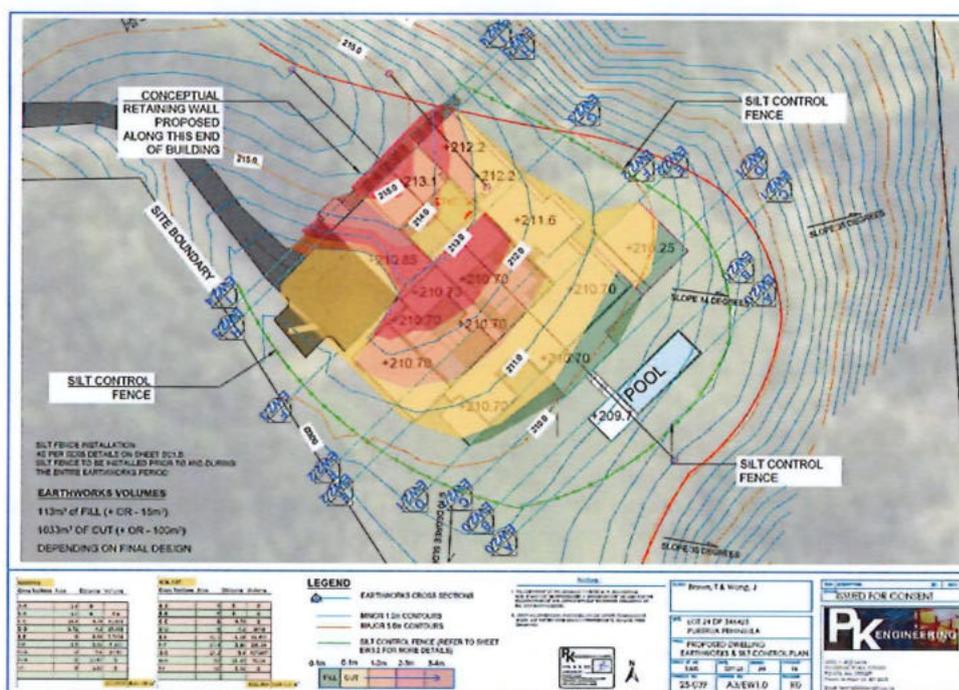


Figure 14: Dwelling earthworks plan

The cut batters outside of the building platform will be regressed or landscaped so that the bare ground is vegetated to minimise potential adverse landscape and visual effects.

The retaining wall will be screened from view by built form and landscaping so that it is not visible from the CMA.

4.3 Landscape Plan

Landscaping will be implemented around the dwelling, swimming pool and building site to assist with integrating the built form and earthworks into the landscape. This will avoid any adverse effects upon the identified outstanding landscape values of the site and surrounding area and the natural character values of the Coastal Environment.

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

The existing landscape and it's a visual context form the baseline for landscape and visual effects assessments.

The landscape and visual effects assessment will consider the following in the context of the characteristics and values associated with the Outstanding Natural Landscape:

- Visual amenity effects from the identified viewing audiences.
- Landscape effects, resulting from the physical modification of the site,
- Landscape character effects generated from the proposal, including how well the architectural treatment of the building integrates the proposal into its landscape context.

5.2 Visual Effects

The potential visual effects of this development will be generated by any visual changes to the landscape resulting from the proposal, with the significance of the effects measured by the response of representative viewing audiences.

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

Visual Catchment & Viewing Audience

To evaluate the extent of visibility and assess the potential landscape and visual impact of the proposed development on the surrounding area several viewpoints were chosen that are representative of the main public viewing positions that will enable views of the proposed development.

As Mataka Station is a private and gated subdivision, there are no public land-based views of the application site. All views will be obtained from water viewpoints to the south and around the north- northeast of the site out across the water body of the Bay of Islands. Refer to the Location Map contained in **Appendix 1** for the location of the viewpoints and **Appendix 4 - Off Site Viewpoints**.

The coastline located to the east of the applicant's property is frequently used by boating enthusiasts due to its proximity to The Ninepin and Cape Wiwiki, a popular fishing spot and the entrance point into the Bay of Islands from the open coastline.

The predominant viewing audience who has the potential to see the proposed dwelling will be located upon the water to the northeast and around to the southeast. Views will be temporary as they pass by, and the extent of visibility will depend upon the proximity of the boat to the dwelling, weather conditions and the



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time of day which can affect visibility. Their view will be constantly changing as they move across the water.

Visual Impact Analysis

The following is an assessment of the representative viewing areas that gain views towards the proposed development. From each of the viewpoints photographs were taken using a camera with a 50mm lens to illustrate the view of the property and the context of its setting.

The individual frames were taken as portrait images and joined to create panorama's that generally have a 124 degree horizontal and 55 degree vertical field of view. The optimal viewing distance of the images printed on an A3 page is 500mm from the eye to the page.

Studio John Irving Architects have prepared a number of visual renders of the proposed development to illustrate how the dwelling will look from various locations. Refer to **Appendix 5 – Visual Renders**.

The visual renders are a tool used to assist the assessment process and are not intended to appear true to life, instead representing the general form, scale, height and location of the proposed building and any mitigation planting.

Viewpoint 1

This viewing position is located to the southwest of Lot 24, on one of the internal roads within Mataka Station approximately 1.5km away from the proposed building site. This is not a public viewing position, but a view that would be obtained by residents within the Mataka development whilst traveling along this section of road.

The proposed building site is located along the crest of the ridgeline, down from the highest point being Mt Mataka. Cape Brett is visible way in the distance on the other side of the Bay of Islands.

As this vantage point is located within Mataka Station on private property there is no opportunity for the public to gain this view. If boating enthusiast were to visit Whale Bay below, their angle of view would be very acute, resulting in the proposed dwelling being out of view due to the intervening landform and vegetation.

Any public based views further afield than this (beyond 1.5km) from this location, in the southwestern aspect would be very distant, resulting in the proposed development being such a small part of the overall landscape. The Mataka mountain landform would still be the dominant landscape element, and the location of the proposed dwelling would be difficult to distinguish. The potential adverse landscape and visual effects of the proposal would be very low.

Viewpoint 2

This viewing position is located on Mt Mataka, 500m to the northwest of the building site, within the Mataka Station development. There are expansive 360 degree views

from the top of Mt Mataka, taking in the whole of the bay of Islands and open coastline to the north of Purerua peninsula.

From this position the building site and dwelling will not be visible as it will be obscured by the vegetation and landform that is located on the application site to the north of the building site.

Viewpoint 3

This viewing position is located on a neighbouring lot within Mataka Station to the southeast of the building site on Lot 24. This land is not a neighbouring building site nor a public viewing position. It has been included as it provides the context of the landform the building site is located within. Due to the steepness of the surrounding terrain, and lack of walking or vehicle access to this area, it is likely to be very infrequently visited.

A visual render from this location (refer to **Figure 16**), has been prepared to illustrate how the dwelling sits on the building site and its relationship to the surrounding landform. This view illustrates how the building site is situated on a small ledge along the spur ridge, with land rising above the building site to the northwest. Mt Mataka is the highest point visible in the background.

It should be noted that this view will not be visible to anyone but the applicant (and adjoining lot owner if they visit this area of their property). Public views looking towards the application site from the southeast will be many kilometres away and at sea level (as depicted in Viewpoint 7).



Figure 16: View of proposed dwelling from the southeast.

The dark coloured roofline and flat roof of the dwelling link into the surrounding backdrop of vegetation, blurring the lines of the built form. The foreground slopes will be revegetated with native plant species, and this will tie the building into the surrounding landscape. The design of the dwelling incorporates wide overhanging eaves, which will cast shadows on the joinery thus reducing the visibility of the



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dwelling. These factors greatly enhance the sites' ability to visually absorb the proposed development with minimal disturbance to the existing landscape features and characteristics of the site.

Viewpoint 4

This viewing position is located approximately 1.5km to the northeast of the site on the water adjacent to Harakeke Island. The building site is located on a small ledge along the crest of a spur ridge that descends from Mt Mataka (as indicated).

This visual catchment is located within the Outstanding Landscape Feature as mapped in the FNDP. It is also in the HNC area mapped in the RPS. The adjacent Harakeke Island and Ninepin is mapped as an Outstanding Natural Landscape and having Outstanding Natural Character values.

The proposed dwelling will be difficult to distinguish as it will be a low in height, with a roof line that blends into the profile of the surrounding landform. The dark recessive colours will ensue that it does not draw attention to itself. The dwelling constitutes a very small part of the expansive scene on offer from this location. The surrounding natural landscape is the dominant feature and will not be influenced by the proposed development.

The dwelling will be unobtrusive and subtle so that the ONC values, and outstanding qualities of the landscape will prevail. This will ensure that any potential adverse landscape, visual and natural character effects will be very low (less than minor).

Viewpoint 5

This viewing position is located on a boat located approximately 2.4km to the northeast of the site close to The Ninepin. The building site is located on a small ledge along the crest of a spur ridge that descends from Mt Mataka. From this long focal length, it will be difficult to distinguish the location of the house or make out its built form. The large-scale of the landform and dominance of the headland will prevail. The proposed development is sensitively designed so that it integrates into the landform and is submissive to the dominant landscape features that are present.

The assessment for this viewing area is the same as described for Viewpoint 4. The architectural design and landscape mitigation measures will ensure that any potential adverse landscape, visual and natural character effects will be minimised to a very low level.

Viewpoint 6

This viewing position is located on a boat approximately 2.2km to the east of the site. The headland of Purerua peninsula, Mt Mataka, Cape Wiwiki, Harakeke Island and Ninepin Island as a whole form the distinctive landscape of the western entrance to the Bay of Islands. This view is afforded by boats passing by or fishing within the area. Their view of the headland will be ever changing as the viewer passes by.

The proposed building site is located near the top of the ridgeline, on a small ledge that has a vegetated backdrop from this viewing angle.



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It will be difficult to obtain a decent view of the proposed dwelling from the water body of the Bay of Islands to the southeast of the site. This is due to the long focal lengths of the viewing positions from the water, resulting in the dwelling being a very small built form on a large and dominant landmass.

The location of the dwelling upon a small shelf high up on the ridgeline crest and the steepness of the surrounding slopes results in the dwelling being effectively hidden from view. The low building height, coupled with the recessive building colours, and presence of a land backdrop and the surrounding vegetation will blend the building into the fabric of the Mataka headland. This will ensure that any potential adverse landscape, visual and natural character effects will be very low (less than minor).

Viewpoint 7

This viewing position is located on a boat approximately 1.9km to the east of the building site on Lot 24. From this area of water, the building site is screened from view by the foreground landmass (the small knoll where the photo from Viewpoint 3 was taken).

5.3 Landscape Effects

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

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

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

Physical Landscape Effects

The property and building site have been subject to modification over the years through ongoing farming practices which cleared the landscape of its original native forest as shown in **Figures 6 and 7**.

Upon the creation of the Mataka Station development via Management Plan subdivision the landscape underwent extensive ecological restoration and enhancement which has ameliorated some of the adverse physical landscape effects associated with farming the land. This included retiring the steep and more sensitive areas of Mataka Station from farming, and the revegetation of these areas with native plants.



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The physical effects on the landscape associated with the proposed development will be the earthworks to form the building site and the built form associated with the dwelling, swimming pool and outdoor living areas.

Some earthworks have already been undertaken on the building platform by a previous owner. A cut and fill building platform will be formed for the dwelling and pool area to sit upon. The cut areas will be hidden by the building and pool and will not alter the landscape patterns of the surrounding hill slopes.

Any cut and fill areas that are not hidden by the building or pool will be revegetated with grass or landscape plantings as shown on the Landscape Plan contained in Appendix 6. This will minimise the presence of the physical change to the landscape to a very low level.

It is noted that this building site on Lot 24 has been approved to accommodate a sensitively designed dwelling via the Management Plan subdivision that created Mataka Station. These physical landscape effects are anticipated and considered acceptable providing the development proposal adheres to the design guidelines within the Management Plan. The proposal was assessed against the Mataka Design Guidelines and is in accordance with them.

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

Landscape Character Effects

The proposal will introduce a new built form within the coastal environment and OL. The building site is located outside of the mapped ONL and OLF, and HNC area.

When viewed in the wider landscape geographical context the magnitude of change to the landscape will be very small. The development has been designed so that it is recessive and sensitive to the identified landscape values and attributes and will not impact upon the character and key landscape features of the receiving environment.

The proposed dwelling will be positioned upon an approved building site within the Mataka Station development, a subdivision development that will eventually accommodate 30 dwellings sites. The development upon these dwelling sites is already forming and will continue to contribute to the landscape character of this peninsula. The proposed dwelling will be in context with this settlement pattern and built character of Mataka Station and this coastal landscape.

Due to the location, scale and design of the proposed building and the associated landscape plantings the landscape has the capacity to visually absorb the change whilst ensuring that the proposal will be well integrated into the existing coastal landscape character.

Overall, it is considered that the proposal will have a low adverse landscape character effect on the immediate vicinity, but that overall, the proposal will have a very low effect on the landscape character attributes of the wider coastal environment, including the area around Harakeke Islands and The Ninepin.

6.0 NATURAL CHARACTER EFFECTS

6.1 Natural Character Values

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

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

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

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

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

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

Biophysical - Abiotic Effects

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

Access to the site will utilise an existing formed driveway, with minimal upgrading needed. As such the driveway component of the proposal will result in less than minor adverse abiotic effects.

The building site has in the past undergone landform modification through a small area of cut and fill earthworks for a house for a previous owner. Further excavation will be required to create a suitable building platform.

The earthworks required to create the building platform is predominantly cut to provide a stepped building site that enable the dwelling and pool to be set into the hill slope as depicted in the site model shown in **Figure 17**. The low-lying built form,



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with a stepped roofline mimics the natural contours of the site, blending into the surrounding landscape patterns.

It is considered that the extent and volume of earthworks that are required for the creation of the building platform is commensurate with the project and scale of this landscape and will not adversely affect the surrounding ecosystem. As such the effects upon the abiotic components of the natural character values of the site are assessed as being low, or less than minor.

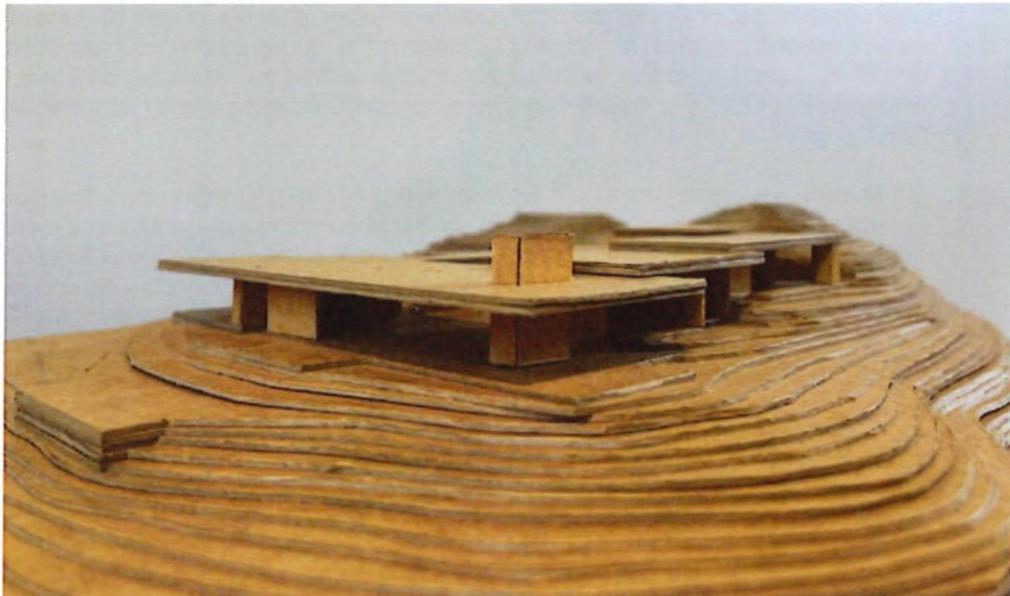


Figure 17: Site model showing how the house steps down with the contours of the slope, sitting naturally into the landform.

Biophysical - Biotic Effects

Biotic attributes are the living biological organisms which shape an ecosystem.

Although the site is located adjacent to bush clad coastal cliffs and valley floors, the building site itself is in grass, so there will be no vegetation removal required. The area of change to the applications property will be confined to one small part – the building site itself. This greatly limits any potential adverse effects upon the biotic attributes of the site.

The applicant proposes to revegetate the area around the building site with native plant species. The amenity plantings will integrate the house, pool and associated outdoor living areas into the coastal setting and surrounding existing native forest.

The adverse effects upon the biotic components of the natural character values of the site and surrounding landscape are assessed as being very low.

Experiential/Perceptual Effects



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The perceptual attributes comprise the interpretation of human experiences of the coastal environment. Development within the immediate and visible context of the coastal edge can alter people's perception of an area's natural character, and therefore the assessment of perceptual effects is not confined to the site but instead considers the overall wider setting of the coastal environment. The proposed dwelling will be located upon the approved building site, which is set approximately 300m back from the water's edge.

The proposed development will introduce a new dwelling into the coastal environment on a headland that contains other existing dwellings located upon approved building sites. The closest of which is the house currently under construction on Lot 19, located approximately 600m to the north-east. This house site is located within an OL, OLF, and ONL (PDP). The applicant's building site is not within the OL or OLF.

Other built development that is present within Mataka Station upon this part of the Purerua headland include a house on Lot 9 to the northwest, and houses located Lots 7 and Lot 15. Although built development is a part of this landscape setting and there is a perception that built form will be visible upon this landscape, it is relatively sparsely located. Refer to **Appendix 8 - Purerua Peninsula Landscape Unit Built Character Context** for examples of the existing built structures located on some of the approved building sites that are visible from the CMA.

The dwelling is located above the coastal flanks and set into the hill slope so that it sits into the landscape and does not protrude above it. Visually the dwelling will be recessive and subservient to the natural character values of the coastal landscape setting.

The distinctive character of the rocky coastline backed by farmland and scattered dwellings together with the vegetation patterns that are the main legible attributes of this coastal environment will remain. These attributes will continue to contribute towards the sense of remoteness, wildness and naturalness, and importantly will retain the experiential attributes that contribute to the natural character of this area and in particular the values associated with Cape Wiwiki, Harakeke Island and The Ninepin.

The proposed landscape plantings will assist with visually softening the building from view within the CMA and assist with integrating the proposal into this setting. The architectural design responsiveness and the siting of the dwelling, will assist in ensuring that the proposal is integrated into the landscape, enabling the broader appreciation of vividness to remain.

The perceived natural character effects resulting from the proposal when experienced from the coastal environment will be of a very small scale and appropriate to the large scale and dominant form of the headland. This would concentrate any perceptual effects to a very small and localised area of water to the south and east of the site.

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

6.2 Outstanding Natural Landscape

The property is covered by an Outstanding Natural Landscape (ONL) overlay as mapped by the RPS, this is identified as "Purerua Peninsula, Wairoa Bay to Rocky Point and Related Islands". Refer to **Figure 18** and **Appendix 7 - Landscape Overlay Maps**.

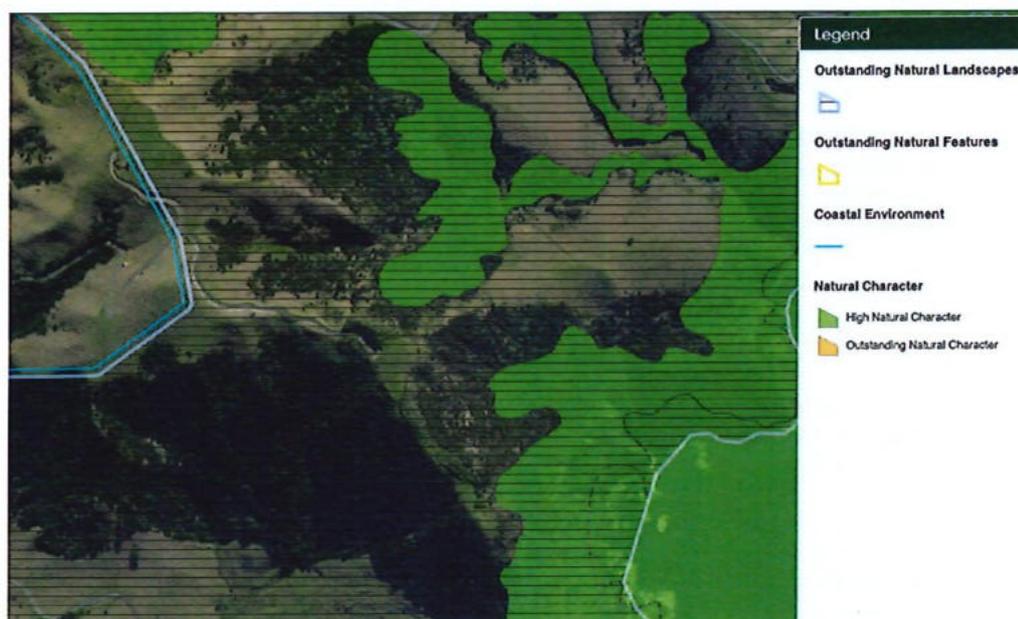


Figure 18: RPS Map showing the ONL.

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

A very powerful and substantial headland form that acts as a landmark over a large inland area and area of coast. Serves as the northern gateway to the Bay of Islands, and Kerikeri/Te Puna inlets. When seen from a distance, Purerua has a very simple, bold signature comprising the loom of the landmass overlaid with a simple pastoral cover. In summer that grassland dries off to a very graphic golden colouring. When seen from closer locations, a level of detail in both landform and vegetation patterns become clear. So too do the scattered dwellings and related access tracks that have been developed on the site as part of a management plan subdivision that commenced approximately a decade ago.

The coastal margin of the peninsula is convoluted and diverse, with sequences of small bays and coves, caves, narrow reefs and small islands standing just clear of the rocky shore. A notable cluster of islands is strung off of Cape Wiwiki at the apex of the peninsula, including the well-known Ninepin Island. These feature dramatic forms and, being isolated for a history of pastoral use that has prevailed on the nearby mainland, are in a much more intact and natural state.

The main body of the peninsula tends to be sheered where it meets the sea, leaving elevated rocky cliffs and bluffs dropping to the water. Typical terrain over this unit eases little from those coastal cliffs, being very steep and fragile,



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with numerous areas of slipping and erosion scars, particularly in association with access tracks. Restorative planting associated with the Mataka subdivision are steadily converting many of the steepest coastal flanks into native shrubland from their former pastoral cover.

The coast in this area typically features very clear, dark blue ocean waters. It is also subject to severe sea conditions, as demonstrated by the extensive faces of bare rock that rise from sea level in the most exposed areas.

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

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

Under Aesthetic Values, Vividness had the highest ranking of 5, this is focused on Cape Wiwiki, Harakeke Island and Tikitiki Rock (The Ninepins), as they are evocative, powerful and particularly vivid.

Also noted under Aesthetic Values: Coherence - the landscape is unified primarily by the consistent form and parent materials of the majority of the coastal flank. Vegetation patterns assist in some areas and restorative planting on Mataka Station will assist further as they develop.

Under Naturalness: this explores how the unit is affected by human activity, and it notes that whilst the majority of the unit is in an "unbuilt" state, adjacent parts of the land have been developed for housing. Those structures tend to be large and the access driveways to reach them are typically accompanied by scarring of the clay soils. Vegetation patterns are limited in terms of current expression, although planting within Mataka will add to that natural extent and create broader sweeps that are more in scale with the landform. The coastal margin and flanks embodied in the ONL are the most intact parts of the broader site.

Under Experiential Values: Shared and recognised values – Cape Wiwiki is noted as a prominent and well-known landmark guarding the northern edge of the Bay of Islands. The Ninepins area is a very popular boating destination and the turning point for vessels entering or leaving this side of the wider embayment.

Experiential Values: Remoteness/Wildness - Whilst lightly settled and not readily accessed by the public, the presence of substantial buildings and the prominence of many access corridors brings a moderately developed sense of broad-scale domesticity to the landscape of the outer peninsula.

Comment:

The proposed dwelling and swimming pool are located upon a designated building envelope that was created through a Management Plan subdivision. The proposed development is located fully within this building envelope and complies with the Mataka Design Guidelines which formed part of the consent conditions relating to the subdivision. These design guidelines were compiled to protect the sensitive values of the landscape within which future development on the 30 approved home sites



would be located.

The Outstanding Natural Landscape covers the whole of the headland of Mataka, the northern gateway to the Bay of Islands. The RPS worksheets note that when viewed from closer locations scattered dwellings and accessway are visible, especially where the dwellings are large, and the earthworks associated with driveways have resulted in exposed clay cut batters. Although built form is currently scattered, the presence of the buildings, some substantial and on ridgelines contributes to a moderately modified landscape character. Refer to **Appendix 9 - Purerua Peninsula Landscape Unit Built Character Context** for examples of the existing built structures located on some of the building sites that are visible from the CMA.

The proposed dwelling and other dwelling sites within Mataka Station form part of the existing character of this landscape setting. The presence of built form along the edge of the coastal escarpment of the Purerua peninsula and around Cape Wiwiki is an anticipated activity and forms part of the existing environment.

The natural character of the coastal margin and cliffs remains the most intact and has a unifying cover of vegetation that matches the scale of the landform, providing coherence and contributing the High Natural Character value assigned to these areas. The building site is located outside of this area and the development proposal will not adversely affect the High Natural Character areas.

The highest-ranking area of this landscape unit is focused on Cape Wiwiki, Harakeke Island and Tikitiki Rock (The Ninepins), a prominent and well known landmark that is "evocative, powerful and particularly vivid".

The architects have been mindful of this as the building site is visible at a long focal length from within this area. They have designed a dwelling that is visually recessive and has been positioned on the building site in a way that enables the surrounding landform and vegetation patterns to integrate the proposed development into the landscape with a very low level of potential adverse visual, landscape and natural character effects.

The proposed dwelling will not adversely affect the character of the ONL or OLF as it will be a dark recessive structure, that flows with the landform so that it is unobtrusive and subordinate to the dominant landscape patterns and features.

7.0 MITIGATION & RESTORATION PROPOSALS

7.1 Architectural Considerations

The architects have designed a dwelling that responds to the underlying landform so that it sits into the landscape. This ensures that the natural character of the coastal environment is maintained and is not adversely affected by this built form. Refer to **Appendix 2 for the Development Plans**.

The design statement by Studio John Irving Architects is as follows:

"Perched on the rolling hillside of Mataka Station, this home is conceived as a series of flat, layered roof planes that follow the natural contours, allowing the architecture to



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settle quietly into the landscape. This stepped composition minimises the visual impact from the ocean and the surrounding coastline.

The low, horizontal profile mirrors the vast openness of the site - the expansive skies and long horizons.

The material palette has been carefully selected to align with DRC guidelines. Earthy tones and natural textures allow the building to settle into the landscape, while robust, low maintenance materials ensure longevity in the coastal environment.

At the heart of the home, a sheltered courtyard offers a calm outdoor retreat. A protected space to escape the prevailing winds while maintaining a strong connection to the surrounding landscape. Generous glazing captures panoramic views. Outdoor terraces extend from the living spaces, interweaving the architecture with the land and softening the threshold between interior and exterior".

7.2 Landscape Plan

As a consent condition is it recommended that a detailed Landscape Planting Plan is prepared for the area around the proposed dwelling. This should be prepared in general accordance with the **Landscape Plan** prepared by Baxter Design contained in **Appendix 6**.

The Landscape Concept Plan identifies the areas around the building site that shall be landscaped to blend the proposed development into the landscape to avoid adverse landscape, visual and natural character effects.

The key aspects of the landscaping are:

- Utilises planting that is complementary to the desired future character objectives of Part 2 of the Mataka Design Guidelines,
- Predominantly uses native species to reinforce the local flora, and provide food and habitat for native fauna,
- Ensures that selected plant species are resilient to wind, salt spray, poor soil and drought conditions,
- Considers requirements for ground covers to reduce evaporation, and need for irrigation,
- Provides privacy screening between other house sites, common roads or access ways,
- Provides protection to the dwelling and outdoor living areas from prevailing winds,
- Proposed paving uses materials and colours that complement the landscape and proposed development,
- Consideration has been given to the junction of landscape work associated with the house development and the open land. The proposed landscape integration plantings will gradually merge one into the other.
- Plant species are non-invasive. Exotic (non-native) plant species which are capable of spreading into surrounding farmland or conservation areas, or exotic species which are capable of invasion into farmland or conservation areas through seed propagation as a result of wind or birds have not and shall not be used,



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- Fencing that encloses the house site will be of an open nature and similar in nature and structure to the post and wire farm fencing used throughout Mataka.

The Landscape Planting Plan provided as a consent condition shall specify the location, species composition, size and numbers of plants to be used. Details of plant staking and garden mulch and implementation and maintenance schedules shall also be prepared.

8.0 STATUTORY CONTEXT

8.1 Operative District Plan (ODP)

Within the Operative Far North District Plan (FNDP) the proposed building site for the dwelling is located within the General Coastal zone.

The building site is located outside of the Outstanding Landscape (OL) which covers the coastal edges of the peninsula. The property is located outside of the area identified as an Outstanding Landscape Feature (which covers Cape Wiwiki, Harakeke Island, and The Ninepin). The property is not covered by any high or outstanding natural character areas. Refer to **Appendix 7 – Landscape Overlay Maps**.

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

General Coastal Zone

Objective 10.6.3.1

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

Objective 10.6.3.2

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

Objective 10.6.3.3

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

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

Policy 10.6.4.1

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

Policy 10.6.4.2

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



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Policy 10.6.4.3

"Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to S6 matters, and shall avoid adverse effects as far as practicable by using techniques including:

- a) Clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;*
- b) Minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;*

Policy 10.6.4.6

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

Comment:

The proposed development is an appropriate use of the application site, and is located on an approved building site created by a Management Plan subdivision.

The low impact design of the dwelling and associated earthworks will protect the existing visual and landscape qualities of the coastal environment. The proposed landscape amenity plantings around the building site will integrate the proposal into the landscape and maintain the natural character values of this part of the coastline.

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

12 NATURAL AND PHYSICAL RESOURCE

12.2.6.1.3 INDIGENOUS VEGETATION CLEARANCE IN THE GENERAL COASTAL ZONE

The clearance of indigenous vegetation is a permitted activity in the General Coastal Zone, provided that:

- (a) the vegetation is less than 6m in height or 600mm in girth (measured at a height of 1.5m); and*
- (b) the clearance is not within 20m of a lake (as scheduled in **Appendix 1C**), coastal marine area, indigenous wetland or continually flowing river; and*
- (c) any clearance involving remnant forest does not exceed 500m²*

Comment:

No vegetation clearance is proposed.

12.4.6.1.2 Fire Risk to Residential Units



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

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

Comment:

The proposed dwelling will be located closer than 20m away from the existing vegetation surrounding the building site. Ideally a 20m setback is preferable for a fire buffer zone. However, in this instance, the removal of this vegetation is not recommended as it plays an important role in visually integrating the dwelling into the landscape to avoid potential adverse landscape, visual and natural character effects.

8.2 Proposed District Plan (PDP)

The PDP was publicly notified by FNDC on 27th July 2022. The part of the property where the building will be located has been zoned Rural Production and is within the Coastal Environment and covered by an Outstanding Natural Landscape. The coastal edge and the nearby vegetated gully to the north has High Natural Character values. Refer to **Figure 19**.

The site has the following features applying to it in the PDP:

- Coastal environment overlay;
- Natural character overlay (high natural character);
- Natural features and landscapes overlay (outstanding natural landscape).

Whilst the majority of rules in the PDP will not have legal effect until such time as the FNDC publicly notifies its decisions on submissions, there are certain rules that have been identified in the PDP as having immediate legal effect, specifically in this instance, those related to indigenous vegetation.

The Planning Report and AEE by Lynley Newport, Thomson Survey addresses the relevant rules, objectives and policies in the PDP related to the site and proposal. I concur with her assessment.



Figure 19: PDP Map showing Outstanding Natural Landscape Area covering the building site.

8.3 Regional Policy Statement for Northland (RPS)

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

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

Within the RPS the site is located within the Coastal Environment, and the building site is covered by an Outstanding Natural Landscape. There are no Outstanding or High



Natural Character areas on the property. There are no recorded Outstanding Natural Features on the property.

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

Objective 3.14

Natural Character, outstanding natural features, outstanding natural landscapes and historic heritage

Identify and protect the integrity of;

- (a) The natural character of the coastal environment, and the natural character of freshwater bodies and their margins;*
- (b) The qualities and characteristics that make up outstanding natural features and outstanding natural landscapes;*

Policy 4.6.1

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

(1) In the coastal environment:

- a) Avoid adverse effects of subdivision use, and development on the characteristics and qualities which make up the outstanding values of areas of outstanding natural character, outstanding natural features and outstanding natural landscapes.*
- b) Where (a) does not apply, avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes. Methods which may achieve this include:
 - I. Ensuring the location, intensity, scale and form of subdivision and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins; and*
 - II. In areas of high natural character, minimising to the extent practicable indigenous vegetation clearance and modification (including earthworks / disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area and their margins; and*
 - III. Encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised.**

Comment:

The proposed dwelling is located upon a designated building site within the Mataka Station development. It will be set into the topography of the landform with a vegetated foreground, and depending upon where it is viewed from will also have a vegetated backdrop. The proposed earthworks will be hidden from view by the building and will be revegetated.

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



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The qualities that contribute to the ONL values of this landscape will be protected through the sensitive design of the dwelling and proposed landscape amenity plantings around the building site. The proposal will form a very small part of the landscape that is included within the ONL. It will be very recessive and hardly noticeable from the water, or from within the area identified as an ONF. This also avoids any potential adverse effects upon the ONL that the site is located within.

The proposed development will not affect the nearby High Natural Character area which covers the coastal escarpment to the east and native bush valley to the north.

The integrity of the natural character of the coastal environment within which the development is located will not be adversely affected by the proposed development. The proposed dwelling will not adversely affect the characteristics and qualities that make up the values of the Outstanding Natural Landscape.

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

8.4 The New Zealand Coastal Policy Statement (NZCPS)

The NZ Coastal Policy Statement (NZCPS) has relevance to this proposal. It is zoned General Coastal in the ODP and is shown as being within the "coastal environment" on the Regional Policy Statement for Northland's maps as well as the district council's PDP maps. The following objectives and policies have landscape relevance.

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.*

Policy 6 Activities in the coastal environment

(1) In relation to the coastal environment:

(f) consider where development that maintains the character of the existing built development should be encouraged, and where development resulting in a change in character would be acceptable;

(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment;

Policy 13 Preservation of natural character

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

(a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and



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

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

(a) natural elements, processes and patterns;

(g) a range of natural character from pristine to modified

Policy 15 Natural Features and natural landscapes

To protect the natural features and natural landscapes (including Seascapes) of the coastal environment from inappropriate subdivision, use and development:

(a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment;

Comment:

The application site has not been recorded within the District Plan or the Regional Policy Statement as having any Outstanding Landscape Features or Outstanding Natural Features on the site.

The property and headland of the Purerua peninsula is covered by Outstanding Natural Landscape (PDP). This will not be adversely affected by this proposal as the building site is set well back from the most visible parts of the CMA and the building design is visually recessive.

The proposed development will be located upon an approved building envelope and complies with the Mataka Design Guidelines. The sensitivity of the proposal will result in a visually recessive building that blends with the natural patterns of the landform and maintains the landscape character values of this part of the coastline of Purerua peninsula.

The proposed development will be difficult to distinguish, resulting in a light touch on the landscape. This will ensure that the proposal does not degrade the existing characteristics and qualities that contribute to the sites and surrounding landscapes high natural character values.

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

9. CONCLUSION

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

The proposed development has been designed to minimise and avoid potential adverse effects on the attributes, and values of the site and wider coastal environment, and to protect the visual and landscape qualities of the coastal environment.



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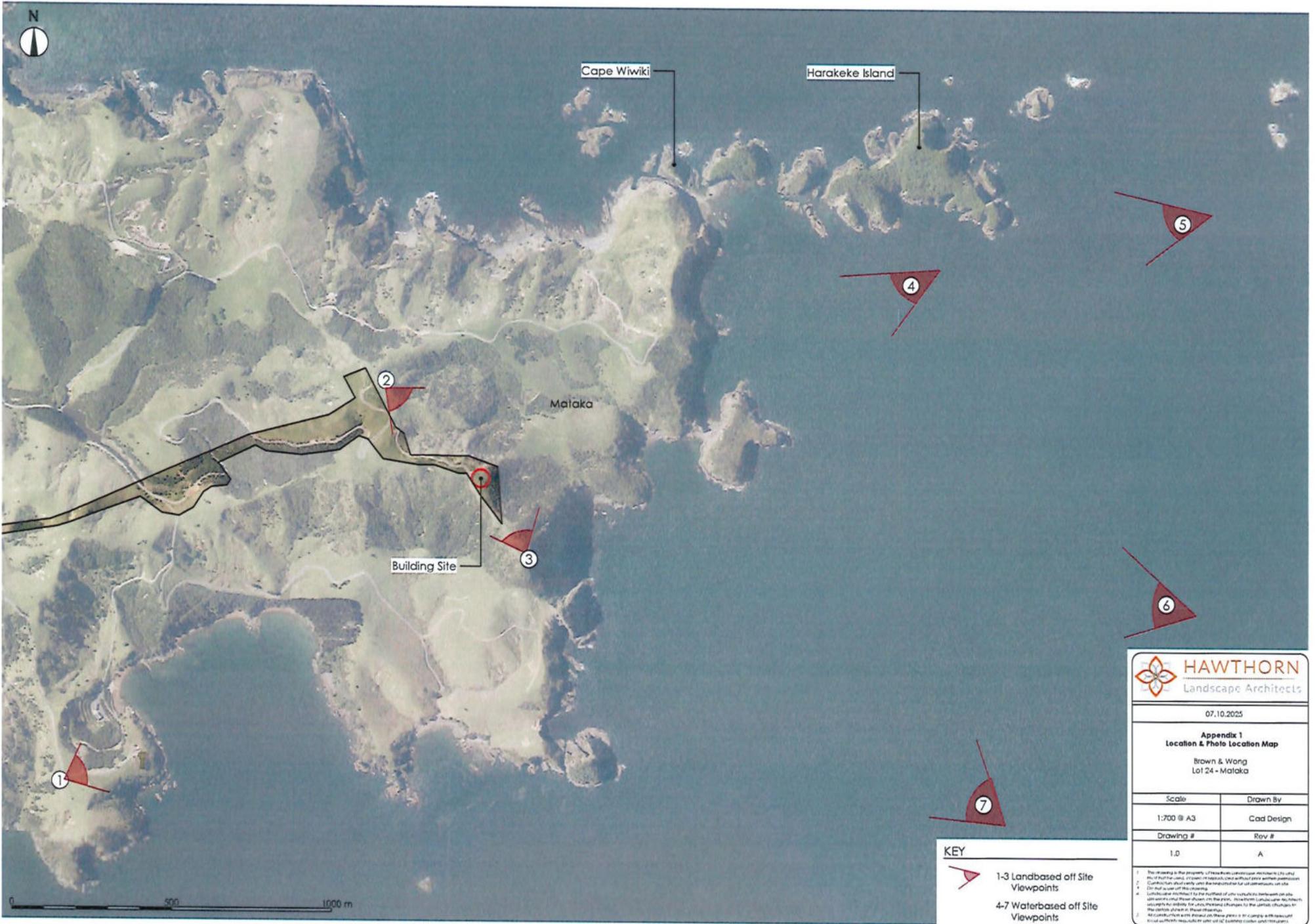
The development is sensitive to the coastal environment it is located within and is consistent with the relevant assessment criteria, objectives and policies found within the ODP, PDP and NZCPS and RPS. The dwelling and proposed landscaping has also been designed in accord with the Mataka Design Guidelines.

Overall, the proposal will form a very small part of extensive landscape setting it is part of. The dwelling will be visually recessive and absorbed into the surrounding landscape patterns so that it is unobtrusive and subordinate to the dominant landscape patterns. The potential adverse natural character, landscape and visual effects resulting from the proposal will be very low (less than minor).

The development will be well integrated into the landscape maintaining the key characteristics of this coastal environment and enhancing the landscape quality and visual amenity values of the surrounding landscape.

Christine Hawthorn
BLA (Hons.)

Hawthorn Landscape Architects Ltd.



07.10.2025

**Appendix 1
Location & Photo Location Map**

Brown & Wong
Lot 24 - Malaka

Scale	Drawn By
1:700 @ A3	Cad Design
Drawing #	Rev #
1.0	A

- KEY**
- 1-3 Landbased off Site Viewpoints
 - 4-7 Waterbased off Site Viewpoints

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r e g i s t e r e d a r c h i t e c t s



d e s i g n r e v i e w c o m m i t t e e

jennifer & tobys home

lot 24, mataka station

31st October 2025 job No : mat24

lot 24 mataka station

31st October 2025

Design Statement – Home at Mataka Station

Perched on the rolling hillside of Mataka Station, this home is conceived as a series of flat, layered roof planes that follow the natural contours, allowing the architecture to settle quietly into the landscape. This stepped composition minimises the visual impact from the ocean and the surrounding coastline.

The low, horizontal profile mirrors the vast openness of the site - the expansive skies and long horizons.

The material palette has been carefully selected to align with DRC guidelines. Earthy tones and natural textures allow the building to settle into the landscape, while robust, low-maintenance materials ensure longevity in the coastal environment.

At the heart of the home, a sheltered courtyard offers a calm outdoor retreat. A protected space to escape the prevailing winds while maintaining a strong connection to the surrounding landscape. Generous glazing captures panoramic views. Outdoor terraces extend from the living spaces, interweaving the architecture with the land and softening the threshold between interior and exterior.



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Project: mataka 24
Location: mataka station - Lot 24 DP 346421

Drawing: mataka design committee review

Date: 31/10/25

Scale: @ A3

RC-1.2 Design Statement

Notes:

Mataka Design Guidelines.

- Materials, colours, and textures should be empathetic with the Mataka landscape and meet the objectives of Part 2.
 - Building materials should be durable, compatible with the harsh coastal environment.
- Materials should have regard to their context - those with dominate the landscape by their colour, reflectivity, or incompatibility within the landscape will not be permitted

District Plan - Coastal Environment

-The exterior surfaces of buildings or surfaces shall:

- 1 - be constructed of materials and/or finished to achieve a reflectance value no greater than 30%.
- 2- have an exterior finish within groups A, B, C as defined within BS5252 standard colour palette



wall cladding
plaster cladding system



fascia & barge
anodised aluminium
dark bronze or similar



window joinery
anodised aluminium



roofing
tpo membrane
colour: slate grey
20% LRV

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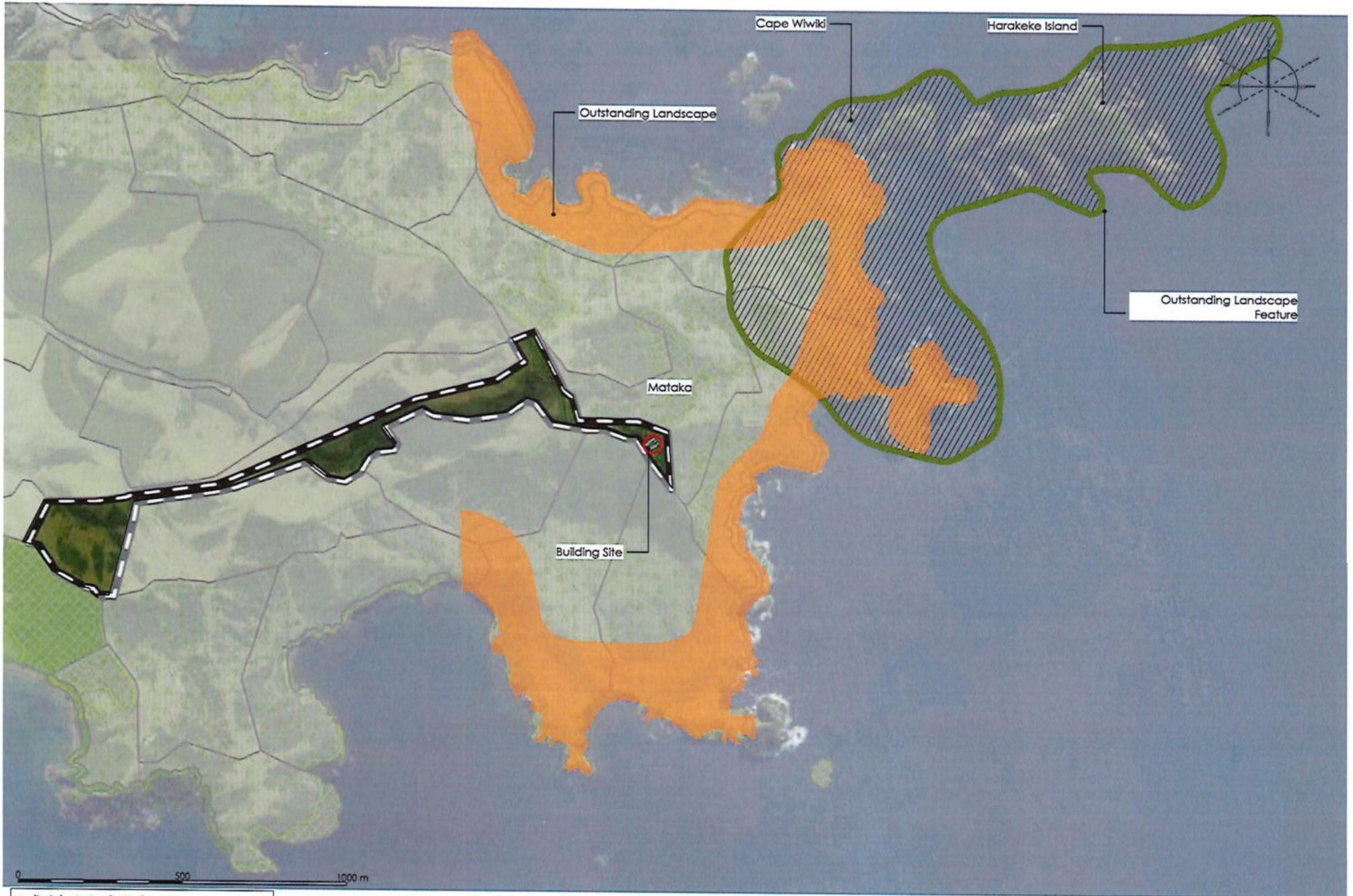
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RC-1.3 Proposed Materiality



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RC-1.4 Overall existing site plan



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Scale: @ A3
RC-1.5 Existing Site photos arrival



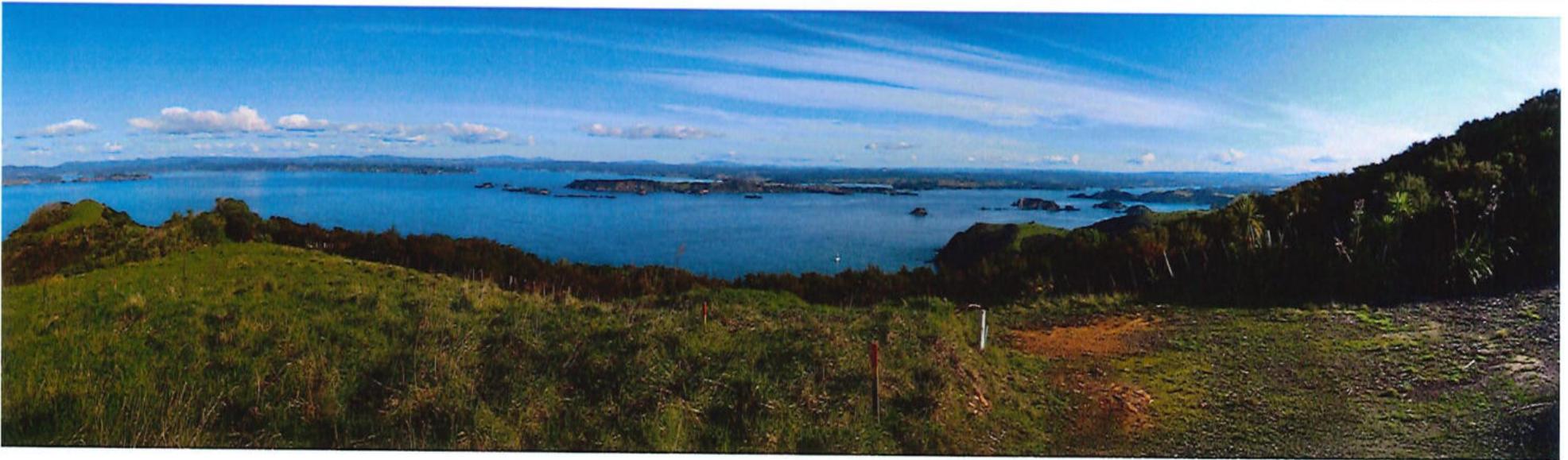
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RC-1.6 Existing Site photos building platform



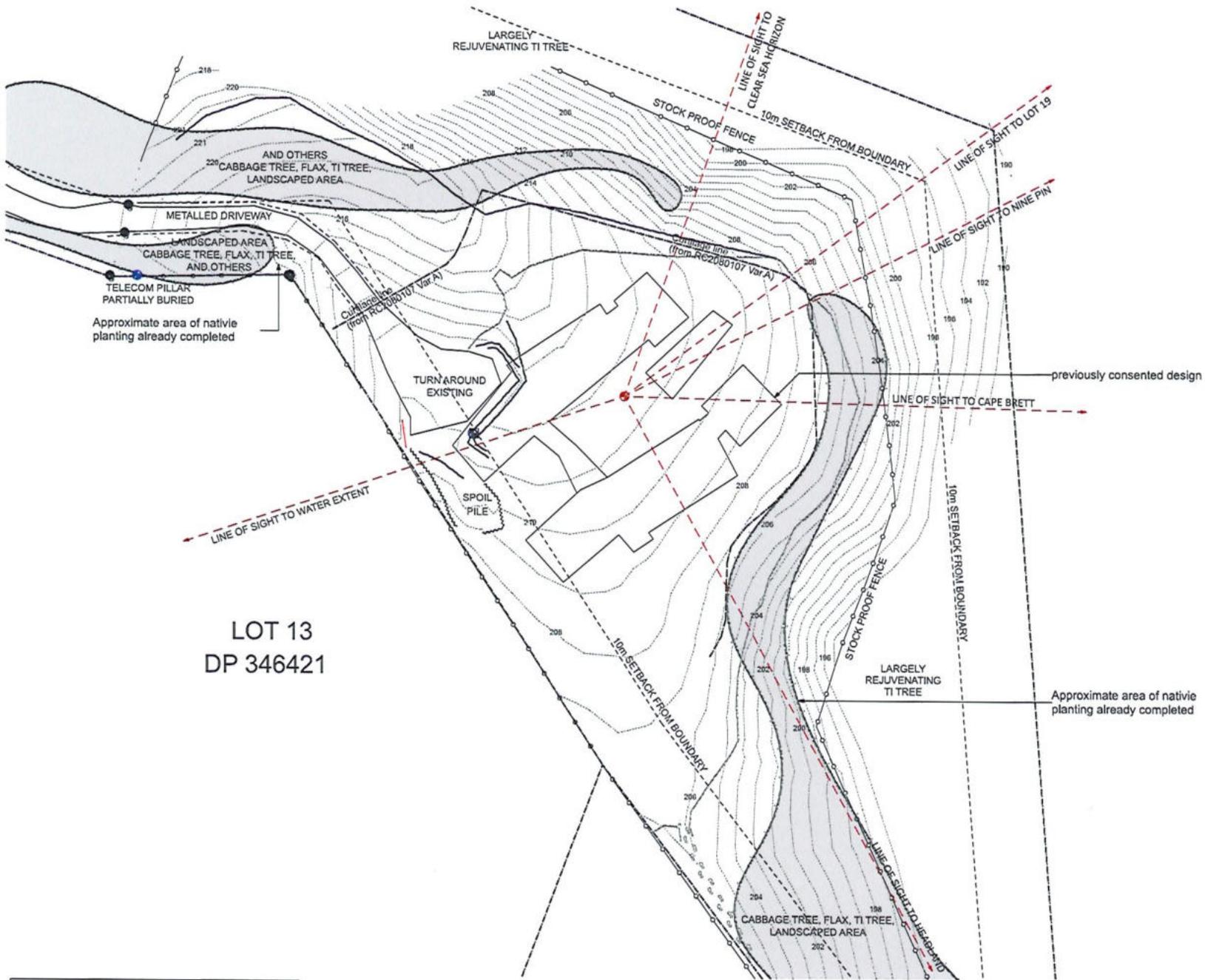
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RC-1.7 Existing Site photos 3 (panorama)



LOT 13
DP 346421

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Location: mataka station - Lot 24 DP 346421

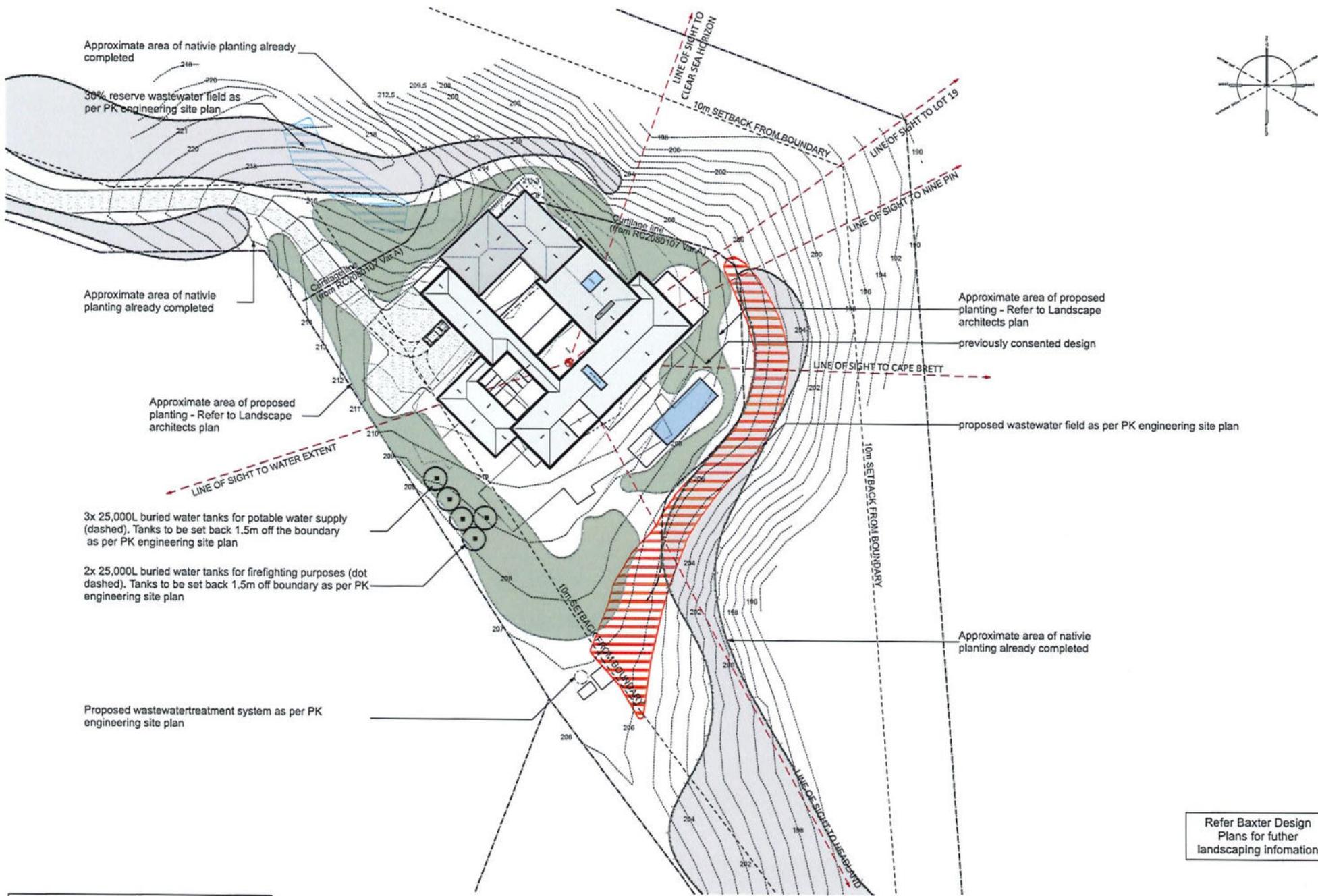
Drawing: mataka design committee review

Date: 31/10/25

Scale: 1:500 @ A3

RC-1.8 Existing Site Plan

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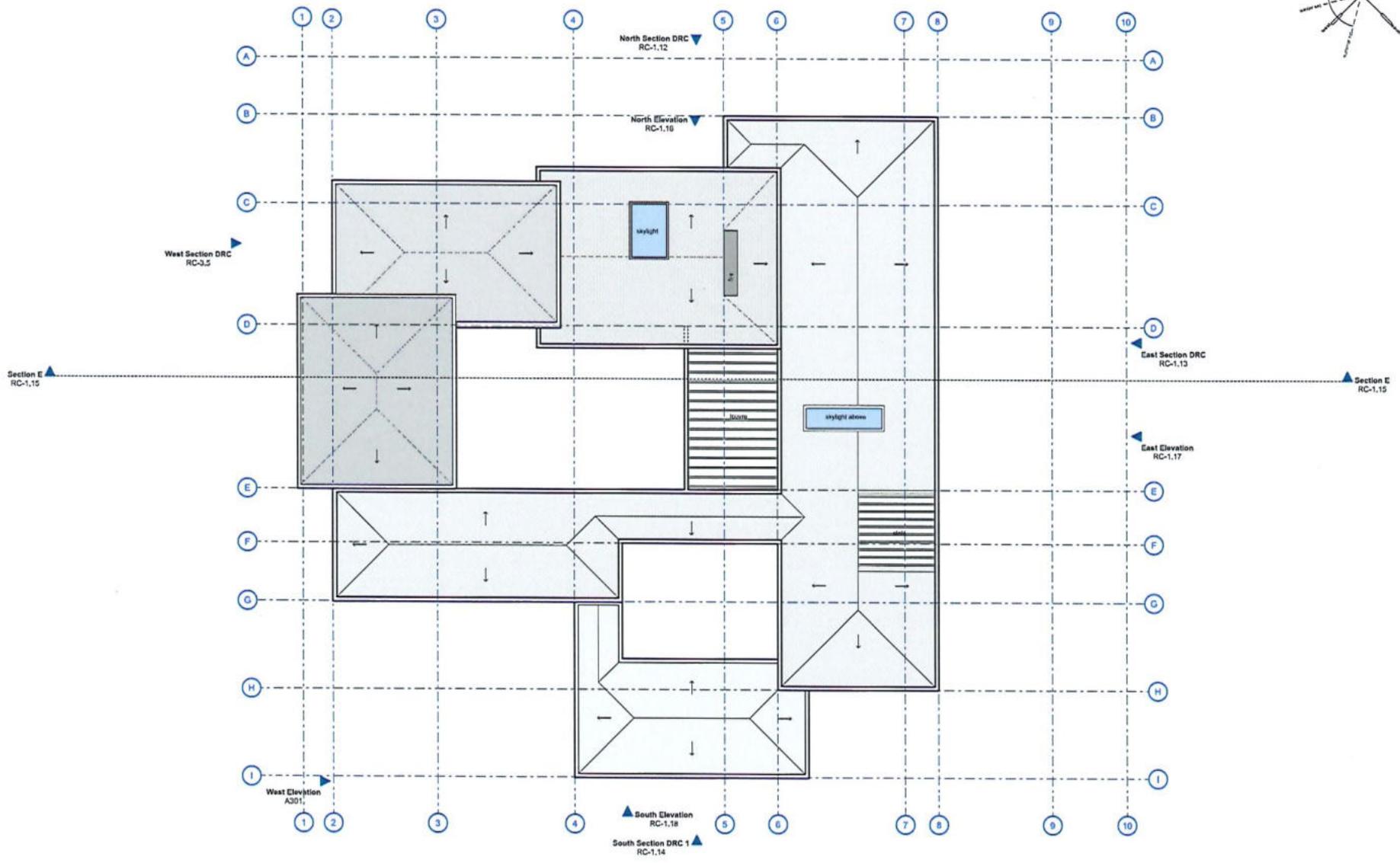
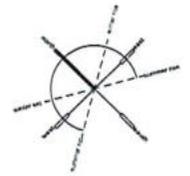
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Date: 31/10/25

Scale: 1:500 @ A3

RC-1.9 Proposed Site Plan

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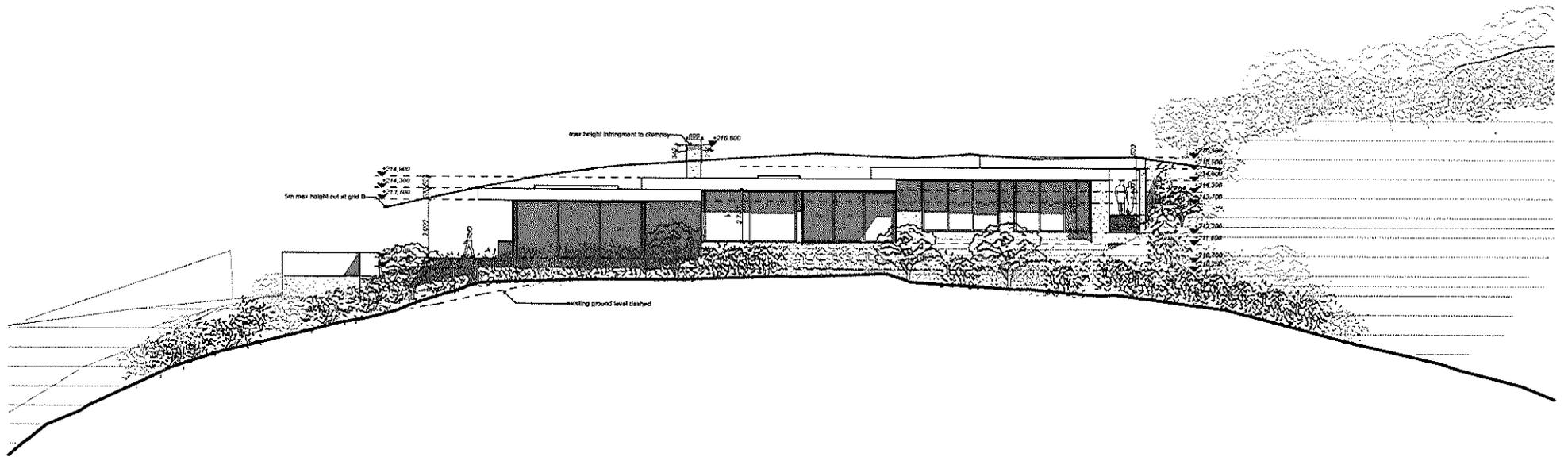
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RC-1.11 Proposed Roof Plan



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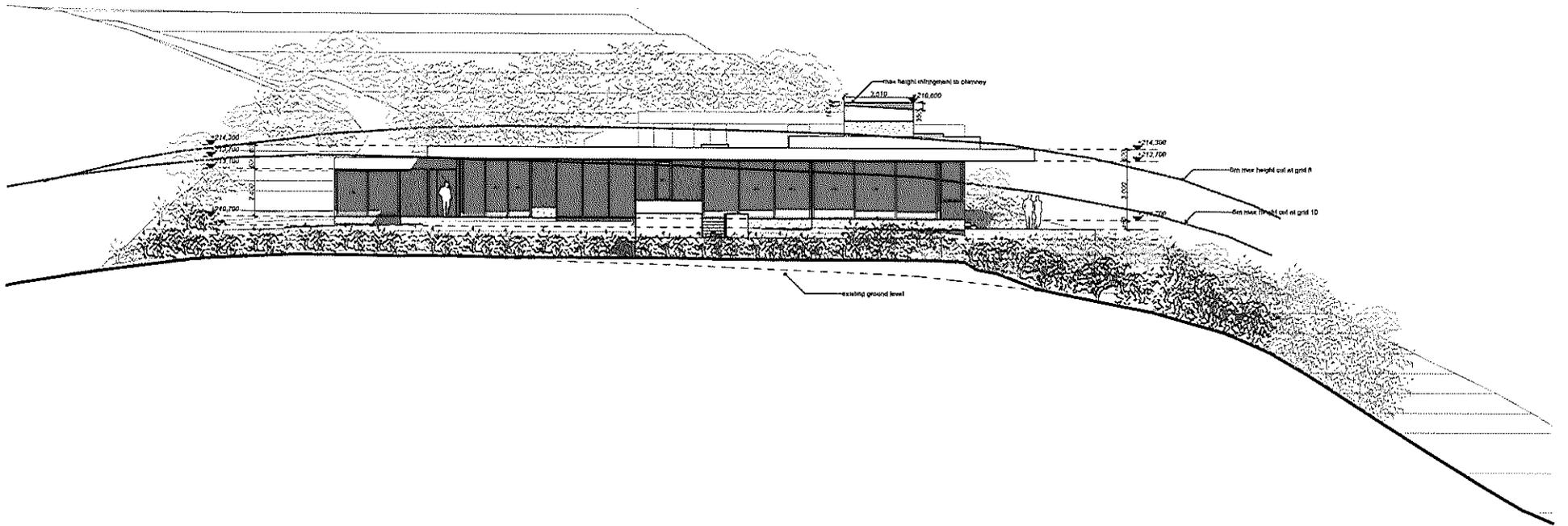
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RC-1.12 Context Section A North



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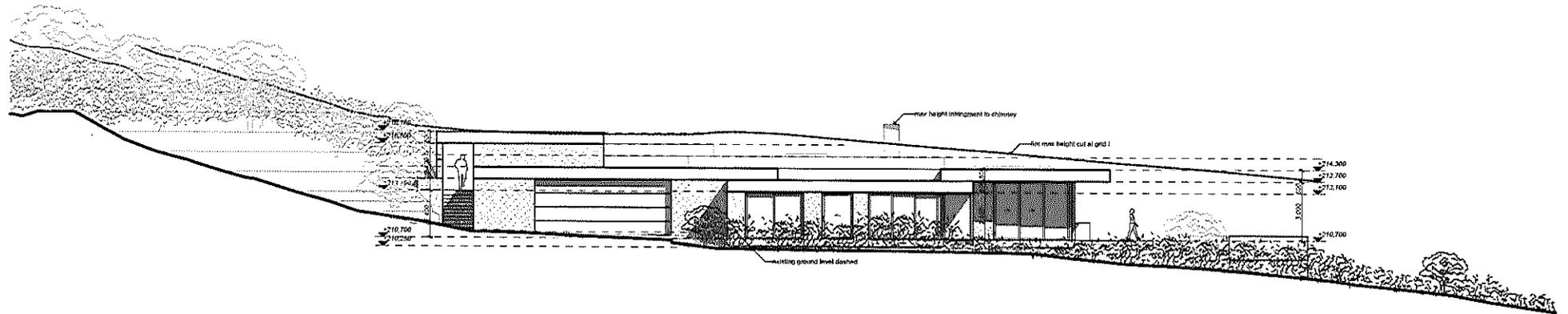
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RC-1.13 Context Section B East

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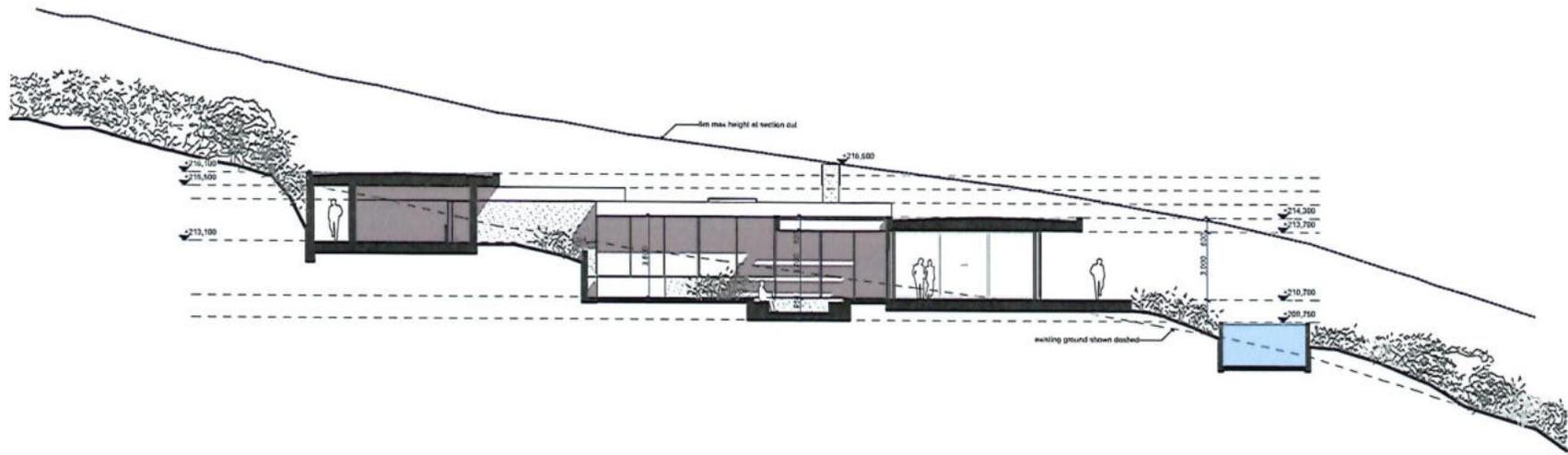
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RC-1.14 Context Section C South

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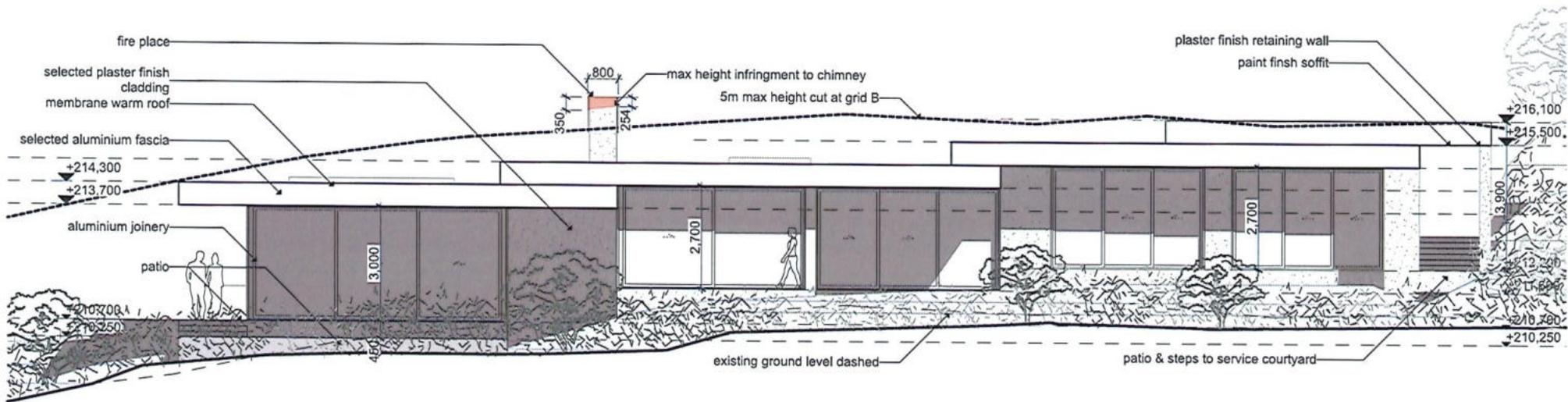
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RC-1.15 Context Section E Courtyard



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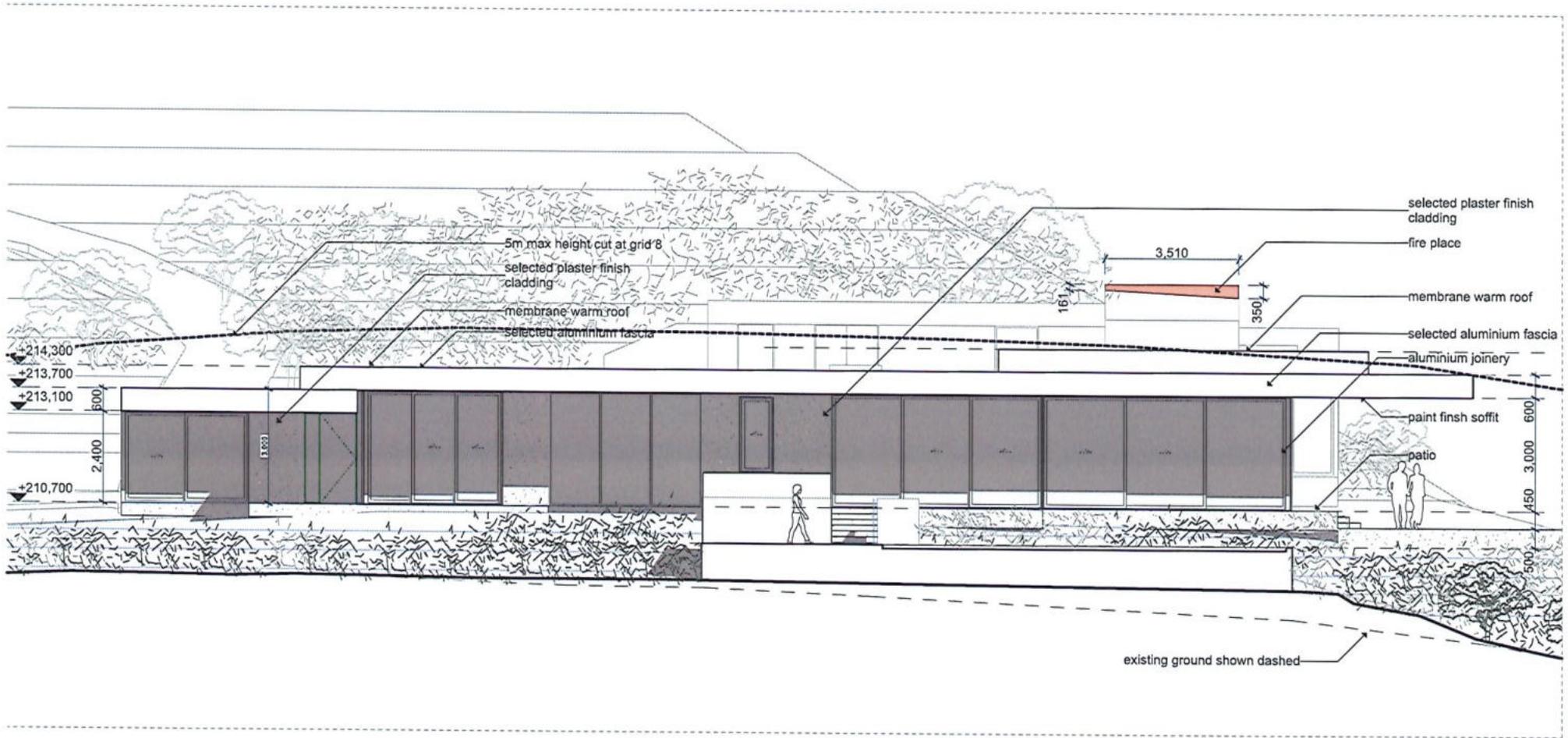
Project: mataka 24
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Date: 31/10/25

Scale: 1:100 @ A3

RC-1.16 North Elevation



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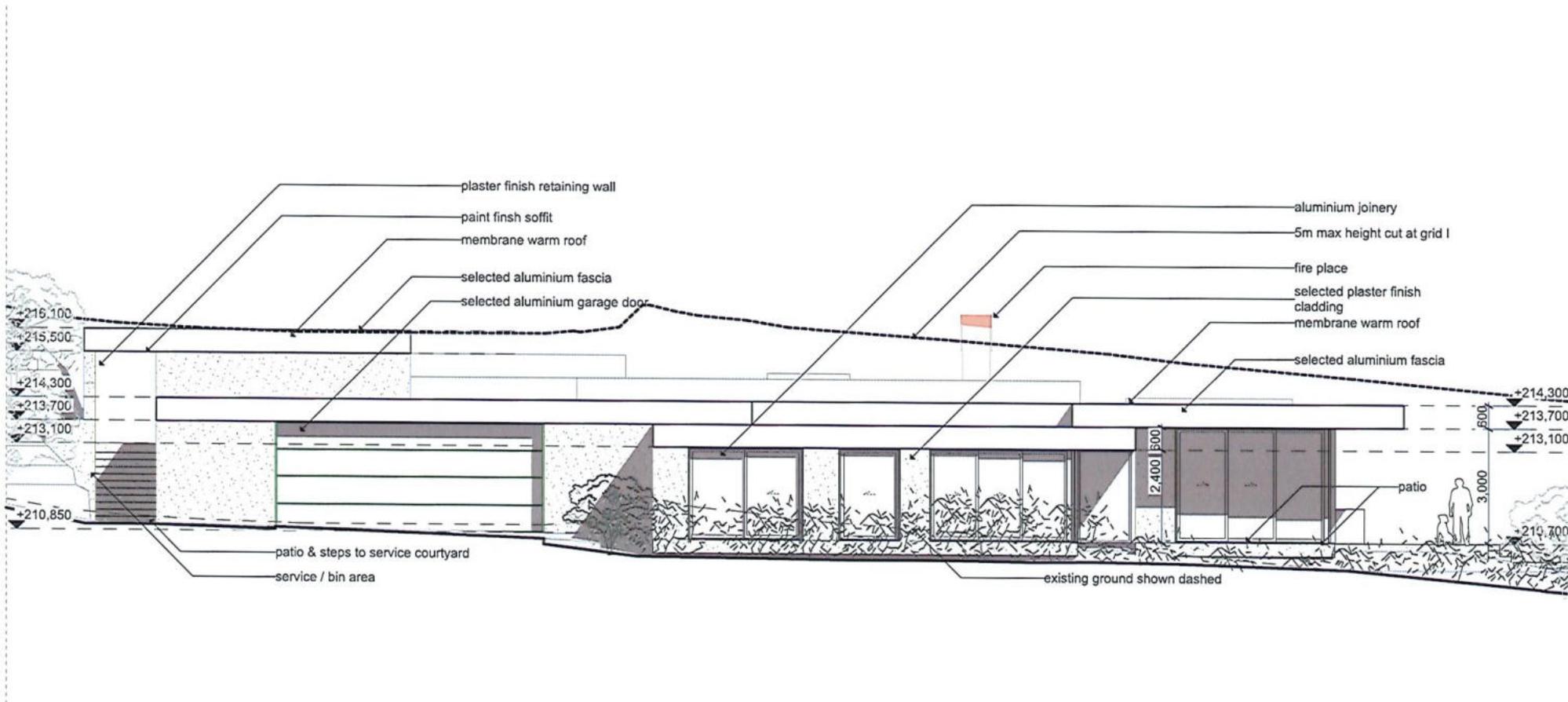
Project: mataka 24
Location: mataka station - Lot 24 DP 346421

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RC-1.17 East Elevation



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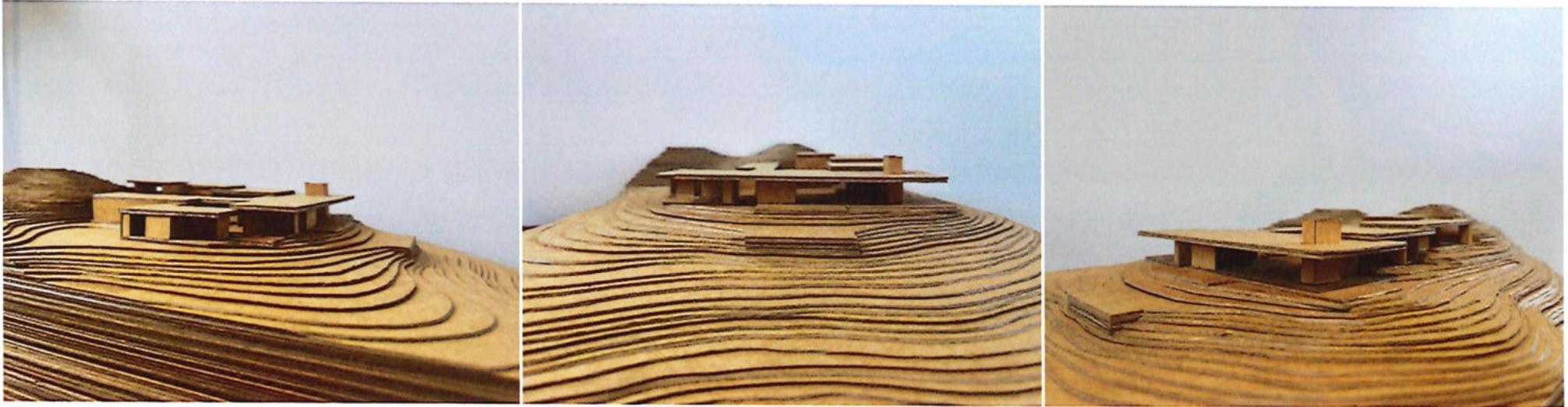
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RC-1.18 South Elevation



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Scale: @ A3
RC-1.19 Model Images



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RC-1.20 View point map



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Date: 31/10/25 Scale: @ A3
RC-1.21 DRC Viewpoint 1 (boat)



Building site (with
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RC-1.22 DRC Viewpoint 2 (drone)



Building site (with proposed home)

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Drawing: mataka design committee review

Date: 31/10/25
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RC-1.23 DRC Viewpoint 3 (drone)



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RC-1.24 DRC Viewpoint 4 (from site)



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RC-1.25 DRC Viewpoint 5 (from site)



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RC-1.26 DRC Render 1



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RC-1.27 DRC Render 2



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RC-1.28 DRC Render 3



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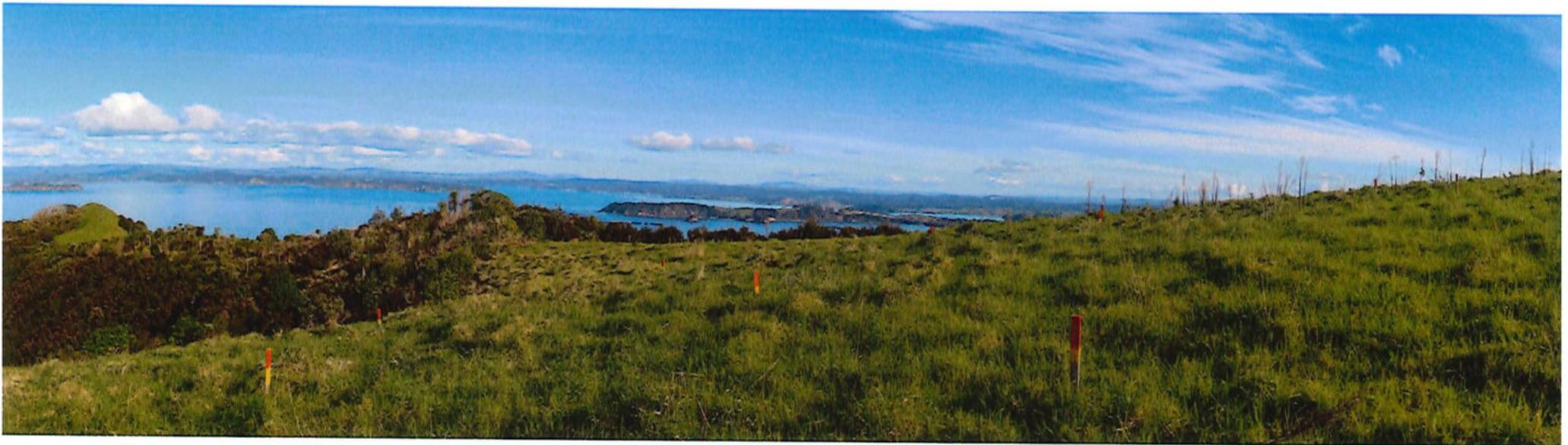
Date: 31/10/25

Scale: @ A3

RC-1.29 DRC Render 4



Photograph 1 – View looking east across the proposed building site (grassed area in the foreground). Cape Brett is visible in the distance.



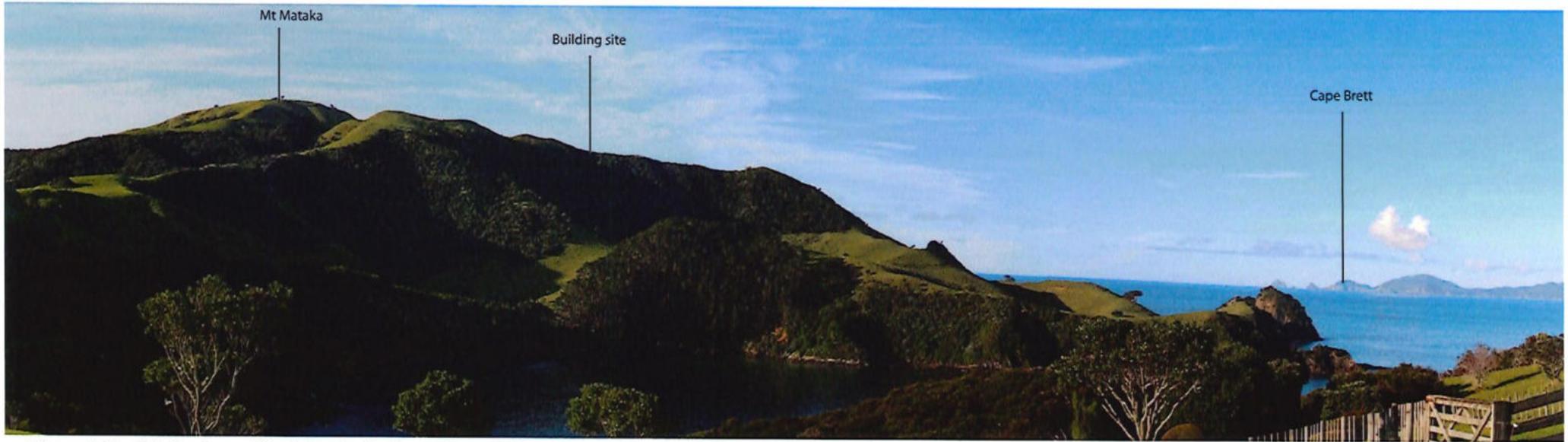
Photograph 2 – View looking south across the proposed building site, with Moturoa Island, beyond and the inner Bay of Islands, with Waitangi and Pahia areas located in the distance.



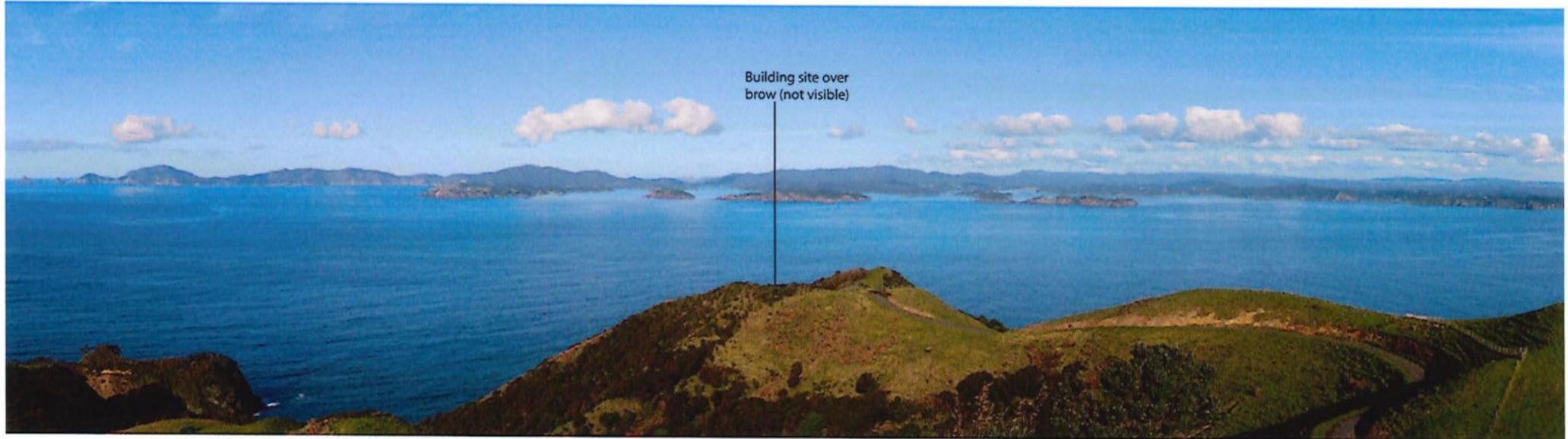
Photograph 3 – View looking northwest across the house site, with the vegetated ridge behind.



Photograph 4 – View looking southwest across the edge of the building site, looking towards Moturoa Island, the Black Rock, and the inner Bay of Islands, leading up the Kerikeri Inlet.



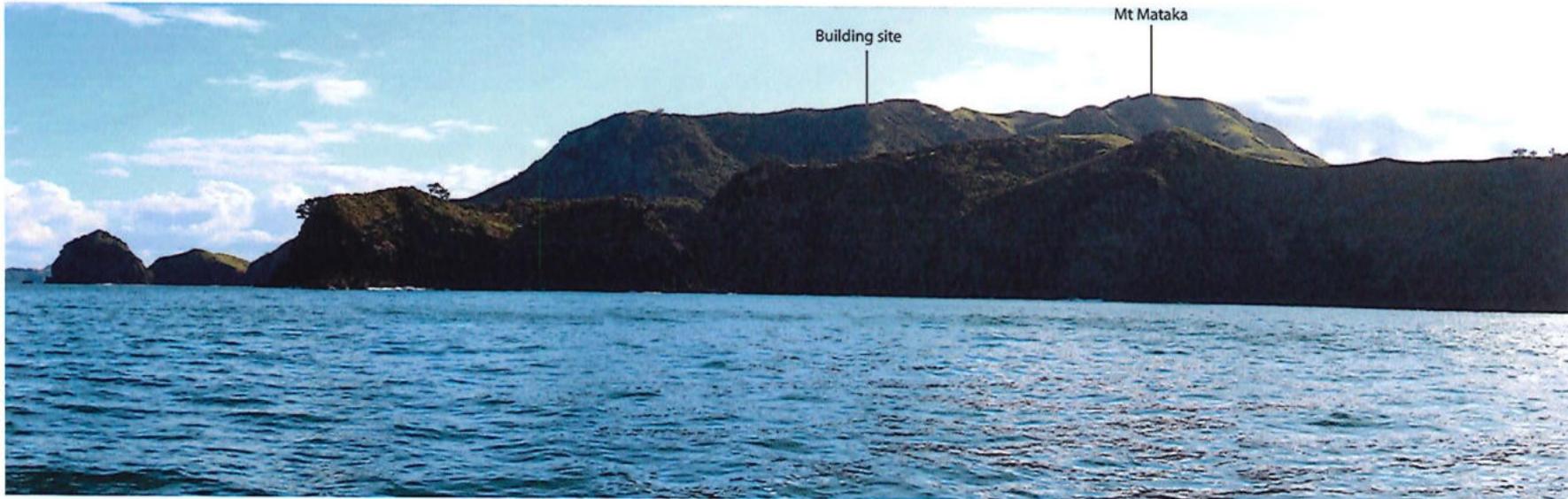
Viewpoint 1 – This viewing position is located to the southwest of Lot 24, on one of the roads within Mataka approximately 1.5km away from the proposed building site. Mt Mataka is the highest point of the peninsula located to the northwest of the building site. Cape Brett is visible way in the distance on the other side of the Bay of Islands.



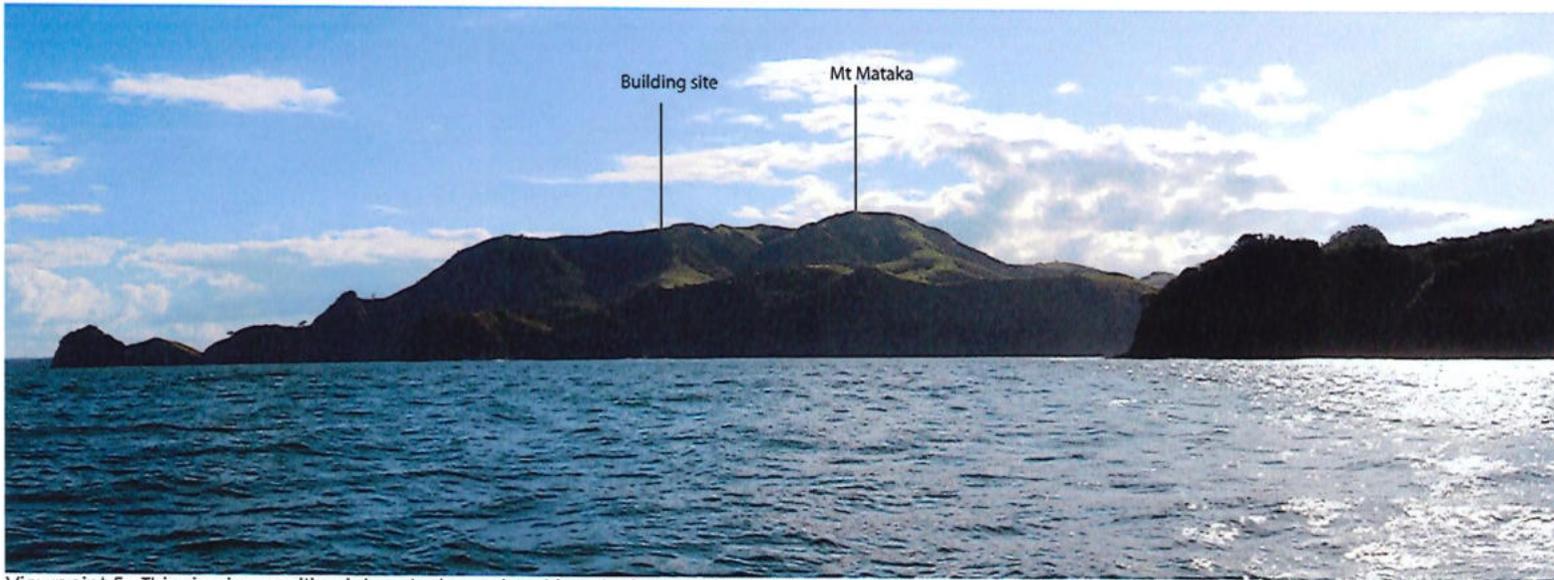
Viewpoint 2 - This viewing position is located on Mt Mataka, 500m to the northwest of the building site, within the Mataka Station development. From this position the building site and dwelling will not be visible as it will be obscured by vegetation and landform.



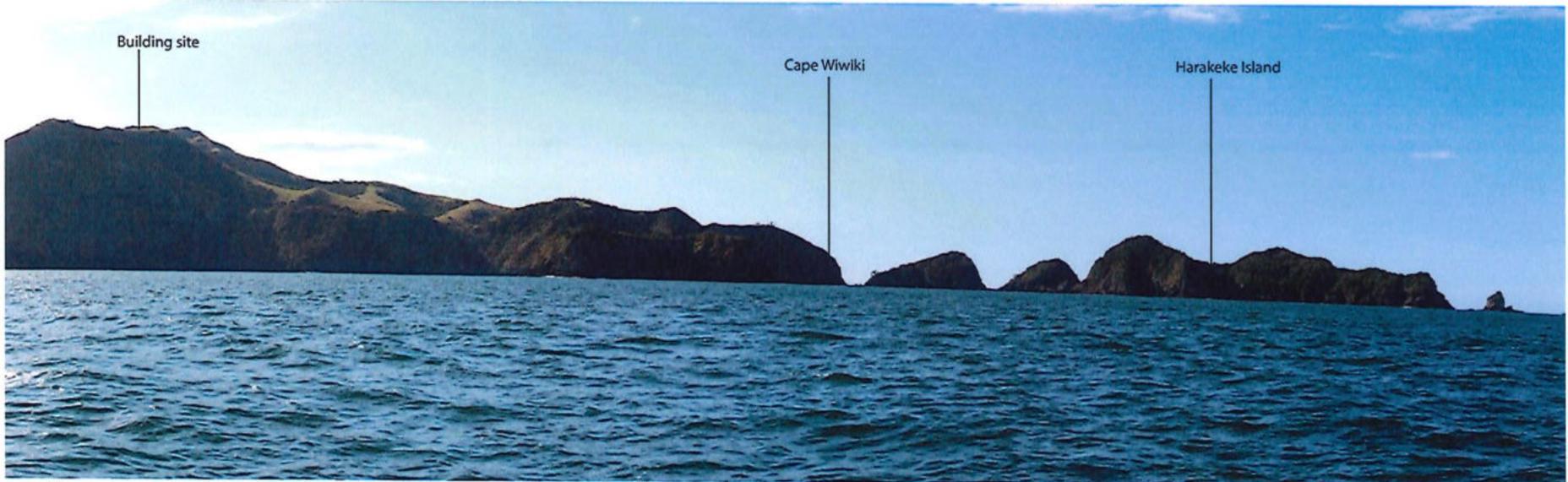
Viewpoint 3 - This viewing position is located on a neighbouring lot within Mataka to the southeast of the building site on Lot 24. This land is not a neighbouring building site and is not a public viewing position. This view illustrates the how the building site is situated on a small ledge along the spur ridge, with land rising above the building site to the northwest. Mt Mataka is the highest point visible in the background



Viewpoint4 - This viewing position is located approximately 1.5km to the northeast of the site on the water adjacent to Harakeke Island. The building site is located on a small ledge along the crest of a spur ridge that descends from Mt Mataka.



Viewpoint 5 - This viewing position is located on a boat located approximately 2.4km to the northeast of the site close to The Ninepin. The building site is located on a small ledge along the crest of a spur ridge that descends from Mt Mataka. From this long focal length, it will be difficult to distinguish the location of the house.



Viewpoint 6 - This viewing position is located on a boat located approximately 2.2km to the east of the site. The Hedland of Purerua peninsula, Mt Mataka, Cape Wiwiki, Harakeke Island and Ninepin Island as a whole form the distinctive landmass of the western entrance to the Bay of Islands. The proposed building site is located near the top of the ridgeline, on a small ledge that has a vegetated backdrop from this viewing angle.

Off Site Viewpoints

Proposed Dwelling
 Lot 24 Mataka Station
 Purerua Peninsula, Kerikeri



Viewpoint 7 - This viewing position is located on a boat located approximately 1.9km to the east of the building site on Lot 24. From this area of water, the building site is screened from view by the foreground landmass.



View looking at the house from the driveway approach



View looking northwest towards the house from the eastern corner of the site.



View looking northwest towards the house from the knoll to the east of the house (private property). Showing Mt Mataka beyond, and how the dwelling is set into the landscape.

Visual Renders

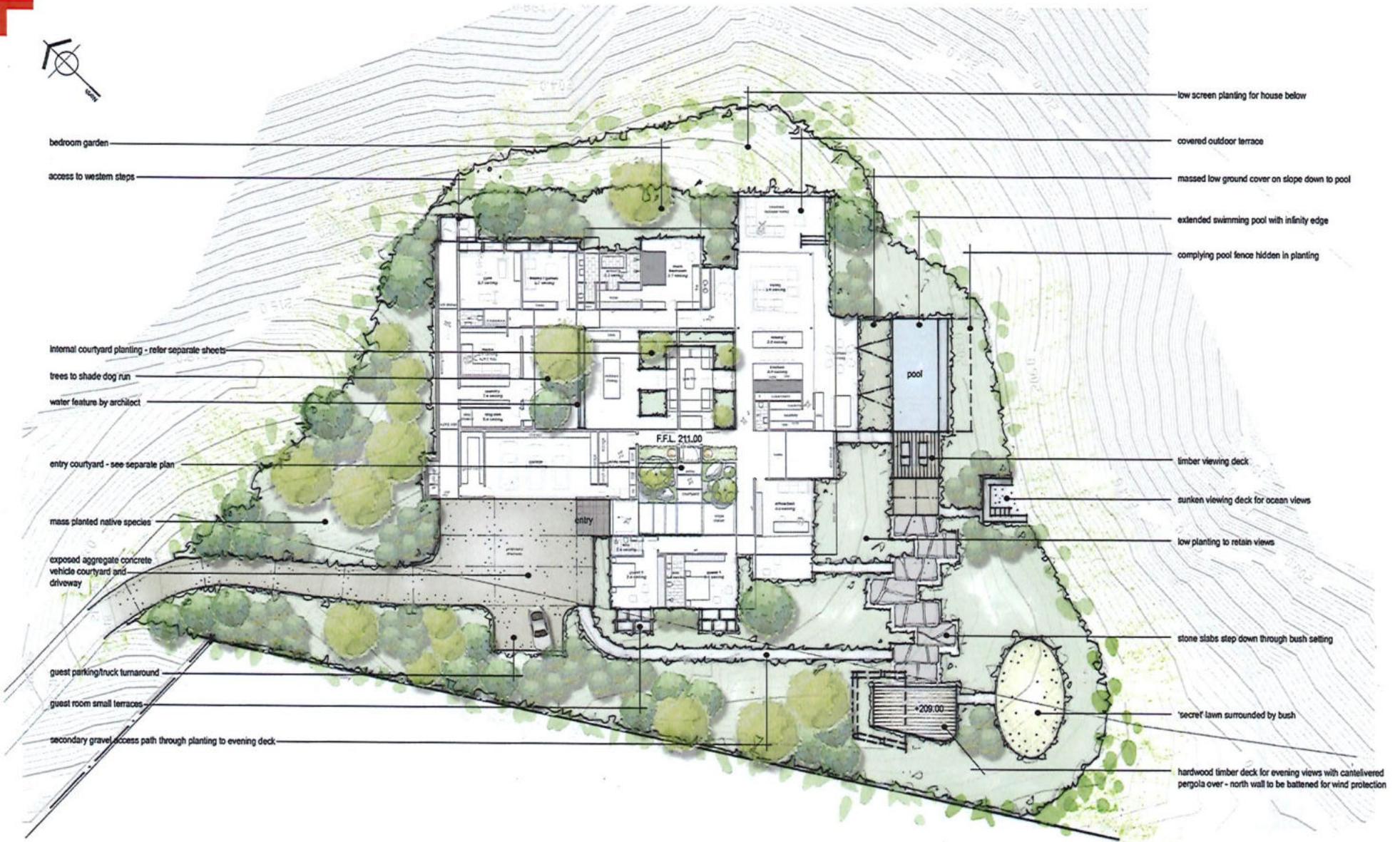


+ 4557 - JENNIFER WONG SHE AND TOBY BROWN - MATAKA STATION

LANDSCAPE DRAWINGS FOR RESOURCE CONSENT - 12 SEPTEMBER 2025

+4557-SK07 - CONCEPT MASTERPLAN
+4557-SK08 - SITE MASTERPLAN
+4557-SK09 - SITE PLANTING PLAN





bedroom garden

access to western steps

internal courtyard planting - refer separate sheets

trees to shade dog run

water feature by architect

entry courtyard - see separate plan

mass planted native species

exposed aggregate concrete vehicle courtyard and driveway

guest parking/truck turnaround

guest room small terraces

secondary gravel access path through planting to evening deck

low screen planting for house below

covered outdoor terrace

massed low ground cover on slope down to pool

extended swimming pool with infinity edge

complying pool fence hidden in planting

timber viewing deck

sunken viewing deck for ocean views

low planting to retain views

stone slabs step down through bush setting

'secret' lawn surrounded by bush

hardwood timber deck for evening views with cantilevered pergola over - north wall to be battened for wind protection







SITE PLAN



NOTE:

All plant species referenced from previously consented palette approved by Mataka Station

All plants to be spaced at 1m centres @ PB2 grade

For planting areas - refer to image above and to site masterplan

Proposed new planting inside brown dotted line and existing restoration already completed - approximate areas shown in green

Internal planting design in and around the building environs subject to further development but not visible externally

PLANTING PALETTE



Manuka: *Leptospermum scoparium* - 25%



Mahoe: *Melicytus ramiflorus* - 4%



Pohutukawa: *Metrosideros excelsa* - 7%



Ngaio: *Myoporum laetum* - 4%



Flax: *Phormium tenax* - 4%



Karo: *Pittosporum crassifolium* - 4%



Puniri: *Vitex lucens* - 4%



Taupata: *Coprosma repens* - 4%



Karamu: *Coprosma robusta* - 4%



Cabbage Tree: *Cordyline australis* - 4%



Akeake: *Dodonea viscosa* - 3%



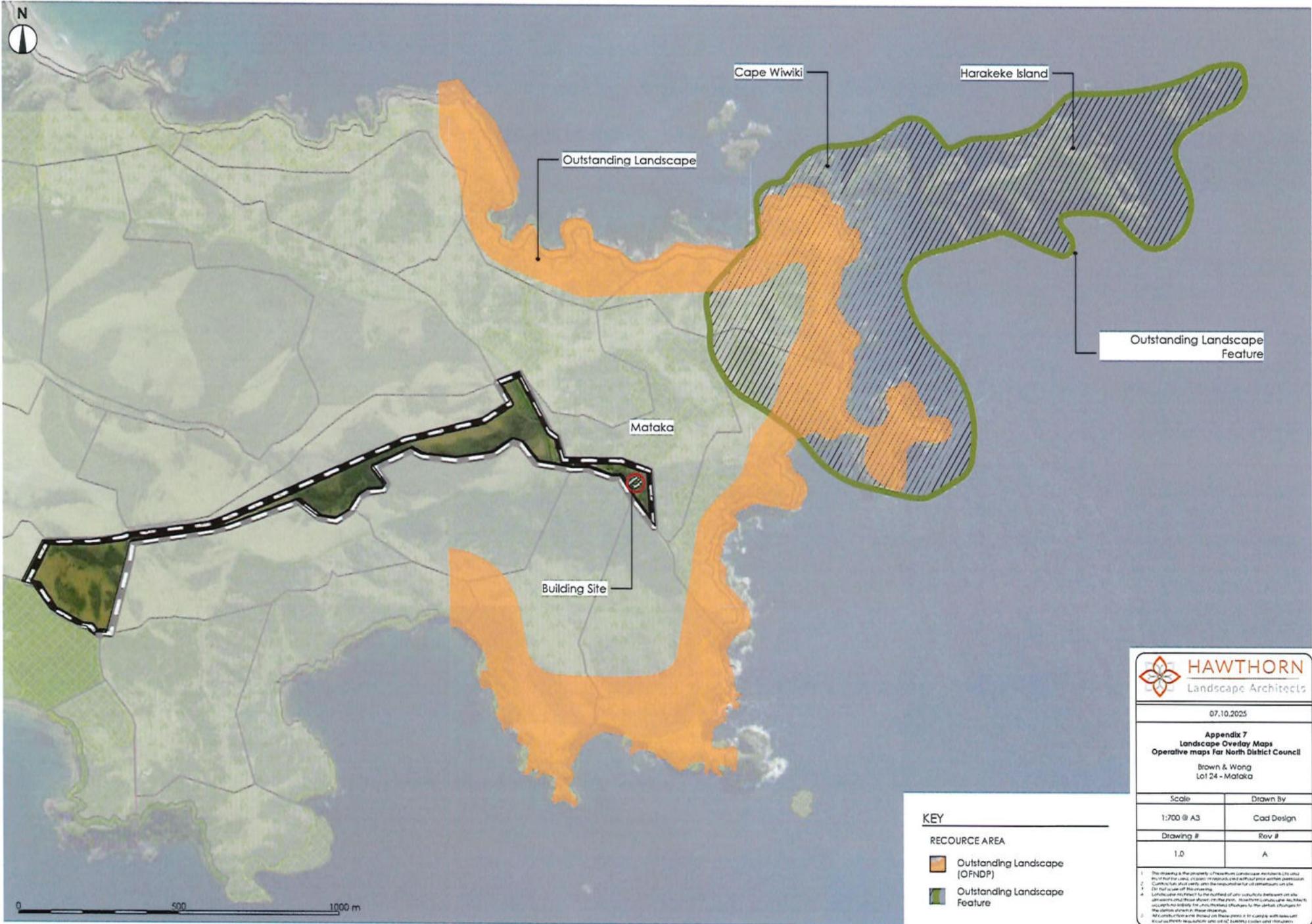
Broadleaf: *Griselinia littoralis* - 4%



Koromiko: *Hebe stricta* - 4%



Kanuka: *Kunzea ericoides* - 25%



07.10.2025

**Appendix 7
Landscape Overlay Maps
Operative maps for North District Council**
Brown & Wong
Lot 24 - Mataka

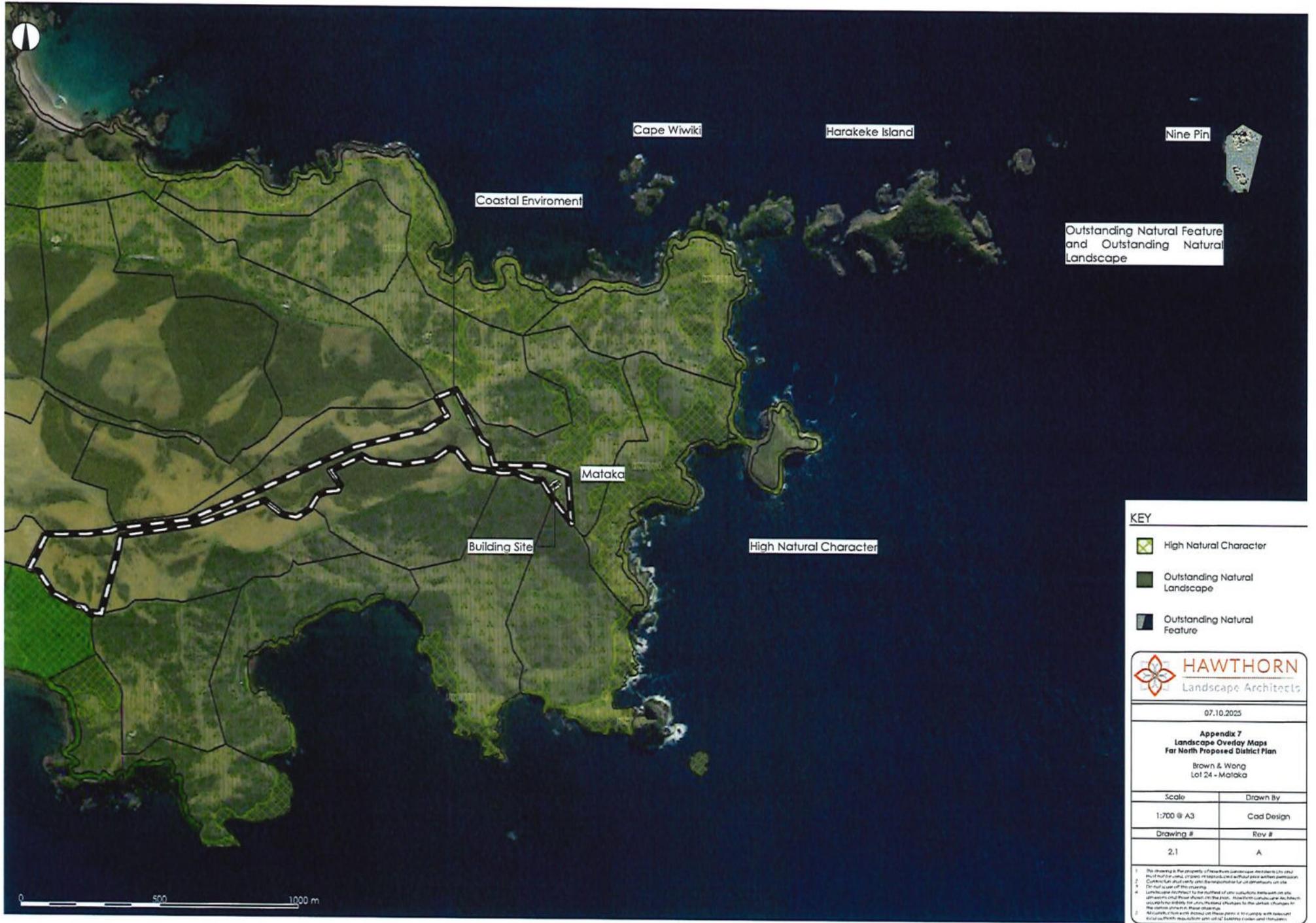
Scale	Drawn By
1:700 @ A3	Cad Design
Drawing #	Rev #
1.0	A

KEY

RESOURCE AREA

-  Outstanding Landscape (OFNDP)
-  Outstanding Landscape Feature

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KEY

-  High Natural Character
-  Outstanding Natural Landscape
-  Outstanding Natural Feature

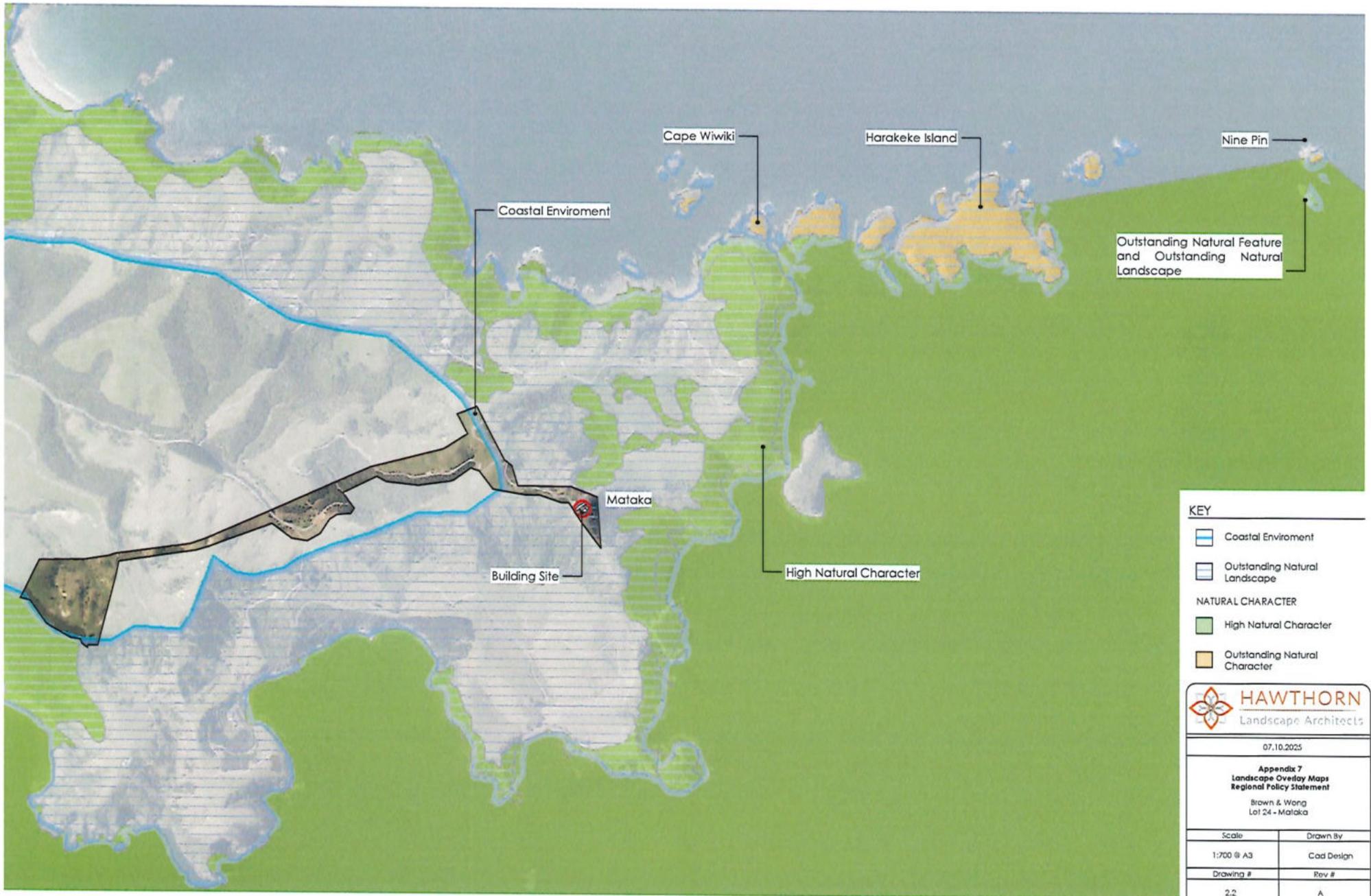
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Appendix 7
Landscape Overlay Maps
Far North Proposed District Plan
Brown & Wong
Lot 24 - Mataka

Scale	Drawn By
1:700 @ A3	Cad Design
Drawing #	Rev #
2.1	A

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10. Contributions should be made in response to the instructions on site.



KEY

- Coastal Environment
- Outstanding Natural Landscape

NATURAL CHARACTER

- High Natural Character
- Outstanding Natural Character

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Appendix 7
Landscape Overlay Maps
Regional Policy Statement

Brown & Wong
Lot 24 - Mataka

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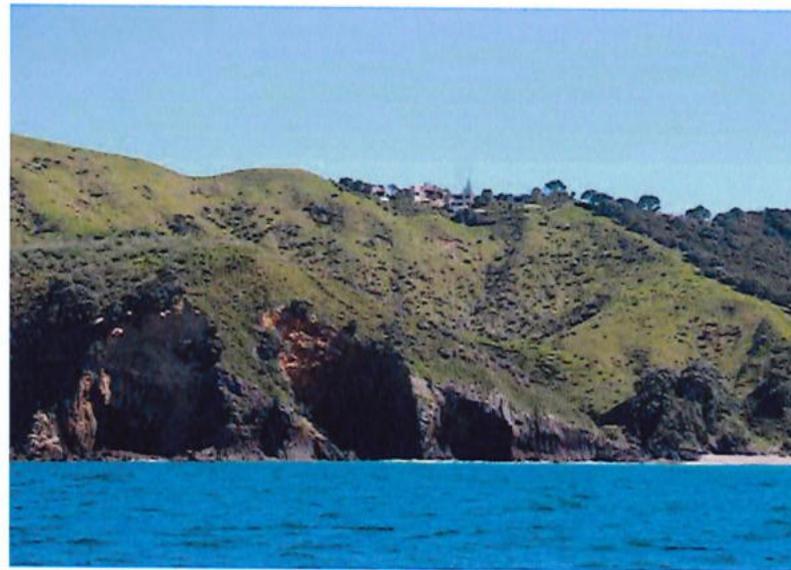
Aerial View of the house on Lot 5 Mataka Station



Water View of the house on Lot 5 Mataka Station



Aerial View of the house on Lot 6 Mataka Station



Water View of the house on Lot 6 Mataka Station



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Aerial View of the house on Lot 7 Mataka Station



Water View of the house on Lot 7 Mataka Station



Aerial View of the house on Lot 9 Mataka Station



Water View of the house on Lot 9 Mataka Station



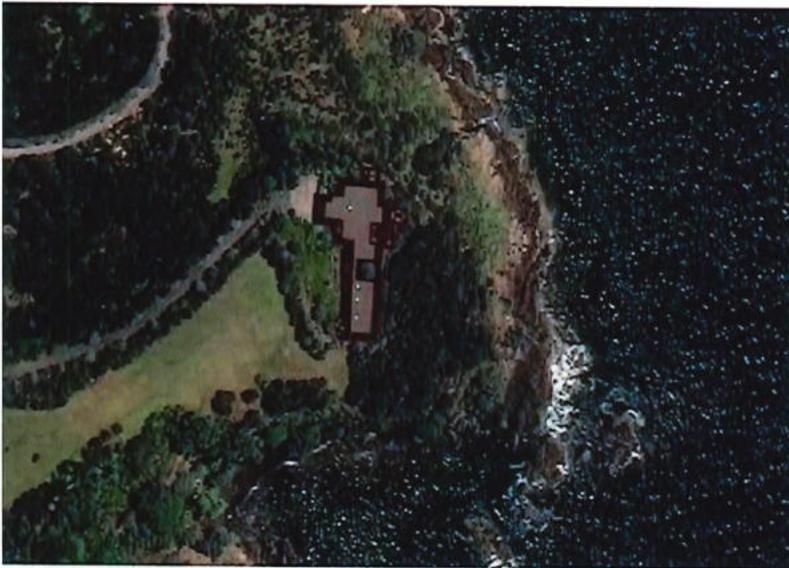
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Aerial View of the house on Lot 11 Mataka Station



Water View of the house on Lot 11 Mataka Station



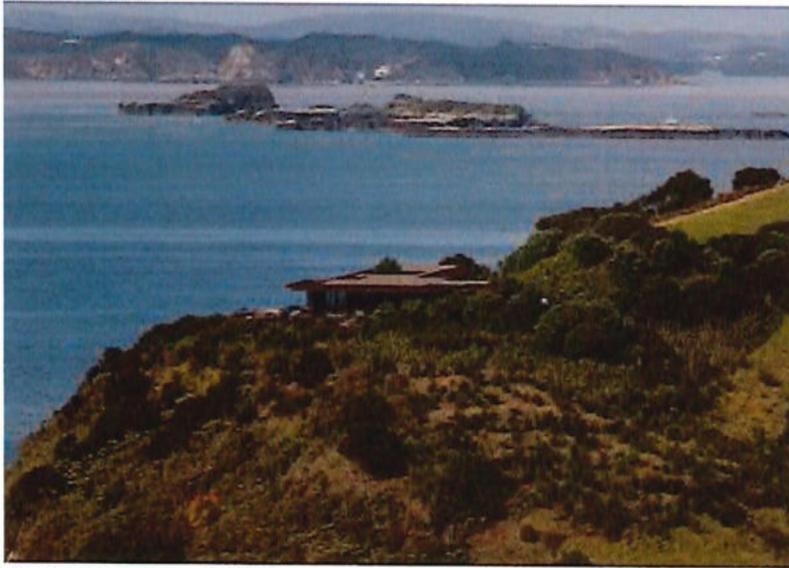
Aerial View of the house on Lot 15 Mataka Station



Water View of the house on Lot 15 Mataka Station



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Drone image of house on Lot 15



Drone view of the hosue on Lot 17 Mataka Station



Aerial View of the house on Lot 17 Mataka Station



Water View of the hosue on Lot 17 Mataka Station

SUPPLEMENT A:

Natural Character and Landscape Effects Assessment Method

Updated 2 November 2022

Introduction

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

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

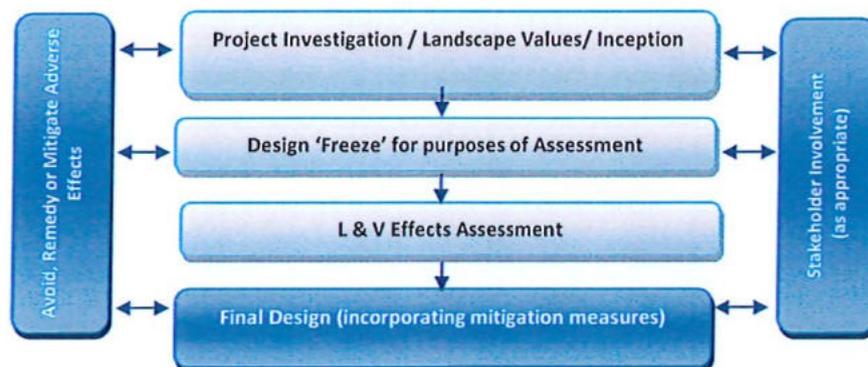


Figure 1: Design feedback loop

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

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

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

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

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

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

² Landscape Institute and Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition (GLVIA3)

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

Natural Character Effects

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

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

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

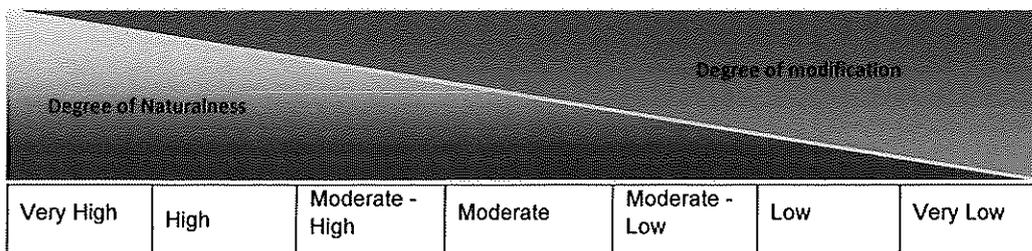
Natural character is a term used to describe the naturalness of waterbodies and their margins. The degree or level of natural character depends on:

- *The extent to which natural elements, patterns and processes occur;*
- *The nature and extent of modifications to the ecosystems and landscape/seascape;*
- *The highest degree of natural character (greatest naturalness) occurs where there is least modification; and*
- *The effect of different types of modification upon the natural character of an area varies with the context and may be perceived differently by different parts of the community.*

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

Defining the Level of Natural Character

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



Scale of Assessment

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

Effects on Natural Character

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



The natural character effects assessment involves the following steps;

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

Landscape Effects

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

Landscape Resource

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

Ability of an area to absorb change

This will vary upon the following factors:

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

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

The value of the Landscape

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

Magnitude of Landscape Change

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

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

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

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

Table 1: Determining the level of landscape effects

Visual Effects

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

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

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

The Sensitivity of the Viewing Audience

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

Likely response of the viewing audience to change

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

Value attached to views

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

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

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA³.

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

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

Table 2: Determining the level of visual effects

Nature of Effects

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

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

³ Best Practice Guide: Visual Simulations BPG 10.2, NZILA

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

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

Table 1: Determining the Nature of Effects

Cumulative Effects

This can include effects of the same type of development (e.g. bridges) or the combined effect of all past, present and approved future development⁴ of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

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

Cumulative Visual Effects

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

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

Determining the Overall Level of Effects

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



Figure 2: Assessment process

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

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

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

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

Determination of “minor”

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor⁵ or an adverse effect on the environment is no more than minor⁶. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.

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

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

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

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

⁵ RMA, Section 95E

⁶ RMA Section 95D

Northland Regional Landscape Assessment Worksheet

	Unit name – PURERUA PENINSULA – WAIROA BAY TO ROCKY POINT & RELATED ISLANDS
DESCRIPTION AND CHARACTERISATION	
Component	Comment
Land Types <small>(refer to list overleaf)</small> Coastal cliffs / escarpment Bays and headlands Beach Reefs and islands	<p>A substantial peninsula, typically steep-sided and with a bluffed, rocky coastline prevailing. Apex elevation at Mt Pocock – which is very close to the seaward end of the peninsula is 258m.</p> <p>Small islands a particular feature of Wairoa Bay and Cape Wiwiki areas. Includes sandy beaches at either end of the unit, although these are atypical of the prevailing theme of coastal character.</p>
Geology <small>(including geopreservation sites)</small>	<p>Valleys and coastal hillslopes in hill country of Waipapa Group greywacke.</p>
Soil Types	<p>Marua light brown clay loam, Te Ranga steepland soils, light brown clay loam and sandy clay loam.</p>
Ecology <small>(including protected vegetation / features, PNAP Level 1 and 2 sites)</small>	<p>Mainland part of ONL has areas of manuka/kanuka shrubland with occasional puriri, cabbage tree and gorse. Scattered pohutukawa and hardwood associations in small gully pockets.</p> <p>Purerua Peninsula has some of the highest number of kiwi calls per hour recorded in Northland. The shrubland areas are important for kiwi and the nearby wetland areas (outside of this ONL) are potentially important for spotless crane, bittern and fernbird.</p> <p>The area supports several threatened and regionally significant species of shore and wetland birds, and is a representative site for manuka shrubland.</p> <p>Wiwiki group of islands include flax and pohutukawa commonly dispersed. Kanuka, hangehange, houpara, bracken, cutty grass, and coastal astelia are frequent. Cabbage tree, kawakawa, karaka, coastal tussock, rengarenga lily, toetoe, rushsp and gorse are occasional.</p> <p>Islands are a representative site for flax, one of only three examples in the Ecological District of taupata dominance, and the only site representing houpara dominance and pohutukawa-houpara association. The island closest to the mainland (Harakeke Is.) displays a diverse forest including coastal maire, a relatively uncommon species, and prostrate kowhai. Tikitiki Island is an unmodified mainly bare island but habitat for several threatened bird species.</p>
Archaeological sites	<p>Abundance of sites found along coastal brink and flanks relating to the shoreline. Sequence of pa sites on headlands around Howe Point and Rangihoua Bay. Visible terraces elsewhere on coastal spurs.</p>
Heritage Landscapes	<p>Nationally important memorial and site contained within the Marsden Cross Historic Reserve. Long history of pastoral farming preceded by native forestry.</p>

Landscape characterisation

(including the identification of any specific characteristics)

A very powerful and substantial headland form that acts as a landmark over a large inland area and area of coast. Serves as the northern gateway to the Bay of Islands, and Kerikeri/Te Puna inlets. When seen from a distance, Purerua has a very simple, bold signature comprising the loom of the landmass overlaid with a simple pastoral cover. In summer that grassland dries off to a very graphic golden colouring. When seen from closer locations, a level of detail in both landform and vegetation patterns become clear. So too do the scattered dwellings and related access tracks that have been developed on the site as part of a management plan subdivision that commenced approximately a decade ago.

The coastal margin of the peninsula is convoluted and diverse, with sequences of small bays and coves, caves, narrow reefs and small islands standing just clear of the rocky shore. A notable cluster of islands is strung off of Cape Wiwiki at the apex of the peninsula, including the well-known Ninepin Island. These feature dramatic forms and, being isolated for a history of pastoral use that has prevailed on the nearby mainland, are in a much more intact and natural state.

The main body of the peninsula tends to be sheered where it meets the sea, leaving elevated rocky cliffs and bluffs dropping to the water. Typical terrain over this unit eases little from those coastal cliffs, being very steep and fragile, with numerous areas of slipping and erosion scars, particularly in association with access tracks. Restorative planting associated with the Mataka subdivision are steadily converting many of the steepest coastal flanks into native shrubland from their former pastoral cover.

The coast in this area typically features very clear, dark blue ocean waters. It is also subject to severe sea conditions, as demonstrated by the extensive faces of bare rock that rise from sea level in the most exposed areas.

EVALUATION

Criteria	Rank	Comment
Natural Science Factors		
Representativeness Natural landscapes are clearly characteristic of the area, district or region. The key components of the landscape will be present in a way that defines the character of the place and distils its character and essence. Endemic associations.	4	One of the defining landscapes for this part of the coast and inland terrain. Acts as a defining pillar to the northern edge of the Bay of Islands. Has high kiwi habitat values and associated offshore islands are noted for their ecological values.
Rarity Natural features are unique or rare in the region or nationally, and few comparable examples exist.	3	Relative rarity is hinged on species found on remote coast and associated offshore islands. Overall, the coastal landform and profile of Purerua relates to the distinctive loom of Mataka and relatively small pockets of ecology, rather than a broader pattern.
Aesthetic Values		
Coherence The patterns of land cover and land use are largely in harmony with the underlying natural pattern of the landform of the area and there are no significant discordant elements of land cover or land use.	4	Unified primarily by the consistent form and parent materials of the majority of the coastal flank. Vegetation patterns assist in some areas and restorative planting on Mataka Station will assist further as they develop.
Diversity & Complexity The elements contributing to overall landscape character are diverse and complex (particularly in ecological terms) without creating disharmony.	4	Coastline configuration, small islands and rocky coastal flanks all contribute. Overall – and only partially within the ONL - the simple, bold character of the main landmass is somewhat lacking in these qualities as a result of intensive pastoralism,
Vividness Natural features and landscape are widely recognized across the community and beyond the local area and remain clearly in the memory; striking	5	Evocative and powerful, with the Cape Wiwiki, Harakeke Island and Tikitiki Rock (The Ninepins) being particularly vivid.

landscapes are symbolic of an area due to their recognisable and memorable qualities.		
<p>Naturalness</p> <p>How affected by human activity is the landscape? Does human activity intrude on the landscape? Eg.</p> <ul style="list-style-type: none"> • Presence of buildings and associated built development. • Presence of infrastructure services. • Extent of indigenous forest cover. • Homogeneity of exotic vegetation. • Presence / extent of modified agricultural land use. • Strength of natural processes / ecological patterns. • Unmodified and legible physical relief and landform. • Presence of water. 	3	<p>Whilst the majority of the unit is in an "unbuilt" state, adjacent parts of the land have been developed for housing. Those structures tend to be large and the access drives to reach them are typically accompanied by scarring of the clay soils.</p> <p>Vegetation patterns are limited in terms of current expression, although planting on the subdivision will add to that natural extent and create broader sweeps that are more in scale with the landform.</p> <p>The coastal margin and flanks embodied in the ONL are considered to be the most intact parts of the broader site.</p>
<p>Intactness</p> <p>Natural systems are intact and aesthetically coherent and do not display significant visual signs of human modification, intervention or manipulation, visually intact and highly aesthetic natural landscapes.</p>	3	<p>Whilst a relatively high measure of coherence applies to the portion of the peninsula that is within the ONL, it is currently impacted by scarring and building on adjacent land as mentioned above. That prominence is likely to diminish as mitigation measures and wider planting initiatives on the subdivision progress further.</p>
Experiential Values		
<p>Expressiveness</p> <p>The 'legibility' of the landscape. Natural features clearly demonstrate the natural processes that formed them.</p>	4	<p>A strong coastal identity and expression of the interaction between – predominantly – hard coast and wave action on this exposed shoreline. Remaining natural vegetation patterns and compositions also contribute.</p>
<p>Sensory qualities</p> <p>(These are landscape phenomena as directly perceived and experienced by humans, such as the view of a scenic landscape, or the distinctive smell and sound of the foreshore).</p>	3	<p>The sounds of wave action, smell of resulting salty air and general exposure to the elements are present, but not as influential as in some other areas of Northland's coast.</p>
<p>Transient Values</p> <p>The consistent and repeated occurrence of transient features that contributes to the character, qualities and values of the landscape; landscapes are widely recognised for their transient features and the contribution that these make to the landscape.</p>	3	<p>Primarily related to sea state and early morning lighting of the landform and seaward contour. Colour changes in pasture are a feature of the wider peninsula in summer months, but those areas are largely outside this ONL.</p>
<p>Remoteness / Wildness</p> <p>Does the landscape display a wilderness character, remote from and untouched by human presence? Eg.</p> <ul style="list-style-type: none"> • Sense of remoteness • Accessibility • Distance from built development 	3	<p>Whilst lightly settled and not readily accessed by the public, the presence of substantial buildings and the prominence of many access corridors brings a moderately developed sense of broad-scale domesticity to the landscape of the outer peninsula.</p>
<p>Shared and recognised values</p> <p>Natural features and landscape are widely known and valued by the immediate and wider community for their contribution to a sense of place leading to a strong community association with, or high public esteem for the place.</p>	4	<p>A prominent and well know landmark guarding the northern edge of the Bay of Islands. The Ninepins area is a very popular boating destination and the turning point for vessels entering or leaving this side of the wider embayment.</p>
<p>Spiritual, cultural and historical associations</p> <p>Natural features and landscapes can be clearly and</p>		

<p>widely known and influenced by their connection to the spiritual, cultural and historical valued in the place and includes associative meanings and associative activities valued by the community. Associative meanings are spiritual, cultural or social associations with particular landscape elements, features, or areas, whilst associative activities are patterns of social activity that occur in particular parts of a landscape, for example, popular walking routes or fishing spots.</p>	<p>****</p>	<p>Consultation was initiated during the mapping process, but has not led to any feedback within the required period.</p> <p>Role of Mataka and Purerua as a local landmark and orientation point is likely to give this area some prominence in local minds.</p> <p>Presence of the Marsden Cross memorial and related reserve area.</p>
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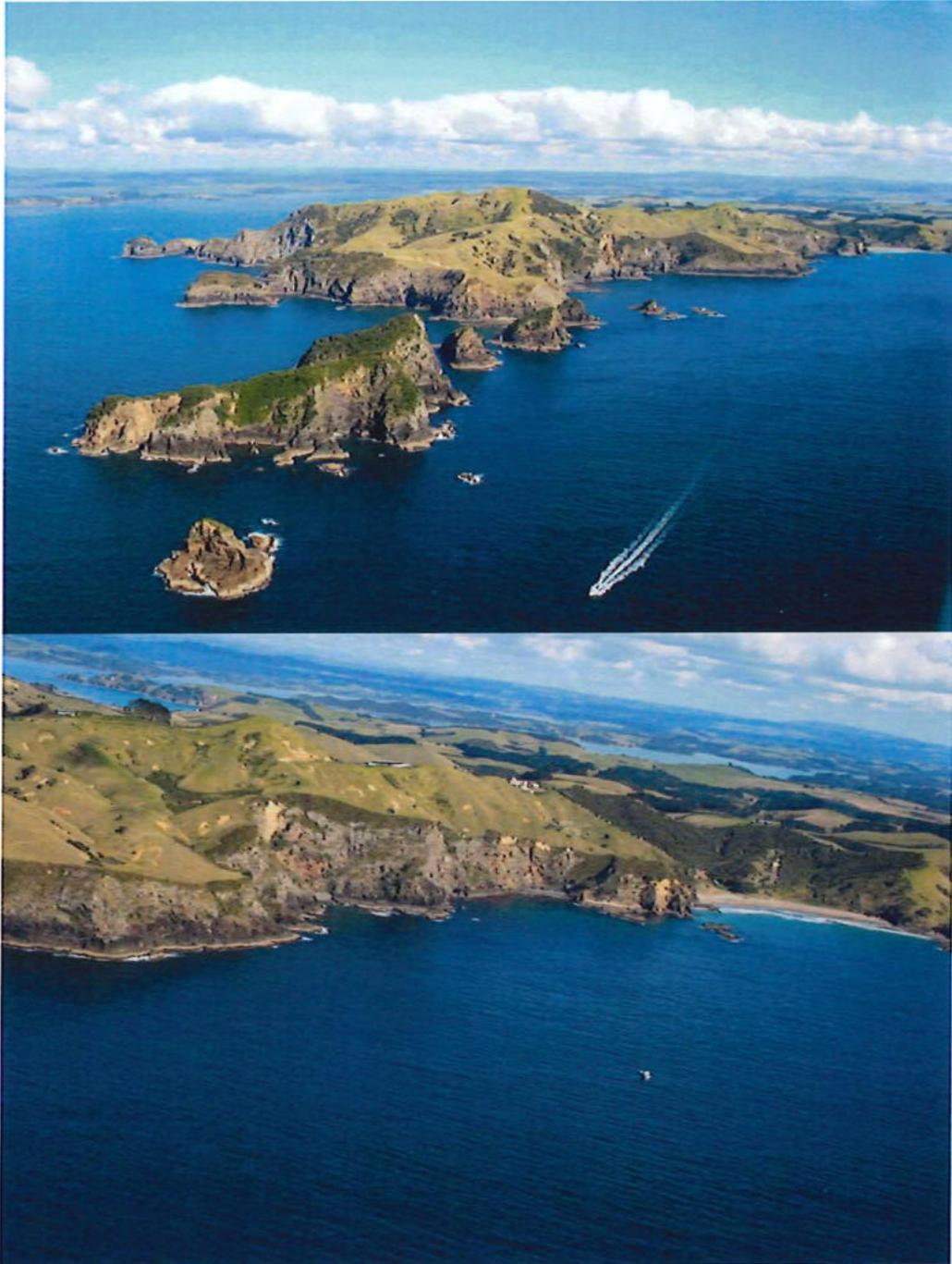
Rank scale between 1 (low) and 5 (high)

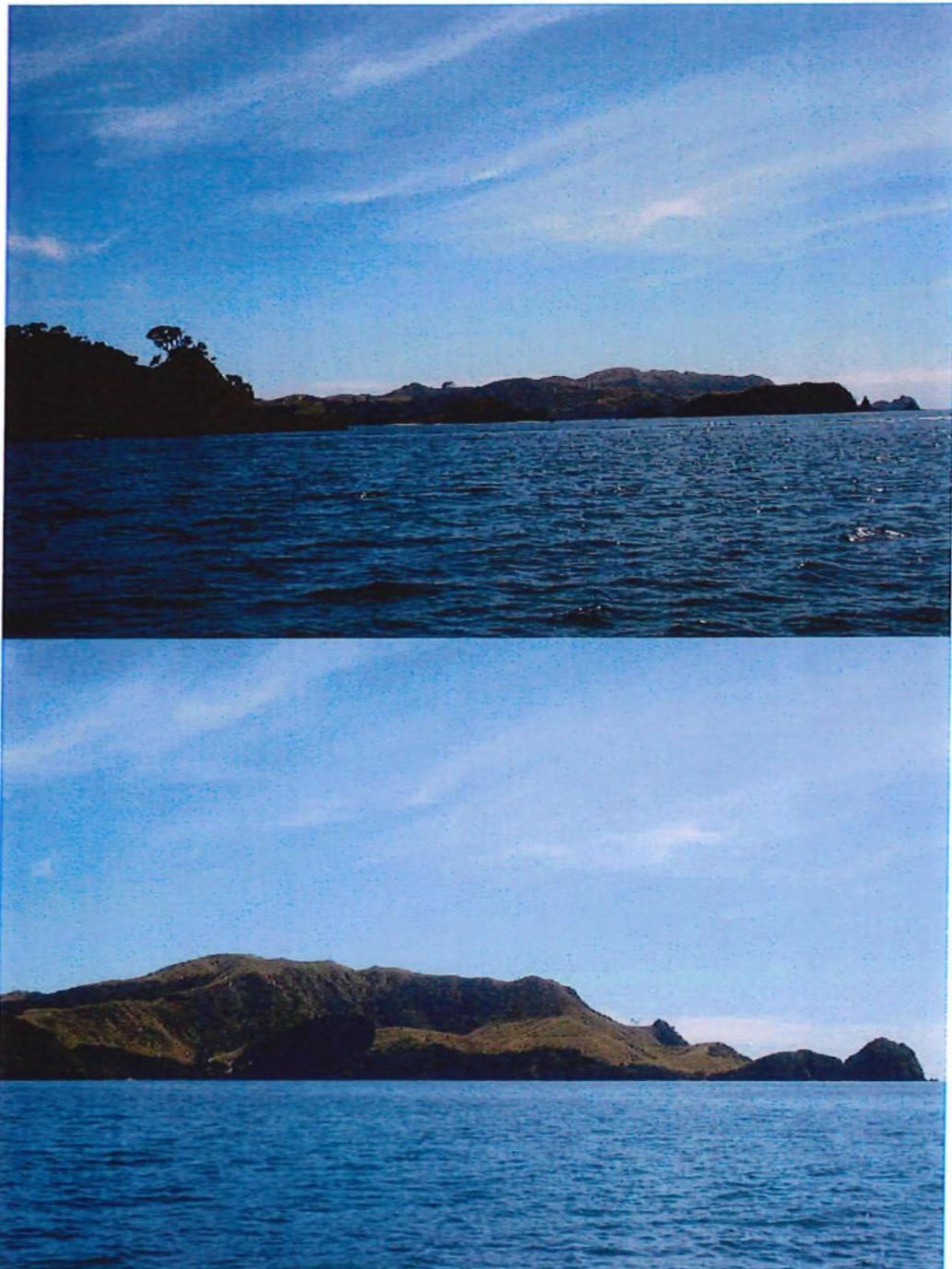
Land Types
Coastal cliffs / escarpment
Low escarpment
Bays and headlands
Beach
Dune complex
Reefs and islands
Estuarine / inlet
Open harbour
Coastal plain
Rolling hills
Steep hills; moderate to high relief
Ranges; high relief
Strongly rolling land
Low rolling land
Valley floors and flats
Plains
Volcanic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

Photographs of unit













SCHEDULE 4



MATAKA DESIGN GUIDELINES



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PART 1: OPERATION OF THE MDG

1.1 About the MDG

Owners, architects, consultants and other persons or bodies referencing these Guidelines also need to be aware of the rights and obligations of Owners as contained in the Rules of the Mataka Residents Association (MRA) and Schedule 2, Association Bylaws, of those Rules.

All designs for new buildings, swimming pools and landscaping and planting, and modification of approved buildings, swimming pools, landscaping and planting shall recognise and be subject to the objectives and controls of the MDG and be required to meet all of the requirements of the Far North District Plan applicable from time to time and all requirements of the Northland Regional Plan applicable from time to time, or any replacements of such plans.

Owners should note that the District Plan requires a similar level of detail and plans for submission for consents as that required by the MDG. Accordingly, the MDG process requires little additional information and cost and can avoid pitfalls at the Council consent stage. Issue of approval by the DRC also provides a degree of certification which the Council has come to value.

Local Iwi and the Historic Places Trust have a particular interest in Mataka and it is important that developments on the station acknowledge this interest through consultation with relevant representatives. The Design Review Committee (DRC) will consult with Iwi representative at the first review.

1.2 Operation of the MDG

Mataka Station is a premium residential enclave containing 30 homes within 1,148 ha (2,835 acres). It is a master planned development designed to ensure that all owners enjoy both a private house site together with the natural beauty and amenities of the whole property. The MDG is intended to protect the interest of all owners in conserving the character of Mataka Station.

The approval of the DRC is required before application is made to the Far North District Council for a Resource Consent or Building Consent and before any works are undertaken.

1.3 Land and development to which the MDG applies.

The MDG applies to all types of construction, landscaping and earthworks including dwelling houses, residences, manager's accommodation, garages, and ancillary buildings and structures

associated with dwelling houses, residences and managers accommodation on any Lot within Mataka Station with the exception of buildings within the area known as the Woolshed Block.

The MDG shall also apply to all landscaping and planting by owners within a House Site or Extended House Site or on owners' lots and for maintenance and replacement of trees or vegetation comprising conservation areas, shelter belts and tree lots on Mataka Station.

Generally, minor works or minor modifications should be dealt with by the DRC by a fast track process at reduced fee levels.

Approvals issued pursuant to previous Design Guidelines of the MRA shall remain in force strictly in accordance with the terms and conditions of the relevant approval, and shall not require any further approval under this document. Any application for amendments to previous approvals shall require assessment and determination under these guidelines.

1.4 Design at Mataka

The purpose of the guidelines is to ensure a high standard of design is maintained and to this end only architects registered with the New Zealand Institute of Architects, or recognised national institutes of architecture are permitted to undertake the design of buildings on the land.

1.5 Lodgement and Assessment of Applications.

All applications shall be assessed by an independent Design Review Committee (DRC), the object of which is to provide independent assessment and determination of applications, in an open, fair and transparent manner in accordance with the Rules of the MRA, the MDG, and any statutory requirements. Applications will be assessed against the objectives, assessment criteria and controls set out in the MDG.

1.5.1 Application to the DRC shall be made through the Mataka Station Estate Managers.

1.5.3 Experience has revealed that early engagement with the DRC by owners and consultants is most efficient in that owners and consultants are able to receive and respond to early advice of the Committee's concerns before committing large amounts of design time. Owners are strongly encouraged to engage with the Chair of the DRC prior to or at the time of developing initial proposals, concepts or sketches, before expending substantial costs on documents for review.

1.5.2 Owners and their consultants are required to submit designs for a review by the DRC..

1.5.3 A fee is required for the review, the quantum to be set by the MRA.

1.6 The Design Review Committee (DRC).

The DRC shall comprise three experts.

Two experts shall be New Zealand Registered Architects, each having qualifications or experience in either town planning, master planning, urban design or landscaping, together with experience of critique and review of significant architectural projects.

The third expert shall be a qualified New Zealand Landscape Architect, having qualifications or experience in either architecture, town planning, master planning, urban design or landscaping, together with experience of critique and review of significant architectural or landscape projects.

Each expert, and an alternate for each expert in the event of absence or conflict, shall be appointed by the Board of the MRA.

The Chair of the DRC shall be determined by a majority of the Committee, or in the event a majority is not reached, the Chair shall be determined by the Board of the MRA.

Each member of the DRC shall hold one vote, the Chair shall not have a casting vote.

No owner, and no person who undertakes any design, commission, engagement or contract for design projects on any individual lots on Mataka Station, including their own, shall be an expert or an alternative for an expert. This condition is imposed to prevent conflict of interest, or perception of conflict of interest, and to achieve objectivity, fairness and transparency during assessment and determination of applications.

Members of the DRC shall declare any conflict of interest at the commencement of assessment of any application and shall step aside if necessary, in which case the DRC shall appoint an appropriate substitute..

1.7 Operation of the DRC and Terms of Reference.

The DRC will conduct one review, to be held not more than 21 calendar days after submission of the information outlined in para 1.7.1 below.

1.7.1 First-review

The review will be held at Mataka and will include a local Iwi representative.

Information required at the first meeting shall be:

- A design report outlining the proposed building response to and form and context.
- Physical concept model at minimum 1:200 scale.
- Site plan at 1:500 scale, including a preliminary landscape plan.
- Floor plans for each at 1:100 scale showing existing and proposed ground contours
- Sufficient cross sections to explain the relationship of the building(s) to adjacent ground for a distance of 50 meters in each direction from the building(s).
- Elevations at minimum 1:100 scale.
- Photographs of the existing site and surrounding area.

- Photomontages of the existing site showing concept model of building(s) and proposed site works.
- A computer block model showing the form of the building(s) located on the land and compatible with Google Earth (or similar agreed alternative)..
- An outline specification listing proposed external materials and finishes
- Any other support information offered by the owner.

The DRC will distribute an electronic version of the application to Mataka owners not less than one week prior to the review meeting so that owners may comment to the DRC on the application if they wish.

Applicants and their architect may make a presentation of the project in person to the DRC, and any other owner may attend the presentation.

The minutes of the DRC shall be made available to all owners within 3 days of the presentation.

1.7.2 The DRC shall make all reasonable efforts to assess, provide response, and/or determine applications within 14 days of the review meeting.

1.7.3 Determination of applications by the DRC must be unanimous, noting that granting of applications may be subject to conditions.

1.7.4 In the event that the DRC declines an application or imposes conditions which the applicant does not accept, the applicant may either continue to work with the DRC or lodge appeal of the determination.

Any appeal shall be lodged in writing with the Chairperson or Secretary of the MRA, clearly stating the reasons for appeal.

1.7.5 Any appeal shall be heard by an independent architect jointly appointed by the Chairperson of the MRA and the Chair of the DRC in consultation with the applicant on terms agreed with the applicant.

The independent architect shall make a decision based upon written and or verbal submissions from the applicant, the DRC, together with any submissions received from other owners. The process shall be consultative and should ensure that at all times the objectives of the MDG are met.

Any decision made by the independent architect shall be made in writing.

1.7.6 Drawings submitted to the Council for building consent and final landscape plans shall be submitted to the DRC first to confirm that such drawings conform to the plans and proposals approved by the DRC.

PART 2 : OBJECTIVES & DESIRED FUTURE CHARACTER

The unique feature of Mataka is that it combines spectacular coastal landscape, significant landmarks, beaches, farmland, conservation reserves and wildlife on a scale rarely seen privately.

In many ways Mataka Station is a microcosm of the New Zealand condition: it is a modified rural landscape with a soft-edged, natural, open environment, characterised by a pattern of open undulating farm pastures, ponds, streams, planted shelter belts, scattered trees, and steep cliffs and gullies many of which are covered in native flora. It is also rich in the history of the country's first occupation by both Maori and European. This unique combination of varied landform and history create the conditions for the development of a model of land occupation in New Zealand. Owners and their architects are thus urged to make buildings which respond specifically to the time and place.

The following key objectives of the MDG are intended to preserve the natural assets of Mataka Station, allowing owners flexible, innovative and individual expression in building design, while at the same time ensuring developments meet important character, site planning and amenity objectives.

2.1 Objectives of the MDG

The objectives of the MDG are to ensure proposed buildings and related earthworks retain, conserve and enhance the character of Mataka.

The design of buildings and associated landscape work should thus have regard to the effect of the proposed building(s) on adjacent house sites, be they built on or not, views from vantage points within Mataka and beyond and their impact on the wider landscape. Given the steepness of the land and extent of open pasture it is inevitable that buildings will be highly visible and great care must be taken in consideration of their placement, form, texture and colour.

2.1.1 Architecture;

The following objectives shall apply to all architecture and construction upon Mataka, namely, to promote and achieve;

- (i) a high quality of architectural design which includes the following qualities;
- balanced and coherent design;
 - harmonious proportions throughout the project;
 - a consistent approach to detailing and material use;
 - balanced composition of masses, voids and apertures;

- an approach which is subservient to the dominant topography of the immediate landscape;
 - colour saturation compatible with the immediate landscape context;
- (ii) innovative and contextual design, with a discernible visual and physical interaction between buildings and the landscape and which is sympathetic to the rural quality of Mataka as a whole;
- (iii) development on individual Lots in a manner that reflects the desired future character objectives for Mataka Station
- (v) buildings which achieve the principles of ecologically sustainable development.

2.1.2 Views;

The following objectives that shall be taken into consideration when assessing the view impact of any proposed development on Mataka Station are;

- o development should where possible protect views, minimising the impact of views (including night views) enjoyed from any house site,
- o development should minimise any adverse impacts on views and vistas to and from significant landmarks, beaches and areas of cultural or heritage significance,
- o the cumulative impact of development on views should be minimised.

2.2 Desired Future Character

2.2.1 Existing Character

Mataka Station is a modified rural landscape with a soft-edged, natural, open environment, characterised by a pattern of open undulating farm pastures, ponds, streams, planted shelter belts, scattered trees, and steep cliffs and gullies many of which are covered in native flora.

Favoured by its prominent location adjacent to the Pacific Ocean and Bay of Islands, many house sites and common areas enjoy expansive and iconic views, while Mataka's cliffs, headlands, ridgelines and deep valleys are prominently viewed from the sea, particularly the interface between ridgelines and sky.

The property has many significant landmarks and items of historical and cultural significance which are important to local residents, Iwi and the Nation as a whole, being directly associated with significant events in the history of New Zealand.

The coastline contains Pohutukawa and other prominent native vegetation, while throughout the coastline and interior are found conservation reserves and native wildlife on a scale rarely seen privately.

The conservation reserves are an important feature of Mataka, containing native trees and vegetation which provide a habitat for kiwi and many other native fauna, particularly native birds. Similarly, catchment areas, waterways and ponds provide important fauna, habitat, visual and recreational amenity for owners, together with providing the farming operation with its water supply.

The steep topography, high ridgelines, deep valleys, conservation areas, trees, and vegetation, allow sensitive location of house sites and enjoyment of the expansive views, while skilful design can ensure the retention of conservation areas, natural landscapes, views and vistas, and minimise the negative impact of development.

2.2.2 Desired Future Character Objectives

- ensure the rugged coastline, cliffs, natural ridgelines, deep valleys, places of historical or cultural significance, conservation areas, plantations and the undulating inland pastures are read as the dominant elements when viewed from house sites within Mataka, the ocean, common areas and access roads,
- retain and reinforce the natural elements of the landscape;
- ensure that development minimises the impact on views and vistas from house sites within Mataka, particularly views of the sea and significant landmarks,
- enable the development of well designed homes which meet their owners' objectives and are sympathetic to the natural terrain and the design objectives.

PART 3 : GENERAL GUIDELINES

3.1 General Guidelines

The following guidelines are offered as an aid to intending owners. It is however noted that a building or buildings may be designed to conform to the overall objectives of the MDG while not conforming specifically to all the controls. It is for this reason that architects are urged to consider the specific context of the project building and owners urged to present proposals for review and commentary by the DRC at the earliest opportunity.

3.2 Siting of Buildings

- C 3.2.1 Where there is existing native vegetation, and or mature trees, buildings should be located to avoid disturbance to vegetation and trees, and to maintain or enhance vegetation cover.
- C 3.2.2 Where possible, buildings should be located below the tree canopy backdrop or against new planting to maintain the prominence of a treed skyline.

3.3 Building Mass and Form

- C 3.3.1 Building forms shall be massed and arranged to have a clear relationship with the surrounding topography and be consistent with the objectives of these Guidelines.
- C 3.3.2 Where buildings are located on or close to the top of ridgelines, or building forms visibly protrude above ridgelines;
- a. where vertical elements exist, be subordinate to prevailing horizontal massing and forms,
 - b. utilise planting of mature specimens prior to or during construction to provide planted elements above and alongside the building.

3.4 Roofs

- C 3.4.1 Roofs should be appropriate to the building form and generally respond to the surrounding topography.

- C 3.4.2 In addition to the more rugged coastal land there are a small number of inland sites with an open rural character that may suit a more dominant roof form.

3.5 Garaging, Driveways and Associated Structures

- C 3.5.1 Areas not strictly dedicated to living such as garages, stables, boat storage, art studios and other ancillary buildings associated with the house shall be contained within the house site..
- C 3.5.2 Driveways shall be finished in metal similar to adjoining access roads, unless safety or other environment issues (including water collection for irrigation) require the use of impermeable materials, in which case driveways are to be of exposed aggregate, or exposed gravelled asphalt similar in colour and hue of adjacent metalled roads.
- C 3.5.3 Although use of metal is encouraged, parking areas immediately adjacent the residence may be constructed in exposed aggregate
- C 3.5.4 Where existing topography requires excavation for driveways, the exposed clay slopes shall if possible be finished at 35 degrees or less and be capable of being covered in turf, or if not be finished in rock and vegetated in a similar manner to the exposed clay faces of farm access roads.

3.6 Building Materials

- C 3.6.1 Materials, colours, textures, patinas, and finishes used should be empathetic with the Mataka landscape and meet the objectives of Part 2.
- C 3.6.2 Building materials should be durable, compatible with the harsh coastal environment.
- C 3.6.3 Materials should have regard to their context - those which dominate the landscape by their colour, reflectivity, or incompatibility within the landscape will not be permitted.

3.7 Site Works and Landscaping

Landscaping and planting (including management and re-planting of Conservation Areas, wood lots or shelter belts) shall be consistent with the objectives set out in Part 2 and any landscape development plan of the MRA applicable from time to time.

- C 3.7.1 Existing significant trees and vegetation shall be incorporated into proposed landscaping, trees and vegetation preserved wherever possible.

- C 3.7.2 Landscaping shall where possible, allow the linking of conservation areas for wildlife corridors to reduce habitat fragmentation and loss.
- C 3.7.3 The landscape design should:
- use planting that is complementary to the desired future character objectives of Part 2,
 - predominantly use native species to reinforce the local flora, and provide food and habitat for native fauna,
 - ensure that selected plant species are resilient to wind, salt spray, poor soil and drought conditions,
 - consider requirements for ground covers to reduce evaporation, and need for irrigation,
 - provide privacy screening between other house sites, common roads or access ways,
 - provide protection to the dwelling and outdoor living areas from prevailing winds,
 - where paving is provided to outdoor living areas, entries, or patios, paving should be in materials and colours which complement the landscape and proposed development.
 - Consideration should be given to the junction of landscape work associated with a house development and the open land with the aim of gradually merging one into the other.
- C 3.7.4 Plant species should be non-invasive. Exotic (non-native) plant species which are capable of spreading into surrounding farmland or conservation areas, or exotic species which are capable of invasion into farmland or conservation areas through seed propagation as a result of wind or birds are not permitted.
- C 3.7.5 Fencing used to enclose the house site shall be of an open nature and similar in nature and structure to the post and wire farm fencing used throughout Mataka, and board and batten, palisade or other "solid" fencing are not permitted.

3.8 Swimming Pools

- C 3.8.1 Swimming pools are only permitted on the House Site or Exclusive Use Areas.
- C 3.8.2 Plant and equipment associated with the pool shall be located within the adjoining building, or within a plant room incorporated within the pool structure and at a similar height of the pool so as to reduce the visual impact of plant and equipment and any plant room structure.

3.9 Drainage and Hydraulic Design

No reticulated potable water supply is available to House Sites on Mataka, water supply being limited to either rainwater or bores. Water supply, water conservation and erosion caused by stormwater run-off are all important factors in development.

- C 3.9.1 All drainage systems, tanks and associated equipment shall be underground or integrated within buildings,
- C 3.9.2 No interference with the established drainage patterns on Mataka Station shall occur unless adequate provision is made for proper drainage and approval in writing by the Board.

3.10 Services

- C 3.10.1 All services and utilities shall be located below ground.
- C 3.10.2 The design of all developments shall ensure all garbage and recycling collection areas, air conditioning units, exhaust vents, alternative energy systems, satellite dishes antennae and other services are integrated visually with other built such they are not visible from outside the house site.

Appendix 4
Geotechnical Report

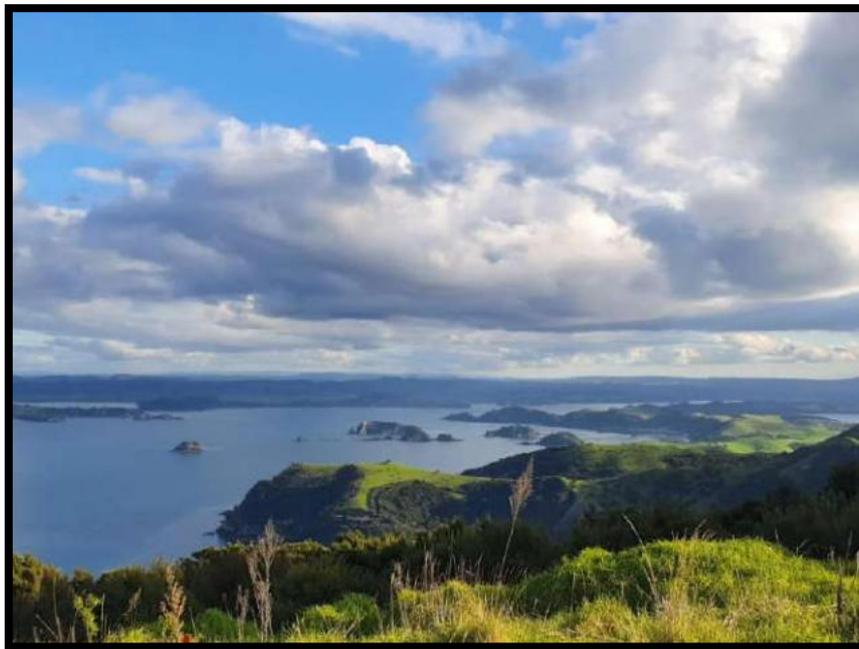


GEOTECHNICAL REPORT

FOR
THE PROPOSED DWELLING

AT
LOT 24 DP 346421
MATAKA STATION

FOR
TOBY BROWN AND JENNIFER WONG



Job No:	25-039
Date:	23-Sept- 2025

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri, New Zealand
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- **HYNDS XPERCO SPECIFICATIONS**

1. EXECUTIVE SUMMARY

We have been engaged by Brown, T & Wong, J (our client) to undertake geotechnical investigations and reporting for LOT 24 DP 346421 at the Mataka subdivision, Purerua Peninsula, Te Tii.

This report assesses the site regarding, land stability, foundation requirements, stormwater management, wastewater management, earthworks, drainage and can be used to support resource and building consent applications to the local territorial authority. It has been prepared for the sole use of our client. It shall not be used, reproduced or copied in any manner or form without the permission of PK Engineering Ltd.

The subsoils on the site have been determined at discrete locations. It should be understood that soils away from those locations may vary from this report. We have construction monitoring and ground bearing capacity checks at the base of foundations to ensure the soil conditions are as per our geotechnical report.

It should be noted that if there is a change in the location of any of the buildings we should be given the chance to determine if further testing is required to prove the ground conditions and better recommend foundation design parameters.

We should be engaged during building consent stage to ensure that the foundations and stormwater/wastewater services for the developed designs are consistent with this report. Should there be any variation in the plans from what was stated in this report, then we would need to be engaged accordingly to make the necessary changes.

A geotechnical engineer familiar with this report should be engaged to undertake PS4 construction monitoring for all foundations.

During our site investigations the subsoils on the site exhibited high undrained shear strengths, all well in excess of 100kPa and high resistance to penetration at depths where weathered rock was encountered. This is typical of such landforms within this locality.

The site is highly exposed and centred on a stable portion of the ancient rock landform. Having viewed the site landform, existing shallow site cuts and intrusive borehole data, we can conclude that this site is fit for development, with shallow rock present at the southern half and rock as deep as 3 metres at the northern portions of the building footprint. A stability zoning map has been provided in order to help designers specify suitable foundations for the proposed dwelling.

In order to develop our recommendations, we have been provided with survey plans by Thompson Surveyors and architectural draft plans by Studio John Irving Limited architectural designs titled Draft developed design rev H May 2025, which indicate the development of the Lot 24 site consist of a large 539m² (ground floor) dwelling with an outside pool and covered outdoor living. We have also been provided with resource consent

landscape drawings by Baxter design, dated 12-9-2025 indicating the available areas for placement of services.



Figure 1: Site overview concept design by Studio John Irving Limited Architects.

A summary of the site classifications from our investigations and knowledge of the geotechnical requirements of the site have been provided in Table 1 below and described in more detail within this report.

Table 1: Executive Summary

Natural hazards maps	<i>No natural hazards mapped</i>
Geological mapping	<i>Waipapa Group Sandstone/Siltstone</i>
Soil mapping	<i>Te Ranga light brown clay loam</i>
Seismic subsoil class	<i>Class C – NZS 1170.5 (2004)</i>
Earthquakes and tsunamis	<i>Earthquake low risk & Tsunami no risk</i>
Liquefaction	<i>No risk</i>
Settlement	<i>Low risk</i>
Expansivity	<i>Moderately-highly Expansive (Not good ground NZS3604:2011)</i>
Slope Stability	<i>Slope W Morgenstern-Price Method – F.O.S <1.0 in area where building is surcharging slopes.</i>
Foundation type	<i>Rib raft, slab on grade or combination of both, with piles assisting in critical areas.</i>
Temporary Environmental silt control measures	<i>Required as per GD05</i>
Retaining walls	<i>Required to be designed by suitably chartered professional engineer.</i>
Engineered fill	<i>Required as per NZS 4431:2022</i>
Stormwater design	<i>Meets site coverage requirements, engineer input for infrastructure sizing recommended.</i>
Potable water supply	<i>Roof supply</i>
Firefighting	<i>45m³ Water supply- SNZPAS-4509-2008</i>
Wastewater disposal Category	<i>Category 6 as per AS/NZS 1547:2012 and TP58 Manual.</i>
Wastewater treatment	<i>Minimum Advanced Secondary</i>
Wastewater disposal	<i>PCDI to irrigation field</i>

2. INTRODUCTION

This report was requested by Toby Brown and Jennifer Wong and has been prepared to assess the geotechnical and site suitability aspects of LOT 24 DP 346421, Mataka Station, for the proposed development.

This report assesses the site regarding, land stability, foundation requirements, stormwater management and wastewater management and has been prepared for the sole use of our client. It shall not be used, reproduced or copied in any manner or form without the permission of PK Engineering Ltd.

3. DESKTOP STUDY

3.1 GENERAL SITE DESCRIPTION

The lot encompasses a land area of approximately 20 hectares and is located off Oihi Road in The Mataka Station Subdivision. Overall, the lot has a mixture of pastureland and bush cover. The area for development, covered by this report, is located upon a narrow portion of the ridgeline that traverses in a North-West to South-easterly direction with slopes ranging from 6 degrees along the ridge and 42 degrees to the South-East. The proposed dwelling sits astride the ridge. Refer Figure 2 Location Map, Figure 3 Area for Development and Site Plan Sheet SG1 Appendix A for location of the Lot and proposed dwelling.

An existing metaled driveway and turnaround area provides access to the site and terminates at the location of the proposed development. A site topographic survey has been conducted by a registered surveyor and the locations and dimensions of all features, as shown on the accompanying plans and discussed in this report are from the survey and measurements made on site. The subsurface conditions discussed in this report have been determined at very specific locations and will not identify any variations in ground strength or composition at other locations on this site. During construction should ground conditions be found to vary significantly from those described in this report, PK Engineering Ltd is to be notified immediately.



Figure 2. FNDC maps - Site location

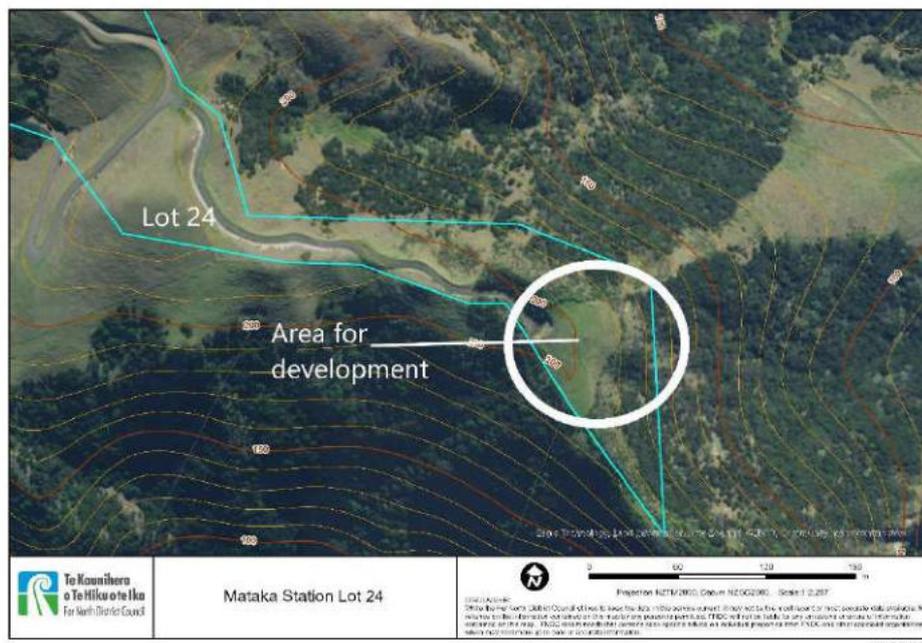


Figure 3. FNDC maps - Lot 24 Area for development

3.2 COUNCIL NATURAL HAZARDS

No Natural Hazards have been identified by Northland Regional Council for this site

3.3 GEOLOGICAL MAPPING

The site has a thin veneer of clayey topsoil, (150-200mm) overlaying a layer of clayey SILT with varying amounts of clay and traces of sand- encompassing a layer approximately 3 meters deep maximum. This is the end product of the weathering down of coastal Greywacke rock, which has been classified according to Northland Regional Council Soil Maps (See Figure 4) as being Te Ranga light brown clay loam, stony clay loam (TRS). The underlying rock is comprised of Waipapa Group Melange as mapped by Geological and Nuclear Sciences (GNS) (See figure 5).

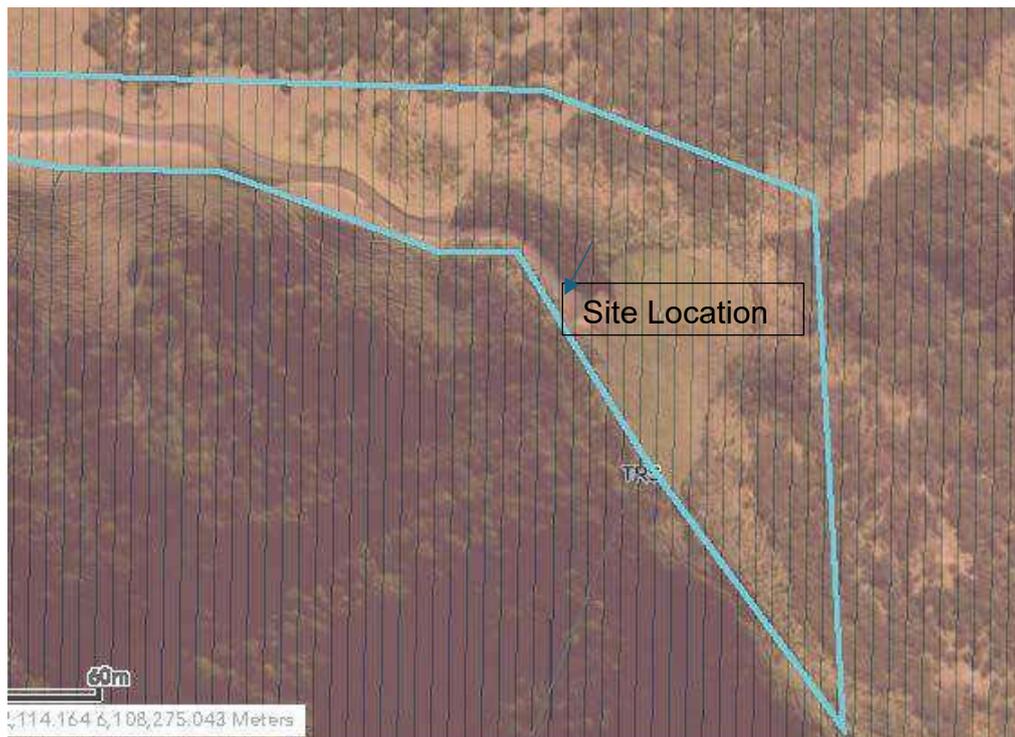


Figure 4. Extract from Northland Regional Council Managing Northland Soils Fact Sheet Viewer

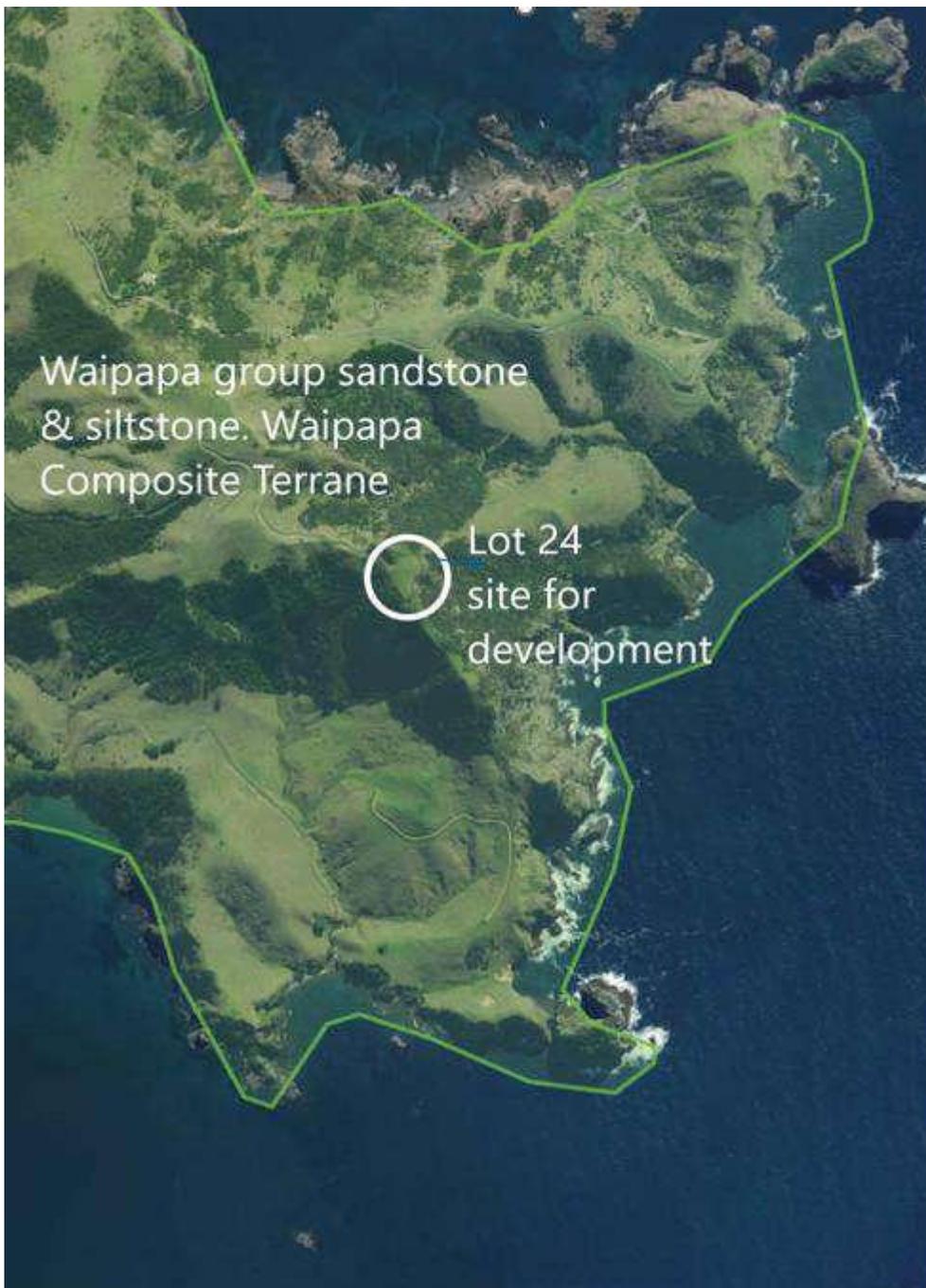


Figure 5: Extract from GNS web maps.

3.4 PREVIOUS REPORTING

PK engineering Ltd was engaged to undertake field investigations on this site in 2007 for the owners of the site at the time. The information that was collected during that period corroborates with the data we have collected in this investigation.

4. SITE INVESTIGATIONS AND SOIL CLASSIFICATION

4.1 VISUAL INVESTIGATION

A thorough walkover of the site was undertaken, and geotechnical features related to site stability and stormwater flows were noted.

4.2 SUBSURFACE INVESTIGATIONS.

Five subsurface exploratory auger holes have been drilled on the site shown on the attached site plan as AH1-AH5. In situ undrained shear strength readings were taken at 300mm intervals in each hole. These holes were drilled with a 50mm hand auger to refusal. Scala penetrometer tests were carried out in the base of the auger holes and readings were taken as blows per/50mm increment until refusal into highly to moderately weathered rock.

A table have been provided below with the summary of the data (Table 1)

Table 1: Subsurface data

Item	Auger Depth (m)	Rock Intercept (m)	Scala Depth (m)	GWL
AH1/PT1	0.6	1.0	1.15	-
AH2/PT2	2.9	3.4	3.65	-
AH3/PT3	1.1	1.7	1.85	-
AH4/PT4	0.2	0.3	0.3	-
AH5/PT5	3.0	3.0	3.0	-



Photo 1: AH5 – 3.0 metres of weathered soil profile.



Photo 2: AH1 – encountered a very shallow 0.6m weathered soil profile.

All Auger holes AH1 –AH3 and AH5 intercepted very stiff clayey silts with undrained shear strengths exceeding 100kPa. Auger hole AH4 was terminated on very shallow rock at 0.3m depth below existing ground level. Scala penetrometer tests were undertaken at the base of all the auger holes and generally encountered progressively stronger readings with depth. All scala penetrometer tests were terminated in inferred moderately weathered rock.

Depth to moderately weathered rock varies across the site, refer subsurface data summary Table 1 above.

The auger hole inferred subsoil profiles have been illustrated on cross section A-A, Reference should be made to sheets SG2 in Appendix A and the auger hole logs and scala penetrometer sheets in appendix A.



Photo 3: Shallow rock encountered in the existing earthworks cut at the location of the future parking.

4.3 GROUND WATER AND MOISTURE CONDITIONS

At the time of the investigation the winter weather had produced significant amounts of rainfall in the locality. The soils we encountered were mostly dry to moist throughout. This type of moisture condition is considered normal for these types of elevated landforms such as is present on this site. The ground water table was not intercepted in any of our tests.

4.4 LABORATORY TESTING

No Laboratory testing was undertaken as part of this investigation.

4.5 SEISMIC SUBSOIL CLASS

This site is considered Subsoil Class C – Shallow soil site as defined by NZS 1170.5 (2004) “Structural Design Actions) Part 5: Earthquake actions – New Zealand “based on the greater than 3 metres of soil encountered on the site.

4.6 SOAKAGE TESTS

Two soakage tests were conducted as per TP58 Guidelines. We have classified the soil in the area of the disposal field as a category 6 soil, slow draining. Soakage test results can be found in Appendix A

5. SITE STABILITY

5.1 DEFINITION AND LEGISLATION

This section provides information that relates to section 71 (3) of the Building Act (2004), which in purpose is set out to assess the geotechnical hazards and their limitations and restrictions on buildings on land subject to natural hazards. Those hazards are:

- Erosion (including coastal erosion, bank erosion, and sheet erosion)
- Falling debris (including soil, rock, snow and ice)
- Subsidence
- Inundation (including flooding, overland flow, storm surge, tidal effects, and ponding).
- Slippage.

The relevant hazards and their relationship to the site and buildings are outlined in the remainder of this section below.

5.2 EARTHQUAKE AND TSUNAMI HAZARDS

This site is located in the low-risk zone for earthquakes due to its distance from known active faults and the Hikurangi subduction zone. Earthquake design criteria is not considered necessary for the proposed development. Likewise, the risk of inundation is low on this site due to its elevation of ~200 metres above the mean sea level datum.

5.3 LIQUEFACTION

This site has low risk of liquefaction due to the known properties of the soil type encountered. The significant cohesive clay fraction ensures that the critical property of a soil that leads to liquefaction has a very low probability of occurring on this site. Liquefaction prone soils are largely granular in nature and have elevated groundwater tables.

5.4 GROUND DEFORMATION OR SETTLEMENT

The shallow soils on this site generally exhibit high strength and low compressibility.

5.5 SOIL EXPANSIVITY.

The soils on this site can be classified as **moderately to highly expansive** based on tactile descriptions made on site and experience in the locality. It is recommended to limit the exposure of any cut surfaces to excessive wetting and drying over the seasons. This can lead to desiccation cracking and instability. Any cut faces should be vegetated with plant such as vetiver grass or any locally hard-wearing deep-rooted plant known to provide erosion control. A suitable geomesh such as CIRTEX BIOCOIR Coconut Matting (0800 247 839) may also be used to prevent excessive drying of exposed cut faces.

5.6 SLOPE STABILITY

The sub soils on this site indicate good engineering properties. A combination of very stiff silty clay and clayey Silts ranging from 0.2m to 3.0m deep exhibited strong resistance to shear stress, with in-situ shear vane readings all in excess of 100kPa undrained shear strength. The clay layers were in reasonably dry condition despite the rainfall over the past four months of this year. Reference should be made to the auger hole logs presented in Appendix A.

Cross section (A-A) have been provided in appendix A Showing the subsoil profile based on our auger hole data and existing ground level shape taken from the contours provided by the surveyor.

The slope stability of this site is governed by the shape of the slope and the approximately 0.3m - 3-metre-deep layer of residual soils/completely weathered rock overlying a stable highly weathered to moderately weathered bedrock beneath.

A drawing showing the identified stability zones has been provided on sheet SG1 and shown in figure 6 below and shows the necessary information to optimally design the foundations within the stable areas of the site. Any foundations located within zone b (moderately stable zone) – a chartered professional engineer familiar with these soils should undertake this design. It is not recommended to locate foundations within the zone C (red area).

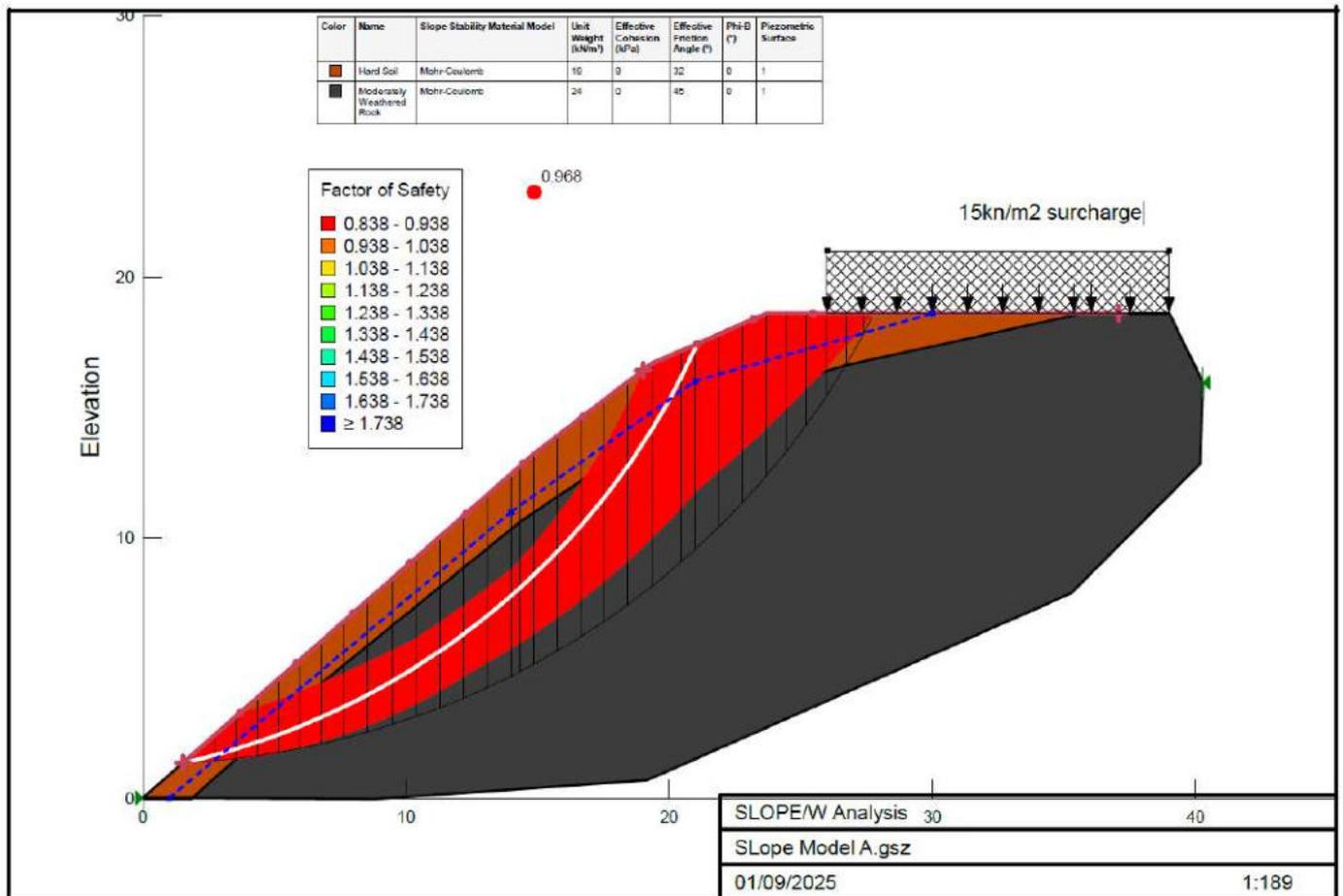


Figure 7: Slope Stability Analysis.

6. ENGINEERING RECCOMENDATIONS

6.1 BUILDING FOUNDATIONS

Shallow foundations are suitable for the support of the proposed dwelling, provided any heavy point loads are embedded minimum 600mm into the moderately to highly expansive soils that exist on the site, and reinforced concrete piles are placed in critical locations described as the orange zone below.

All foundations should be designed by a suitably experienced chartered engineer.

Zone A - Stable areas (Green area)– These foundations should be shallow foundations designed by a chartered professional engineer.

Zone B - Moderately Stable areas (Orange area) - This area is defined by steeper slopes between the stable ridge and the areas more susceptible to slope instability. Any foundations within this zone should be designed specifically by a chartered professional engineer, allowing for lateral loads on the piles in an effort to generate a suitable factor of safety against slippage i.e. greater than 1.5.

Zone C - Unstable slip prone areas (Red area) – It is not considered viable to design foundations within this zone because stability conditions render foundation designs uneconomical.

Should a Rib-raft or Slab on grade foundation be desired then the following procedures will make it feasible:

- Due to the upper 400mm of clay being moderately to highly sensitive to shrink and swell- all pad foundations or point loads may be embedded minimum 600mm into the very stiff natural silty clay.
- Trees that grow in large sizes should not be planted in close proximity to any foundation.
- No stormwater discharge should be allowed to occur close to any foundation
- A bidim A19 or similar geofabric must be provided between the clay and hardfill interface.
- Proper control joints must be provided in the slab if the aspect ratio breaches 1 in 2 and the length of any slab exceeds 20 metres.
- A chartered professional engineer must be engaged to design any such rib raft or slab on grade foundation
- The building platform at the eastern end of the building platforms may require some additional system- rigid pile foundation using a capping beam may be desirable to deal with areas needing to be built up to create a building platform.

6.2 POOL FOUNDATIONS

The pool foundations should be embedded a minimum of 600 into stiff natural ground to account for the moderately - highly expansive nature of the upper soil layers. It is recommended to add additional deeper piles in critical locations to enhance the factor of safety against slippage due to adjacent steeper slopes.

The following parameters should be utilized for the design of all foundations:

IN STIFF CLAY:

Bulk Density	= 18kN/m ³
Ultimate Bearing Capacity	= 300kPa
Allowable Bearing Capacity (F.O.S = 3)	= 100kPa
Dependable Bearing Capacity ($\phi = 0.5$)	= 150kPa

IN HIGHLY – MODERATELY WEATHERED ROCK:

Bulk Density	= 25kN/m ³
Ultimate Bearing Capacity	= 6MPa
Allowable Bearing Capacity (F.O.S = 3)	= 2MPa
Dependable Bearing Capacity ($\phi = 0.5$)	= 3MPa

6.3 RETAINING WALLS.

It appears that the northwestern portion of the building site requires a retaining wall to support the in-situ soils/rock against the northern portion of the building where a 1-3 metre cut is proposed. Any retaining greater than 1.0 metre of height or subject to surcharge loading (buildings, driveways, or backslope exceeding 15 degrees) should be designed by a suitably experienced chartered professional engineer. Where applicable retaining walls are to provide support to cut faces. All retaining wall heights should be verified prior to structural design

6.4 ACCESS AND PARKING

There is access provided to the site via a formed metaled driveway and turnaround area. The existing metalled access to be upgraded with a formed swale drain concrete or rock lined, installed along one edge. With careful design, parking and turning areas can be provided on the platform where the existing metalled driveway terminates. Reference should be made to sheet SC1.0 in Appendix A.



Photo 4: Existing Access – cut into the rock surface.

The engineering aspects required to provide a stable parking area are listed below:

- The driveway should be formed such that the driveway drains to a catchpit at a low point and is piped well away from the parking and building to a dissipator bar or some other form of stormwater control measure within the lots boundaries.
- Any hardfill placed to form the access and parking should be of an approved grade and compacted in layers not exceeding 200mm loose.
- No concentration of stormwater shall be discharged in an uncontrolled manner near the building platform.
- Finished driveway surfaces should have minimum 1 in 100 fall to drainage points.

7. EARTHWORKS RECCOMENDATIONS

7.1 SITE PREPARATION AND EARTHWORKS

All topsoil or fill must be removed, and subgrade should be approved by a suitably qualified engineer prior to placement of any fill. These surfaces are also recommended to be proof rolled prior to placement of hardfill or clay fill.

It is the responsibility of the designer, project manager and contractor to read this report and ensure that the following recommendations are adhered to prior to any construction. Undertaking earthworks carefully and as per recommendations is critical to the short term and long-term stability of the site. Failure to comply with the following recommendations could undermine either of those aspects.

PK Engineering Ltd is of the view that any earthworks undertaken in winter months is not recommended. If the project manager requires a winter construction, they should submit a construction methodology for review prior to the start of any work. The person or persons in charge of this methodology should be familiar with documents such as GD05 - "Erosion and sediment control for land disturbing activities in the Auckland region"

Please refer to Sheets EW1.0m and EW2.0 – EW2.4 for proposed earthworks details and sections.

7.1.1 BULK EARTHWORKS

A earthworks plan has been provided in appendix A with the approximate earthwork's extent and a set of cross sections which indicate the cut and fill extents. A summary of the earthworks cut, and fill areas and volumes are provided in the table below and on sheet EW1.0- EW2.4 in appendix A.

TABLE 3:

TYPE	EARTHWORKS AREA	EARTHWORKS VOLUME
FILL	120m ²	113m ³ (+ OR – 15m ³)
CUT	1111m ²	1033m ³ (+ OR – 100m ⁻³)

7.1.2 TEMPORARY ENVIRONMENTAL SILT CONTROL MEASURES

It is a requirement to have silt control measures in place prior to any bulk earthworks in order to limit sediment runoff from the site. Due to the relatively flat site, size and type of earthworks silt fences are adequate to limit sediment runoff. All these measures have been designed as per GD05 and have been presented in appendix A- EW1.0 & ESC1.0. An engineer familiar with these plans should inspect these measures prior to earthworks bulk cutting. The silt control measures should remain in place for the duration of the construction.

7.1.3 CUT BATTER SLOPES

Maximum cut batters up to 1.5m may be used in developing this site provided they have a maximum slope of 1 vertical to 2 horizontal (Approx 25 degrees). All cut batter slopes should be planted in vegetation (e.g Vetiver grass) or covered by a suitable geofabric following excavation. Any excavation greater than 2.0 metres in height should not be left unretained for longer than 4 weeks (one month)

7.1.4 ENGINEERED FILL

Care must be taken to not place additional fill on the slopes, as this would cause excessive surcharge and would result in the reduction of the factor of safety against slippage. The fill must be finished at gradients of 1 vertical to 2 horizontal (Approx 25 degrees). All clay fill is to be well compacted with a sheepsfoot roller to achieve a minimum in situ undrained strength of 120kPa. All granular fill (gap40 hardfill, sand and silts) should be compacted using a vibratory roller or suitable plate compactor so as to achieve a minimum IT value of 30+ under all building platforms and pool structures.

7.1.5 SITE DRAINAGE

Drainage measures should be in place so that no pooling or concentrated water is on or around the building platform, this includes short term and long-term drainage measures. Care should be taken to provide a system of silt control measures so that no migration of sediment occurs outside the boundaries of the property during construction. Silt control measures to be in place before any earthmoving and construction work takes place.

7.1.6 FOUNDATION PREPARATION

All foundations should be free of excessive soil spoils or water prior to approval by an engineer to pour concrete. Foundations should be protected from direct stormwater flows in the event that they cannot be poured prior to rainfall.

8. POTABLE WATER SUPPLY

The supply of potable water to the main dwelling will be via roof supply provided by 3 x 25,000L concrete water tanks positioned on the level ridge setback 1.5m from the southern boundary as shown on the drawings sheet SC1.0. It may be required to excavate rock to get the desired depth of buried tank. This may require specialist machinery.

The overflow pipe from the water tanks is to be a $\varnothing 225$ uPVC to the main $\varnothing 300$ stormwater line within the common services trench.

In line filters are required to be installed for all potable water supply.

8.1 FIRE FIGHTING SUPPLY.

It is proposed to position 2 x 25,000L concrete tanks permanently full of water for firefighting supply. The position has been shown on sheet SC1.0 The final position should always be within 90m of the building and 45m³ available as per the guidelines of SNZPAS-4509-2008 for buildings without sprinklers. Connections need to be suited to FENZ local fire trucks.

9. STORMWATER

The careful management of stormwater runoff is vital to the continued stability of the proposed site. All stormwater flows should be piped away from the building platform via a suitable dispersal system to provide sheet flow to the natural flow path downslope. It is recommended that stormwater be channelled away from the building sites and directed into the existing naturally occurring gully to the Southeast and a minimum of 30 metres from any building foundations as shown on sheet SC1 and the dispersal system as detailed on sheet SW1.

Stormwater runoff from the proposed building roof to be piped to 3 x 25,000ltr storage tanks. An inline filter to be placed in the water line feeding the proposed dwelling with potable water.

Stormwater flows from all other impervious surfaces to be collected in catch pits as indicated on Sheet SC1, Appendix A. The lower catchpit in the stormwater system to discharge all flows to a suitable dispersal system via a 300mm diameter Upvc pipe. The dispersal system should include scour protection as per sheet SW1.

10. WASTEWATER

We recommended that the soils on this site be classified as Category 6 soil as per AS/NZS 1547:2012 & TP58 for the design of any on-site wastewater disposal system. This is based on tactile field descriptions and soakage tests conducted. Category 6 is considered adequately conservative for this site. A design dozing rate of 4mm/day for sub-surface pressure compensated drip irrigation lines (PCDI) has been utilised for the design due to the 300mm of quality topsoil media proposed for the final disposal of treated effluent. Refer to Detail WW1.0 in Appendix A for a schematic representation.

Due to the intermittent nature of the expected occupancy on this site we recommend utilising a passive aerated wastewater treatment system capable of treating a maximum expected flow of 1600 litres a day. An X-Perco powerless treatment system producing secondary treated effluent is ideal for this property (technical information has been provided in appendix B) . Additional UV disinfection can be added to produce a tertiary level of treatment.

The treatment system to discharge via pump or Flout to 400 lineal meters of sub-surface pressure compensated drip irrigation (PCDI) lines laid on contour and buried within 300mm of good quality topsoil as per detail Sheet WW1 accompanying. The irrigation lines to be spaced 1m apart with drippers at 1m c/c. The entire disposal area to be grassed over or planted with suitable plant species to provide evapotranspiration assistance. Refer Suitable Plant Species List, Appendix B. A 30% reserve area is available. Refer Appendix A, Sheet SC1.0 for location of wastewater infrastructure.

This design is based on a category B, tank water supply source and standard fixtures. A four-bedroom dwelling (8 persons occupancy). Daily per capita wastewater production is expected to be 200litres giving a total daily flow of 1600litres.

The seasonal ground water table is expected to be greater than 3.0m below existing ground level A surface water diversion drains to be constructed on the uphill side of the disposal field to prevent ingress of surface water to the disposal field. A Schematic of this diversion drain has been shown on sheet WW3.0 of appendix A and two optional diversion drain details have been provided on sheet SW2.

Pool backwash to be piped to a soakage trench as indicated on Sheet SC1 and detailed on Sheet WW2.0 and WW3.0 of Appendix A

Refer Appendix A Sheet SC1 for locations of the proposed dwelling civil infrastructure

All drain laying should be undertaken by a licensed drainlayer. All solid pipes to have flexible connections due to the presence of trees and flora as indicated in the landscaping plans.

Only bio-degradable detergents and cleaning agents are to be used in any water entering the treatment system.

It must be ensured that the wastewater disposal field and reserve area of the new aerated wastewater system maintain the following minimum setback distances:

- 1.5m from property boundary
- 3m from buildings
- 30m from surface water
- 5m from downslope identified stormwater flow path
- 0.6m above the winter groundwater table.
- 3m from retaining walls and Water tanks.
- Must be located on slopes less than 18 degrees: The proposed irrigation lines are located within slopes between 10-16 degrees.

11. RECOMENDATIONS

I recommend that:

- Shallow foundations such as rib-raft type or slab on grade with strip footings be utilized in Zone A (Green zone)
- Foundations in Zone B (Orange zone) be comprised of reinforced concrete piles anchored into the stable rock layer.
- No foundations be located in the Zone marked C (red zone).
- All foundations be designed by a chartered professional engineer suitably experienced in such foundation designs.
- Any retaining greater than 1.0 metre of height or subject to surcharge loading (buildings, driveways, or backslope exceeding 15 degrees) should be designed by a suitably experienced chartered professional engineer.
- All earthworks to be inspected and approved by a suitably chartered professional engineer. All fill over 600mm depth is to be inspected and approved by an engineer. Earthworks should be managed as per section 7 of this report.
- Stormwater and drainage be carefully managed as per section 7 of this report.
- On site wastewater treatment and disposal to be managed as per section 10 of this report

12. CONCLUSION

After carrying out our geotechnical study, we conclude that this site can be developed in a sustainable manner without compromising the stability of the proposed structures and that stormwater and wastewater can be managed sustainably provided the recommendations in this report are diligently followed.

13. LIMITATIONS

This report should be read and produced in its entirety including the limitations to understand the context of the opinions and recommendations given.

This report has been prepared exclusively for Toby Brown and Jennifer Wong in accordance with the brief given to us and the agreed scope and will be deemed exclusive to the owner. Information, opinions, and recommendations contained in this report can only be used for the purposes with which it was intended. PK Engineering Ltd accepts no liability or responsibility for any use or reliance on this report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities. This report is not to be used for purposes beyond those for which it was intended for. This report was prepared in general accordance with current standards, codes and best practice at the time of this report. These may be subject to change.

The description of soils and analysis is based upon soil mapping in set locations on the site. It has been assumed that soil conditions are consistent with the discoveries in their location - there may be unforeseen variation in between. If any variation is found during the construction phase, then PK Engineering Ltd must be notified as soon as possible to advise on any changes to foundations that may be necessary.

APPENDIX A

(BOREHOLE LOGS, SCALA PENETROMETER LOG & ENGINEERING
DRAWINGS)

BOREHOLE LOG NO - AH1



Project: Geotechnical Investigation and Report
Client: Brown and Wong Mataka Station Lot 24
Job No: 25-039

Graphic Symbol	@@@	.....	###	000	█	+++	DDDD	In situ shear vane reading	█
	FILL	CLAY	SILT	SAND	ROCK	TOP SOIL	Organic Soil	Remoulded shear vane reading	█
								Scale Penetrometer	●

Depth (mm)	Soil /Rock Graphic Log	Soil/Rock type	GWL	Field Description	Undrained Shear Strength (kPa)	Scale Penetrometer (blows/50mm)
						0 5 10 15 20
	+++	Marua light brown clay loam	Ground water level not intercepted	200mm topsoil	0 1 1 2	
300	###			0.2-0.6m. SILT, minor clay & sand, light brown, crumbly, moist. weathered rock	UTP	
600	###				EOH @ 0.6m UTP. EOH @ 0.6m	
900	###			0.6-0.9m inferred		
1200	█			1.0-1.2 weathered rock		
1500		Greywacke and argillite of the Waipapa composite terrane				
1800						
2100						
2400						
2700						
3000						
3300						
3600						
3900						
4200						
4500						
4800						
5100						

Drill Methods	50 mm hand auger	Note: All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions"
Test Location	Refer to site plan	1. The subsurface data described above has been determined at a specific borehole location. The data will not identify any variations away from the location.
Test Date	6/08/2025	
Inspector	JW/RD	2. UTP - Unable to penetrate.

BOREHOLE LOG NO - AH2



Project: Geotechnical Investigation and Report
Client: Brown and Wong Mataka Station Lot 24
Job No: 25-039

Graphic Symbol	@@@	.....	####	000	■	+++	DDDD	In situ shear vane reading	■
	FILL	CLAY	SILT	SAND	ROCK	TOP SOIL	Organic Soil	Remoulded shear vane reading	■
								Scale Penetrometer	●

Depth (mm)	Soil /Rock Graphic Log	Soil/Rock type	GWL	Field Description	Undrained Shear Strength (kPa)	Scale Penetrometer (blows/50mm)	
						0 5 10 15 20	
	+++			200mm topsoil	0 100 200 300	0	
300			0.2-0.5m. silty CLAY, light brown,very stiff, moist, moderate to high plasticity, trace of fine grained inclusions. 0.8-2.7m clayey SILT, light orange /brown, low plasticity, less cohesive. Completely weathered rock crumbly at 1.0m, creamy patches at 1.6m.	300 211		
600	####				600 236		
900	####				900 236		
1200	####				1200 236		
1500	####				1500 236		
1800	####				1800 236		
2100	####				2100 236		
2400	####				2400 UTP		
2700	####				2700 236		
3000	####				3000 UTP		
3300	####						
3600	■			2.7-2.9m SILT some, clay & medium fine sand, brown, moist to wet. EOH @2.9m inferred from 2.9m			
3900							
4200							
4500							
4800							
5100							

Drill Methods	50 mm hand auger	Note: All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions" 1. The subsurface data described above has been determined at a specific borehole location. The data will not identify any variations away from the location. 2. UTP - Unable to penetrate.
Test Location	Refer to site plan	
Test Date	6/08/2025	
Inspector	JW/RD	

BOREHOLE LOG NO - AH3



Project: Geotechnical Investigation and Report
Client: Brown and Wong Mataka Station Lot 24
Job No: 25-039

Graphic Symbol	@@@	.....	####	000	■	+++	DDDD	In situ shear vane reading	■
	FILL	CLAY	SILT	SAND	ROCK	TOP SOIL	Organic Soil	Remoulded shear vane reading	■
								Scale Penetrometer	●

Depth (mm)	Soil /Rock Graphic Log	Soil/Rock type	GWL	Field Description	Undrained Shear Strength (kPa)	Scale Penetrometer (blows/50mm)				
						0 5 10 15 20				
	+++			100mm topsoil	0					
300	Marua light brown clay loam	Ground water level not intercepted	0.1-0.8m. silty CLAY, yellow, low plasticity, moist 0.8-1.1m. SILT, pale yellow, minor fine sand, crumbly, non cohesive, no plasticity.	192					
600				236					
900	####				219					
1200	####				UTP					
1500	####									
1800	####									
2100	■									
2400					Greywacke and argillite of the Waipapa composite terrane		EOH @ 1.1m 1.1-1.7 Inferred			
2700										
3000										
3300										
3600										
3900										
4200										
4500										
4800										
5100										

Drill Methods	50 mm hand auger	Note: All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions" 1. The subsurface data described above has been determined at a specific borehole location. The data will not identify any variations away from the location. 2. UTP - Unable to penetrate.
Test Location	Refer to site plan	
Test Date	6/08/2025	
Inspector	JW/RD	

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri New Zealand
 Telephone: 09 407 3255 Fax: 09 407 3256 Email: TeamPK@pkengin.co.nz

BOREHOLE LOG NO - AH4



Project: Geotechnical Investigation and Report
Client: Brown and Wong Mataka Station Lot 24
Job No: 25-039

Graphic Symbol	@@@	.....	###	000	█	+++	DDDD	In situ shear vane reading	█
	FILL	CLAY	SILT	SAND	ROCK	TOP SOIL	Organic Soil	Remoulded shear vane reading	█
								Scale Penetrometer	●

Depth (mm)	Soil /Rock Graphic Log	Soil/Rock type	GWL	Field Description	Undrained Shear Strength (kPa)	Scale Penetrometer (blows/50mm)
						0 5 10 15 20
	++++ 0000	Greywacke and argillite of the Waipapa composite terrane	Ground water level not intercepted	50mm topsoil & bark	0 1 1 2	0
300				0.05-0.2m. fine SAND, rock inclusions <10mm	300	300
600				EOH @ 0.2m	600	
900					900	
1200					1200	
1500					1500	
1800					1800	
2100					2100	
2400					2400	
2700					2700	
3000					3000	
3300					3300	
3600					3600	
3900					3900	
4200					4200	
4500					4500	
4800					4800	
5100					5100	
					5400	
					5700	

Drill Methods	50 mm hand auger	Note: All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions"
Test Location	Refer to site plan	
Test Date	6/08/2025	
Inspector	JW/RD	1. The subsurface data described above has been determined at a specific borehole location. The data will not identify any variations away from the location. 2. UTP - Unable to penetrate.

BOREHOLE LOG NO - AH5



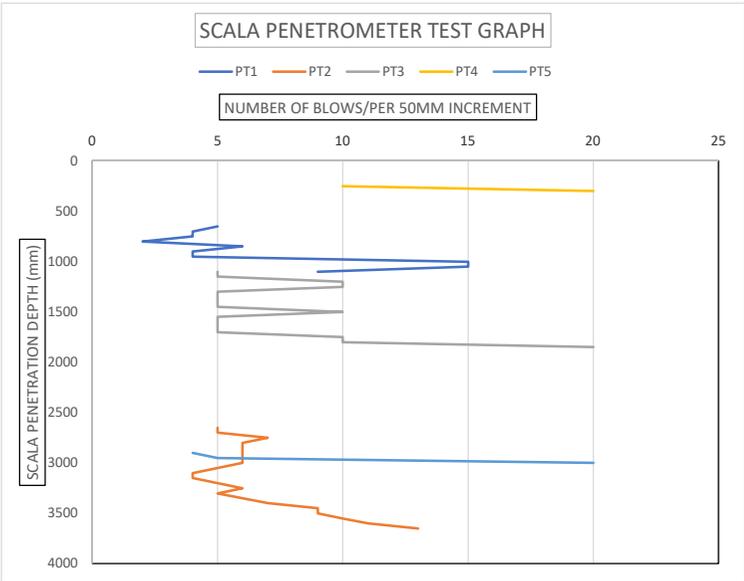
Project: Geotechnical Investigation and Report
Client: Brown and Wong Mataka Station Lot 24
Job No: 25-039

Graphic Symbol	@@@	.....	####	000	■	+++	DDDD	In situ shear vane reading	■
	FILL	CLAY	SILT	SAND	ROCK	TOP SOIL	Organic Soil	Remoulded shear vane reading	■
								Scale Penetrometer	●

Depth (mm)	Soil /Rock Graphic Log	Soil/Rock type	GWL	Field Description	Undrained Shear Strength (kPa)	Scale Penetrometer (blows/50mm)	
						0 5 10 15 20	
	+++			200mm topsoil			
300			0.2-0.8m. silty CLAY, light brown,very stiff, moist, moderate to high plasticity.	155		
600				68		
900	####			0.8-3.0m clayey SILT, light brown, very stiff, damp - moist, low plasticity, crumbly. Completely weathered rock . Light grey/brown mottled @ 0.9m. Moist to wet at 1.8m and powdery to 3.0m	203		
1200	####				236		
1500	####				236		
1800	####				236		
2100	####				152		
2400	####				UTP		
2700	####				UTP		
3000	####				UTP		
3300	■				EOH @ 3.0m		
3600	■						
3900	■						
4200	■						
4500	■						
4800	■						
5100	■						

Drill Methods	50 mm hand auger	Note: All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions" 1. The subsurface data described above has been determined at a specific borehole location. The data will not identify any variations away from the location. 2. UTP - Unable to penetrate.
Test Location	Refer to site plan	
Test Date	6/08/2025	
Inspector	JW/RD	

P K ENGINEERING LIMITED													PENETROMETER HOLE No.							
90 KERIKERI RD Phone (09) 4073255 EMAIL pk.engin@pkengin.co.nz													SHT. 1 of 1							
Location: Lot 24 Mataka													Job No. 24-022							
Driven by: JW/RD													Date: 6/08/2							
R.L at Ground Level: n/a																				
Depth	PT1	PT2	PT3	PT4	Depth	PT1	PT2	PT5		Depth	PT1	PT2	PT3	PT4	Depth	PT1	PT2	PT3	PT4	
50					2550					5050					7550					
100					2600					5100					7600					
150					2650		5			5150					7650					
200					2700		5			5200					7700					
250				10	2750		7			5250					7750					
300				20	2800		6			5300					7800					
350					2850		6			5350					7850					
400					2900		6	4		5400					7900					
450					2950		6	5		5450					7950					
500					3000		6	20		5500					8000					
550					3050		5			5550					8050					
600					3100		4			5600					8100					
650	5				3150		4			5650					8150					
700	4				3200		5			5700					8200					
750	4				3250		6			5750					8250					
800	2				3300		5			5800					8300					
850	6				3350		6			5850					8350					
900	4				3400		7			5900					8400					
950	4				3450		9			5950					8450					
1000	15				3500		9			6000					8500					
1050	15				3550		10			6050					8550					
1100	9		5		3600		11			6100					8600					
1150	15		5		3650		13			6150					8650					
1200			10		3700					6200					8700					
1250			10		3750					6250					8750					
1300			5		3800					6300					8800					
1350			5		3850					6350					8850					
1400			5		3900					6400					8900					
1450			5		3950					6450					8950					
1500			10		4000					6500					9000					
1550			5		4050					6550					9050					
1600			5		4100					6600					9100					
1650			5		4150					6650					9150					
1700			5		4200					6700					9200					
1750			10		4250					6750					9250					
1800			10		4300					6800					9300					
1850			20		4350					6850					9350					
1900					4400					6900					9400					
1950					4450					6950					9450					
2000					4500					7000					9500					
2050					4550					7050					9550					
2100					4600					7100					9600					
2150					4650					7150					9650					
2200					4700					7200					9700					
2250					4750					7250					9750					
2300					4800					7300					9800					
2350					4850					7350					9850					
2400					4900					7400					9900					
2450					4950					7450					9950					
2500					5000					7500					####					





Location: Lot 24 Mataka

Client: Brown and Wong

Job No: 25-039

Tested by: RD

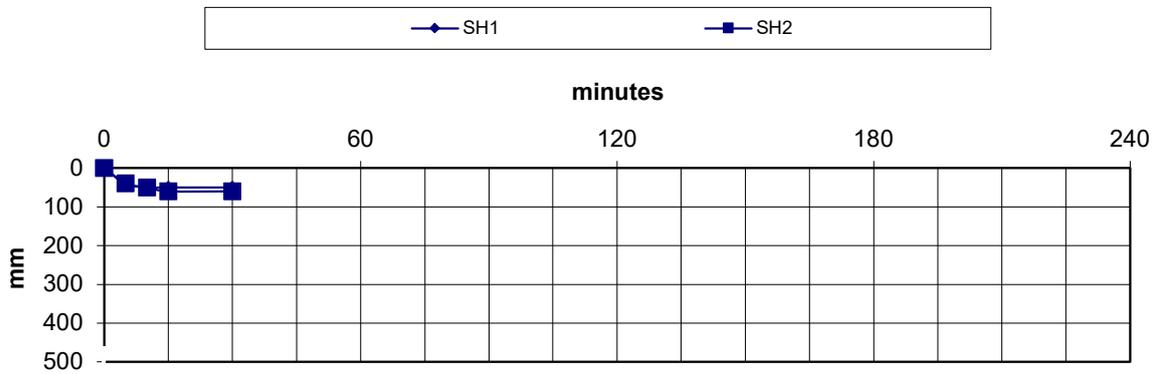
SOAKAGE TEST RESULTS

GWL: Not found

Date 6/08/2025

Soak hole No:	Start	(mins)											
	0	5	10	15	30	45	60	90	120	150	180	210	240
SH1	0	40	50	50	50								
SH2	0	40	50	60	60								
SH3													
SH4													
SH5													

TP58 SOAKAGE TEST





CHARTERED PROFESSIONAL ENGINEERS

ISSUED FOR CONSENT

PROJECT:

**GEOTECHNICAL DRAWINGS
FOR PROPOSED DWELLING
BROWN, T & WONG, J**

PROJECT ADDRESS:

**PURERUA PENINSULA, TE TII
MATAKA STATION**

LEGAL DESCRIPTION

LOT 24 DP 346421

JOB NO:

25-046

DATE OF FIRST SUBMISSION:

23/09/2025

SET V0:

DRAWING INDEX:

SG0 LOCALITY PLAN

GEOTECHNICAL

SG1 PROPOSED SITE PLAN

SG2 CROSS SECTION A-A

EARTHWORKS

EW1.0 EARTHWORKS SITE PLAN

EW2.0 EARTHWORKS CROSS SECTIONS

EW2.1 EARTHWORKS CROSS SECTIONS

EW2.2 EARTHWORKS CROSS SECTIONS

EW2.3 EARTHWORKS CROSS SECTIONS

EW2.4 EARTHWORKS CROSS SECTIONS

EW3.0 TEMPORARY ENVIRONMENTAL SILT CONTROLS

STORMWATER / WASTEWATER

SC1.0 CIVIL SITE LAYOUT PLAN

SW1.0 STORMWATER DISPOSAL DETAILS

SW2.0 SURFACE WATER DIVERSION DRAINS

WW1.0 WASTEWATER FIELD DETAIL

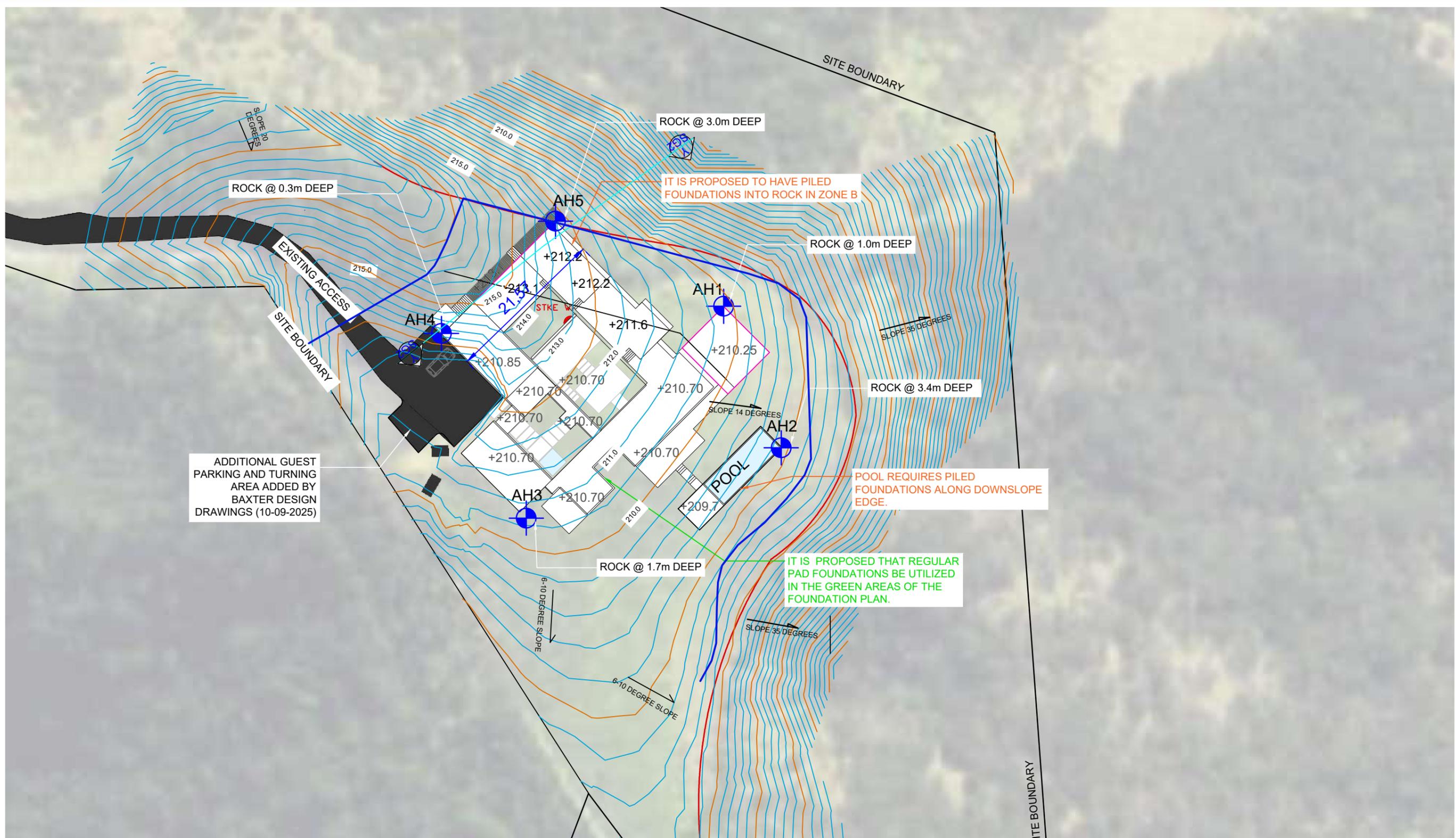
WW2.0 POOL BACKWASH TRENCH PLAN VIEW

WW3.0 POOL BACKWASH TRENCH CROSS SECTION

ST1.0 COMMON SERVICE TRENCH DETAIL

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

Tel. (09) 4073255
email: teampk@pkengin.co.nz



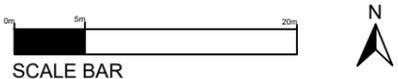
LEGEND

- ZONE A STABLE ZONE (REGULAR SHALLOW FOUNDATIONS)
- ZONE B MODERATELY STABLE ZONE (PILES REQUIRED)
- ZONE C (UNSTABLE ZONE)
- HAND AUGER LOCATION
- CROSS SECTION

- 0.5m MINOR CONTOURS
- 5.0m MAJOR CONTOURS
- TOP OF BANK
- BUILDING CURTILAGE LINE
- SITE BOUNDARY

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SITE: LOT 24 DP 346421 PURERUA PENINSULA			
TITLE: PROPOSED DWELLING GEOTECHNICAL SITE PLAN			
SCALE AT A3: 1:500	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/SG1	REVISION: R0	

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PK ENGINEERING

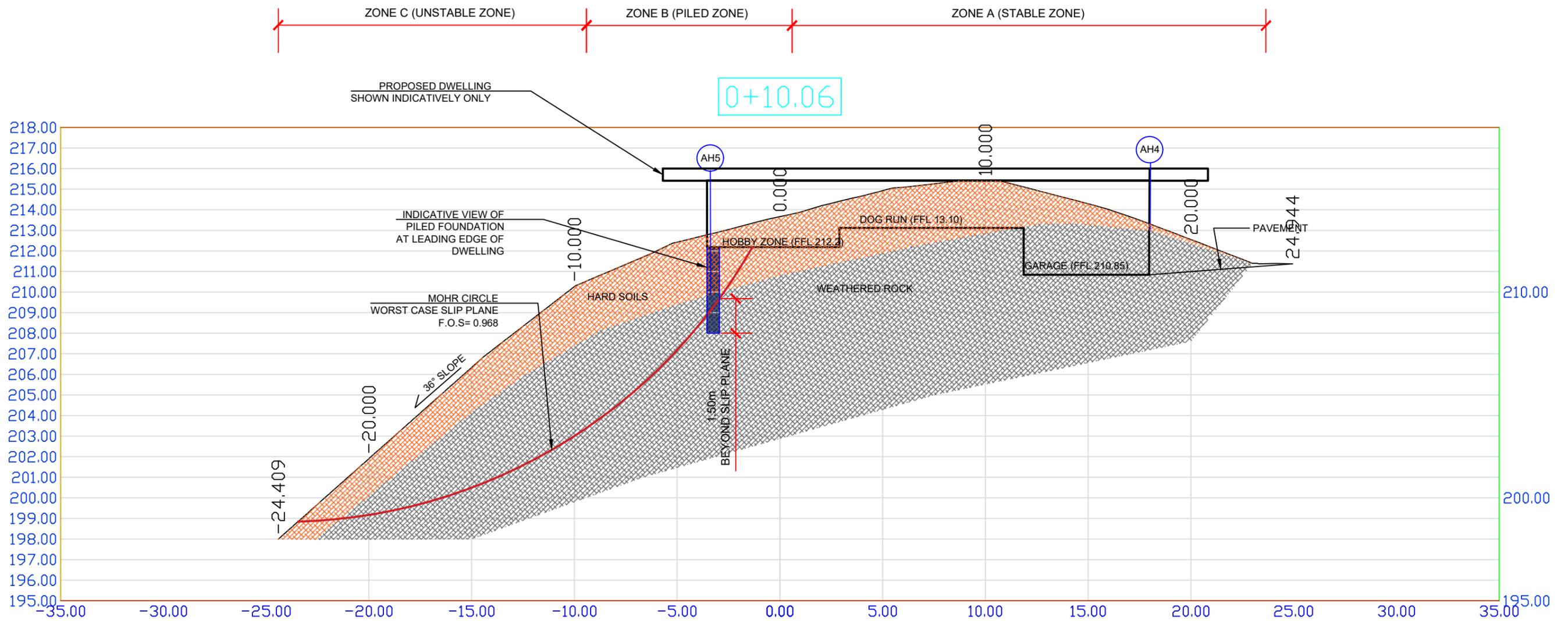
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PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

PK ENGINEERING LIMITED

DATE: 23 09 2025

CHECKED BY:

PRADIEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
MPE, CPENG, MPPRAC No. 20308



CROSS SECTION Y-Y

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CLIENT: Brown, T & Wong, J

SITE: LOT 24 DP 346421
PURURUA PENINSULA

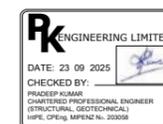
TITLE: PROPOSED DWELLING
GEOTECHNICAL CROSS SECTION Y-Y

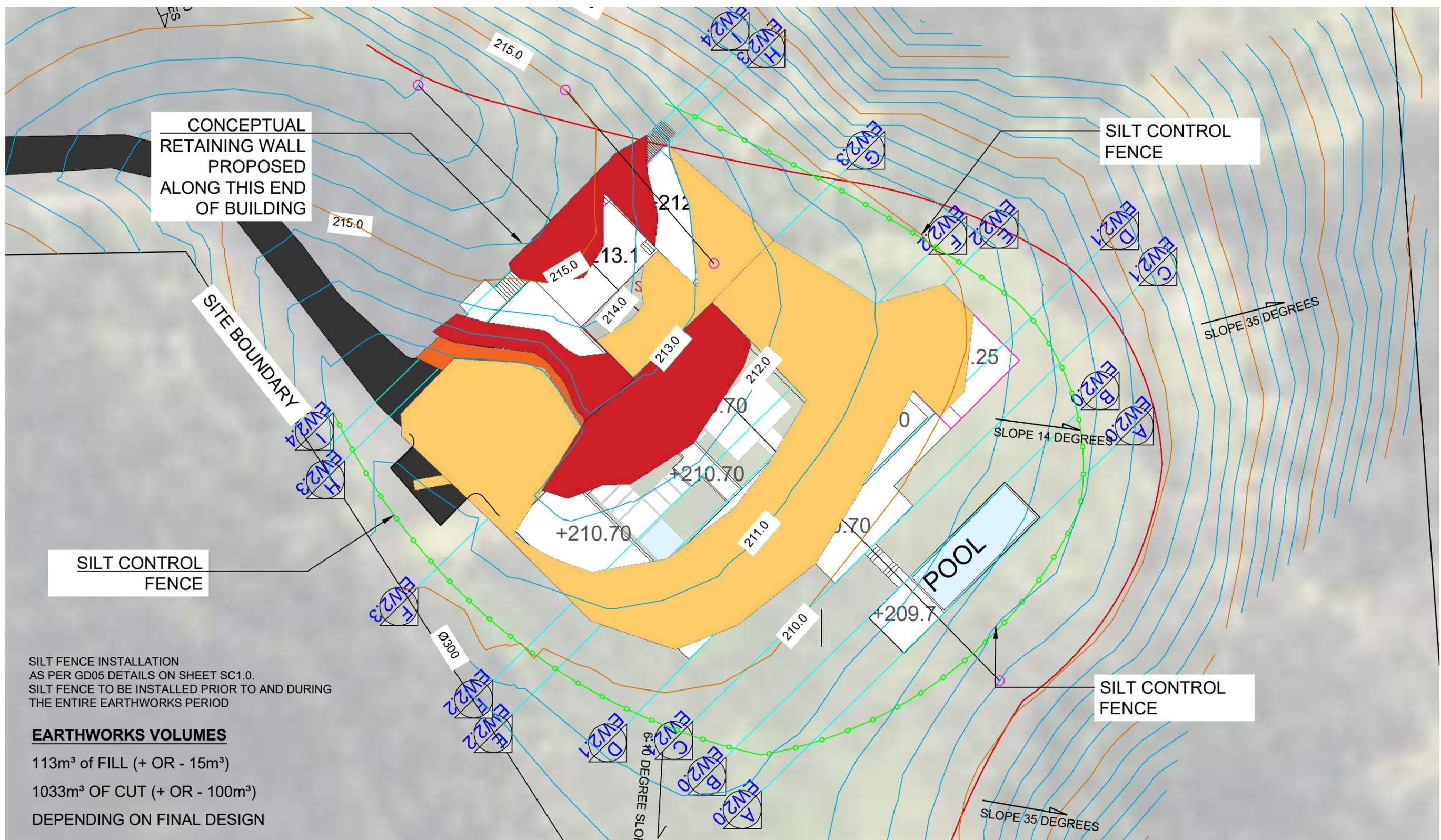
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PROJECT NO: 25-039	DRAWING NO: A3/SG2	REVISION: R0	

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SILT FENCE INSTALLATION
 AS PER GD05 DETAILS ON SHEET SC1.0.
 SILT FENCE TO BE INSTALLED PRIOR TO AND DURING
 THE ENTIRE EARTHWORKS PERIOD

EARTHWORKS VOLUMES

113m³ of FILL (+ OR - 15m³)
 1033m³ OF CUT (+ OR - 100m³)
 DEPENDING ON FINAL DESIGN

Cross Sections	Area	Distance	Volume
A-A	2.8	0	
B-B	1.5	4	8.6
C-C	16.4	4.74	42.423
D-D	1.72	4.2	38.052
E-E	0	6.64	5.7104
F-F	2.9	2.86	4.147
G-G	0	9.6	13.92
H-H	0	11.47	0
I-I	0	1.62	0
		112.8524	Bulk fill m ³

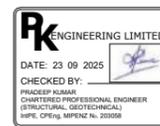
Cross Sections	Area	Distance	Volume
A-A	0	0	0
B-B	0	4	0
C-C	0	4.74	0
D-D	0	4.2	107.9
E-E	32.5	6.64	99.957
F-F	37.4	2.86	295.68
G-G	24.2	9.6	437.007
H-H	52	11.47	92.34
I-I	62	1.62	0
		1032.884	Bulk Cut m ³

LEGEND

- EARTHWORKS CROSS SECTIONS
 - MINOR 1.0m CONTOURS
 - MAJOR 5.0m CONTOURS
 - SILT CONTROL FENCE (REFER TO SHEET EW3.0 FOR MORE DETAILS)
- 0-1m 0-1m 1-2m 2-3m 3-4m
- FILL CUT

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CLIENT: Brown, T & Wong, J			
SITE: LOT 24 DP 346421 PURERUA PENINSULA			
TITLE: PROPOSED DWELLING EARTHWORKS & SILT CONTROL PLAN			
SCALE AT A3: 1:500	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/EW1.0	REVISION: R0	

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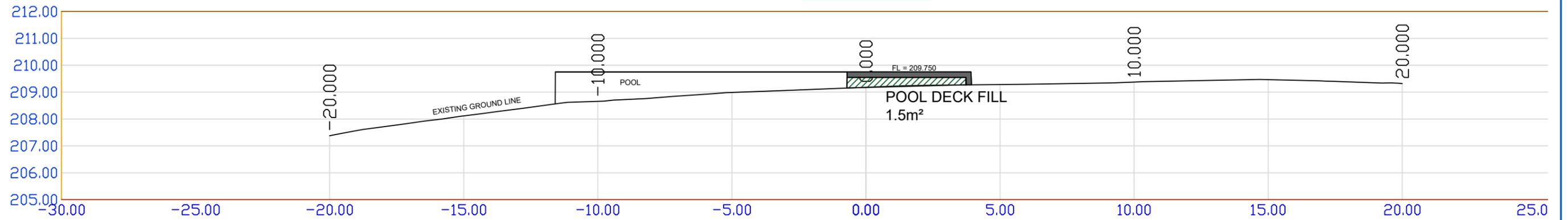
LEVEL 1, ANZ BANK
 90 KERIKERI ROAD, KERIKERI
 PO BOX 464, KERIKERI
 Phone Number: 09 407 3255
 Email: teampk@pkengin.co.nz

0+60.09



CROSS SECTION A-A
SCALE 1:150

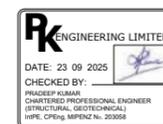
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CROSS SECTION B-B
SCALE 1:150

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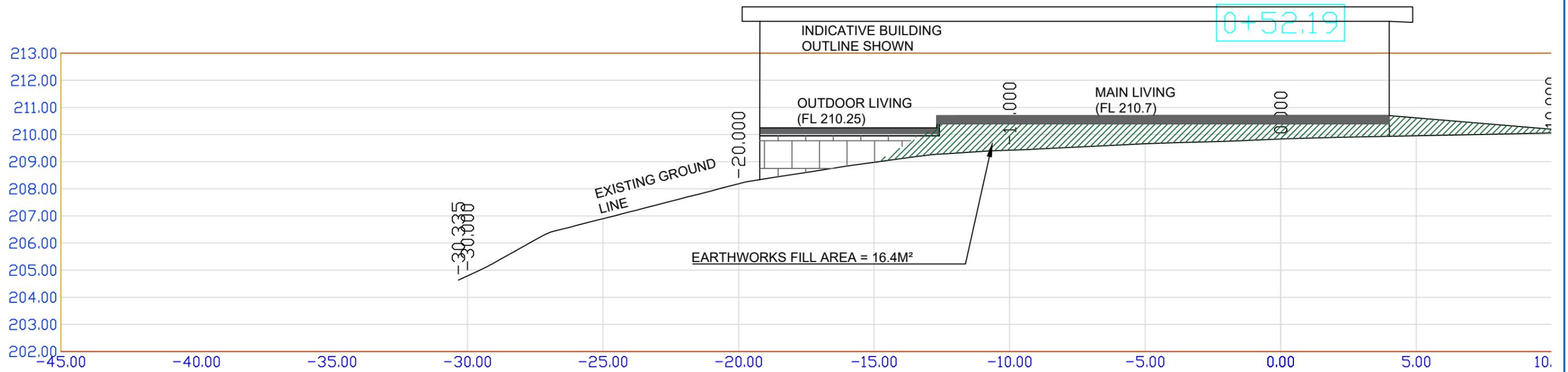


CLIENT: Brown, T & Wong, J			
SITE: LOT 24 DP 346421 PURURUA PENINSULA			
TITLE: PROPOSED DWELLING EARTHWORKS CROSS SECTIONS			
SCALE AT A3: AS SHOWN	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/EW2.0	REVISION: R0	

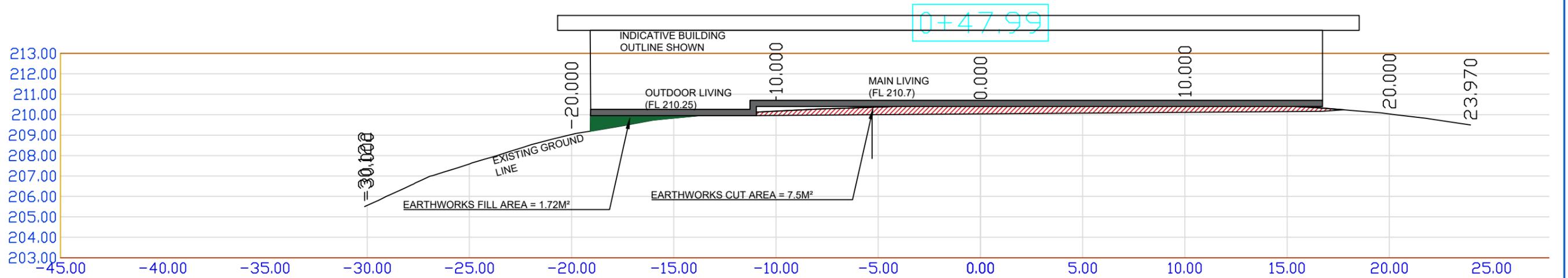
REV:	DESCRIPTION:	BY:	DATE:
	ISSUED FOR CONSENT		



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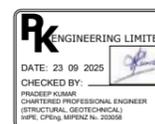
CROSS SECTION C-C
SCALE 1:200



CROSS SECTION D-D
SCALE 1:200

Notes:

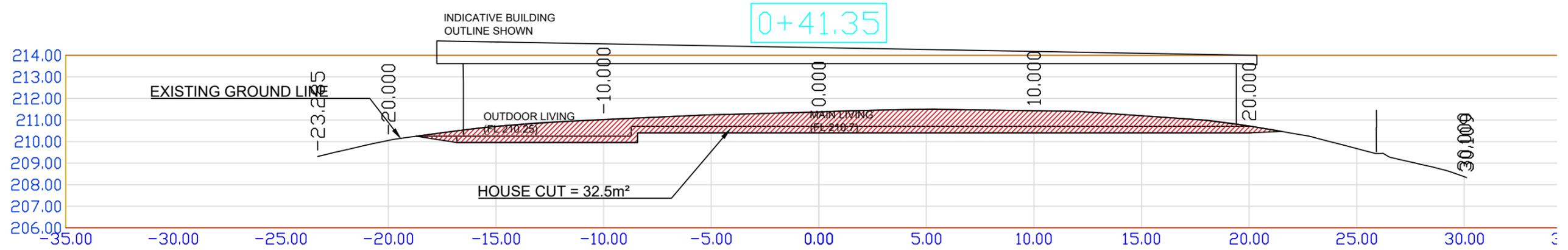
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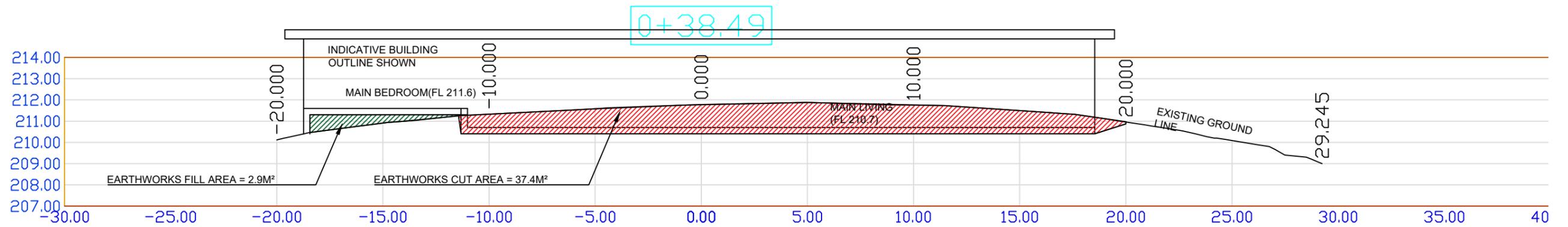
CLIENT: Brown, T & Wong, J			
SITE: LOT 24 DP 346421 PURURUA PENINSULA			
TITLE: PROPOSED DWELLING EARTHWORKS CROSS SECTIONS			
SCALE AT A3: AS SHOWN	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/EW2.1	REVISION: R0	

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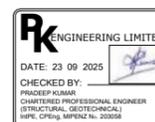
CROSS SECTION E-E
SCALE 1:200



CROSS SECTION F-F
SCALE 1:200

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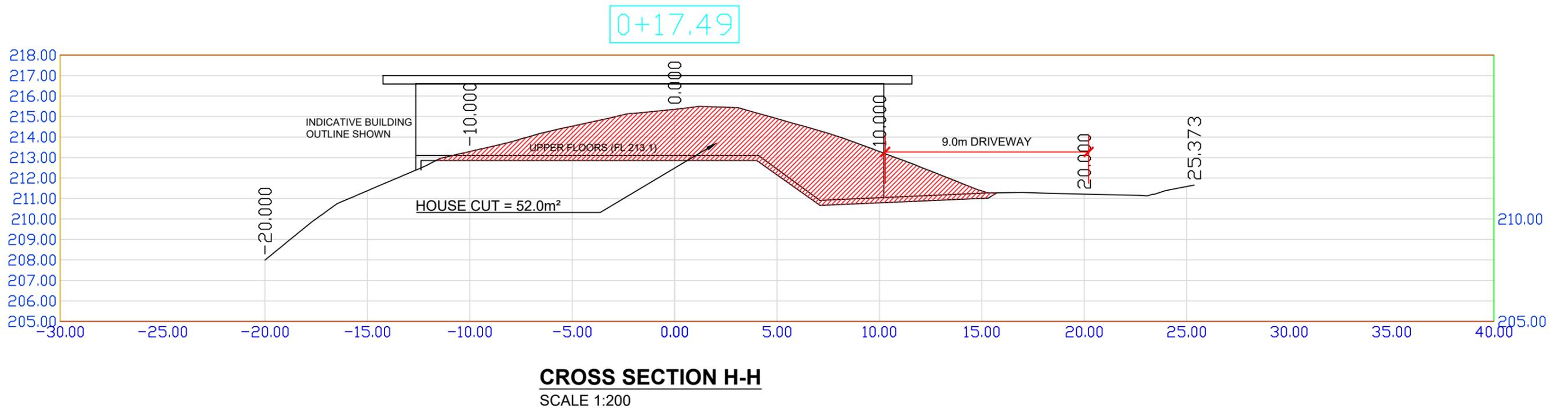
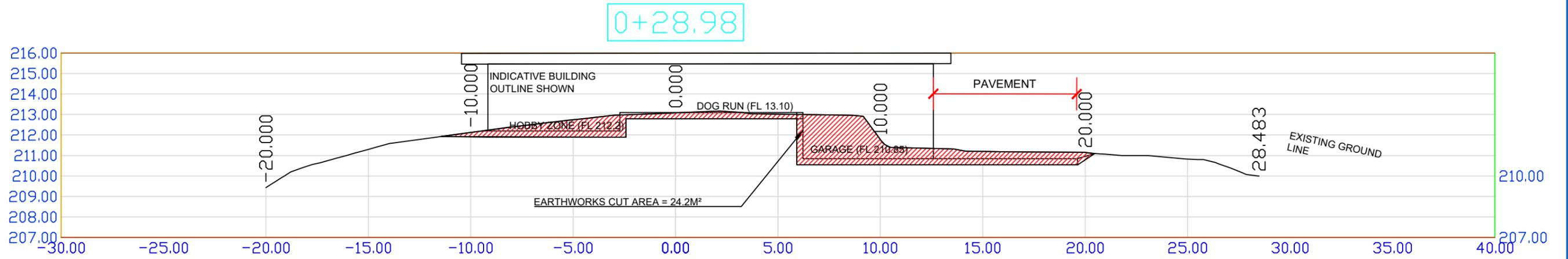


CLIENT: Brown, T & Wong, J			
SITE: LOT 24 DP 346421 PURURUA PENINSULA			
TITLE: PROPOSED DWELLING EARTHWORKS CROSS SECTIONS			
SCALE AT A3: AS SHOWN	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/EW2.2	REVISION: R0	

REV:	DESCRIPTION:	BY:	DATE:
	ISSUED FOR CONSENT		

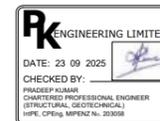


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Email: teampk@pkengin.co.nz



Notes:

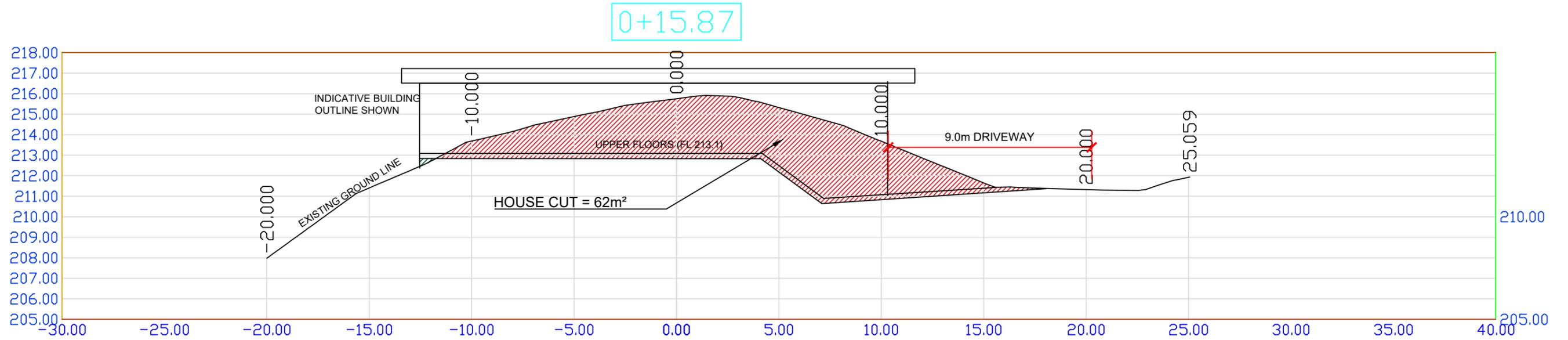
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CLIENT: Brown, T & Wong, J			
SITE: LOT 24 DP 346421 PURERUA PENINSULA			
TITLE: PROPOSED DWELLING EARTHWORKS CROSS SECTIONS			
SCALE AT A3: AS SHOWN	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/EW2.3	REVISION: R0	

REV:	DESCRIPTION:	BY:	DATE:
	ISSUED FOR CONSENT		

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 90 KERIKERI ROAD, KERIKERI
 PO BOX 464, KERIKERI
 Phone Number: 09 407 3255
 Email: teampk@pkengin.co.nz

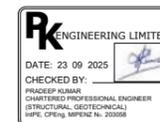


CROSS SECTION I-I

SCALE 1:200

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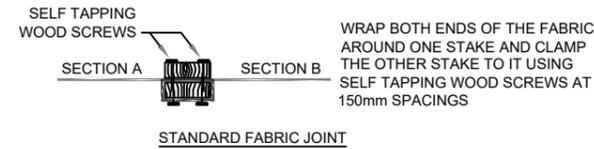
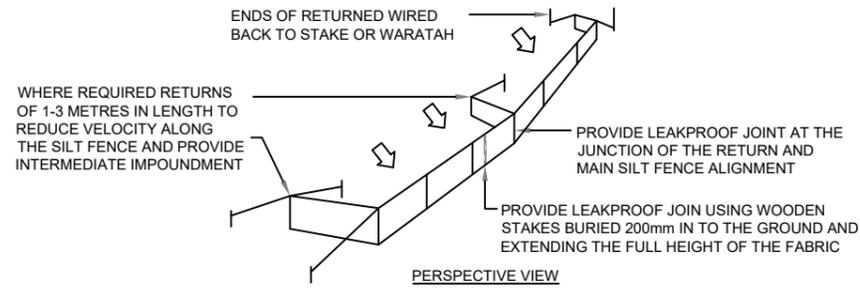


CLIENT: Brown, T & Wong, J			
SITE: LOT 24 DP 346421 PURURUA PENINSULA			
TITLE: PROPOSED DWELLING EARTHWORKS CROSS SECTIONS			
SCALE AT A3: AS SHOWN	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/EW2.4	REVISION: R0	

REV:	DESCRIPTION:	BY:	DATE:
	ISSUED FOR CONSENT		



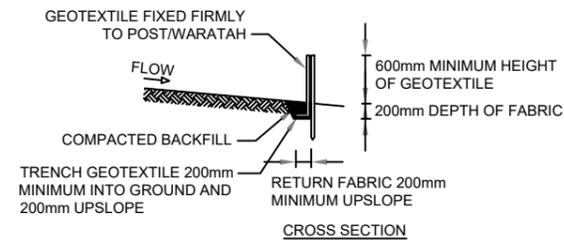
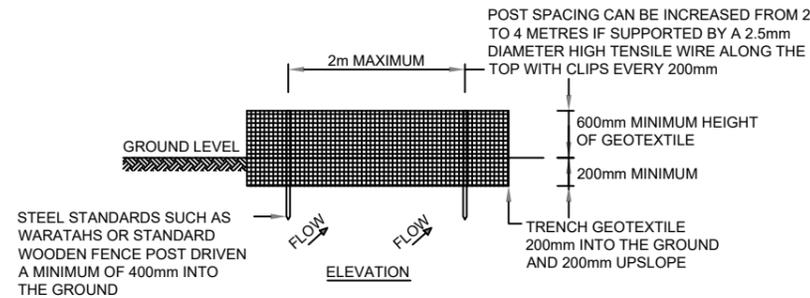
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SILT FENCE DESIGN CRITERIA:

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)



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:

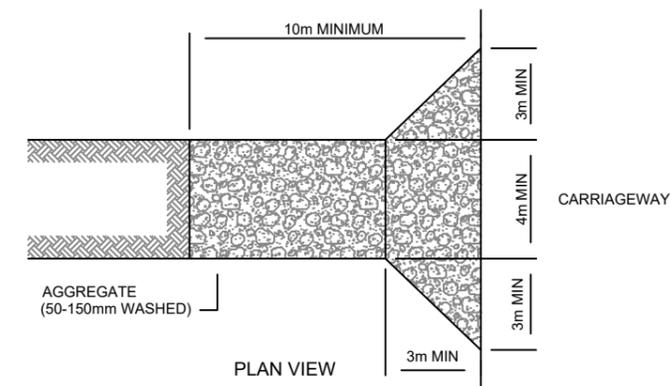
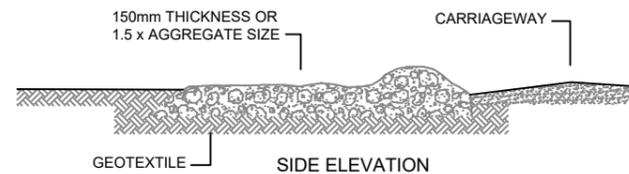
CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS AND OTHER UNSUITABLE MATERIAL AND PROPERLY GRADE IT.

- LAY WOVEN GEOTEXTILE; PIN DOWN EDGES AND OVERLAP JOINTS.
- PROVIDE DRAINAGE TO CARRY RUNOFF FROM THE STABILISED CONSTRUCTION ENTRANCE TO A SEDIMENT CONTROL MEASURE.
- PLACE AGGREGATE TO THE SPECIFICATIONS BELOW AND SMOOTH IT.
- 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

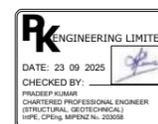
- MAINTAIN THE STABILISED CONSTRUCTION ENTRANCE IN A CONDITION TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. AFTER EACH RAINFALL INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT FROM THE STABILISED CONSTRUCTION ENTRANCE AND CLEAN OUT AS NECESSARY.
- WHEN WHEEL WASHING IS ALSO REQUIRED, ENSURE THIS IS DONE ON AN AREA STABILISED WITH AGGREGATE WHICH DRAINS TO AN APPROVED SEDIMENT RETENTION FACILITY.



STABILISED CONSTRUCTION ENTRANCE

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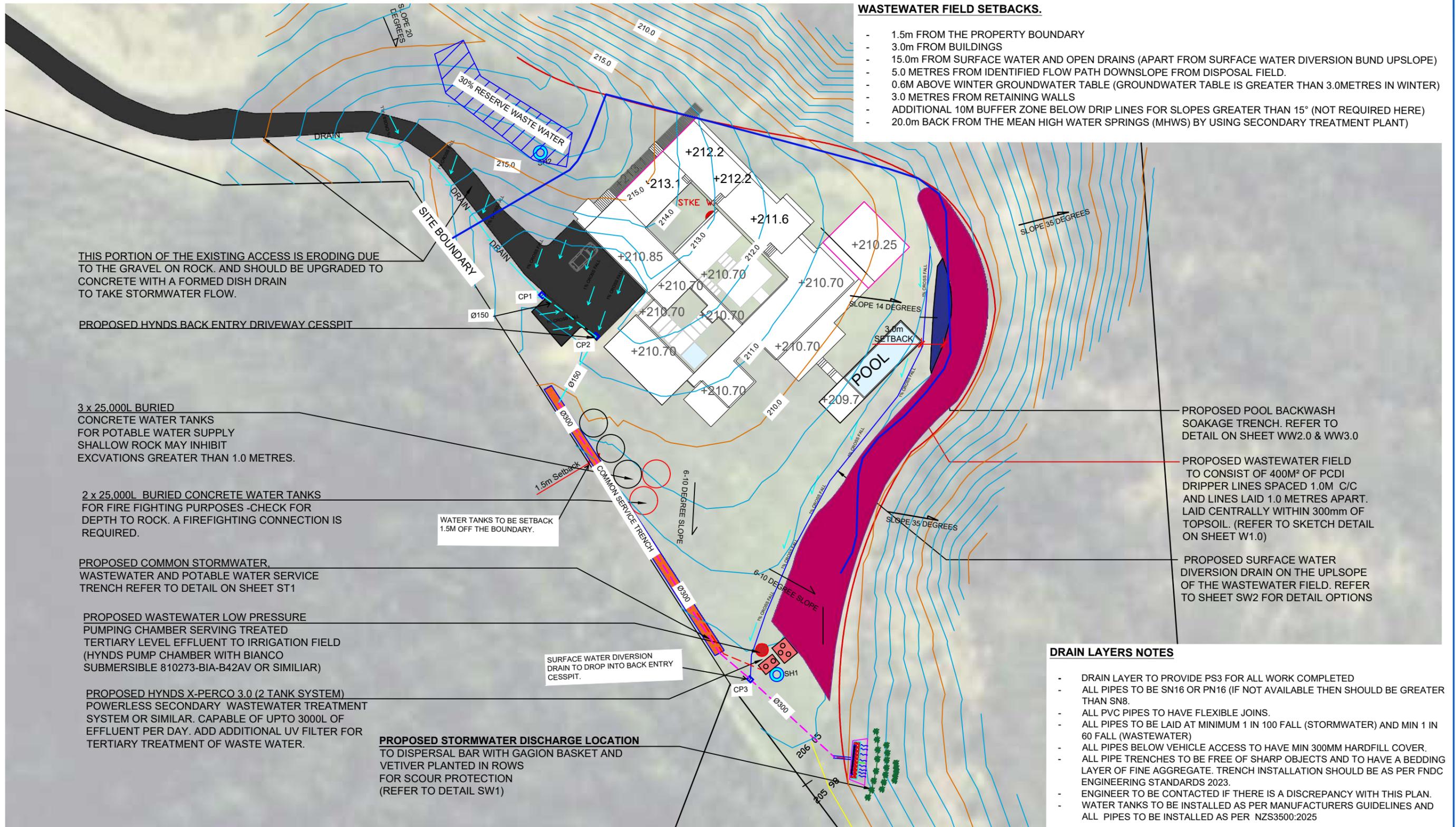


CLIENT: Brown, T & Wong, J			
SITE: LOT 24 DP 346421 PURERUA PENINSULA			
TITLE: PROPOSED DWELLING SILT CONTROL DETAILS			
SCALE AT A3: AS SHOWN	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/EW3.0	REVISION: R0	

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED FOR CONSENT		



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PO BOX 464, KERIKERI
Phone Number: 09 407 3255
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WASTEWATER FIELD SETBACKS.

- 1.5m FROM THE PROPERTY BOUNDARY
- 3.0m FROM BUILDINGS
- 15.0m FROM SURFACE WATER AND OPEN DRAINS (APART FROM SURFACE WATER DIVERSION BUND UPSLOPE)
- 5.0 METRES FROM IDENTIFIED FLOW PATH DOWNSLOPE FROM DISPOSAL FIELD.
- 0.6M ABOVE WINTER GROUNDWATER TABLE (GROUNDWATER TABLE IS GREATER THAN 3.0METRES IN WINTER)
- 3.0 METRES FROM RETAINING WALLS
- ADDITIONAL 10M BUFFER ZONE BELOW DRIP LINES FOR SLOPES GREATER THAN 15° (NOT REQUIRED HERE)
- 20.0m BACK FROM THE MEAN HIGH WATER SPRINGS (MHWS) BY USING SECONDARY TREATMENT PLANT)

THIS PORTION OF THE EXISTING ACCESS IS ERODING DUE TO THE GRAVEL ON ROCK. AND SHOULD BE UPGRADED TO CONCRETE WITH A FORMED DISH DRAIN TO TAKE STORMWATER FLOW.

PROPOSED HYNDS BACK ENTRY DRIVEWAY CESSPIT

3 x 25,000L BURIED CONCRETE WATER TANKS FOR POTABLE WATER SUPPLY SHALLOW ROCK MAY INHIBIT EXCVATIONS GREATER THAN 1.0 METRES.

2 x 25,000L BURIED CONCRETE WATER TANKS FOR FIRE FIGHTING PURPOSES -CHECK FOR DEPTH TO ROCK. A FIREFIGHTING CONNECTION IS REQUIRED.

PROPOSED COMMON STORMWATER, WASTEWATER AND POTABLE WATER SERVICE TRENCH REFER TO DETAIL ON SHEET ST1

PROPOSED WASTEWATER LOW PRESSURE PUMPING CHAMBER SERVING TREATED TERTIARY LEVEL EFFLUENT TO IRRIGATION FIELD (HYNDS PUMP CHAMBER WITH BIANCO SUBMERSIBLE 810273-BIA-B42AV OR SIMILIAR)

PROPOSED HYNDS X-PERCO 3.0 (2 TANK SYSTEM) POWERLESS SECONDARY WASTEWATER TREATMENT SYSTEM OR SIMILAR. CAPABLE OF UPTO 3000L OF EFFLUENT PER DAY. ADD ADDITIONAL UV FILTER FOR TERTIARY TREATMENT OF WASTE WATER.

PROPOSED STORMWATER DISCHARGE LOCATION TO DISPERSAL BAR WITH GAGION BASKET AND VETIVER PLANTED IN ROWS FOR SCOUR PROTECTION (REFER TO DETAIL SW1)

PROPOSED POOL BACKWASH SOAKAGE TRENCH. REFER TO DETAIL ON SHEET WW2.0 & WW3.0

PROPOSED WASTEWATER FIELD TO CONSIST OF 400M² OF PCDI DRIPPER LINES SPACED 1.0M C/C AND LINES LAID 1.0 METRES APART. LAID CENTRALLY WITHIN 300mm OF TOPSOIL. (REFER TO SKETCH DETAIL ON SHEET W1.0)

PROPOSED SURFACE WATER DIVERSION DRAIN ON THE UPSLOPE OF THE WASTEWATER FIELD. REFER TO SHEET SW2 FOR DETAIL OPTIONS

DRAIN LAYERS NOTES

- DRAIN LAYER TO PROVIDE PS3 FOR ALL WORK COMPLETED
- ALL PIPES TO BE SN16 OR PN16 (IF NOT AVAILABLE THEN SHOULD BE GREATER THAN SN8).
- ALL PVC PIPES TO HAVE FLEXIBLE JOINS.
- ALL PIPES TO BE LAID AT MINIMUM 1 IN 100 FALL (STORMWATER) AND MIN 1 IN 60 FALL (WASTEWATER)
- ALL PIPES BELOW VEHICLE ACCESS TO HAVE MIN 300MM HARDFILL COVER.
- ALL PIPE TRENCHES TO BE FREE OF SHARP OBJECTS AND TO HAVE A BEDDING LAYER OF FINE AGGREGATE. TRENCH INSTALLATION SHOULD BE AS PER FNDC ENGINEERING STANDARDS 2023.
- ENGINEER TO BE CONTACTED IF THERE IS A DISCREPANCY WITH THIS PLAN.
- WATER TANKS TO BE INSTALLED AS PER MANUFACTURERS GUIDELINES AND ALL PIPES TO BE INSTALLED AS PER NZS3500:2025

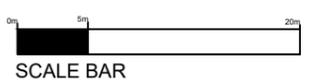
LEGEND

- WASTEWATER**
- Ø100 Upvc (OR LARGER) SN16
 - HYNDS XPERCO 2 TANK SYSTEM WITH PUMP CHAMBER TO WASTEWATER FIELD
 - SH2 SOAKAGE TESTING UNDERTAKEN TO DETERMINE SOAKAGE CAPABILITY
 - POOL BACKWASH SOAKAGE TRENCH (REFER TO SHEET WW2-WW3 FOR DETAILS)

- STORMWATER/DRAINAGE**
- Ø150 Upvc (OR LARGER) SN16
 - Ø300 SW LINE
 - CP1 CESSPIT LOCATION

Notes:

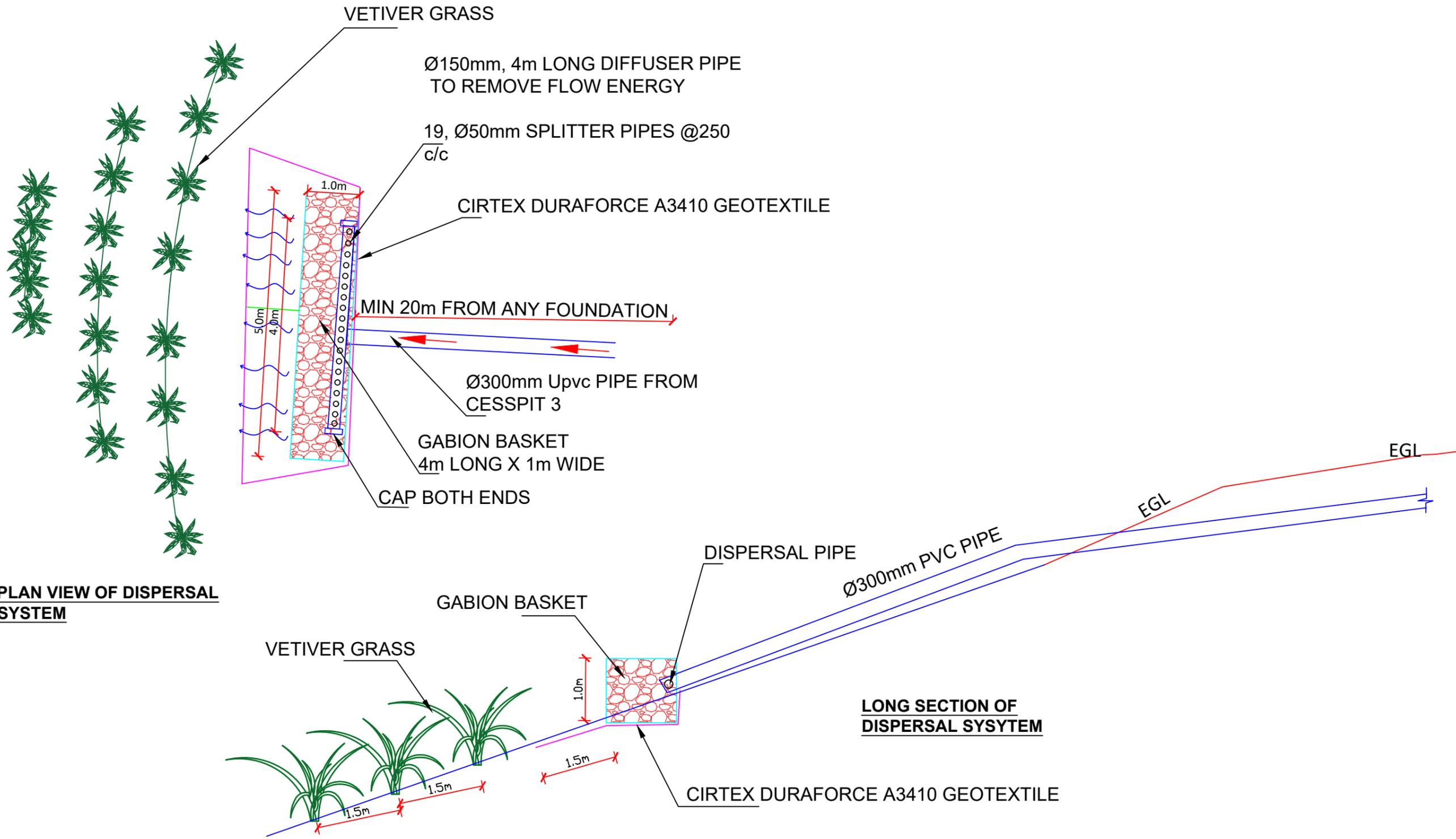
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CLIENT: Brown, T & Wong, J			
SITE: LOT 24 DP 346421 PURURUA PENINSULA			
TITLE: PROPOSED DWELLING CIVIL LAYOUT SITE PLAN			
SCALE AT A3: 1:500	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/SC1.0	REVISION: R0	

REV:	DESCRIPTION:	BY:	DATE:
	ISSUED FOR CONSENT		

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Email: teampk@pkengin.co.nz



PLAN VIEW OF DISPERSAL SYSTEM

LONG SECTION OF DISPERSAL SYSTEM

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CLIENT: Brown, T & Wong, J

SITE: LOT 24 DP 346421
PURERUA PENINSULA

TITLE: PROPOSED DWELLING
STORMWATER DISPOSAL DETAILS

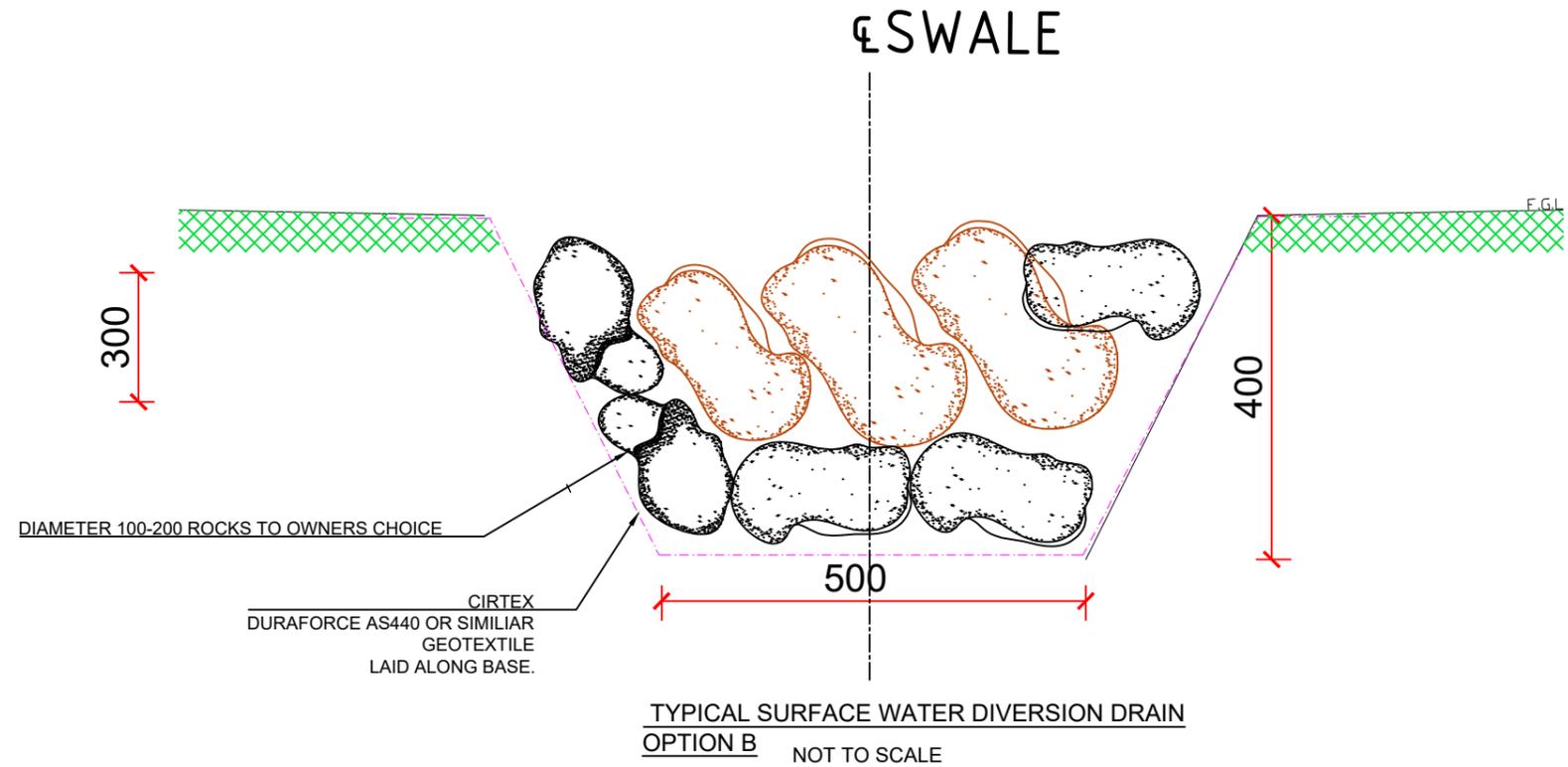
SCALE AT A3: 1:75	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/SW1.0	REVISION: R0	

REV:	DESCRIPTION:	BY:	DATE:
	ISSUED FOR CONSENT		

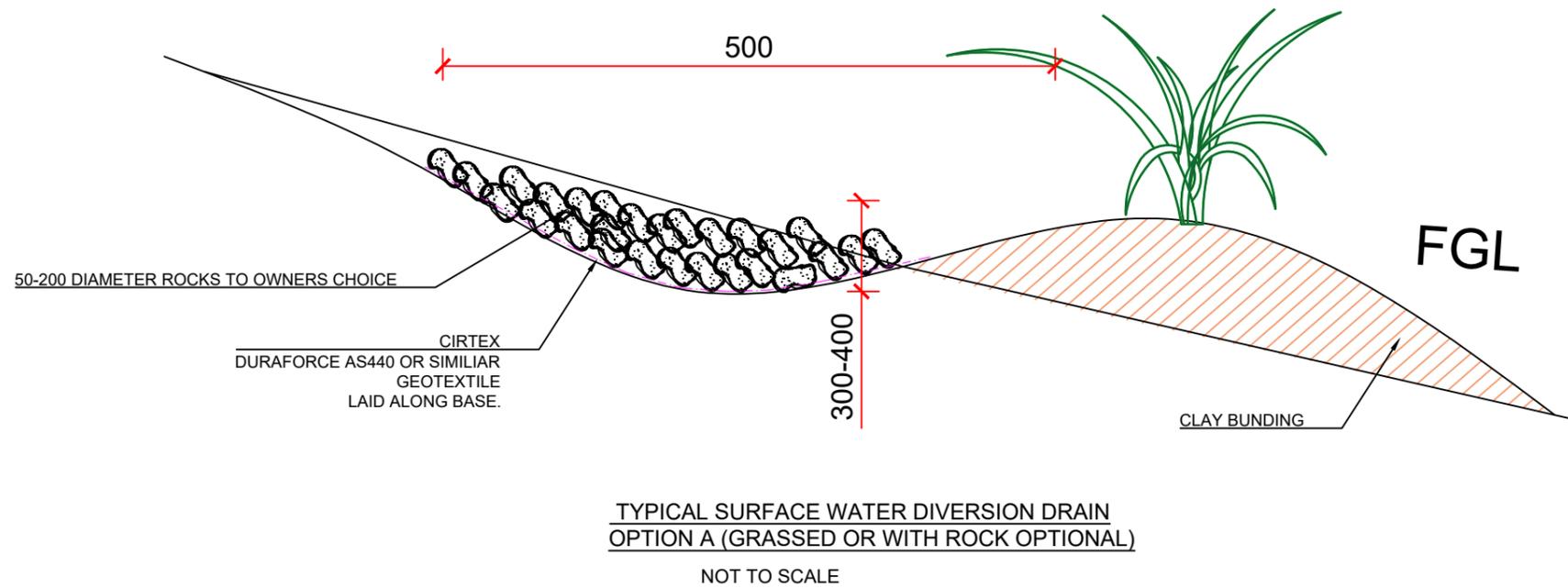


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FOR CONCRETE OPTIONS CONTACT DESIGNER



Notes:

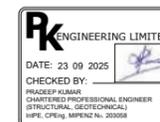
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CLIENT: Brown, T & Wong, J

SITE: LOT 24 DP 346421
PURERUA PENINSULA

TITLE: PROPOSED DWELLING
SURFACE WATER DIVERSION DRAINS

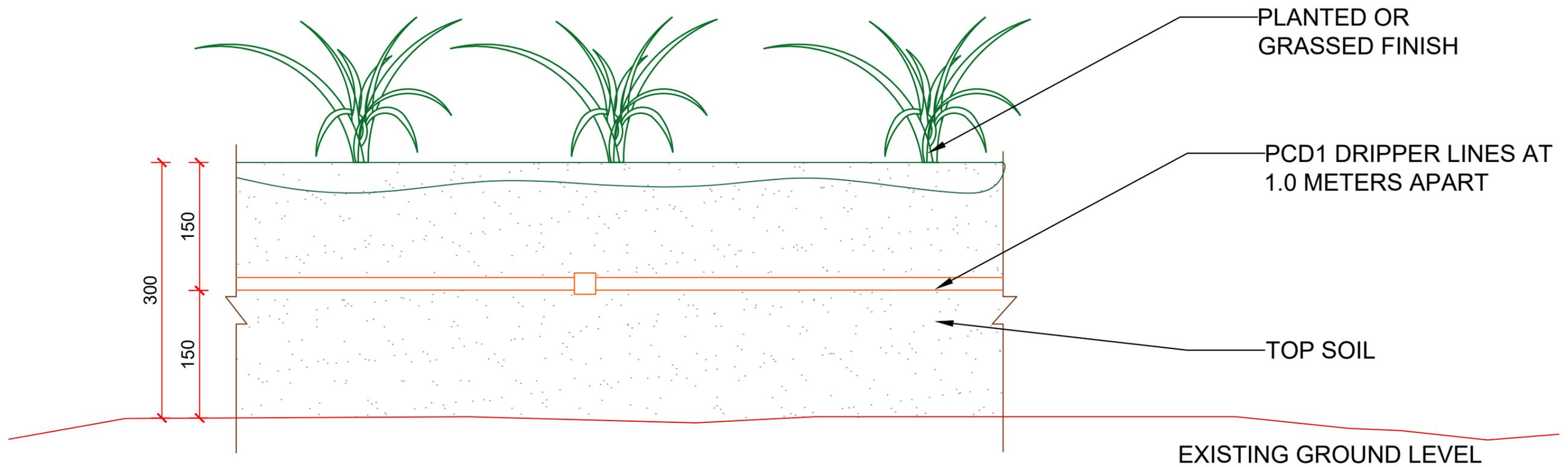
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PROJECT NO: 25-039	DRAWING NO: A3/SW2.0	REVISION: R0	



REV:	DESCRIPTION:	BY:	DATE:
	ISSUED FOR CONSENT		



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Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

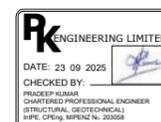


WASTE WATER FIELD SKETCH DETAIL

SCALE 1:5

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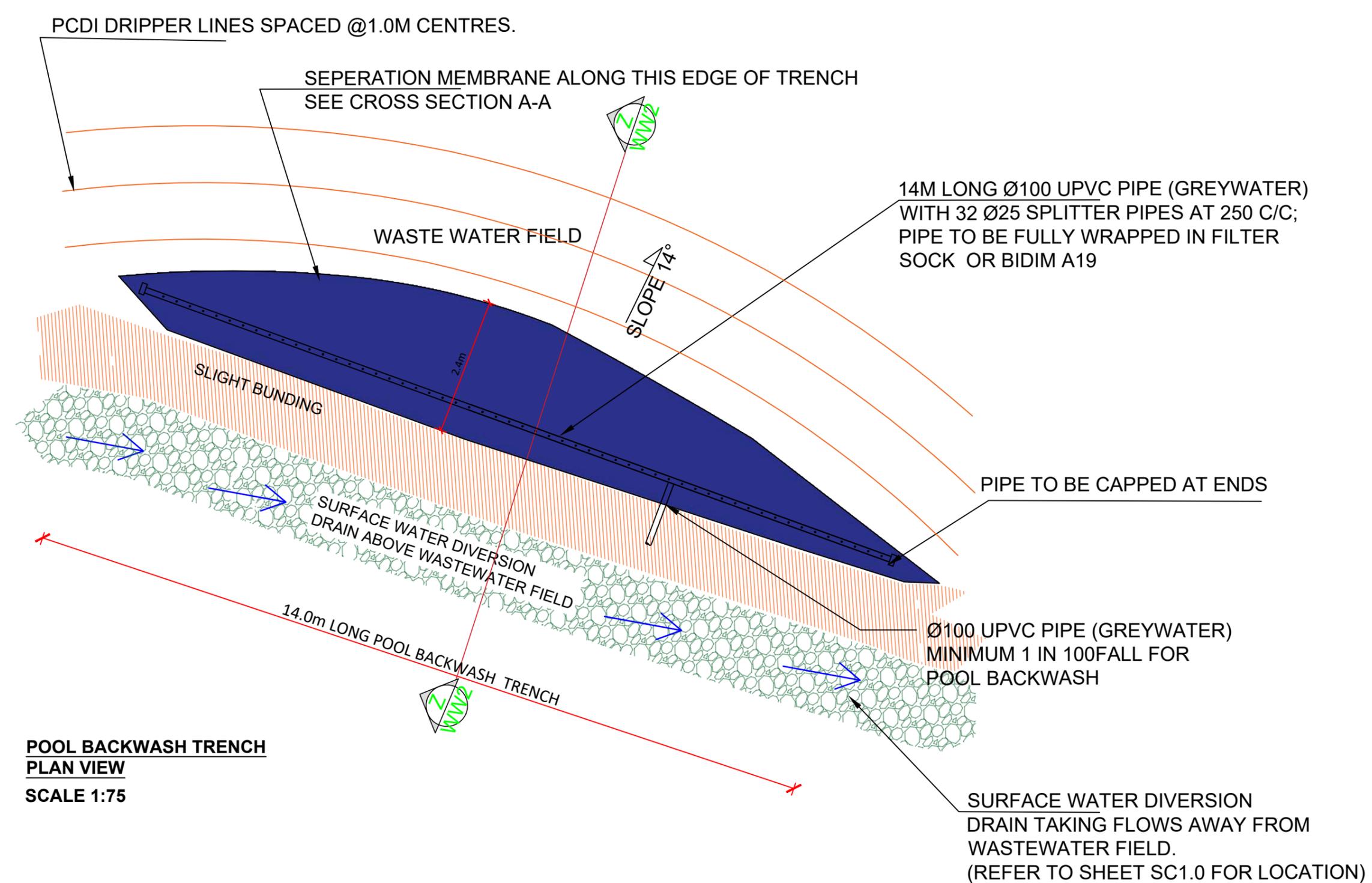


CLIENT: Brown, T & Wong, J			
SITE: LOT 24 DP 346421 PURURUA PENINSULA			
TITLE: PROPOSED DWELLING WASTEWATER FIELD SKETCH DETAIL			
SCALE AT A3: 1:5	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/WW1.0	REVISION: R0	

REV:	DESCRIPTION:	BY:	DATE:
	ISSUED FOR CONSENT		



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**POOL BACKWASH TRENCH
PLAN VIEW
SCALE 1:75**

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CLIENT: Brown, T & Wong, J

SITE: LOT 24 DP 346421
PURERUA PENINSULA

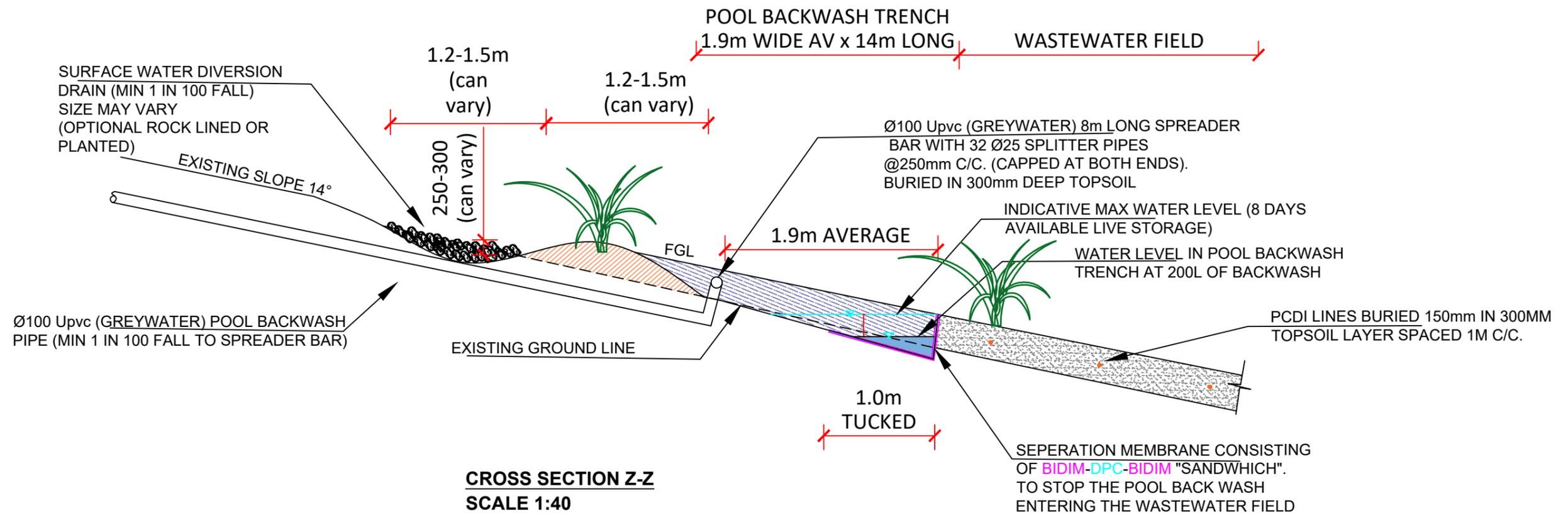
TITLE: PROPOSED DWELLING
POOL BACKWASH DISPOSAL TRENCH

SCALE AT A3: 1:75	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/WW2.0	REVISION: R0	

REV:	DESCRIPTION:	BY:	DATE:
	ISSUED FOR CONSENT		



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CROSS SECTION Z-Z
SCALE 1:40

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CLIENT: Brown, T & Wong, J			
SITE: LOT 24 DP 346421 PURERUA PENINSULA			
TITLE: PROPOSED DWELLING POOL BACKWASH CROSS SECTION Z-Z			
SCALE AT A3: 1:40	DATE: SEPT 25	DRAWN: JW	CHECKED: PK
PROJECT NO: 25-039	DRAWING NO: A3/WW3.0	REVISION: R0	

REV:	DESCRIPTION:	BY:	DATE:
	ISSUED FOR CONSENT		

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PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

APPENDIX B
(TP58)

PRODUCER STATEMENT

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

ISSUED BY: Pradeep Kumar(approved qualified design professional)

TO: Toby Brown and Jennifer Wong(owner)

TO BE SUPPLIED TO:Far North District Council.....

PROPERTY LOCATION: Mataka Station Subdivision.....

LOT 24 DP 346421 VALUATION NUMBER.....

TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

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

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

.....(Signature of approved design professional)

...BE hons, NZCE, MIPENZ, IntPE, CPEng...(Professional qualifications)

...IPENZ No. 203058.....(Licence Number or professional Registration number)

Address Level 1 ANZ Bank Building, 90 Kerikeri Road, Kerikeri, New Zealand

Phone Number 09 407 3255.....

Fax Number

Cell Phone

Date 23 September 2025

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

On-site Wastewater Disposal Site Evaluation Investigation Checklist

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A –Owners Details

1. Applicant Details:

Applicant Name	Toby Brown and Jennifer Wong		
Company Name			
	First Name(s)	Surname	
Property Owner Name(s)	Toby	Brown	
	Jennifer	Wong	

Nature of Applicant* OWNER

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

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	Pradeep Kumar		
Site Evaluator Name	RD		
Postal Address	PO BOX 464, KERIKERI		
Phone Number	Business	09 407 3255	Private
	Mobile		Fax
Name of Contact Person	PK		
E-mail Address	teampk@pkengin.co.nz		

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

Yes		No	<input checked="" type="checkbox"/>	(Please tick)
If yes, give Reference Numbers and Description				

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted

If so, specify Application Details and Consent No.
 (eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

None

Part B- Property Details

1. Property for which this application relates:

Physical Address of Property	Purerua Peninsula, Mataka Station
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted: <input checked="" type="checkbox"/> Controlled: Discretionary:
Relevant Regional Rule(s) (Note 1)	permitted activity C.6.1.3
Total Property Area (m ²)	200,000
Map Grid Reference of Property If Known	

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

Lot No.	24	DP No.	346421	CT No.	
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

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

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----	--------------------------	----	-------------------------------------	--------------------------

(Please tick one)

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

Previously undeveloped site

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

Yes	✓	No	Please tick
-----	---	----	-------------

If No, why not?

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

Author	Pradeep Kumar
Company/Agency	PK Engineering Ltd
Date of Report	23/09/2025
Brief Description of Report Findings:-	
Refer Section 5.6 of above Report attached	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:

Performance of Adjacent Systems:

Unknown

Estimated Rainfall and Seasonal Variation:

Information available from **N.I.W.A MET RESEARCH**

Annual Rainfall:1800-2400mm Annual Potential Evapotranspiration: 1500mm (+ approx 500 for this site)

Vegetation / Tree Cover:

Pasture grass in area of disposal field

Slope Shape: (Please provide diagrams)

Refer to Geotechnical drawings in appendix A attached above.

Slope Angle:

6 -10 degrees in area of disposal field. Greater than 30 degrees on surrounding slopes.

Surface Water Drainage Characteristics:

Land in area of the disposal field drains to the east

Flooding Potential: YES/NO

NO

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

Surface Water Separation:

30m+

Site Characteristics: or any other limitation influencing factors

3. Site Geology

Check Rock Maps

Marua clay loam overlying greywacke and argillite
Tng

Geological Map Reference Number	Department of Lands and Survey NZMS 290/ Sheet Q04/05
---------------------------------	---

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

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

5. Site clearances,(Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5m minimum	1.5m minimumm
Surface water, rivers Creeks drains etc	30m minimum	30m minimum
Groundwater		0.6 minimum
Stands of Trees/Shrubs		N/A
Wells, water bores		
Embankments/retaining walls		N/A
Buildings	3m minimum	3m minimum

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth _____ m	No of Test Pits	
Bore Hole		0.6-3m	No of Bore Holes	5
Other (specify):				

Soil Report attached?

Yes	✓	No		Please tick
-----	---	----	--	-------------

2. Was fill material intercepted during the subsoil investigation?

Yes		No	✓	Please tick
-----	--	----	---	-------------

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

3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method
As per TP58 guidelines for percolation tests

Test Report Attached?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Please tick
-----------------------	-----	-------------------------------------	----	--------------------------	-------------

4. Are surface water interception/diversion drains required?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Please tick
-----	-------------------------------------	----	--------------------------	-------------

If yes, please show on site plan

4a Are subsurface drains required NO

If yes enter details

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

Winter	>3m	m	Measured	<input type="checkbox"/>	Estimated	<input checked="" type="checkbox"/>
Summer	>4m	m	Measured	<input type="checkbox"/>	Estimated	<input checked="" type="checkbox"/>

6. Are there any potential storm water short circuit paths?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Please tick
-----	--------------------------	----	-------------------------------------	-------------

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

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

Is Topsoil Present?	If so, Topsoil Depth? (m)
---------------------	---------------------------

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	<input type="checkbox"/>
2	Coarse to medium sand	Free draining	<input type="checkbox"/>
3	Medium-fine & loamy sand	Good drainage	<input type="checkbox"/>
4	Sandy loam, loam & silt loam	Moderate drainage	<input type="checkbox"/>
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	<input type="checkbox"/>
6	Sandy clay, non-swelling clay & silty clay	Slow draining	<input checked="" type="checkbox"/>
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	<input type="checkbox"/>

Reasons for placing in stated category

Results of bore holes and percolation tests

PART E: Discharge Details

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

Rainwater (roof collection)	<input checked="" type="checkbox"/>
Bore/well	<input type="checkbox"/>
Public supply	<input type="checkbox"/>

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms Main House	4			
Design Occupancy	8			(Number of People)
Per capita Wastewater Production	140	160	180	(tick) (Litres per person per day)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	✓			
Total Daily Wastewater Production	1600			(litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes		No	<input checked="" type="checkbox"/>	(Please tick)
b) Water Recycling - what %?		%		<input checked="" type="checkbox"/>	(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes	<input type="checkbox"/>	(Please tick)
No	<input checked="" type="checkbox"/>	(Please tick)

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

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	200,000	M
Total Daily Wastewater Production	1600	(Litres per day)(from above)
Lot Area to Discharge Ratio	125	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Please tick
-----	-------------------------------------	----	--------------------------	-------------

8. Is a Northland Regional Council Discharge Consent Required?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick)
-----	--------------------------	----	-------------------------------------	---------------

PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

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

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

PART G: Secondary and Tertiary Treatment

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

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

Secondary Treatment			
Home aeration plant	✓		
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary Treatment			
Ultraviolet disinfection	✓		
Chlorination			
Other		Specify <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td> </td></tr></table>	

PART H: Land Disposal Method

(Refer TP58 Section 8)

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

Gravity	
Dosing Siphon	
Pump	✓

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

Yes no

If not to be installed, explain why

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

Total Design Head	TBC	(m)
Pump Chamber Volume	TBC	(Litres)
Emergency Storage Volume	TBC	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)
(Refer TP58 Sections 9 and 10)

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

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	4.0	(Litres/m ² /day)
Disposal Area	Design	400 (m ²)
	reserve	120 (m ²)

Explanation (Refer TP58 Sections 9 and 10)

The addition of 300mm of topsoil to the wastewater disposal field area will result in a category 4 soil for disposal.

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

Reserve Disposal Area (m ²)	120
Percentage of Primary Disposal Area (%)	30

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

400 lineal meters of sub-surface PCDI lines buried within 300mm of good quality topsoil.
1m spacing between lines and emitters at 1m c/c. Entire disposal area to be sown in grass or
planted with suitable plant species to provide evapotranspiration assist

Plan Attached?	Yes	✓	No		(Please tick)
----------------	-----	---	----	--	---------------

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2) Type text here

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

Yes	Not known	No		(Please tick)
-----	-----------	----	--	---------------

Name of Suppliers

To be confirmed

PART J: Assessment of Environmental Effects

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

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

Yes		No	✓	(Please tick)
-----	--	----	---	---------------

If Yes, list and explain possible effects

PART K: Is Your Application Complete?

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

Fully Complete this Assessment Form	
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	
Attach an Assessment of Environmental Effects (AEE)	

1. Declaration

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

Name Pradeep Kumar	Signature	
Position Professional Chartered Engineer	Date	23/09/2025

Note

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

Plant Species

Astelia grandis

Wide olive green leaves with a silvery sheen beneath and reddish purple midribs, the clump can be up to 2m high. It is an inhabitant of swampy ground from lowland to montane altitudes throughout the North Island and to Southern Canterbury. Preferring a damp soil, it is able to withstand permanently wet feet.

1.5-2m

Alocasia nigrescens (Black Taro)

Large black green blunt arrow shaped leaves on dark purple stalks from loose clumps in damp part shaded areas.

0.5/0.5m

Apodasmia similis (Oioi)

An extremely elegant native reed with blueish green foliage with brownly bract at the joins. Grows up to 1m and has a creeping rhizome. Thrives in marshlands and estuaries. Will grow in most conditions. Is very hardy.

1.5/2.0m

Arthropodium Cirratum (Rengarenga Lily)

An attractive perennial plant, known as the Rengarenga Lily. A clump forming plant with drooping fleshy strap leaves. Masses of white starry flower heads throughout summer. It can grow in a wide range of conditions, including coastal and shade. Will not tolerate severe frosting.

1.0/1.0m

Blechnum Novae Zealandiae

An attractive creeping fern with drooping fronds. New growth is always reddish. An easy to grow fern which looks most attractive when grown on a bank, or as a ground cover, provided there is ample moisture.

0.8-1m

Carex Dispacea

This sedge is densely tufted. The narrow leaves are light green and make an attractive contrast to darker foliage. In the garden it should have a sunny or semi-shaded site. Prefers damp conditions.

0.7/0.6m

Carex dissita

An attractive sedge with an arching habit. The ribbed leaves are a fresh bright green and contrast with the very dark seed heads that are carried on the stems. It can be grown in quite shady areas, such as under trees, or in an open situation, but it requires a moist soil.

0.7/0.7m

Carex maorica

This sedge grows into upright clumps with ribbed light green leaves. The foliage is fragile and can snap easily making it an unattractive garden specimen. It is best suited to environmental plantings.

0.7/0.6m

Carex secta

This is a common plant of swampy areas throughout New Zealand. It forms large tussocks with weeping yellowish green leaves. At its best beside water, it will grow in any moist soil in sun or semi-shade. Old specimens in moist to wet sites often form thick sturdy trunks from the matted roots and old stem bases.

1.0/0.6m

Carex tenuiculmis

This species is a common plant of swampy areas it is of a reddish bronze colour and is at its best beside water. It will grow in any moist soil in the sun or semi-shade. This species does not form a trunk.

0.7/0.6m

Carex virgata

A vigorous sedge that has narrow arching bright green leaves. It is a useful species for waterside planting and very damp soils but will also grow on dry sites and in sun or semi-shade.

0.7/0.6m

Carpodetus serratus (Marble leaf)

An attractive tree with upright spreading branches, found throughout New Zealand on forest margins and stream banks. The juvenile form has tangled growth.

3-5m

Cordyline australis (Cabbage Tree)

One of NZs best known and most distinctive plants. The young tree has long narrow, mid green leaves which arise directly from a single trunk, having an effect similar to ornamental grasses. The creamy and fragrant flowers are a stunning feature, appearing in large densely packed panicles during late spring and summer. An excellent plant for landscaping, being suitable for group and specimen planting.

7.5/2.0m

Cordyline Midnight Star

A variety of the red or maroon Cabbage Tree. A good selection for a visual impact within the garden.

7.5/2.0m

Cortaderia fulvida (Toi toi)

This is one of the smaller toetoe, with a height of 1.5 – 2.5m when flowering. The blueish green leaves are shiny beneath and up to 4 cm wide and 2m long. Its golden flower plumes sometimes have a pinkish tinge.

2.0/2.0m

Coprosma Rugosa

A tough colourful and interesting alpine shrub with very tangled bright orange new growth. Bears berries attractive to birds. Can be clipped into an interesting hedge or allowed to grow freely will become a medium sized shrub.

1.5-3m

Coprosma Grandfolia

It is a good coloniser or shelter species tolerating a wide range of soils, and shade to full sun. Its clusters of orange/red fruits are attractive to birds, though to have fruits you may need to grow several, as coprosma plants bear flowers of only one sex. Flowers appear in late autumn and winter, and are pale but quite conspicuous.

up to 6m

Cyperus ustulus

This is a plant of damper areas. It is very vigorous, growing into a clump with deep olive-green, very sharp edged leaves. The flowering stems are up to 1.2 m or more, with a ruff of leafy bracts below the spikelets. A useful plant for revegetation in wet areas, but it is generally considered too vigorous for most garden situations.

0.8/1.2m

Dianella King Alfred

An attractive form of Dianella. This selected form has an ability to survive a wide range of conditions. It has a small flax like appearance.

0.8/0.6m

Dianella nigra

This is a hardy tufted plant resembling a small fine leaved flax. It grows to about 60cm high and bears insignificant flowers from late spring to summer. These are followed by the plants most ornamental feature, its berries. In the best form these are a glossy dark blue, but can vary to quite pale colours. Grows in sun or semi-shade and in a range of soil conditions. Looks good planted as a ground cover.

0.6/0.6m

Elatostema Rugosum

Naturally inhabiting damp shady streamsides and gullies; it has dark stems with pinnate leaves that are rough and wrinkled and have serrated margins.

The leaves are dark bronzy green with purple tonings. An interesting foliage plant that makes a very good groundcover for a wet shady position.

0.5-1m

Fuchsia Excorticata

The largest *Fuchsia* in the world. A small tree with stunning orange-brown papery bark and interesting twisted shape. Purple-red flowers early spring to summer. The edible fleshy Konini fruit from January to March is sweet and tasty. It was made into jams and desserts by early settlers.

Attractive to bees. Prefers a moist soil. Deciduous. Hardy.

5m

Hebe Stricta

Hebe stricta is an open branching shrub found throughout New Zealand. Its long narrow leaves are deep green and glossy. The white mauve-tinged flowers appear on 7-15cm spikes during summer. Pruning is important to maintain a good shape. It is also a hardy landscape plant. Depth of colour and handsome foliage places this hebe in a class of its own.

1-3m

Juncus Gregiflorus

A rush of swampy areas throughout New Zealand. It grows into a tight clump 1-2m tall with bright green stems. It is ideal for revegetation of wetlands and riparian areas and is useful for damp landscaping areas.

1-2m

Leptospermum Burgundy Queen (Flowering Ti Tree)

Exquisite double flowers of deep burgundy red late winter and spring, Dark reddish bronze foliage.

2.0/1.5m

Libertia Grandiflora

Larger flowered species found in damp situations. Brownish green linear leaves to 90x1.5cm tapering to a point. Attractive white 3-5 cm flowers with olive or bronze keel are carried on 90cm lightly branched stems in early summer, followed in autumn by decorative golden brown seed capsules.

0.9/0.7m

Leptospermum scoparium

It is a primary species which provides a natural habitat that allows other New Zealand native species to become established. It naturally dies out after 20-25 years. It is often found growing at the margins of a mature forest. Manuka has small narrow sharply pointed dark green leaves, and bears masses of small white or pale pink flowers from spring into early summer. It is tolerant of practically any conditions and is used in most revegetation projects nation wide.

4-8m

Libertia peregrinans

Simple but interesting plant. Sword like leaves to 25-2cm, brownish green or khaki with well defined orange yellow midrib, tapering to a sharp point, arranged in fans. The plant is sustained by underground rhizomes from which new fans of leaves appear. Small white 3 peatled flowers on short stems in spring, followed by bronze yellow capsules.

0.3/1.0m

Melicytus Ramiflorus

The pointed oval leaves are a bright green, with fresh growth being quite soft and an even brighter green. The bark is grayish white and becomes attractively mottled with lichens. The tiny flowers are produced abundantly in spring and are followed by numerous purple black berries.

5m

Phormium Tenax

The foliage is khaki green coloured and up to 3m long. The nectar from the flowers, borne on tall slender flower stalks, is a great attractor to native birds such as Tui. Harakeke is abundant throughout New Zealand particularly in wetland areas. Perfect for revegetation, riparian plantings, and for landscaping.

2-3m

Phormium Surfer

Flax. An excellent compact dwarf clump forming perennial, producing olive green weeping leaves with bronze margins. Excellent all round garden specimen growing anywhere from dry to damp conditions. Withstands strong coastal winds and is frost hardy. Use in mass landscape with other natives.

0.5/0.5m

Schefflera Digitata

The large deep green, rather soft leaves are composed of up to 9 oval leaflets arising from a single point. They get progressively bigger as they radiate outwards, with the biggest leaflet being up to 20cm. The margins are finely serrated and tinged with pinkish red, as are the veins and midribs. Large panicles of tiny greenish white flowers hang below the leaves in summer and are followed by white to purple berries. Pate should be given a shady and sheltered position in good moist soil. Could be used to good effect in a tropical planting or as a background plant.



X-Perco®

Passive Wastewater Treatment

Technical Guide WW 1

With already 3000 installations across the world, X-Perco is the new revolution in wastewater treatment.



Applications

Residential and Holiday Homes
Small communities
Schools
Camping grounds

Product Attributes

Single tank installation
Passive Gravity Filtration
No electricity required for treatment process
Ecological and sustainable
Discrete low visual impact
100% natural Xylit filtration

Robust, durable & self compacting concrete construction

Flexible disposal applications

Quality Standards

PIA Quality Tested (Germany)

We are the supply partner of choice for New Zealand's civil construction industry, specialising in water and infrastructure based solutions.

With already 3000 installations across the world, X-Perco is the new revolution in wastewater treatment.

The X-Perco, a passive innovative design by Eloy Water (Belgium). Performance with little or no power, and unrivaled robustness. Designed to handle the fluctuations of permanent or intermittent occupancy, the X Perco system is the recommended solution for a home, holiday house or commercial application.

Four unique qualities

- Natural, passive, durable and high strength activated carbon filtration
- Powerless high performance treatment
- Single Tank - Robust and lightweight concrete
- Water distribution is through a patented rotating Aquacan to a pipe network equally supplying the filter media

Xylit (Activated Carbon) - A 100% ecological and sustainable media

Naturally formed over millions of years, Xylit is a source of activated carbon comprised of natural wood fiber extracted from the ground. Xylit is derived from Lignite, harvested and graded in Germany under patent.

The Xylit filtering media boasts many unique properties:

- High strength fibre which retains its integrity and guarantees an excellent service life. (10 Year guarantee)
- Large surface area that fosters the development of a dense bacterial biofilm, occurring more rapidly than with any other filtering media
- Simple to maintain
- Compostable

Designing

The Xylit offers very reliable treatment, especially during fluctuating or infrequent occupancy. Ideal for holiday homes.

The natural properties of the Xylit maintains biological activity for long periods without intervention. The unique potential of the Xylit makes the X-Perco a dependable choice for sustainable wastewater treatment.



FIG. 1 Xylit



FIG. 2 Drip irrigation pipe prior to bark being laid.

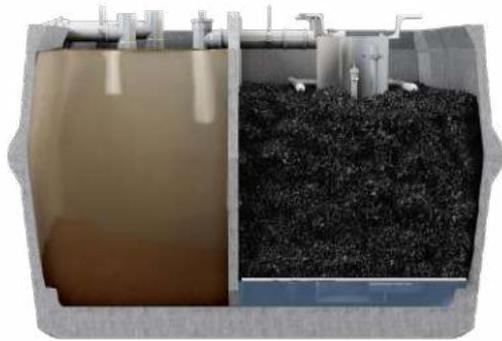


FIG. 3 X-Perco

The X-Perco®

Product Range

- 1.8 m³/day (approx 0-5 bedroom)
- 3.0 m³/day (approx 5-7 bedroom)
- Commercial application up to 30 m³/day

Features

- Can be retrofitted to an existing septic tank
- Passive Filtration treatment
- Flexible disposal option
- Simple to service

Distribution options

- Flout passive dosing system (no power)
- Pump Station

Land Application

- Drip irrigation into landscaped garden bush or trees
- LDPE into sand trenches
- ETS Beds
- Sand beds

Components

1. Primary Tank
2. Xylit Filter
3. Gravity, pump or passive dose disposal system

Process

Primary Tank

1. Wastewater arrives into the primary septic tank by gravity from the building. The solid matter will settle on the floor of the primary septic tank to be "degraded" by anaerobic bacteria. The suspended (*floating*) matter such as fats and oils will form a "crust" at the surface. The outlet of the primary septic tank is fitted with an approved biological filter to prevent suspended matter from passing through to the second (*treatment*) compartment.

Xylit Trickling filter

2. The pre-treated and filtered waste enters the Xylit filter bed by gravity into the distribution device (*Aquacan*). The Aquacan fills and alternately disposes into a network of perforated pipes to evenly distribute over the Xylit filter bed.
3. The "pre-treated" waste water slowly trickles through the Xylit media, where the population of digesting bacteria develop to digest and purify the waste liquid.
4. Oxygen is supplied to the filter by a network of 100mm diameter pipes. This is achieved with No power.

Distribution

5. The treated water leaves the filter by gravity from the floor of the filter tank into the dose flout (*no power*) or pump chamber
6. The treated water is gravity dosed or pumped into the land application (*disposal*) area
7. The land application area is chosen for its potential for gravity or pumped distribution. The treated waste can be distributed through drip irrigation, LDPE or UPVC piped trenches.
8. The X-Perco has a small battery operated alarm that will activate in the unlikely event the water level in the filter is raised.

Treatment Performance

BoD₅ < 20 mg/litre

SS < 30 mg/litre

Unique dosing and distribution device

The unique and innovative flow distribution Aquacan and pipe network guarantees optimal distribution of the influent over the filter media. The flow can be simply adjusted during installation or servicing to suit the required application within the maximum design flow.

Lightweight concrete tank

The X-Perco tank is constructed from reinforced fiber, self-compacting concrete. This revolutionary concrete guarantees long service life and light weight construction. The X-Perco tank is easy to handle, simple to install, and can be installed in groundwater. Its highly robust nature allows for the passage of foot traffic and mowers or can be designed to carry light vehicles.

- Ultra strong
- Reinforced fibre concrete
- Light vehicle traffic up to 3.5 T allowed (with design)
- Discrete low visual impact
- Groundwater installation possible
- Easy access to internal components

Guarantee!

We offer:

- 10 year guarantee X-Perco concrete tank
- 10 year guarantee xylit filtering media
- 2 year guarantee internal components (Aquacan distribution system).

Note:

¹ See the warranty certificate.

² Valid on systems up to 3 m³/day. Subject to compliance with the installation, treatment application, appropriate water volume and pollution load.

³ Excluding parts subject to wear and tear.

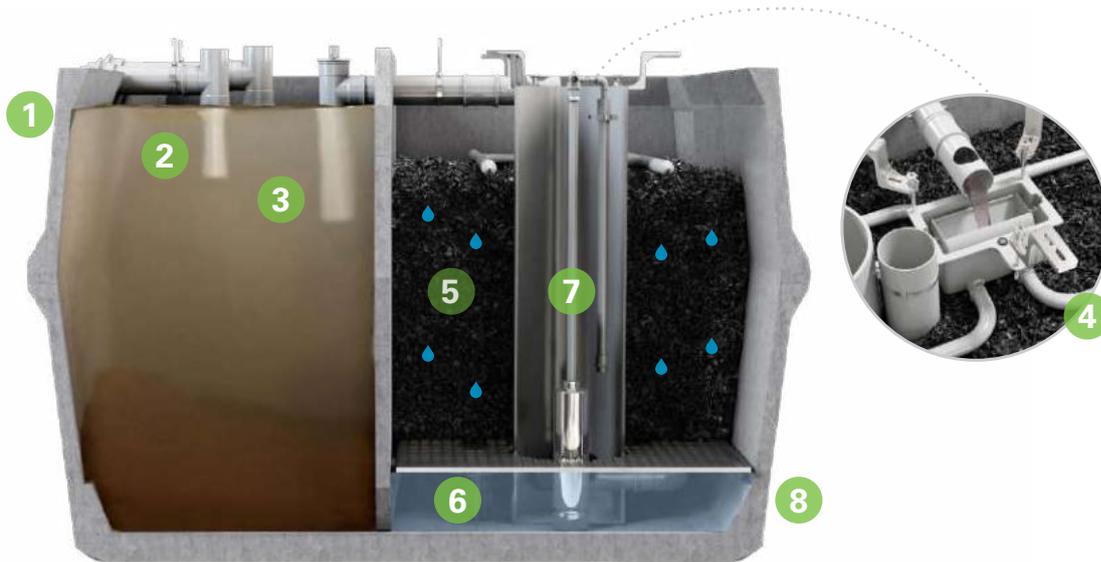


FIG. 4 X-Perco Components

- | | |
|--------------------------------|------------------------|
| 1. Inlet pipe | 5. Xylit filter bed |
| 2. Ventilation pipe | 6. Pump volume chamber |
| 3. Biological outlet filter | 7. Pump chamber & pump |
| 4. Aquacan distribution system | 8. Gravity outlet |

Eloy Water Network

Eloy Water is a Belgian Company which has been a designer, producer and distributor of purification systems for the treatment of domestic and industrial wastewater since 1965. Specialising in the treatment and the reuse of wastewater from single domestic dwelling to medium size communities, Eloy Water has always invested in the development and integration of the latest technologies into its production.

With a presence in 25 countries, Hynds Pipe Systems Ltd is the exclusive distributor of Eloy Water products in New Zealand.

Branches Nationwide Support Office & Technical Services 09 274 0316

Disclaimer: While every effort has been made to ensure that the information in this document is correct and accurate, users of Hynds product or information within this document must make their own assessment of suitability for their particular application. Product dimensions are nominal only, and should be verified if critical to a particular installation. No warranty is either expressed, implied, or statutory made by Hynds unless expressly stated in any sale and purchase agreement entered into between Hynds and the user.

X-Perco® 3.0 (2 Tank System)

Powerless Wastewater Treatment Plant

Technical Sheet WW 3.0XP
Updated August 2023

Technical Information

Product:	X-Perco® 3.0
Model:	3 m ³ /day - X-Perco C90
Process:	Trickling Filter Technology
Codes:	WWSPLIT6OL2, WWXYF1.8

Dimensions | Volumes | Weights				
Measurements	Unit	Tank 1	Tank 2	Tank 3 Pump Station
Total height (incl. riser)	mm	2450	1700	2300
Entry height	mm	2000	1270	TBC on site
Exit Height	mm	1960	90	TBC on site
Length	mm	2380	2650	N/A
Width	mm	1580	2250	Ø1050
Total Volume	m ³	6	6.2	-
Useful Volume	m ³	5.14	4.02	-
Weight	T	2.8	5.75	-
Main Service Entry Ø	mm	620	620	600
Primary Filter Access Ø	mm	620	N/A	N/A
Desludge Port Ø	mm	620	620	600
Inlet/Outlet pipe Ø	mm	Inlet = 110 Outlet = 110	Inlet = 110 Outlet = 110	Inlet = 110 Outlet = 32 (pumped)

Material

Tank	High Performance Fibre Reinforced Concrete
Media (Xylit)	Fossilised natural wood fibre

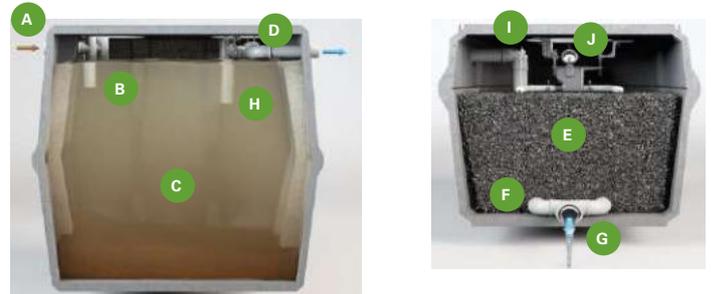
Performances

Influent Quality		
Parameters	Unit	Results
BOD ₅	mg /L	400
	kg /day	1.2
TSS	mg/L	600
	kg/day	1.8
TN	mg/L	62
	kg/day	0.2
Fat & Oil	mg/L	20
Detergent	mg/L	10
Daily flow	L/day	3000
Application Limits	Domestic wastewater	
	• Double dwelling	
	• Max. 15 people	

Effluent Quality		
Parameters	Unit	Results
BOD ₅ **	mg/L	<20
TSS**	mg/L	<30
TN**	mg/L	<40 (expected)

**Based on PIA-AS11. Assuming the system is installed and maintained as per X-Perco 1.6ST Installation Manual and Operations and Maintenance Manual.
Note: Performance results are based on a 24 hour composite sample taken after the irrigation filter

Features



Legend

- A. High inlet
- B. Ventilation T pipe
- C. Primary treatment tank
- D. Flow distribution System
- E. Biological reactor tank
- F. Treated water discharge piping system
- G. Gravity discharge outlet
- H. PL-122 filter
- I. Split flow device
- J. Aquacan Distribution System

Operation

Installation Limits	
Recommended depth of cover to tank	300mm
Max. depth of cover to lid	600mm
Traffic Load with PE lids	Pedestrian
Traffic Load with heavy duty lids	Light traffic(<3.5T)

Useful Volumes	
Primary Treatment Tank m ³	5.14
Biological Reactor Tank m ³	4.02
Emergency Storage m ³	3.04

Maintenance	
Desludging Required (Primary Tank)	50%
Servicing Frequency	6 monthly

Electromechanical Components	
Pump Controller	WWPUMPCONTROL
Pump Type	Submersible BIA - B42AV
Pump Rated Output	0.55kW

Consumables (Subject to Recommended Servicing)	
Alarm Battery	Every 7 years
Xylit	Every 10 years
Aquacan Ball Bearings	Every 2 years
Aquacan System	As Required

Components and Options

X-Perco 3.0 Components					
Kit Components	Quantity	Length (mm)	Diameter/ Width (mm)	Heights (mm)	Weight (T)
Treatment System	2 Tanks	2380/2650	1580/2250	2450/1700	2.8/5.75
Primary Tank Access Riser & Lid	2	-	Ø620	200	-
Xylit Tank Access Riser & Lid	3	-	Ø620	200	-
Filter - PL122	1	-	-	-	-
Irrigation Filter - 130 Micron	1	-	-	-	-
Pump Station - FB10502100NH	1	-	Ø1050	-	0.23

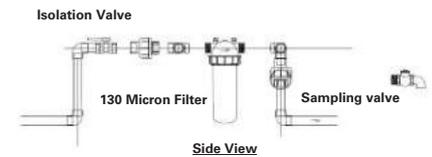
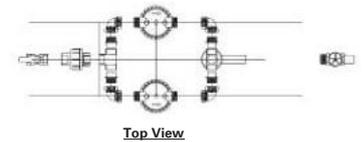
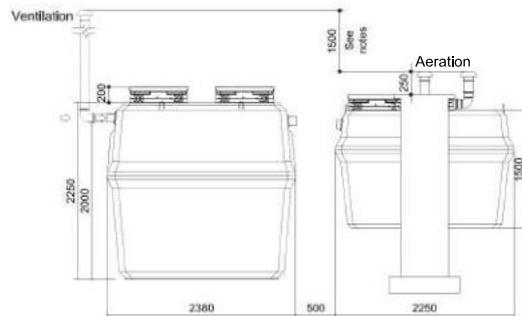
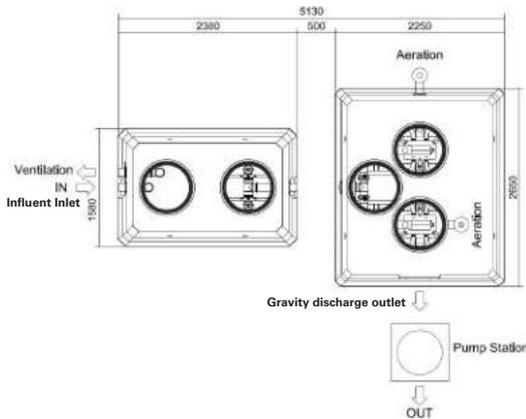
For further details please contact Hynds Wastewater Team



X-Perco 3.0 Options					
Kit Components	Quantity	Length (mm)	Diameter/ Width (mm)	Heights (mm)	Weight (T)
High Level Alarm with Batteries	-	-	-	-	-
PE Riser	-	-	Ø600	200	-
PE Lid	-	-	Ø600	-	-
Odour Cartridge	-	-	-	-	-

For further details please contact Hynds Wastewater Team

Dimensions



Irrigation Filter Installation

NOTE: The sampling valve must be locked or rendered inoperable. Location of the sampling valve must be clearly marked "Wastewater - Do not drink/use"

Notes

1. The aeration pipework of the Xylit Filter chamber must be 250mm in height from the ground and in an open location
2. The ventilation pipework should be higher than the aeration pipework. The ventilation must always be installed above the roof of the nearest building or at least 1500mm higher than the aeration pipework if it can only be installed on the treatment system. The higher the better as it catches the wind and creates the draft effect

Certifications/Accreditations/Testing Results	Warranties	Year	Extension	Supporting Documents and Resources	
CE PIA- AS11	Tank	10	NA	Installation Manual	Owner's Manual
	Xylit	10	NA	Operation and Maintenance Manual	Field Service Report
	Other Components	2	NA	Performance Testing Results	Installation & Commissioning Report
				Loading certificate (By Designer)	Claims Procedure & Certificate Warranty
				ID card(where applicable)	Service Contract

Conditions of Warranty:

- Refer to Hynds Wastewater Warranty Terms and Conditions
- Commissioning report completed and returned by trained installer
- Documented service history commencing from commissioning date

Important Pump/s Disclaimer: The selected pump must match the hydraulic requirements of the land application system (LAS) for the specific on-site wastewater management system (OWMS). As there are several different LAS designs, each will require pumps to provide the required pressure and flowrate to ensure sustained and effective LAS performance. It is strongly recommended that the specifications of the selected pump for each OWMS are formally provided by the designer of each OWMS.

Appendix 5

Alternative Fire Fighting Water Supply
Approval

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

Applicant Information

Applicants Information	
Name:	John Irving (agent acting on behalf of client)
Address:	Level 1, 20 Beaumont Street, Auckland CBD 1010
Contact Details:	09 337 0737
Return Email Address:	duncan@studiojohnirving.com

Property Details

Property Details	
Address of Property:	148 Ohio road, Te Tii, Lot 24 DP 346421
Lot Number/s:	Lot 24 DP 346421
Dwelling Size: (Area = Length & Width)	540m ²
Number of levels: (Single / Multiple)	Single (small internal level changes)



Applicant Information	1
Property Details.....	1
Firefighting Water Supplies and Vegetation Risk Reduction Waiver	3
1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle.....	4
2. Firefighting Water Supplies (FFWS)	5
3. Water Supply Location.....	6
4. Adequacy of Supply.....	7
5. Alternative Method using Appendix's H & J	8
6. Diagram	9
7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn.....	10
8. Applicant.....	12
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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 Community Risk Manager under the delegated authority of the Fire Region Manager and District Manager is responsible for approving applications in relation to firefighting water supplies. The Community Risk Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200m² requires 45,000L of firefighter water under the code, however the Community Risk Manager in Northland will except 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

**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?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the access at least 4 metres wide?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the surface designed to support a 20-tonne truck?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Are the gradients less than 16%	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fire Appliance parking distance from the proposed water supply is Refer site plan, tanks approx 18m from the parking area.	

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Comments: Pumps could be placed on the driveway near the tanks.

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 Click or tap here to enter text.litres

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2 (c) Alternative Water Supply

Pond: Volume of water: Click or tap here to enter text.

Pool: Volume of water: Click or tap here to enter text.

Other: Specify: Click or tap here to enter text.

Volume of water: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

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

3 (a) Water Supply Location

Minimum Distance:	Is your water supply at least 6 metres from the building? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Maximum Distance	Is your water supply no more than 90 metres from the building? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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: There will be a sign and a visible marker post identifying the tank location.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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: Bolted lid access for security.

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: Separate two 25,000 tanks for FFWS to remain filled at a constant level via rainwater collection from the roof.

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.

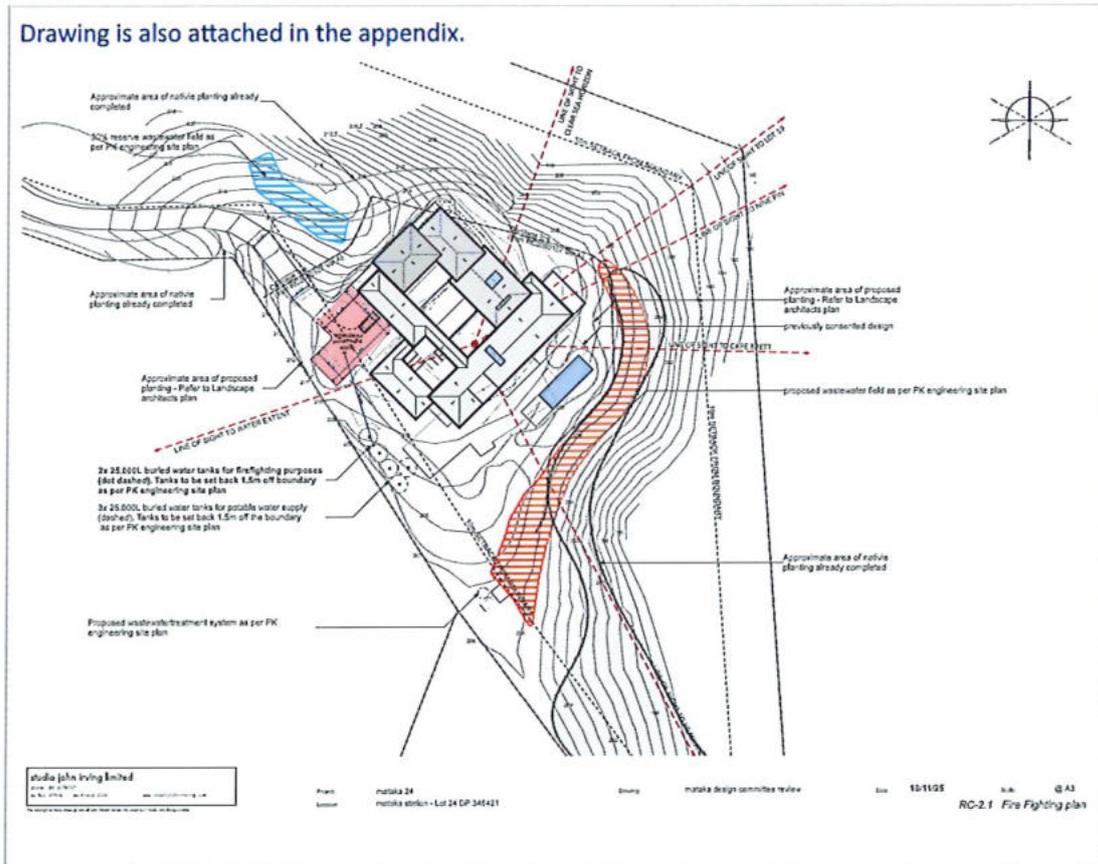
** Please provide a copy of the calculations for consideration.*

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

- Spouting and gutters - Clear regularly
- Plaster finish on exterior walls
- Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house decks
- Remove dead plant material along the fence lines and keep the grass short
- Remove scrub and dead or dying plants and trees
- Avoid planting clusters of highly flammable tree shrubs

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
<input type="checkbox"/>	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
<input type="checkbox"/>	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: John Irving Dated: 10/11/25

Contact No.: 09 337 0737

Email: duncan@studiojohnirving.com

Signature:



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

Name: Click or tap here

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

Signature: Click or tap here

date.

P.P on behalf of the

APPROVED
By GoffinJ at 10:55 am, Nov 11, 2025

Jason Goffin- Advisor Risk
Reduction

Appendix 6

Approval from Mataka Design Committee

Mataka Design Review Group

Lot 24 Mataka

December 1 2025

Minutes from the meeting to review the proposed development at Lot 24 on November 19 2025

Summary

Members of the Mataka Design Review Group (DRG), Wendy Shacklock, John Goodwin and Pip Cheshire visited the site with Mataka manager Don Chandler and general manager Justin "JT" Thompson on a beautiful spring day. The visit was a prelude to presentation of the project by the Studio John Irvine architecture team and a subsequent discussion of the project's 'fit' with the Mataka design guidelines.

The DRG group confirmed that the siting, massing and materials proposed are consistent with the Mataka Design Guidelines and support its proceeding to consent.

Commentary

The DRG had the opportunity to examine the plans, presented at a developed design stage, prior to visiting the narrow south sloping site high on the slopes of Mount Mataka. The visit confirmed the group's view that the design of the house is consistent with the intentions of the Mataka Residents Association Design guidelines and that a very minor infringement of the consented building footprint is of no significant importance. The DRG noted the presence of large overhangs in the design that will do much to reduce reflection and glare from glazing. While not expressed in the current guidelines any exterior facing internal curtains should be in a dark colour to minimise any reflectance when viewed from off-site.

The presentation from the architects at the beach pavilion allowed the DRG to confirm its understanding of the project's location on the site and resolve some minor confusion that arose from the presence on site of various annotated marker pegs on site.

Matters discussed included some uncertainty regarding the relationship of the garage and vehicle entry court level to the main living level and the height of the swimming pool. The DRG expressed interest in the way that the issues of swimming pool safety and safety from falling were to be dealt with at the pool and were reassured that a glass safety fence would not be constructed. The pool was identified as an area that requires planting to mitigate the height on the downhill side when seen from below where it may be seen against the skyline.

The view toward the northeast, over the adjacent site where a house is currently being constructed, will need carefully considered landscape planting to provide privacy between lots while maintaining the wide views from the subject site.

The DRG affirmed a Mataka owner's concern that the access road is steep, narrow and with significant fall off on the seaward side, and that and the very constrained site with little area for material setdown and truck manoeuvring, will make construction difficult.

This will be a particular issue given the significant excavation that is proposed for the site and it is recommended that the need to widen and possibly strengthen the access road be given careful consideration. Any cut or fill batters should be revegetated and should there be any visible retaining walls these should be finished in timber with a dark stain. Should the driveway be sealed it should be surfaced in exposed aggregate concrete with a dark oxide to minimise any reflectance.

In a similar vein the DRG, the Mataka manager and the project architects discussed the exposure of the site and the consequent load that placed on materials and assemblies. Though not within the DRG's purview it affirmed the need for the highest level of detailing and specification to prevent building degradation and water ingress.

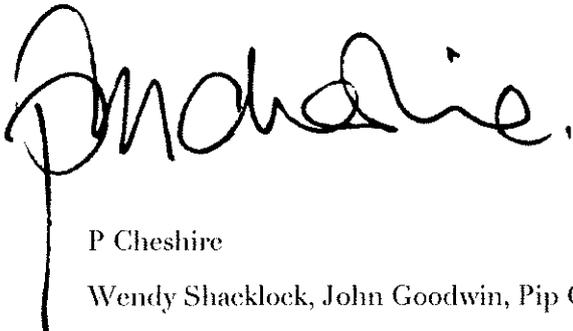
The group also affirmed another owner's concern with respect to the proposed presence of dogs on site and the need for robust fencing to contain the dogs within the house and prevent predation of kiwi. This is a matter raised by Herb Rihari in his Cultural Impact Assessment, appended to this report .

Though not able to be present on site due to timetabling issues Herbert Rihari, Chair Kāhui Poutiaki O Ngāti Torehina Ki Matakā (Ngati Torehina) has provided a comprehensive Cultural Impact Assessment that is appended to this note. The assessment approves the proposed development subject to confirmation of the following measures to protect Mataka's kiwi:

1. *All dogs brought to this property are well contained to ensure they cannot run freely outside the boundaries of this property;*
2. *All dogs are kiwi trained; (council offer this facility); and*
3. *All dogs are DNA tested and that data is given to the DRC for their records; and*
4. *The owner agree to the dog being destroyed if it's DNA is found on any injured or killed kiwi,*

Conclusion

The DRG supports the development of the house as proposed notes that the Mataka Residents Association design guidelines (cl 1.7.6) call for drawings to be reviewed by the DRG prior to lodging for building consent.



P Cheshire

Wendy Shacklock, John Goodwin, Pip Cheshire

Appendix 7

Cultural Impact Assessment



Ngāti Torehina Ki Matakā

Cultural Impact Assessment

28 Nov 2025

To: Matakā Residents Association (DRC)
(via email)

Attention: Pip Cheshire

From: Herbert Vincent Rihari – Chair
Kāhui Poutiaki O Ngāti Torehina Ki Matakā
(Leadership Board)

Subject: Application for Resource Consent – Iwi/Hapu/Tribal Perspective
LOT 24 – Matakā, Mataroa
NORTHLAND

Tēna koutou kātoa.

Decision of Mana-whenua pertaining to this application:

On behalf of the tribal hapū authority of the territory upon which this application is being sought, I hereby give our tribal approval and consent to:

1. The construction of the building set out in this plan; and
2. The proposed location of this building as set out in this application.

Refer to the content below for the rationale behind this decision.

Authenticity of our tribal authority.

Brief Tribal Historical Background

Ngati Torehina Ki Matakā (NTKM) have lived in unbroken tenure throughout the norths east coast since circa 1000 AD.

Arriving as part of the originating Ngai Tahu occupation throughout northlands east coast, then morphing into Ngāti Torehina through a fusion of Ngai Tahu and the invading Ngāti Awa tribe from Whakatane upon the Mataatua waka in circa 1400s. This Ngāti Awa campaign was led by Te Rangiwheiao who, in an act of mercy toward Ngai Tahu chiefteness - Marokura, allowed Ngai

Tahu to flee with their lives on the condition that she remain as his wife. (The depth of her sacrifice continues to be celebrated and passed down each generation of our hapū)

Today there are three other branches of Ngāti Torehina, with our branch – Ngāti Torehina Ki Matakā (NTKM) being those who remained as the kaitiaki of the area we know as Mataroa (aka Purerua Peninsula) and our sentinel maunga – Matakā. Our branch of Ngāti Torehina are those whom descend from the tupuna Te Reinga (Five generations from Marokura and Te Rangiwehiao). I am a 13th generation descendant.

Our Rangatiratanga and inherited authority (Mana-whenua)

NTKM authority is secured, demonstrated and maintained through the traditional principle of 'ahikātanga'. (The duty of keeping the home fires burning). This principle is essentially the duty upon the presiding tribe to maintain a presence throughout their territory. This duty has effectively been maintained through our Ngāi Tahu DNA (circa 1000) right up to today.

Our NTKM authority stretches from the southern tip of Mataroa (Purerua Peninsula) up to Tākou Bay where our authority merges with our 'Ngāti Torehina Ki Whakaaraara' branch (based at Matauri Bay).

Despite the arrival of the tribal newcomers of Ngāti Rehia, (arriving in the area in the later half of the 18th century) our fires (ahikātanga) have continued to burn and thus our authority has remained intact and unextinguished.

There is no other tribal authority connected to the location of this Paterson application.

The proposed building

- The proposed building will be the highest located dwelling on Matakā. It is a single level home with a low-lying roof design yet a sizeable footprint.
- The proposed site is to the eastern side of Matakā projecting eastward toward Harakeke Island and, in the distance, Motu Kōkako (Hole in the rock).
- The site is also inconspicuously embedded into a noll (to the north) which will subtly obscure it from the view of visitors on the summit.
- Strategic tree planting should help disguise the full layout and footprint of this building.

I also recognise that this seaward facing side of the building also has a seaward facing pool and entertainment area and I appreciate a natural desire of the occupants to enjoy the view from this area which no amount of creative planting can provide for.

For NTKM the key is being an advocate for the environment and ensuring that all steps are taken to:

- Avoid any risk of environmental harm; and/or
- Remediate any harm caused.

Cultural aspects pertaining to this application.

The Name – *Matakā*

As mentioned, this property will be the highest dwelling/building on Matakā, giving the greatest vantage to appreciate the view and understand the meaning of this name Matakā – Clarity of Vision.

Kararehe Taonga – (Treasured species)

The kiwi is a treasured icon nation-wide, but among one of our most threatened species. Our hapū of NTKM have experienced firsthand the threat to our existence as a people and culture and we are keen to play our part in protecting the kiwi and growing their population.

Mataroa (the broader landscape and surrounds upon which Matakā is located) is a kiwi haven boasting among the highest kiwi populations in the north. This is a reputation that we as a hapū are proud of and very keen to protect.

Te Tōrere (The Burial cave)

I recall stories from my father of a tribal tōrere (burial cave) being located on the eastern slopes of Matakā. These caves were temporary tombs where our dead were placed to decompose until only the bones and teeth etc remained. The remains were then collected by particular tribal members, assigned with the duty to undertake this role = Kaihiki (Kai – Person carrying out a task, hiki – lift/carry = Collector)

My father – Hāpeta Rihari, was the last known person to carry out this role of Kaihiki.

Te Mauri o te tangata (– The essence of a person)

Culturally, my tūpuna would engage in a process which was ultimately designed to gage, measure and assess the 'mauri' and intent of a person. This process was encapsulated within a tikanga called a 'pōwhiri' normally carried for formal events (such as meeting someone, particularly a group, for the first time). The pōwhiri would be led out by a tikanga called 'wero' (challenge) which was the first opportunity for the visitors to reveal their intent. The wero would boil down to two things. Whether the visiting party had intentions (or an essence) of good will or ill will toward the host party.

The intention of ill-will would result in the hosts instructing the visitors to leave so both parties could prepare for the inevitable 'pakanga' (battle). Good will meant relationships and alliances being sealed and the visitors ultimately being woven into the fabric of the host party. Sharing and working collaboratively towards protecting the territory and the complete well-being of the community (hapū) was the underlining philosophy.

If the intent was "good will" this would then lead to a formal welcome where deeper discussions of intent and strategy would unfold.

The relevance of the 'assessment of intent'.

Firstly, this is a cultural practice which, although refined to adapt to the current social and political sensitivities of 21st century Aotearoa, remains relevant at the ground level of mana-whenua and manuhiri/tauiwi/tangata Tiriti relations.

Secondly, this tikanga (practice) is still carried out today at tangi and, to a certain extent, at formal events and gatherings.

Thirdly, and most importantly, mana-whenua reserve the cultural right and practice of assessing their visitors and/or newcomers to ensure that balance and harmony is maintained and the community well-being remains strong, healthy and understood.

My assessment of the 'cultural' impacts in terms of:

The proposed building

Despite recognising the large specs of this home, it's still a home. It's a couple's interpretation of a cozy home and just because it differs from my definition of a cozy home, doesn't make their definition wrong. In fact, if I'm truly honest, my definition is largely based on my ability to afford the home and, again, I can't deny another's interpretation because of my own lack of wealth.

Furthermore, there is no shortage of large homes dotted throughout Mataroa (our hapū name for the Purerua Peninsula) which breach the vista of the seascape and landscape but does this 'vista breach' cause actual harm to the environment or the people? No it doesn't.

I am satisfied that there are sufficient protection and preservation mechanisms and policy requirements in place that prevent environmental harm, misuse and abuse. I also believe that there is sufficient non-compliance laws in place to remedy any concerns.

In conclusion, I **DO NOT** see any issues with the specs of this home.

The Name – *Matakā*

As mentioned earlier, I note that to the east and seaward facing side of this dwelling is a swimming pool and entertainment area which makes complete sense given the name of our maunga. (Who wouldn't want to share such an envious view)

Culturally, the ability of our people to see to the horizon allowed them to dream with wonder and look back toward the origins of our journey. This simple act of looking far off into the distance as far as the eye can see promotes imagination and an open arms philosophy. This open arms philosophy is a trademark of our hapū, typified by our embracing approach to the Missionaries.

- **Assessment**

NTKM have no issue with regard to the cultural name given to this area in relation to the proposed site for the home.

What we would like to urge however is that:

The occupants/owner ensures that the horizon can be seen from inside the dwelling and in particular the outer eastward entertainment area thus allowing them the basis to tell the story of the wonder and openness that is evoked and etched in the name Matakā.

Kararehe Taonga – (Treasured species)

I have been advised that the owners of the home intend to bring dogs. Although dogs were prized by our ancestors, for their loyalty, company and coats they were also responsible for early depletion of kiwi populations and the threat that dogs bring to our kiwi of Mataroa today, has not changed.

- **Assessment**

Dogs are a risk for our kiwi. In order to maintain the balance of pet owner 'therapy' or aroha and kiwi protection NTKM would like to require that:

1. All dogs brought to this property are well contained to ensure they cannot run freely outside the boundaries of this property;
2. All dogs are kiwi trained; (council offer this facility); and
3. All dogs are DNA tested and that data is given to the DRC for their records; and
4. The owner agree to the dog being destroyed if it's DNA is found on any injured or killed kiwi,

If these conditions are agreed to NTKM have no issue with the owners dogs being on their property.

Te Tōrere (The Burial Cave)

The tōrere (burial cave) is significant site to our hapū based on the purpose it was used (interring bodies to decompose). This is a practice that was once used by our people but no longer. However, with the restoration of our tribal authorities and the potential renaissance of our tribal practices this tōrere and its purpose could one day be revived.

- **Assessment**

The tōrere is not located near the proposed building site nor impacted by it. However, we would like some co-operation and assistance to properly locate and GPS this tōrere site. It will take some searching, but we know it's on or near this Kaira property and for these reasons we would like to have it recorded as an initiative we would like to work on with MRA-DRC sometime in the future. (No urgency)

Given that this proposed site for this building is not in the vicinity of the tōrere, NTKM have no issue in this regard.

Te Mauri o te tangata (– The essence of a person)

The assessment of intent and wairua of a person is essential for our hapū. The mere fact that, layers of colonial usurpation of our people and our tribal authority have been imposed on NTKM, doesn't change our inherent desire and right to continue to practice this tikanga.

Accordingly, I would like to have an opportunity to simply sit and chat informally 'kōrero kānohi, ki te kānohi' I raro I te tika me te pono (face to face sharing of aspirations through a lens of being truthful).

In this exchange I intend to:

1. Share our hapū aspirations and thus find some common ground and ultimately build healthy connections as our tupuna (forebears) once did;

2. Share the connection we have with Matakā and the cultural importance behind making the pilgrimage;
3. Welcome and weave them into our cultural and tribal fabric.

Assessment

Given that the MRA-DRC are already providing design oversight and their own 'assessment of intent' checks, NTKM have no issue with the new owner in regard to this cultural 'relationship' aspect of this building application. However,

I understand that the owners would be open to a meeting, at a time that we can arrange during their next return down under, which I look forward to. Accordingly, based on the strength of the MRA-DRC protocols, I am happy to confirm that NTKM:

- Have no issue with this application; and
- Look forward to the healthy relationship NTKM could potentially have with these new residents and the strength they could potentially bring to the well-being of our hapū and community.

Conclusion

In conclusion I recognise:

1. That this building and location poses no risk of harm to our cultural sites on this property.
2. That, so long as there is no risk of harm or damage to the environment (and that the applicant accepts the responsibility of remediating any inadvertant harm or damage), every property owner should be able to build their interpretation of a 'home'.
3. That there are sufficient compliance measures, council wise, to ensure protection of the environment.
4. That, overall, NTKM stands to gain a heathy contributor toward the well-being of a healthy Mataroa community,

Accordingly, and on behalf of our hapū, I gladly endorse this application and consent to the construction of the building set out in this plan, at the site designated in this application.

Mauri ora ki a tātou katoa,



Herb Rihari – Chair

Kāhui Poutiaki O Ngāti Torehina Ki Matakā (KPON)

(Mandated Poukorero for Ngāti Torehina Ki Matakā)

Appendix 8

Original Archaeological Assessment



Heritage Management Consultancy
548 Manukau Rd, Epsom, Auckland

**ARCHAEOLOGICAL ASSESSMENT REPORT
MATAKA STATION LTD
STAGE 2**

**MATAKA STATION
PURERUA PENINSULA
BAY OF ISLANDS**

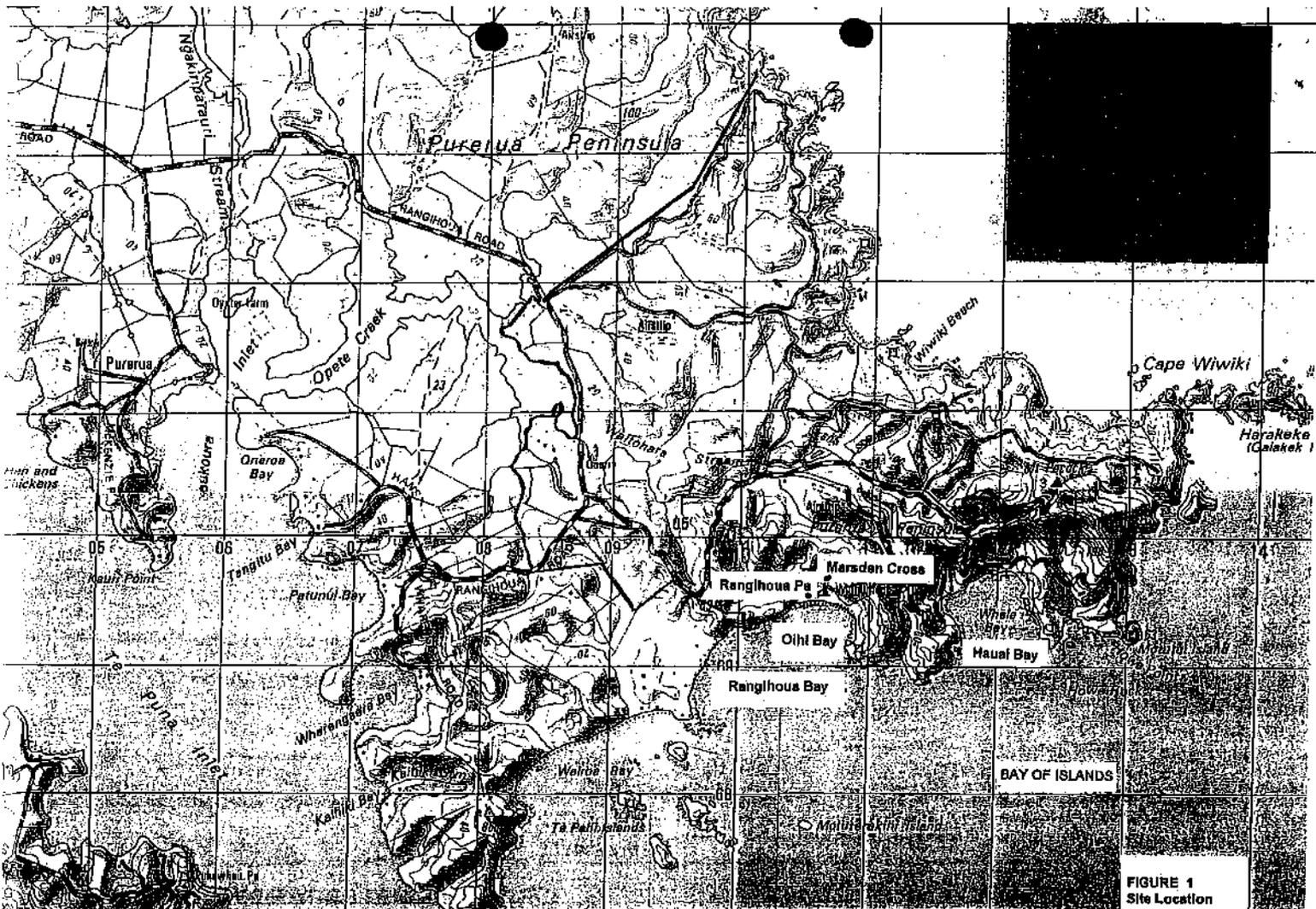
**Prepared by
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ARCHAEOLOGICAL ASSESSMENT REPORT
MATAKA STATION LTD
STAGE 2
PURERUA PENINSULA
BAY OF ISLANDS

1.0 INTRODUCTION

An archaeological field survey and assessment were requested by Evan Williams representing Mataka Station Ltd regarding their property on the Purerua Peninsula, Bay of Islands [Figure 1]. The report was commissioned to identify any archaeological sites on proposed lots and to assess any heritage issues which might arise with regard to the project and proposals for subdivision as part of the Assessment of Environmental Effects for a resource consent application.

This report is further to three others previously prepared by the writer for resource consent applications as part of a staged approach to subdivision on the property. The first, Phase I dated January 2000, considered the subdivision of 12 Lots in the north and east of the property. The second, Phase II dated November 2000, considered further lots in the north, east and southeast. In May 2002 a brief report was prepared with reference to Lots 7, 11 and 20. This report refers to lots in the east, south and west of the property [Figure 2].

2.0 SITE PROPOSAL

The proposal is to create and amalgamate a number of lots as indicated on Plan DRG NO 7070/2 dated March 2, 2004 and provide 10 lots with chosen house sites as Stage 2 of a phased subdivision across the property [Figure 2].

3.0 SITE INFORMATION

The subject property is known as Mataka Station and is situated on the southeastern end of Purerua Peninsula on the northern shores of the Bay of Islands. The property is comprised of 1,160 hectares held in 18 titles which can be summarised as follows:

Part OLC 20 Barbers Grant 165 Sec 1 Block IX, Bay of Islands SD;

Part OLC 56 Secs 4, 5, 7, 8 Part Sec 12, Lots 9 and 10 DP 72577 Lot 1, DP 90149 Block IX Kerikeri SD

Sec 5 Lot 8 DP 72576 Lots 2 and 3 DP 78755 Block V.

The northern boundary of the property is coastal, fronting the Pacific Ocean, while the eastern and southern boundaries are made up of Bay of Islands foreshore. To the west is rural countryside with a partial estuarine boundary of Opete Creek which is an extension of the Poukoura Inlet.

The topography varies from near flat through gently rolling and medium contoured ridges inland to steep hill country around the coastline with the highest point being Mataka, 'shining face', at 258 metres. Also known as Mt Pocock it was named by Captain James Cook (M S I M 1999:3). This point and many others provide sweeping views of the ocean, surrounding islands and the Bay as well as being excellent lookout points for Maori in past times.

Approximately three quarters of the property is under pasture with the remainder comprising wetlands and dams, pine plantations, regenerating native bush on the steeper slopes and in the gullies. Development and modification have occurred through an extensive roading system, three houses, shearers' quarters, a woolshed and various ancillary buildings. There are also a quarry and two airstrips on the property. Farming and economic activities such as bush clearance and burning off, gum digging, discing, dam building and fencing have further modified the landscape.

- 2 -

On the southern side of the property, fronting Oihi Bay, are the Rangihoua Maori Reserve and the Marsden Cross Historic Reserve. Access to both is through the subject property.

4.0 HISTORICAL BACKGROUND

Maori Background

According to tribal traditions, the Bay of Islands was one of the very early sites of Polynesian settlement in Aotearoa. The people traced their origins to Kupe and later their lines of descent from Toi (Salmond 1991:220). The origins of the north became a complex mix with migrations in and out but by the eighteenth century it was dominated by two kin zones, the Nga Puhī and the non-Nga Puhī based on the marine resources of the Hokianga and the Bay of Islands respectively while competing for the garden lands between. A non-Nga Puhī iwi at this time was Ngati Rehia but by the nineteenth century one kin zone was formed, dominated by Nga Puhī (Belich 1996:91). Today mana over the area of the subject property is claimed by Ngati Rehia and Ngati Torehina.

Cook's Bay Visit. Rangihoua

On November 28, 1769 Captain James Cook's Endeavour sailed past the mouth of the Bay of Islands and noted very large pa sites inland with 'one the largest we have seen'. This was probably Rangihoua (Salmond 1991:220) which dominated Oihi Bay, sometimes referred to as Rangihoua Bay. Its chief was Te Pahi whose pa and its people were to become prominent in early Maori/European relations. The site still commands the foreshore of the bay today. The population of the Bay of Islands at this time was both plentiful and wealthy. The fisheries were rich both in the bay and inland rivers, the latter bordered by alluvial soils. As well were fertile volcanic soils, productive fernlands, areas of forest offering bird and berry resources as well as timber and vegetative resources (after Salmond 1991:234).

Whalers. Whale Bay

By the 1790s whalers were searching New Zealand waters for whales and its shoreline for suitable places to anchor and replenish supplies. The first visit to the Bay appears to have been in 1802. In 1805 a whaler, Jorgensen, reported that the lands around the Bay were divided among three chiefs. One of these was Te Pahi of Rangihoua (Salmond 1997:324), a chief of Te Hikutu. He made deliberate efforts to service the whalers 'with wood and water, &c., at a very cheap rate in barter' (Governor King in Binney 1987:16). In the same year, 1805, the whaler *Ferret* reported that Maori were growing immense quantities of potatoes to supply the whalers (Lee 1983:37).

Most of the whaling work force was made up of Bay men and whalers used the bay, now known as Whale Bay, to the east of Oihi Bay. There are references to a Bay Whaling Company 'and the Whale Bay works was probably its enterprise' (King 1992:88,145). It has been described as the 'first and only shore whaling station' which operated in the Bay of Islands (King 1992:145). Lee writes that trying out blubber was done at sea and 'bay-whaling', which involved shore stations, was not undertaken 'until many years later' [than 1805] (Lee 1983:37). However, King notes that the company operated successfully for some years and it would appear, from surface archaeological evidence, that whalers lived above a small bay directly to the east of Whale Bay. This was confirmed through a comment made by Errol Hansen, farm manager at the time of the first visit to the property in November 1999.

Te Pahi. The Boyd

Maori, including Te Pahi's son Matara, were taken on as crew on the whalers and there was considerable contact with Port Jackson [Sydney]. Matara brought back gifts for Te Pahi from Governor King including breeding pigs and tools. In 1805 Te Pahi and four of his sons left the Bay to visit Governor King and returned with a prefabricated European house (Binney 1987:17). Just four years later, the house,

and his refuge pa on Te Pahi Island, southwest of his main pa of Rangihoua, were burned in an assault made by five whaling vessels. This was in reprisal for Te Pahi's supposed complicity in the killing of the crew of the Boyd. Wounded in the assault, he later died in the tribal fighting which followed. Te Pahi had been fingered by a rival chief, Tara, of Kororareka who was keen to establish his own domain as a major port of call for the whaling ships (Binney 1987:18).

Diminished Trade. Rev Samuel Marsden. Ruatara

In fear of escalating retaliation, most whalers kept away from northern harbours and the trade they had brought dwindled away (Binney 1990:130). After Te Pahi's death there was intense tribal strife but this had abated by 1814 (Bawden c.1987:110). In the meantime the Reverend Samuel Marsden of the Church Missionary Society and principal Chaplain of New South Wales had met and was impressed by Te Pahi's nephew, Ruatara, who had spent eighteen months at Marsden's Parramatta property acquiring knowledge of European agriculture (Belich 1996:142). On returning to Rangihoua he succeeded Te Pahi and became the major chief of the northwestern Bay of Islands (Binney 1987:18). He successfully introduced the cultivation of wheat to the Bay of Islands.

Marsden. Mission Station by Rangihoua

In 1810 Marsden had discussed the establishment of a mission station with Ruatara who declared it must be set up by Rangihoua 'where he and his tribe could easily protect it'. It was agreed that a mission station should be established under the patronage and protection of Ruatara and his close relative Hongi Hika. So on December 22, 1814, Marsden arrived with three missionaries Thomas Kendall, John King and William Hall and their families on the Active, captained by Thomas Hansen (Belich 1996:143). They brought with them 'a stallion, two mares, a bull, two cows a few sheep and poultry, the cattle being a present from Governor Macquarie' (Lee 1983:63). Salmond notes that 'cows or horses they had never seen before' (Salmond 1997:460).

Missionaries, Oihi, Rangihoua

The missionaries and settlers took up residence at Oihi at the foot of Rangihoua to the east after Ruatara had 'tapued' the land. Marsden bought 200 acres for the missionaries on February 24, 1815 (Malcolm 1994:111). The later claims by the Church Mission Society for this land were Claim No.697 – OLC Plan 56 – for which ~~was awarded 62 acres~~, the whole of the claim to the east of Rangihoua. Claim NO.40 – ~~OLC Plan 45 – 247 acres~~ the whole of the claim, wrapped around the Te Puna Mission Station – OLC 57 (AFL notes and map). Thomas Hansen II (son of the Captain Thomas Hansen) bought 4 acres between the Oihi Stream and Rangihoua Pa. The population of the pa community in 1814 was estimated to be 150-200 and had several agricultural plantations with 'an appearance of neatness and regularity. Each plantation was carefully fenced in' (Salmond 1997:461). There were smaller settlements, individual whare and cultivated plots scattered around the bays in every small inlet (Salmond 1997:332, based on Savage -1805).

Mission moved to Te Puna

By 1830 a decision had been made to move the mission station from Oihi to Te Puna. Oihi had almost no flat land and little space for gardens and orchards. Further it was exposed to the east and south winds. Te Puna, on the other hand, had extensive and fertile agricultural land. By this time the population of the Rangihoua settlement was no more than 200 permanent inhabitants, according to a census taken by Marsden (Spencer 1983:84). Other missions at Kerikeri and Paihia had by then been established. John King and James Shepherd, the last missionaries at Oihi, moved to Te Puna in 1832 once the new mission was constructed (Clough and Best 2003:11). By 1836 King had purchased a large portion of land on Purerua Peninsula (Spencer 1983:84).

Population at Rangihoua in decline

The Duperry charting expedition of 1824 showed only a few houses on Rangihoua Pa (Duperry 1827: Chart 19, Carte de la Baie des Iles in Best 2003). Some work was carried out refortifying Rangihoua in 1830 but the population was in decline and by 1834 the pa was described as being in 'comparative disuse and consequently out of repair' (Lee 1983:56). The decline was attributable to a variety of factors – intertribal warfare, the introduction of European diseases, and the purchase of large tracts of land at Te Puna and elsewhere on the Purerua Peninsula by John King. (Spencer 1983:86,101). The focus of interactions between Maori and European had long moved elsewhere (Clough and Best 2003:12).

Ownership

Plan 3233 (appended), dated 1875, shows the landholdings around Oihi, Rangihoua, Te Puna and beyond. The many purchases of missionary John King, divided amongst his family, are indicated. The greater portion of the subject property, 'about 2700 acres', were still "natives' land" and known as Tunapohepohe, with its title under investigation. Two grants were awarded, seemingly in the same year, to Barber and Bolger (ML3401) on either side of Whale Bay. Barber's block is titled Hauwai and Bolger's is Matapatutahi extending north towards the prominence of Mataka. His block of 157 acres included Motutui, the island. Several landscape points had been used to determine the boundaries when the purchase was first drawn and surveyed in 1859 (Plan 1287).

A general outline of ensuing ownership follows. In the late 1800s Walter Clapham Mountain began acquiring land on the Peninsula, eventually owning around 12,000 acres.

'The whole of this large area of land had no bush growing on it...only gum from long gone kauri forests. There was plenty of fern, ti tree and gorse though...

The danthonia grass was burnt each summer so the new grass would shoot up

quite exhausted. This went on until the 1950-1960s... (Malcolm 1994:113).

Nine tenths of the Mountain property passed to W.R Patterson in 1948 and then on to his sons in 1973. Farming methods improved with the land disced or burned and oversown (Malcolm 1994:115,116).

That portion of the farm being the subject property was purchased by W.A Subritzky in 1977/78. Subritzky further improved the property. One fifth was fenced off and a tree 'allowed to grow and form a natural seed bed for the regenerating native trees' (Malcolm 1994:116). The farm has since passed to Mataka Station Ltd. who are enhancing the conservation values of the property, adding conservation areas, kiwi protection areas and fencing same.

5.0 ARCHAEOLOGICAL BACKGROUND

The first archaeological surveying on the property appears to have been carried out in the early 1960s then in 1976 followed by further extensive coverage in 1977 and 1978 by Leahy and Walsh [Figure 6]. In 1979 Jeremy Spencer carried out a field survey of Rangihoua Pa and the Oihi Church Mission Society Station. This was in conjunction with a literature and pictorial record search 'to reveal the lifestyle of the local inhabitants'.

The writer first visited the property in 1999 and has made several visits since then undertaking limited archaeological surveying into the phased areas of subdivision and recording new sites as identified (see Introduction). A full survey, across the extent of the property, was undertaken with Auckland University archaeology student, Tony Fiske, in December 2003. There is a total of 67 archaeological sites recorded across the subject property, 11 of which are pa. Other sites include pits, terraces, botanical evidence, midden, and gardens. Twenty five new sites were identified and recorded in the 2003 survey. The sites tend to hug the coastline while 99% of inland sites are no further than one kilometre from the coast.

Over the last several years, archaeological surveying, reporting and excavation has been undertaken at the neighbouring property to the west, known as Mountain Landing. Elements of these works were initially carried out by L.Johnson and A. Middleton and latterly by R.Clough and S.Best. In Wairoa Bay, limited evidence of an archaic site was identified, 'indicated by moa present in the faunal assemblage' and thus providing 'evidence for at least 400 years of Maori occupation of the area prior to European contact' (Best and Clough 2003 in Clough and Best April 2003).

6.0 METHODOLOGY

Field survey

For the full coverage survey of the property, Fiske and Harlow had a copy of all previously recorded archaeological sites, held by the Department of Conservation, Whangarei (Maingay). A farm vehicle was made available by Robert Stirling, farm manager and the survey was undertaken by two persons over eight days in December 2003, on foot. The aim was to reidentify recorded sites and record those not previously identified. Where appropriate, sites were probed to determine their extent. Coordinates of sites were obtained using a Garmin Etrex GPS.

Plans and aerial photographs were provided by Lands and Survey and Wendell Taylor and Associates Ltd.

Mapping

In the preparation of this report the surveyed sites have been overlaid on a topographical map comprised of three maps which cover the area of the property.

These are:	Whangaroa	NZMS 260 PO4/QO4 Ed 1, 1984
	Bay of Islands	NZMS 260 QO5 Ed 1 1983, Ltd Rev 1997
	Kaikohe	NZMS 260 PO5 Ed 1 1984, Ltd Rev 1998

A GIS analysis of all sites has been undertaken by archaeologist, Dr Simon Bickler, covering all newly recorded sites, those previously recorded as well as those not reidentified in the 2003 survey. Part of that analysis is recorded on Figures 3 and 5 and covers the areas considered as part of the present resource consent application. Site record forms (SRFs) and sketches of sites across the property are in preparation while SRFs for reidentified previously recorded sites are being updated. SRFs for sites within and near the lots which are part of this present application are appended.

Research

A considerable literature search has been undertaken, particularly focusing on the Rangihoua and Oihi areas. Although not part of the subject property, access to these reserves is through it. The Auckland Public Library and its Special Collections section, and the University of Auckland data bases were searched for literature and maps relevant to the area. LINZ records were searched for plans pertinent to the history of the area. Anne Leahy, who had previously surveyed the property in the 1960s and 70s, passed on field notes regarding pa site Q04/40. Discussion on findings has been held with Dr. Rod Clough, archaeologist, who has been working on the neighbouring property to the west, 'Mountain Landing'.

Consultation with Ngati Rehia and Ngati Torehina is being undertaken by Mataka Station Ltd and is ongoing.

7. RESULTS

A broad range of sites has been identified across the property from pa to single terraces, pits and platforms, gardens and botanical sites, midden and a stone structure. An archaic site has been identified on the neighbouring property to the west and it is likely that Mataka is also home to sites of this age. The range of sites covers a period through to the early days of contact between Maori and Europeans as represented in the two whalers' sites on the property.

Referring to Figure 2 plan and commencing in the west of the subject property, the archaeological status of lots follows. Archaeological site record forms [SRFs – site record forms and SDFs – site description forms] are appended.

It needs to be noted that the archaeological maps (Figures 3 and 5) showing a GIS analysis of archaeological site locations is based on GPS readings. When these are overlaid on the topographic maps site locations are not exact as the maps are based on Geodetic Datum dated 1949. Therefore site locations must be seen as approximate and sites near boundaries may be to either side of that boundary and cannot be taken to be within a specific lot until boundaries are marked on the ground.

Northwest

From the north west, the following lots are clear of surface archaeological evidence.
Lot 27 DP323083, Lot 35, Lot 34, Lot 33, Lot 31.

Lot 32

Q04/62 archaeological site is in this lot (see Figure 3).

The site is a rectangular shaped terrace, 5 x 4m, facing south towards a small stream. This probable house site is 10 metres from a fence to the west and has regenerating manuka to the south and east. There is no development planned for this area which is in pasture.

West

Lot 10 DP 72577 contains the main cluster of farm buildings including woolshed and shearers' quarters. The section of this lot to the east of the marked wetland was surveyed in 1999. The paddock is gently sloping land and was shut for hay. No archaeological evidence was encountered but conditions were not ideal. The western section of the lot has not been inspected.

Lots 36 and 37 have existing houses.

Lots 38 and 39 were not inspected.

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ARCHITAGE 548 Manukau Rd, Epsom. 09.631.5719 (Ph & Fax) Dianne Harlow - Archaeologist

Lots to the south with housesites - Figure 3

The lots to the south contain proposed housesites on chosen sites and can be seen on a separate plan which includes archaeological sites in the area [Figure 3]. It needs to be recognised that archaeological sites indicated are in the vicinity of their marked location. Sites indicated near boundaries may be on either side of a boundary and their positions cannot be taken as exact.

Lot 30

This lot is on the south side of Oihi Road. The housesite is just below a knoll in pasture and faces south. The site and lot are clear of surface archaeological evidence. There are no archaeological sites in the near vicinity.

Lot 25

The lot is on high ground overlooking a valley to the south, beyond to Rangihoua and out to the Bay of Islands. It is in pasture with a large rounded knoll at its high point topped with a fenced pohutukawa. The proposed housesite is to the south southeast of the knoll and is clear of surface archaeological features. Probing in the general area produced no evidence.

Lot 26

The lot is on high ground overlooking a valley to the south, beyond to Rangihoua and out to the Bay of Islands. The lot is in pasture and the proposed housesite is on a large rounded knoll part of a northwest to southeast ridgeline. The proposed housesite is clear of surface archaeological features. Probing in the general area produced no evidence.

Lot 27

Q05/32. Housesite chosen is in the vicinity of archaeological site Q05/32 (N11/297), a terraced knoll and spur. At 50 metres to the west of the knoll is a terrace and further west across a saddle and on the next knoll is a feint indentation 4 x 4m which is a possible house site.

Figure 3 shows site Q05/1319, a 7x4m terrace, as being in this lot. It is probably in Lot 28. The site is in pasture and under no danger of destruction.

Comment

During planning stages it was recommended that the housesite be moved farther east of the terraced knoll where there is a saddle and a further knoll. East of this second knoll are two farm gates. The general area around the saddle, knoll, gates and farther east are clear of archaeological surface evidence.

Recommendation

- 1) The housesite and the access route from Lot 26 to Lot 27 will have to be decided upon, on the ground, with archaeological advice. It was agreed that the housesite was flexible.
- 2) It will be necessary to archaeologically monitor earthworks across the area intended for any earthworks including access, house, services and ancillary structures such as a tennis court, swimming pool. It would be advisable to undertake preliminary inspection prior to general earthworks getting underway.

Lot 28

The proposed housesite is generally positioned on a broad, very gently sloping area in pasture. It is near a section of the southern boundary. The nearest archaeological site is P05/606 at 20 metres directly south of the boundary fence on the neighbouring property, Mountain Landing. [This site may have been recorded by Angela Middleton while working on that property in which case it will have a previous number or else it has been combined with P05/889 – see Figure 4]. It is a complex of three pits and a probable house site, in the form of a 4x5m depression, on top of a knoll, with five terraces on the south side of the knoll facing south.

Other sites over the boundary are P05/890 to the west, terraces and midden along a spur. To the south southwest is another spur site, P05/889, recorded and described by Middleton as terraces. T. Fiske recorded 18 terraces and two ditches describing the site as a pa in December 2003.

Q05/34. On the subject site to the southwest is Q05/34 (N11/444), a series of 20 terraces on a broad knoll and down either side to east and west. This site, shaded by several large pohutukawa, is closely associated with Rangihoua Pa. It has been recorded separately as it falls outside of the pa's western ditch. The site is approximately 200 metres from the proposed housesite. It is shown on the archaeological map as being in this lot but, following a very recent boundary change, is in fact in Lot 40.

Other sites on this lot:

Q05/1317. This site is opposite Rangihoua on the north side of the road (not south as indicated on archaeological plan). It is comprised of a platform, flat area and path and is in pasture with no specific threat.

Q05/6. The site is ten terraces and associated gardens on the south facing slope opposite and associated with Rangihoua. The site is presently being grazed and will remain this way. No apparent threat other than through grazing and natural causes.

(cont).

Lot 28 (cont)

Q05/1319. A 7x4m terrace, marked in Lot 27 on the archaeological map but is probably in Lot 28.

Recommendation

1). There is no surface archaeological evidence across the entirety of this broad area which slopes to the northwest. However it is a likely place for activity being easy ground and having a number of extensive sites in the vicinity. It will be necessary to monitor earthworks across the area intended for any earthworks including access, house, services and ancillary structures such as a tennis court, swimming pool. It would be advisable to undertake preliminary inspection prior to general earthworks getting underway.

2). No garden sites [Q05/6] should be included within a revegetation planning scheme.

Housesites Indicated on Archaeological map – Figure 5

Lot 29

This lot may be described as in two sections linked by a narrow neck of land. The western section is to the west of Lot 26 and is home to site Q04/58 [Figure 3].

Q04/58 is a garden site on a north facing slope opposite the airstrip. There is no planned construction on these slopes.

The eastern section of the Lot tends to be north facing and takes in part of the road up to the summit of Mataka. On the end of a small spur off a strong bend in the road is Q04/56.

Q04/56 is a pit and possible terrace site. Map contours suggest the site is in Lot 7. The site is in pasture.

Q04/16 is indicated on the archaeological map as outside the lot. A portion of it may be in the lot but not near the newly proposed housesite. It is comprised of 8 terraces and a rua. The site is under pasture and not in danger of damage except by stock action or natural causes.

Comment

The original proposed house site has been moved from the flat between the road and site Q04/56 to farther northeast.

Recommendation

The housesite is now between the two sites described above. It is situated just off the farm road. There is no surface archaeological evidence in the vicinity of the housesite or surrounds but caution is advised.

Lot 24

As with Lot 29, this lot is in two sections linked by a narrow neck of land. The western section is clear of any archaeological sites. The eastern section of the lot has Mataka (Mt Pocock) at its northern most point. There are two sites in this area associated with the mount:

Q04/3 (N11/235) is on a northwest ridge running from the flattish top of Mataka. It consists of 5 terraces and two pits as well as a flat area which may hold subsurface evidence. The area is being grazed and no other activity there can be foreseen.

Q04/4 (N11/236) is two terraces on a northeast running ridge off Mataka. The area is being grazed and no other activity there can be foreseen.

Housesite. A rarely used grassed farm track leads off a southeast spur from Mataka and ends in a wide open area, gently sloping. There is no surface archaeological evidence along this ridge which narrows and finally drops to rocks at a small unnamed bay on the eastern coast.

Lot 14

Housesite is south of a hairpin bend on the Mataka hill road and not far from where the road ends. The site is close to the farm road on flat to gently sloping ground. There is no surface archaeological evidence. However, south of the site over a fence is Q04/57, two terraces, through which a further fence passes. The site is at the top of a steep narrow spur down which are no further archaeological features.

Q04/57 comprises two terraces. The upper terrace measures 13 x 6 m with a 1.5m scarp while a probable terrace at right angles to it measures 5 x 3 m. These features are at present being grazed.

Recommendation

- 1) The fence passing through the site is removed with care.
- 2) The site is kept in grass within the grazing regime or the grass is kept down by using a line trimmer or similar to protect the features which should not be planted on.
- 3) Caution is advised during earthworks.

- 17 -

Lot 10

Lot 10 lies, for the most part, to the west of Mataka then extends across the coastal road to the north. Site Q04/59 may lie wholly or partly within the lot.

Q04/59 is along a narrow spur off Mataka to the east. It consists of a flat area with a pit farther down the spur and a further pit on the southern slope of the spur. Both pits are probably collapsed rua. The features are within an area being grazed at present.

Housesite is at the northern end of the lot on the north side of the coastal road. It is on a gently sloping presently being grazed. At the eastern end of this easy ground is: Q04/14 (N11/246) consists of terraces and a pit facing east. Below these is the coastal road where it takes a sharp bend and passes in a northeasterly direction. The pit is on the top of the knoll just above the terraces and is likely a house floor. The terraces are below and possibly continue down towards the road but the features are difficult to discern having been damaged by stock tracking. There is a further terrace at 26m to the north.

Recommendation

- 1) Any revegetation in the area of Q04/59 should avoid the features.
- 2) The proposed housesite is close to Q04/14 and is on easy ground. It is quite possible that there is subsurface archaeological evidence present although there is no surface archaeological evidence across the chosen house site. However it is a likely place for activity being easy ground and having a site in close proximity. It will be necessary to monitor earthworks across the area intended for any earthworks including access, house, services and ancillary structures such as a tennis court, swimming pool. It would be advisable to undertake preliminary inspection prior to general earthworks getting underway.
- 3) During construction the archaeological features need to be protected by placing a buffer zone around them to alert to their presence and to keep off any machinery.
- 4) Archaeological features will need to be incorporated within a landscape plan which protects them from damage. They are best left in grass which should be kept down by using a line trimmer to protect the features which should not be planted on.

Lot 23 Figure 6

This lot stretches along the northern coastline mostly taking in the steep coastal cliffs. There are six archaeological sites within or in the vicinity of this lot.

Commencing at the western end of the lot:

Q04/35 Recorded in 1977 as a possible isolated terrace. Not reidentified in 2003 survey.

Q04/28 Site recorded in 1977 and reidentified in 2003 survey. It is a long narrow site along the cliff ridgeline running parallel to the rocky foreshore below and consisting of pits and terraces. Far fewer features evident today.

Q04/54 Garden site recorded in 2002. Field drains on southfacing slope below site Q04/28.

Q04/15 This pit and terraces site was reidentified during the 2003 survey. It is outside the lot.

Q04/5 and Q04/6 were not reidentified during the 2003 survey although Q04/6 was seen from a distance at the far end of the spur near the cliff edge above the rocky shore. The sites are on parallel spurs off the same headland and are under no threat other than by natural causes.

Housesite. The housesite is positioned between a ridgeline to the northeast and a large spur above to the south. It is at the eastern end and head of a small valley containing a wetland. Above the wetland are the garden site Q04/54 and above it the ridge site Q04/28. Neither site is in danger of damage other than by natural causes. There are no archaeological features around the area of the proposed house site.

Recommendation

It is understood that the access route is coming off the main coastal road and passing along the gully between two high spurs. However, if the route is to pass across the westerly spur, the site Q04/29 needs to be avoided. It consists of several pits and a terrace.

8. DISCUSSION

Archaeological landscape

The landscape of the property tells of a rich Maori history spread over centuries. Many of the archaeological sites are found on knolls, ridges and spurs. For an area of land which is largely bordered by water there are few sites on the shoreline as these tend to be rocky and in many places the land is high falling steeply to the sea below. Sites dominate high places where extensive views are to be found while some major sites are on cliff tops above the shore and where fresh water is readily available nearby. Other sites seemed to have been chosen specifically to be unobtrusive in the landscape, small pit and terrace sites hidden in the hills. Of the eleven pa two are inland but, overall, the sites tend to hug the coastline while 99% of the inland sites are no further than one kilometre from the coast.

Maori Agriculture

There are six garden sites across the property, some of which may have been developed or expanded in the early contact period when the Bay was recognised by international whalers and sealers as a place for rest, watering and supplies.

Rangihoua and Marsden Cross Reserves

Nationally important are the Oihi site of the first Mission and the Rangihoua pa, both within their own Reserves but accessed through the subject property. The missionaries introduced the first organised European settlement to the country, and their association with Maori in the Rangihoua pa which overlooked their small settlement has a very important place in the history of our nation.

Clearly this property contains a significant historic and archaeological landscape within its boundaries. In recognition of this house sites have been chosen to avoid archaeological sites and none has been planned close to the two historic reserves in order to avoid the visual impact of any development on the heritage values.

- 20 -

ARCHITAGE 548 Manukau Rd, Epsom. 09.631.5719 (Ph & Fax) Dianne Harlow - Archaeologist

Subdivision

The subdivision of this property in the manner proposed will allow for the continuation of protection with increased revegetation, promotion of regeneration, fenced conservation areas, kiwi protection areas and pest control programmes. All identified archaeological sites have been avoided in the planning stages.

Considerations

This report is an assessment of archaeological sites and possible effects on their values. However it should be recognised that archaeological survey techniques cannot necessarily identify subsurface archaeological evidence, wahi tapu nor other traditional sites especially where these have no physical remains. An assessment of Maori values can only be undertaken by the tangata whenua.

Archaeological features and evidence are protected under the Historic Places Act 1993. Such evidence could be in the form of shell, bone, charcoal, hangi stones, ash, unusual stratigraphy or artefacts, Maori or European. These may not be damaged or destroyed unless an Authority to Modify an archaeological site has been obtained from the NZ Historic Places Trust.

9. RECOMMENDATIONS

Specific recommendations related to individual lots are to be found above.

General recommendations follow.

A guidance list for property owners has also been prepared and it is suggested that all purchasers are given a copy to help them understand about archaeological sites, obligations to protect them, and ways in which this may be achieved.

Specific Recommendations for Mataka Station Ltd

Interpretation

Given the significance of the landscape around Rangihoua and Oihi, consideration could be applied to a joint interpretation enterprise between Mataka Station Ltd, Iwi and the Dept of Conservation to raise an enhanced awareness of the heritage values visitors come to enjoy and to promote a greater knowledge of the history of the area.

Revegetation

Where revegetation is planned in areas containing archaeological sites, these sites need to be avoided. Planting needs to be kept away from the sites to such a distance that the roots of the plants, when mature, will not disturb the archaeological site. It would be useful to choose plants near archaeological sites which do not seed readily.

Ideally, sites should be left in grass and a specific species planted nearby to mark the site. A culturally appropriate plant would be one used by Maori such as flax, puriri, karaka, taking into account soil, climate and aspect.

There are six field systems across the property. No revegetation should be undertaken on these former gardening sites some of which can cover large areas of slopes. These should be left in pasture and grazed by sheep. For confirmation of sites and their extent, the project archaeologist should be consulted.

Roading

Roading will largely follow the present farm tracks. Where access routes are a concern archaeologically it has been noted under the Lot comments. Specifically, the access route and road from Lot 26 to Lot 27 and the access route to Housesite 23 require on site determination. It may be necessary to apply for an Authority to the Historic Places Trust regarding works near any archaeological site. It is advised to apply under Section 12 of the Historic Places Act 1993 which would cover any instance where a site may unexpectedly be encountered across the property.

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ARCHITAGE 548 Manukau Rd. Epsom. 09.631.5719 (Ph & Fax) Dianne Harlow - Archaeologist

General Recommendations for Mataka Station Ltd

It is recommended (in no particular order):

1) that the client applies for an Authority from the Historic Places Trust regarding earthworks which will need to be undertaken, particularly with regard to roading.

2) that all lot purchasers receive a copy of the archaeological notes regarding their lot and the site record forms and site description forms, if applicable

3) that consent notices are placed on all recorded archaeological sites when it is determined in which lot archaeological sites are located

4) that only sheep are used for grazing on pa sites and extensive terraced sites on ridges and along spurs, where possible

5) that fencing on archaeological sites is advised against and may only be carried out under the guidance of an archaeologist

6) that all purchasers are made aware that, whether there is a recorded site or not on their lot, all archaeological sites are protected under the Historic Places Act 1993 and if any archaeological evidence comes to light on their property they are required under that Act to inform an archaeologist or the Historic Places Trust. Subsurface evidence could be in the form of shell, bone, charcoal, hangi stones, ash, unusual stratigraphy or artefacts, Maori or European.

7) that recorded sites in the vicinity of proposed development be temporarily fenced off to prevent machine or other damage.

8) that an archaeologist monitors preliminary earthworks where development is in the immediate vicinity of recorded archaeological sites.

- 23 -

ARCHITAGE 548 Manukau Rd, Epsom. 09.631.5719 (Ph & Fax) Dianne Harlow - Archaeologist

General recommendations (cont.)

9) that, if archaeological evidence is uncovered during earthworks construction or landscaping, work should stop, a buffer zone placed around the site to a minimum of 10 metres and the project archaeologist or the Historic Places Trust notified if an HPT Authority is not held.

10) that, if archaeological evidence is encountered, an Authority to modify, damage or destroy an archaeological site under the Historic Places Act, 1993 is applied for

11) that the site foreman of any earthworks is made aware of the possibility of sub-surface archaeological evidence and procedures to follow if encountered, as in (6).

12) that if human remains (koiwi) are unearthed work should stop immediately and the tangata whenua and the Historic Places Trust contacted so that appropriate action may be taken.

10. CONCLUSION

This is a special piece of land and, in recognition of this, every effort has been made to protect the archaeological sites: by extensive surveying, consultation between the client and consultants involved in the project, by avoidance of all identified archaeological sites, iwi consultation, consent notices and particular consideration of the heritage significance of the property.

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ACKNOWLEDGEMENTS

Dr Simon Bickler	Consultant archaeologist
Dr Rod Clough	Consultant archaeologist
Mike Elrick	Principal, Lands & Survey
Tony Fiske	Archaeology student, University of Auckland
Joan Maingay	Archaeologist, Dept of Conservation, Whangarei
Christine Ozich	Personal Assistant to E. Williams
Bev Parslow	Archaeologist, Historic Places Trust, Auckland
Robert Stirling	Station Manager, Mataka
Wendell Taylor	Principal, Wendell Taylor & Associates Ltd
Evan Williams	Mataka Station Ltd

MAPS, PLANS, etc

Whangaroa	NZMS 260 PO4/QO4 Ed 1, 1984
Bay of Islands	NZMS 260 QO5 Ed 1 1983, Ltd Rev 1997
Kaikohe	NZMS 260 PO5 Ed 1 1984, Ltd Rev 1998

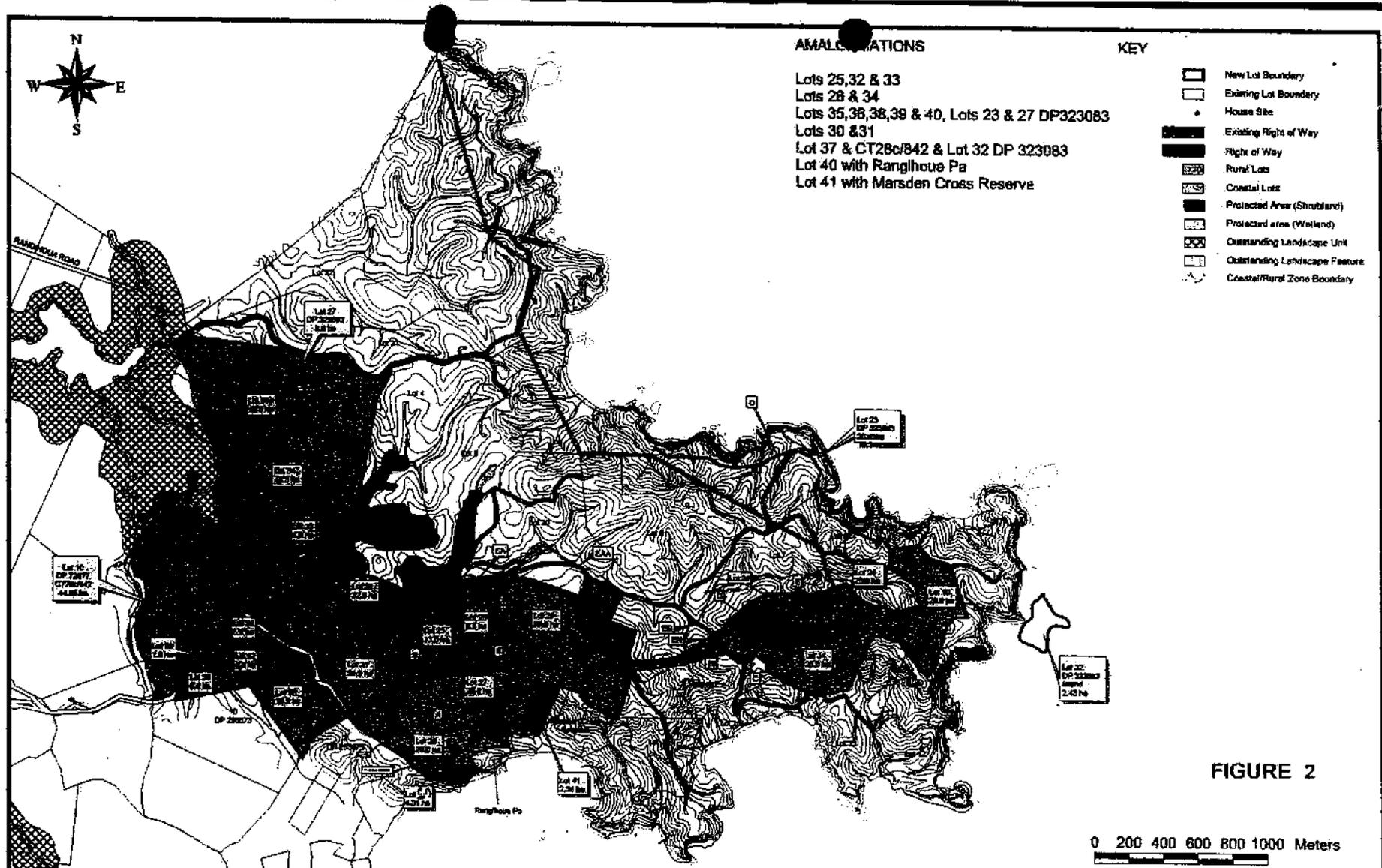
LINZ: Plans 3233, 1287, ML 3401

Mataka Proposed Subdivision Stage 2 – DRG NO 7070/2, March 2, 2004
Courtesy: Lands & Survey and Wendell Taylor & Associates

Plan: Te Puna Mission Station - Rod Clough

GIS analysis of archaeological sites – Simon Bickler

New Zealand Archaeological Association site record files, Dept of Conservation,
Whangarei



AMALGAMATIONS

- Lots 25, 32 & 33
- Lots 28 & 34
- Lots 35, 36, 38, 39 & 40, Lots 23 & 27 DP323083
- Lots 30 & 31
- Lot 37 & CT28c/842 & Lot 32 DP 323083
- Lot 40 with Rangihou Pa
- Lot 41 with Marsden Cross Reserve

KEY

- New Lot Boundary
- Existing Lot Boundary
- House Site
- Existing Right of Way
- Right of Way
- Rural Lots
- Coastal Lots
- Protected Area (Shrubland)
- Protected area (Wetland)
- Outstanding Landscape Unit
- Outstanding Landscape Feature
- Coastal/Rural Zone Boundary

FIGURE 2

0 200 400 600 800 1000 Meters

<p>Incorporating Hodges & Birk Ltd</p> <p>lands & survey</p> <p>DS800 SURVEY</p>	<p>LANDS & SURVEY</p> <p>LAND & ENGINEERING SURVEYORS RESOURCE MANAGEMENT CONSULTANTS CIVIL & MUNICIPAL INFORMATION SERVICES</p> <p>PO Box 714 151 Rutherford Street WYVINGTON</p> <p>Tel: 09 434 7544 Fax: 09 434 4227 info@landandsurvey.co.nz</p>	<p>Wendell Taylor & Associates Ltd</p> <p>RESOURCE MANAGEMENT AND PLANNING CONSULTANTS</p> <p>P.O. Box 1415 148 Bank St WHANGAREI</p>	<p>Mataka Station Proposed Subdivision - Stage 2</p>	<p>Scale = 1 : 20000</p> <p>Date of Issue 2 March 2004</p> <p>ORG NO 70702</p>
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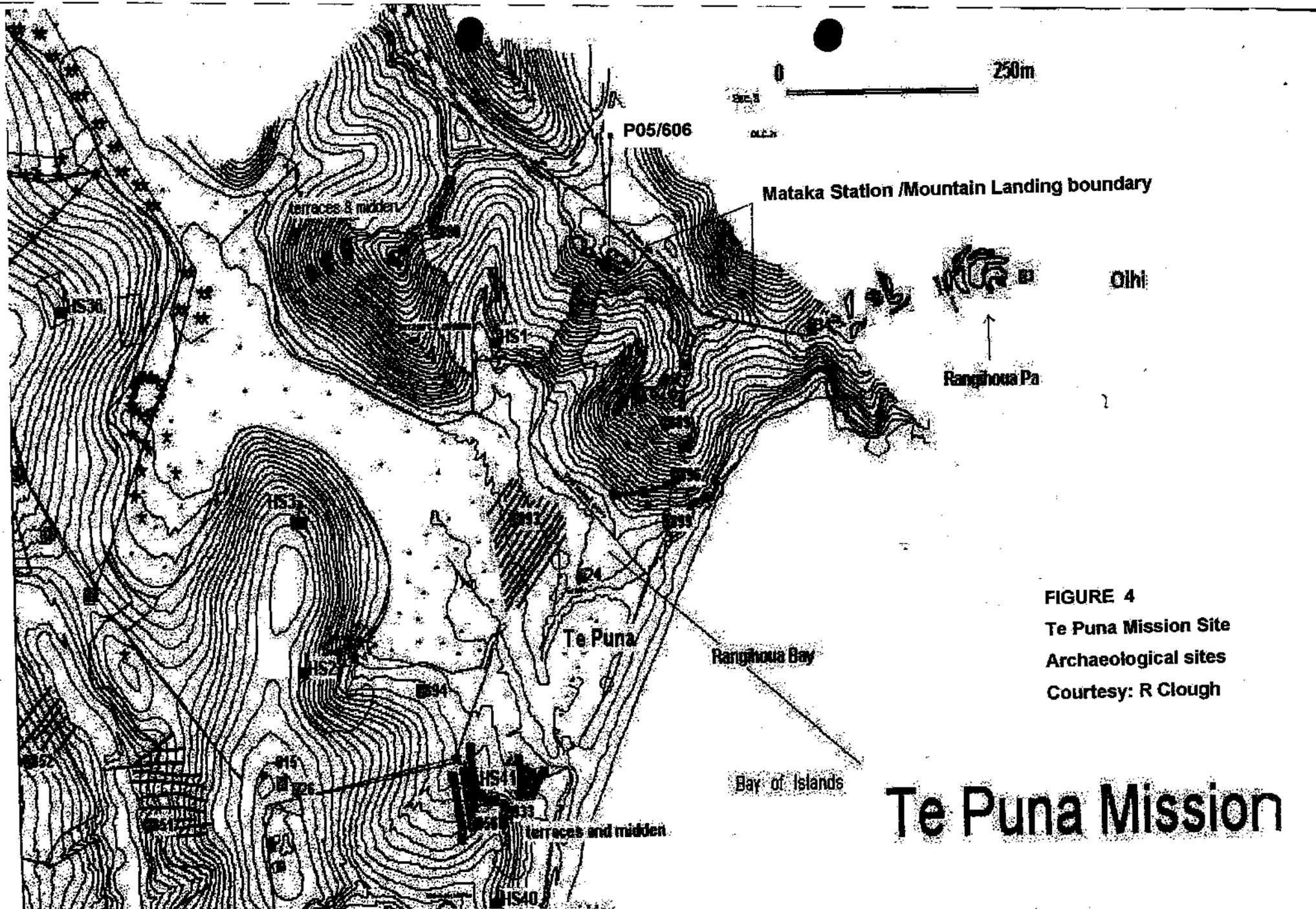


FIGURE 4
 Te Puna Mission Site
 Archaeological sites
 Courtesy: R Clough

Te Puna Mission

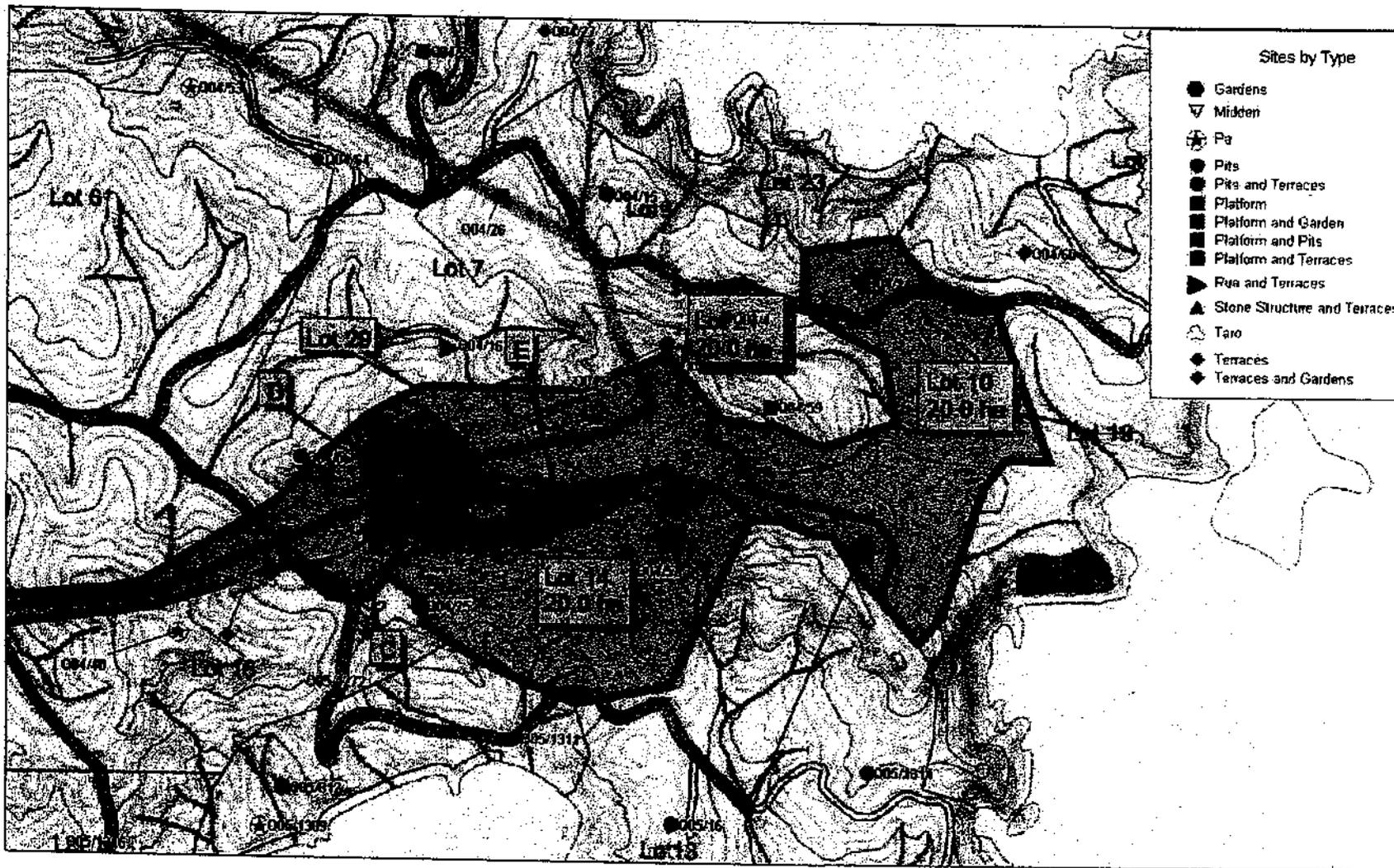


FIGURE 5

GIS analysis of archaeological sites – Lots 29, 24, 14, 10

Prepared by Dr Simon Bickler, February 2004

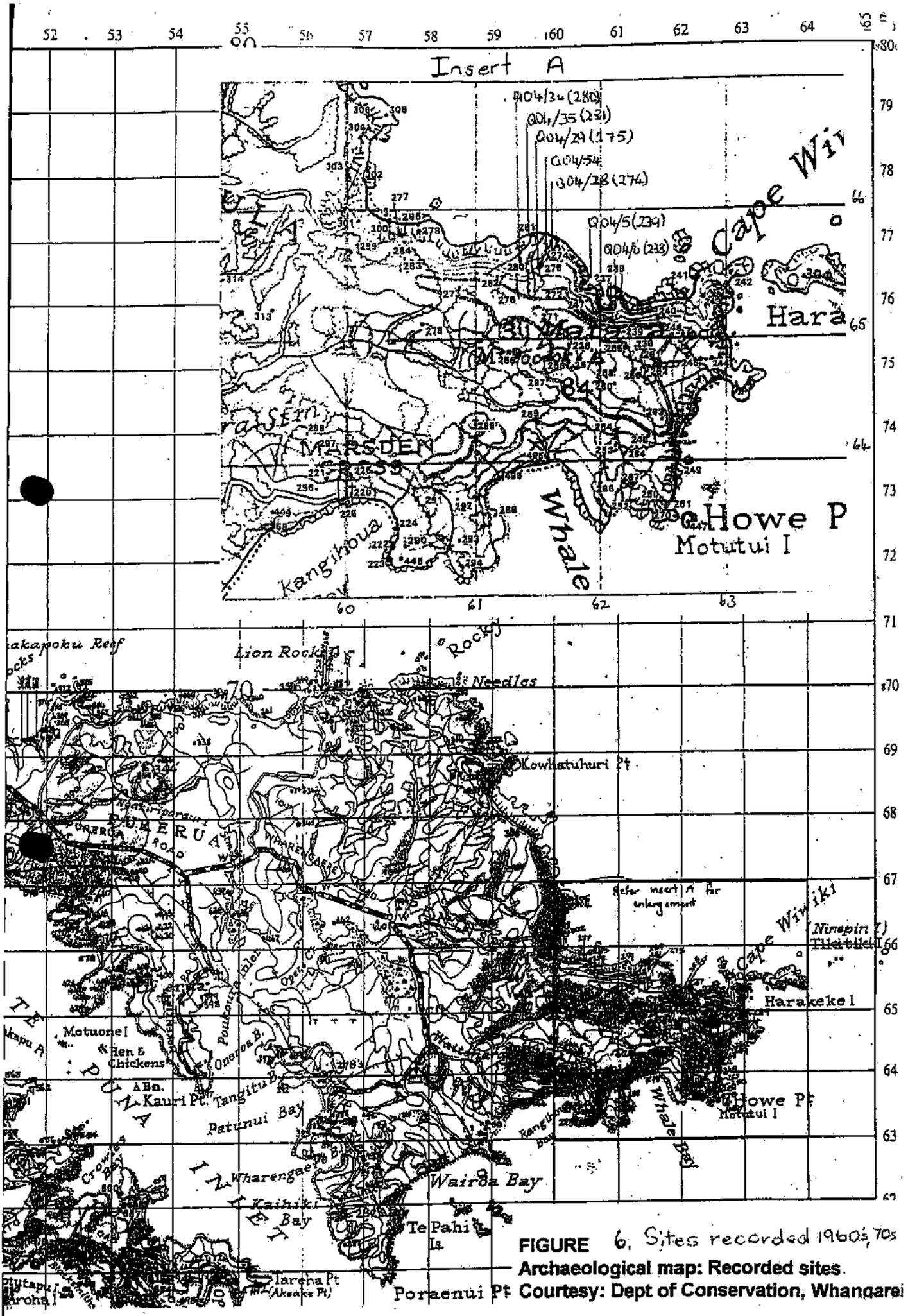


FIGURE 6. Sites recorded 1960s, 70s
 Archaeological map: Recorded sites.
 Courtesy: Dept of Conservation, Whangarei

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION
SITE RECORD FORM (METRIC)
 Metric map number sheet P04/Q04
 Metric map name Whangaroa
 NZMS 260 map Ed 1 1984.

NZAA METRIC SITE NUMBER Q04/62
DATE VISITED Dec 2003
SITE TYPE Terrace
SITE NAME: MAORI
OTHER

Grid Reference Easting 2609372 Northing 6670473

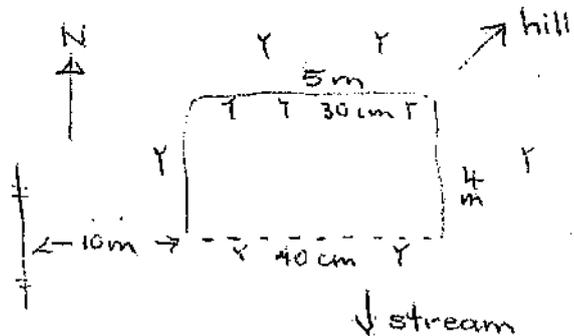
1. Aids to relocation of site (attach sketch map) Mataka Station, Purerua Peninsula, Bay of Islands

Peninsula on northeast side of Bay. An inland site on proposed Lot 32. Site is in pasture on land sloping down to south. Fence is 10m to west. Regenerating manuka to south and east. Small stream farther to south with farm track running along east side of paddock, between feature and manuka, to stream. There is a large hill to the northeast.

2. State of site and possible future damage.
 Site under grazing. No damage expected other than by natural causes.

3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)

The site measures 5m across the back which has a 30cm scarp, and 4m to each side. The front, facing south has a 40cm scarp. The corners are squared off. The stream to the south has freshwater mussels and possibly eels.



4. Owner Current - Mataka Station Ltd
 Address: c/- PO Box 10504, Auckland

Tenant/manager: R. Stirling
 Address: Paoneone Station Ltd
 Purerua Peninsula

5. Nature of information (hearsay, brief or extended visit)
 Photographs (reference numbers and where held)

Archaeological survey prior to proposed subdivision

Aerial photographs (reference numbers and clarity of site)

6. Reported by Dianne Harlow
 Address c/- 548 Manukau Rd, Epsom
 Auckland

Filekeeper
 Date

7. New Zealand Historic Places Trust (for office use)

Type of Site

Present condition and future danger of destruction

Local environment

Land classification

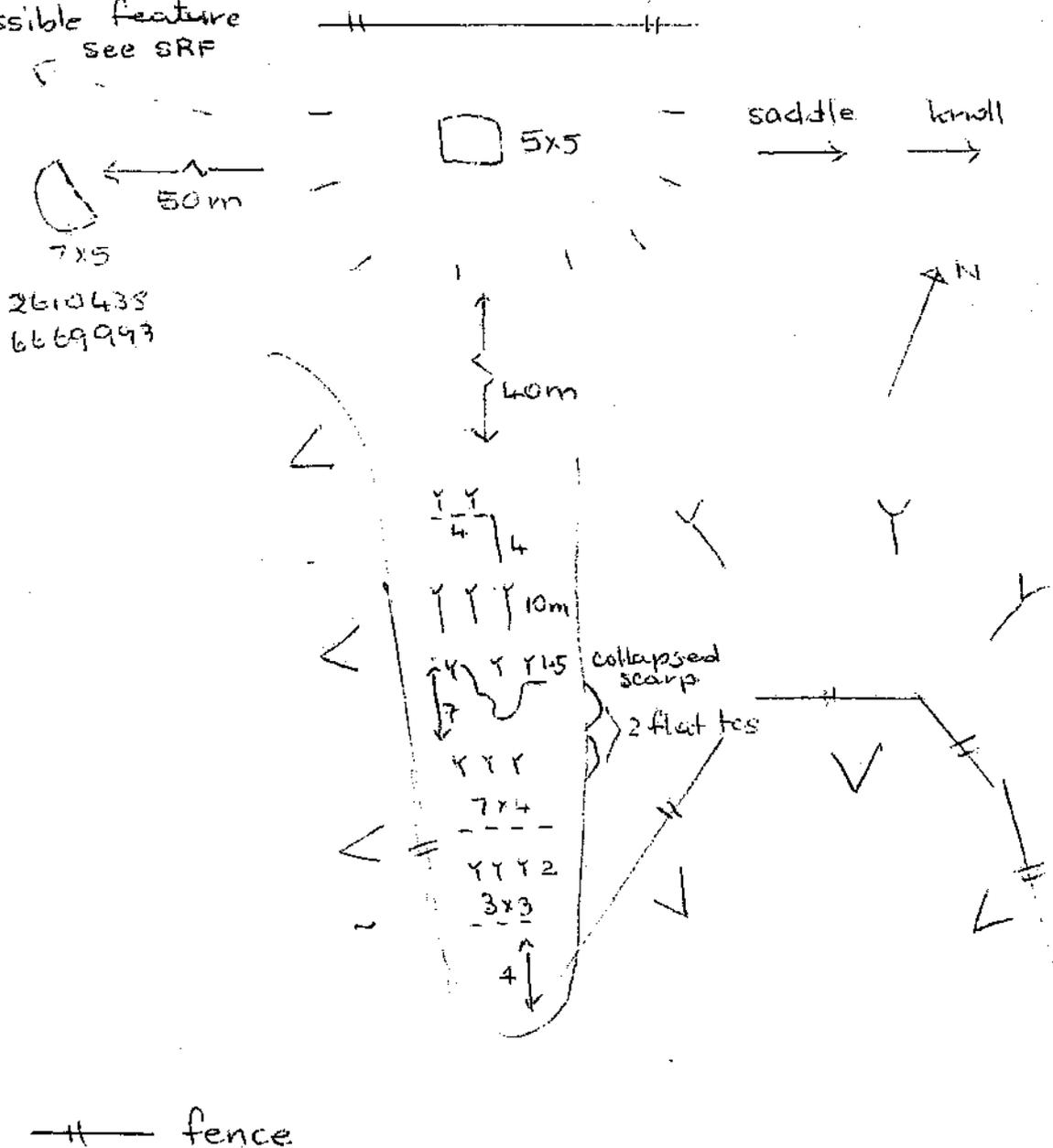
Local Body

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER Q05/32 (N11/297)	
SITE RECORD FORM (METRIC)		DATE VISITED	Dec 2003
Metric map number sheet Q05		SITE TYPE	Terraces
Metric map name Bay of Islands		SITE NAME:	MAORI
NZMS 260 map Ed 1 1983, Ltd Rev 1997		OTHER	UPDATE
Grid Reference	Easting 2610453	Northing	6669932
1. Aids to relocation of site (attach sketch map) Mataka Station, Purerua Peninsula, Bay of Islands			
Peninsula on northeast side of Bay of Islands. Site north of pa site Rangihoua, across valley and on next ridge which runs in a northwest to southeast direction. Site comprised of terrace on knoll and series of terraces on spur below.			
2. State of site and possible future damage.			
Site in pasture. Proposed housesite for proposed Lot 27 of subdivision nearby. Housesite and access to be planned to avoid features.			
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)			
Small knoll on ridgeline has squared terrace 5 x 5m on top. 50m to west across gently sloping ground is a further terrace, 7x5m, facing southwest. 40metres below knoll is a series of terraces down a very narrow spur.			
Further to the west, across a saddle, on a knoll is a feint square indent 4 x4, possibly a house site. It is on top of the knoll above the fenced pohutukawa.			
This site has been correlated with N11/297. Although the features do not tally exactly, the location is close and no other sites were identified along this ridgeline or its spurs.			
See Harlow report March 2004 and SDF			
4. Owner Current – Mataka Station Ltd		Tenant/manager: R. Stirling	
Address: c/- PO Box 10504, Auckland		Address: Paoneone Station Ltd Purerua Peninsula	
5. Nature of information (hearsay, brief or extended visit)		Archaeological survey prior to proposed subdivision	
Photographs (reference numbers and where held)			
Aerial photographs (reference numbers and clarity of site)			
6. Reported by Dianne Harlow		Filekeeper	
Address c/- 548 Manukau Rd, Epsom Auckland		Date	
7. New Zealand Historic Places Trust (for office use)			
Type of Site		Present condition and future danger of destruction	
Local environment			
Land classification		Local Body	
1			

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE DESCRIPTION FORM			
Map number	Q05	Site no.	Q05/32 (NH/297)
Map name	Bay of Islands	Site type	Terraced spur + knoll
Map edition	1, 1983. Revised 1997	Site name	Maori
Date	Dec 2003	Recorded by	D. Howlaw
Grid Reference: Easting 2610453		Northing 6669932	

Taken at knoll

Possible feature
see SRF



NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM (METRIC)

Metric map number: Q05

Metric map name: Bay of Islands

Metric map edition: 1 - 1983 Ltd Rev 1997

NZAA METRIC SITE NUMBER: N11/444 - Q05/34

DATE VISITED: December 2003

UPDATE

SITE NAME: Terraces

SITE TYPE: MAORI:

OTHER:

Grid Reference Easting

| 2 | 6 | 1 | 0 | 0 | 5 | 4 |

Northing

| 6 | 6 | 6 | 9 | 4 | 0 | 5 |

1. Aids to relocation of site (*attach a sketch map*): This site is located above Rangihoua Paa, Purerua Peninsula. It is on the same ridge as the Paa, and can be accessed from the public track to Marsden Cross reserve or the Mataka Station farm road.

2. State of site and possible future damage: The site is very clearly defined under grazed pasture. Some parts are under thick Periwinkle (*Vinca sp.*). Stock will continue to erode the site.

3. Description of site (*Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here*):

This site consists of twenty terraces, and is most likely the main kaainga associated with, or part of Rangihoua Paa. The gardens on the northern slopes of the Paa extend to beneath this site, and terminate where the slope changes to an east-facing aspect. The terraces run approximately west-east along the ridge for about 65m, and include five associated terraces on a coastal spur jutting out approximately half-way along the site.

4. Owner: Mataka Station LTD
Address: C/- P.O.Box 105054
Auckland

Tenant/Manager: Robert Stirling
Address: C/- Paoneone Station LTD

5. Nature of information (*hearsay, brief or extended visit, etc.*): Brief visit.

Photographs (*reference numbers*):

Aerial photographs (*reference numbers and clarity of site*):

6. Reported by: A. Fiske
Address: c/- Architag
548 Manukau Road
Auckland

Filekeeper:
Date:

7. New Zealand Historic Places Trust (for office use)

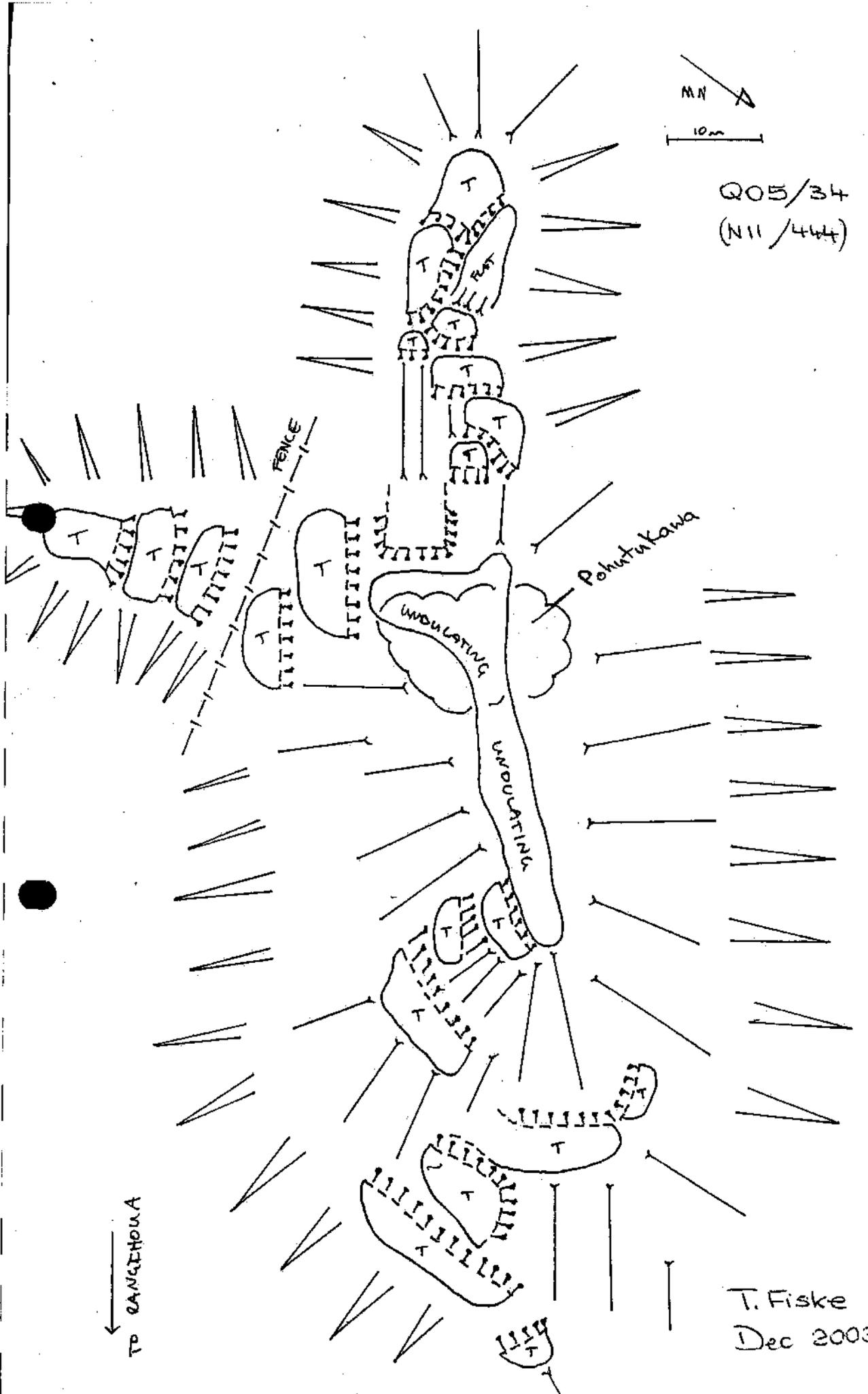
Type of site

Local environment today

Land classification

Present condition and future
danger of destruction

Local Body



NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (METRIC) Metric map number sheet Q05 Metric map name Bay of Islands NZMS 260 map Ed 1 1983, Ltd Rev 1997		NZAA METRIC SITE NUMBER Q05/1317 DATE VISITED Dec 2003 SITE TYPE Platform SITE NAME: MAORI OTHER	
Grid Reference	Easting 2610251	Northing	6669655
1. Aids to relocation of site (attach sketch map) Mataka Station, Purerua Peninsula, Bay of Islands Peninsula on northeast side of Bay of Islands. Site north of pa site Rangihoua, farm road and stream. On small low spur above stream. Spur is east of the culvert across the stream by the coral trees. Wetland to west of spur.			
2. State of site and possible future damage. Site in pasture. Only damage foreseen by stock action or natural causes.			
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) Small low spur facing south and overlooking stream. Comprised of a platform and flat area at end of spur with a path leading to the flat See Harlow report March 2004			
4. Owner Current - Mataka Station Ltd Address: c/- PO Box 10504, Auckland		Tenant/manager: R. Stirling Address: Paoneone Station Ltd Purerua Peninsula	
5. Nature of information (hearsay, brief or extended visit) Photographs (reference numbers and where held) Aerial photographs (reference numbers and clarity of site)		Archaeological survey prior to proposed subdivision	
6. Reported by Dianne Harlow Address c/- 548 Manukau Rd, Epsom Auckland		Filekeeper Date	
7. New Zealand Historic Places Trust (for office use)			
Type of Site		Present condition and future danger of destruction	
Local environment			
Land classification		Local Body	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION
SITE RECORD FORM (METRIC)

Metric map number: Q05
 Metric map name: Bay of Islands
 Metric map edition: 1 - 1983 Ltd rev 1997

NZAA METRIC SITE NUMBER: Q05/06
 DATE VISITED: December 2003

SITE NAME: Terraces and gardens
 SITE TYPE: MAORI
 OTHER:

Grid Reference Easting

2	6	1	0	5	1	1
---	---	---	---	---	---	---

 Northing

6	6	9	7	9	2
---	---	---	---	---	---

1. Aids to relocation of site (*attach a sketch map*): This site is located on a spur opposite Rangihoua Paa, Purerua peninsula. The spur runs off the west fenceline of the reserve boundary. It can be accessed from the public track to Marsden Cross Reserve.

2. State of site and possible future damage: The site clearly defined under grazed pasture. Stock and weather will continue to erode the site.

3. Description of site (*Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here*):

This site consists of ten terraces and associated gardens. It is located directly opposite gardens on the northern slopes of Rangihoua Paa, and is probably related to these. The gardens have the irregular form characteristic of pre-contact horticultural areas, and are therefore not likely part of the nearby missionary settlement.

4. Owner: Mataka Station LTD
 Address: C/- P.O.Box 105054
 Auckland

Tenant/Manager: Robert Stirling
 Address: C/- Paoneone Station LTD

5. Nature of information (*hearsay, brief or extended visit, etc.*): Brief visit.

Photographs (*reference numbers*):

Aerial photographs (*reference numbers and clarity of site*):

6. Reported by: A. Fiske
 Address: c/- Architag
 548 Mamukau Road
 Auckland

Filekeeper:
 Date:

7. New Zealand Historic Places Trust (for office use)

Type of site

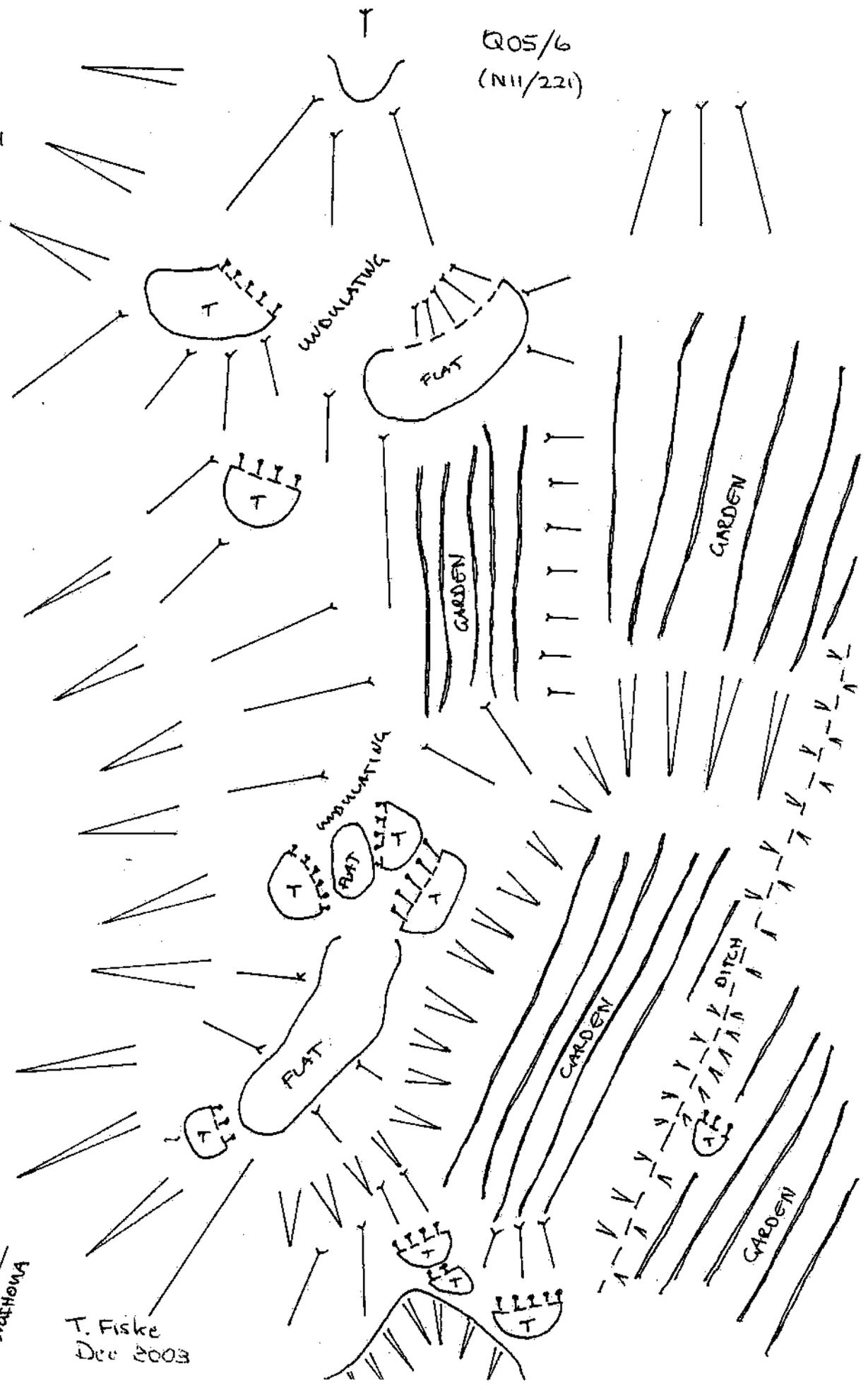
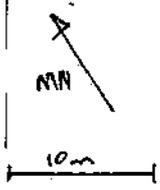
Local environment today

Land classification

Present condition and future
 danger of destruction

Local Body

Q05/6
(N11/221)



←
Amakohona

T. Fiske
Dec 2003

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM (METRIC)

Metric map number: Q05

Metric map name: Bay of Islands

Metric map edition: 1 - 1983 Ltd rev 1997

NZAA METRIC SITE NUMBER: Q05/1319

DATE VISITED: December 2003

SITE NAME: Terrace

SITE TYPE: MAORI

OTHER:

Grid Reference Easting

2 6 1 0 1 6 5

Northing

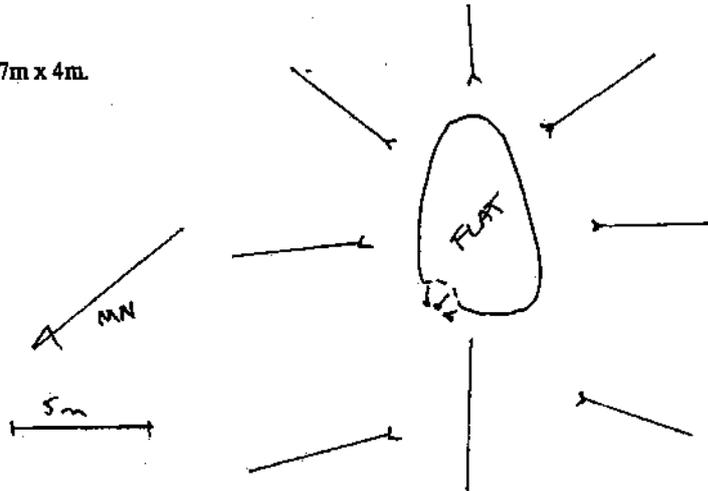
6 6 6 9 7 8 6

1. Aids to relocation of site (*attach a sketch map*): This site is located north-west of the highest point on Rangihoua Paa, Purerua Peninsula, on a spur above a small pond. It can be accessed via the public track to Marsden Cross reserve.

2. State of site and possible future damage: The site is clearly defined under grazed pasture. Stock will continue to erode the site.

3. Description of site (*Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here*):

This site consists of a single terrace measuring 7m x 4m.



4. Owner: Mataka Station LTD
Address: C/- P.O.Box 105054
Auckland

Tenant/Manager: Robert Stirling
Address: C/- Paoneone Station LTD

5. Nature of information (*hearsay, brief or extended visit, etc.*): Brief visit.

Photographs (*reference numbers*):

Aerial photographs (*reference numbers and clarity of site*):

6. Reported by: A. Fiske
Address: c/- Architag
548 Manukau Road
Auckland

Filekeeper:
Date:

7. New Zealand Historic Places Trust (for office use)

Type of site

Local environment today

Land classification

Present condition and future
danger of destruction

Local Body

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

NZAA METRIC SITE NUMBER: Q04/58

SITE RECORD FORM (METRIC)

DATE VISITED: December 2003

Metric map number: Q04

SITE NAME: Gardens

Metric map name: Whangarua

SITE TYPE: MAORI:

Metric map edition: 1 - 1984

OTHER:

Grid Reference Easting

Northing

1. Aids to relocation of site (attach a sketch map): This site is located on a north-facing slope opposite the airstrip on Mataka station, Purerua Peninsula. It is on the side of the next west/east running ridge north of Rangihoua Paa.

2. State of site and possible future damage: The site is in reasonable condition under grazed pasture. Stock will continue to impact on the site.

3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here):

This site consists of gardens visible as a series of rows running from about 2/3rds of the way up the hillside to the swamp below. They are probably related to similar gardens on the north-facing slopes of Rangihoua Paa.

4. Owner: Mataka Station LTD

Tenant/Manager: Robert Stirling

Address: C/- P.O.Box 105054

Address: C/- Paoneone Station LTD

z Auckland

5. Nature of information (hearsay, brief or extended visit, etc.): Brief visit.

Photographs (reference numbers):

Aerial photographs (reference numbers and clarity of site):

6. Reported by: A. Fiske

Filekeeper:

Address: c/- Architag

Date:

548 Manukau Road

Auckland

7. New Zealand Historic Places Trust (for office use)

Type of site

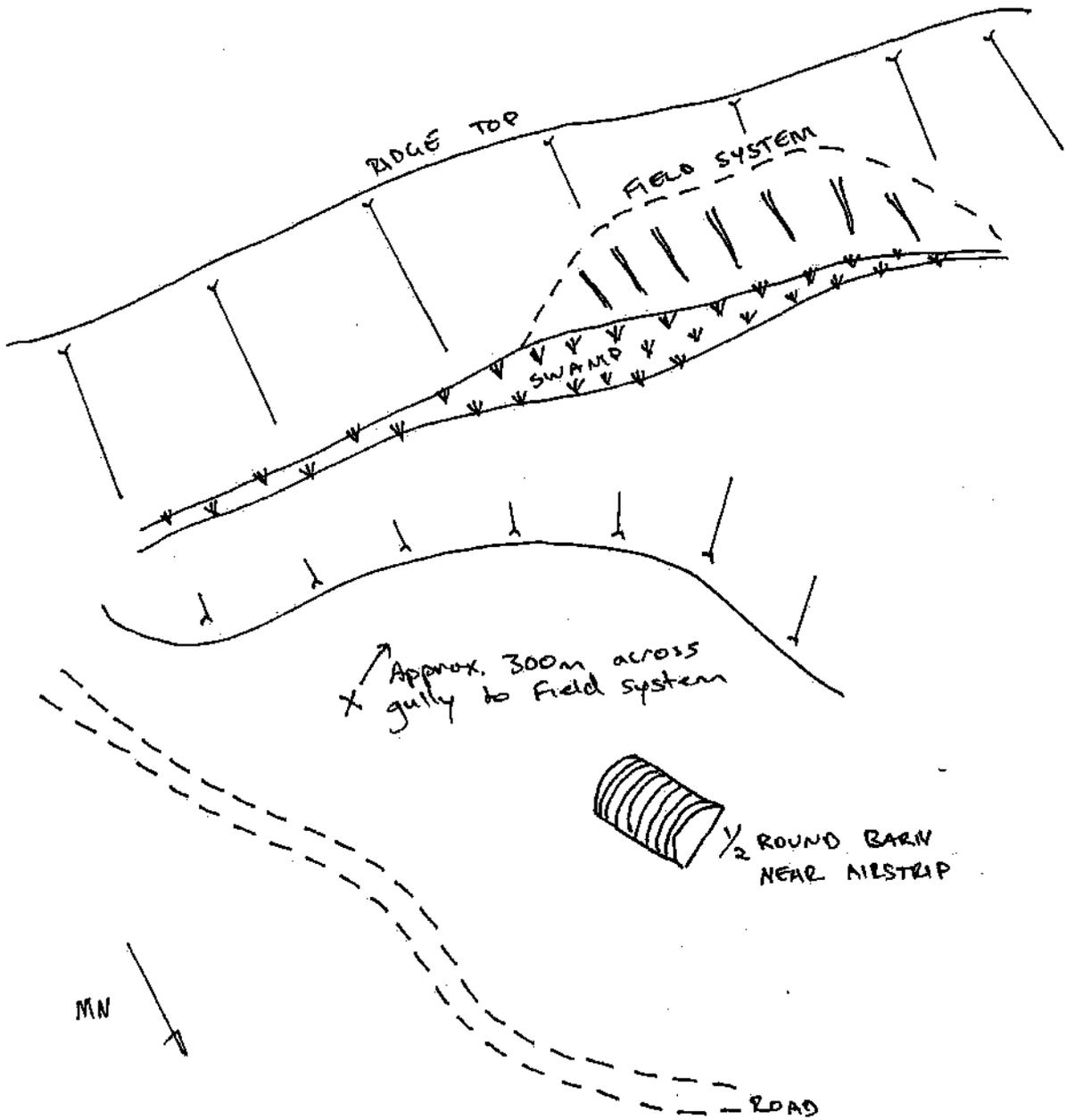
Local environment today

Land classification

Present condition and future danger of destruction

Local Body

Q04/58



T. Fiske
Dec 2003

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER Q04/56	
SITE RECORD FORM (METRIC)		DATE VISITED	Dec 2003
Metric map number sheet P04/Q04		SITE TYPE	Pit
Metric map name Whangaroa		SITE NAME:	MAORI
NZMS 260 map Ed 1 1984.		OTHER	
Grid Reference	Easting 2611677	Northing	6670272
1. Aids to relocation of site (attach sketch map) Mataka Station, Purerua Peninsula, Bay of Islands			
Peninsula on northeast side of Bay. An inland site near boundary of Lot 29. Accessed from farm road to summit of Mataka. Site is at end of a small spur just off the road to the right of a sharp bend. Spur is in pasture facing west. Q04/16 is to the northeast.			
2. State of site and possible future damage.			
Site under grazing. No damage expected other than by natural causes.			
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)			
The site is a small pit with a possible terrace to the northwest.			
<p>The sketch map shows a small rectangular pit measuring 3x2 meters and 80cm deep. It is situated 30 meters from a 'farm road' that curves to the right. A north arrow points upwards, and an arrow labeled 'Mataka' points towards the top right. The ground between the pit and the road is labeled 'easy ground'. There are some faint markings around the pit, possibly indicating a terrace or other features.</p>			
4. Owner Current – Mataka Station Ltd		Tenant/manager: R. Stirling	
Address: c/- PO Box 10504, Auckland		Address: Paoneone Station Ltd Purerua Peninsula	
5. Nature of information (hearsay, brief or extended visit)		Archaeological survey prior to proposed subdivision	
Photographs (reference numbers and where held)			
Aerial photographs (reference numbers and clarity of site)			
6. Reported by Dianne Harlow		Filekeeper	
Address c/- 548 Manukau Rd, Epsom Auckland		Date	
7. New Zealand Historic Places Trust (for office use)			
Type of Site		Present condition and future danger of destruction	
Local environment			
Land classification		Local Body	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION	NZAA METRIC SITE NUMBER Q04/16 (N11/256)
SITE RECORD FORM (METRIC)	DATE VISITED Dec 2003
Metric map number sheet P04/Q04	SITE TYPE Terraces & rua
Metric map name Whangaroa	SITE NAME: MAORI
NZMS 260 map Ed 1 1984.	OTHER
	UPDATE
Grid Reference	Easting 2611958 Northing 6670475
1. Aids to relocation of site (attach sketch map)	Mataka Station, Purerua Peninsula, Bay of Islands
Peninsula on northeast side of Bay. An inland site near boundary of Lot 29. Accessed from farm road to summit of Mataka off the road to the right. Before a curve in the road head over a knoll, across a saddle. Site is at end of a flat spur. Spur is in pasture facing northeast. Northeast of Q04/56.	
2. State of site and possible future damage.	
Site under grazing. No damage expected other than by natural causes.	
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)	
The site has a series of 6 terraces on the northern side of the spur. At 2m from end of spur, overlooking a stream, is a bell-shaped rua, 2 x 2m and 1.5m deep which is fern filled. At a lower level on the southeast side are two further terraces seemingly connected by a path.	
4. Owner Current – Mataka Station Ltd	Tenant/manager: R. Stirling
Address: c/- PO Box 10504, Auckland	Address: Paoneone Station Ltd Purerua Peninsula
5. Nature of information (hearsay, brief or extended visit)	Archaeological survey prior to proposed subdivision
Photographs (reference numbers and where held)	
Aerial photographs (reference numbers and clarity of site)	
6. Reported by Dianne Harlow	Filekeeper
Address c/- 548 Manukau Rd, Epsom	Date
Auckland	
7. New Zealand Historic Places Trust (for office use)	
Type of Site	Present condition and future danger of destruction
Local environment	
Land classification	Local Body

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM

Map number N 11
Map name Kerikeri
Map edition 1969 3rd edit.
Grid Reference 619648

SITE NUMBER N11/235

SITE NAME: MAORI
OTHER

SITE TYPE terraces

1. Aids to relocation of site

North-east of trig but on ridge running west down to Mt Pocock.

2. State of site; possibility of damage or destruction

Fair; in grass and fairly eroded but not near roading.

3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)

Three lynchet terraces on west ridge down from trig. ~~Top~~ Top of Mt Pocock is a large flat area but present field evidence does not suggest that it was ever a pa and the new road ends at the base (west) of the knoll.

4. Owner W.A. Subritzky
Address Auckland

Tenant/Manager R. Ware
Address Purerua

Attitude co-operative

Attitude co-operative

5. Methods and equipment used

walking over site

Photographs taken: Yes/No (Describe on Photograph Record Form)

Date recorded 29/12/77

6. Aerial photograph or mosaic No. 4474/1

Site shows:
Clearly/badly/not at all

7. Reported by A. Leahy
Address Auckland

Filekeeper *[Signature]*

Date 24/1/78

Date 4/9/78

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

NZAA METRIC SITE NUMBER: N11/235 - Q04/3

SITE RECORD FORM (METRIC)

DATE VISITED: December 2003

UPDATE

Metric map number: Q04

SITE NAME: Terraces and pits

Metric map name: Whangaroa

SITE TYPE: MAORI:

Metric map edition: 1 - 1984

OTHER:

Grid Reference Easting

2 6 1 2 3 6 8

Northing

6 6 7 0 4 7 6

1. Aids to relocation of site (attach a sketch map): This site is located on the highest point on Purerua peninsula. It is near a trig and relay station. It can be accessed via the Mataka hill road.

2. State of site and possible future damage: Most of this site is being grazed. The highest part of the site is fenced, and is in use as a hay or silage paddock. It is in good condition and the features are reasonably clear. Stock damage will continue to erode the site.

3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here):

This site consists of five terraces and two pits. It is on the top of a broad ridge running roughly north-west, the termination of which has views over Purerua Peninsula. Near the highest point is a large flat that may contain sub-surface features.

4. Owner: Mataka Station
Address: C/- P.O.Box 105054
Auckland

Tenant/Manager: R. Stirling
Address: C/- Paoneone Station LTD

5. Nature of information (hearsay, brief or extended visit, etc.): Brief visit.

Photographs (reference numbers):

Aerial photographs (reference numbers and clarity of site):

6. Reported by: A. Fiske
Address: c/- Architag
548 Manukau Road
Auckland

Filekeeper:
Date:

7. New Zealand Historic Places Trust (for office use)

Type of site

Local environment today

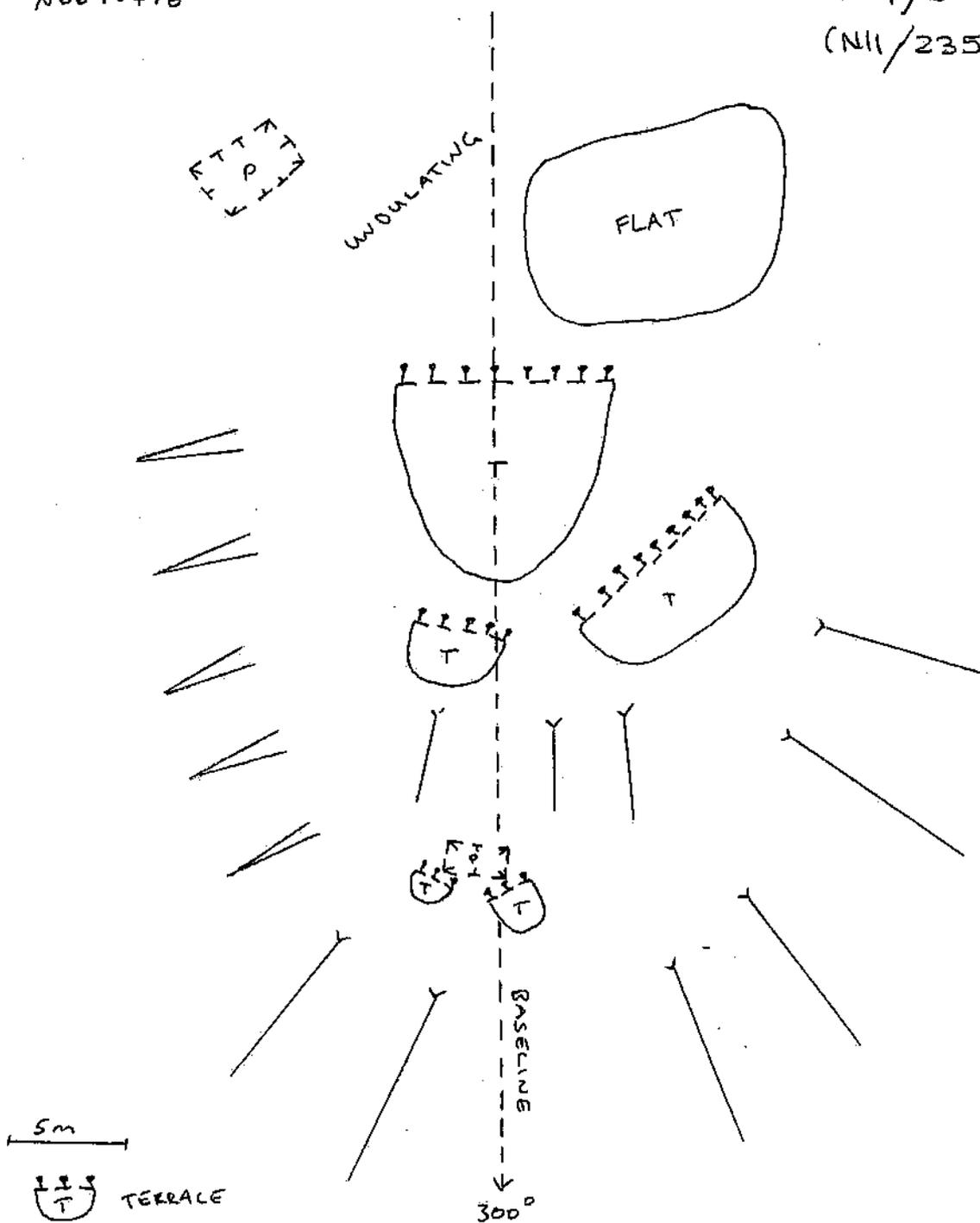
Land classification

Present condition and future
danger of destruction

Local Body

GR: E2612368
N6670476

Q04/3
(N11/235)



5m

TERRACE

PIT

SLOPE

VERY STEEP

SCARP

300°

T. Fiske
Dec. 2003

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM		SITE NUMBER <i>N 11/236 Q 04/4</i>	
Map number <i>N11</i> Map name <i>Kerikeri</i> Map edition <i>1969 3rd edit.</i> Grid Reference <i>623649</i>		SITE NAME: MAORI OTHER	
		SITE TYPE <i>terrace and pit?</i>	
1. Aids to relocation of site <i>On steep ridge below and N.E. of Mt Pocock.</i>			
2. State of site; possibility of damage or destruction <i>Good; in pasture</i>			
3. Description of site <i>(NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)</i> <i>One terrace across ridge - lunette shaped - 6x4 one lynchet terrace 16x4 with possible pit depression in it.</i>			
4. Owner <i>W.A. Subritzky</i> Address <i>Auckland</i>		Tenant/Manager <i>R. Ware</i> Address <i>Purerua</i>	
Attitude <i>co-operative</i>		Attitude <i>co-operative</i>	
5. Methods and equipment used <i>walking over site and pacing</i> Photographs taken: <i>Yes/No (Describe on Photograph Record Form)</i> Date recorded <i>29/12/77</i>			
6. Aerial photograph or mosaic No. <i>4474/11</i>		Site shows: <i>Clearly/badly/not at all</i>	
7. Reported by <i>A. Leahy</i> Address <i>Auckland</i>		Filekeeper <i>A. Subritzky</i>	
Date <i>24/1/78</i>		Date <i>9/9/78</i>	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

NZAA METRIC SITE NUMBER: NI1/236

SITE RECORD FORM (METRIC)

DATE VISITED: December 2003

Metric map number: Q04

SITE NAME: Terraces

Metric map name: Whangaroa

SITE TYPE: MAORI:

Metric map edition: 1 - 1984

OTHER:

Grid Reference Easting

| 2 | 6 | 1 | 2 | 4 | 8 | 0 |

Northing

| 6 | 6 | 7 | 0 | 5 | 2 | 2 |

1. Aids to relocation of site (*attach a sketch map*): This site is located on a ridge running roughly north-east of the highest point on Purerua peninsula. It can be accessed via the Mataka hill road.

2. State of site and possible future damage: The site is currently being grazed. It is in good condition and the features are clearly visible. Stock will continue to erode the site.

3. Description of site (*Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here*):

This site is comprised of two terraces. They measure approximately 8m x 5m and 18m x 5m respectively. The lower and larger terrace sports a well defined scarp approximately 1m high

4. Owner: Mataka Station
Address: C/- P.O.Box 105054
Auckland

Tenant/Manager: R. Stirling
Address: C/- Paoneone Station LTD

5. Nature of information (*hearsay, brief or extended visit, etc.*): Brief visit.
Photographs (*reference numbers*):
Aerial photographs (*reference numbers and clarity of site*):

6. Reported by: A. Fiske
Address: c/- Architage
548 Mamikau Road
Auckland

Filekeeper:
Date:

7. New Zealand Historic Places Trust (for office use)

Type of site

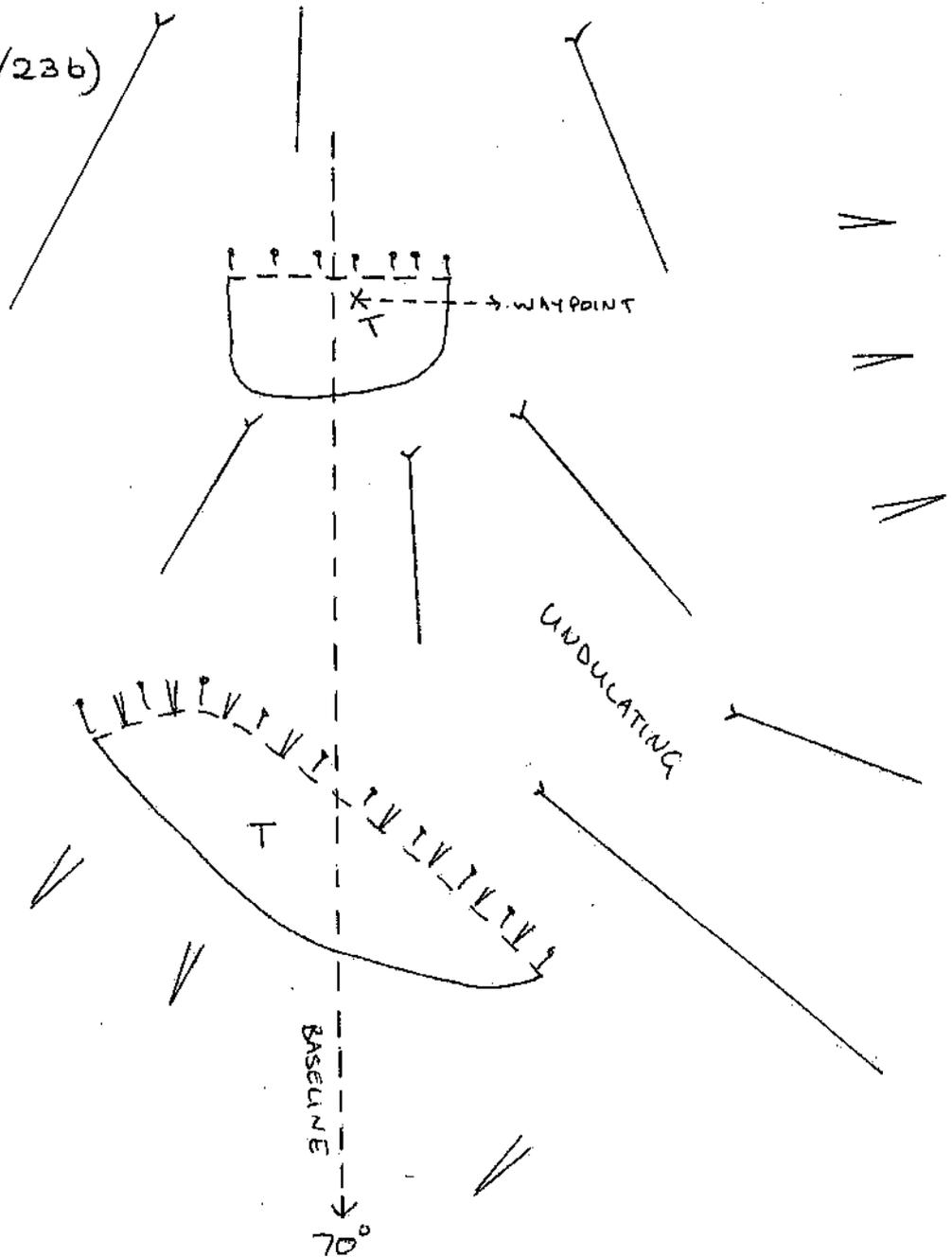
Local environment today

Land classification

Present condition and future
danger of destruction

Local Body

Q04/4 (NH/236)
 GR: E2612480
 N6670522



5m

- ||| SHARP
- \\ \\ SLOPE
- V V V VERY STEEP
- [T] TERRACE

T. Fiske
 Dec 2003

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (METRIC) Metric map number sheet P04/Q04 Metric map name Whangaroa NZMS 260 map Ed 1 1984.		NZAA METRIC SITE NUMBER Q04/57 DATE VISITED Dec 2003 SITE TYPE Terraces SITE NAME: MAORI OTHER	
Grid Reference	Easting 2612293	Northing	6670102
1. Aids to relocation of site (attach sketch map) Mataka Station, Purerua Peninsula, Bay of Islands Peninsula on northeast side of Bay. An inland site near the northern boundary of proposed Lot 14. Accessed from farm road to summit of Mataka. Off the road to the right at a hairpin bend not far from the end of the farm road. Site is on south side of a farm fence where the land begins to drop away down a narrow spur which has no other features.			
2. State of site and possible future damage. Site under grazing. Recommendations for care in Harlow report March 2004.			
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) The site is 2 terraces facing south. Large upper terrace measures 13 x 6m with very straight 1.5m scarp. Smaller probable terrace at right angles measures 5x3m. Fence passes through both terraces.			
4. Owner Current – Mataka Station Ltd Address: c/- PO Box 10504, Auckland		Tenant/manager: R. Stirling Address: Paoneone Station Ltd Purerua Peninsula	
5. Nature of information (hearsay, brief or extended visit) Photographs (reference numbers and where held) Aerial photographs (reference numbers and clarity of site)		Archaeological survey prior to proposed subdivision	
6. Reported by Dianne Harlow Address c/- 548 Manukau Rd, Epsom Auckland		Filekeeper Date	
7. New Zealand Historic Places Trust (for office use) Type of Site Present condition and future danger of destruction Local environment Land classification Local Body			

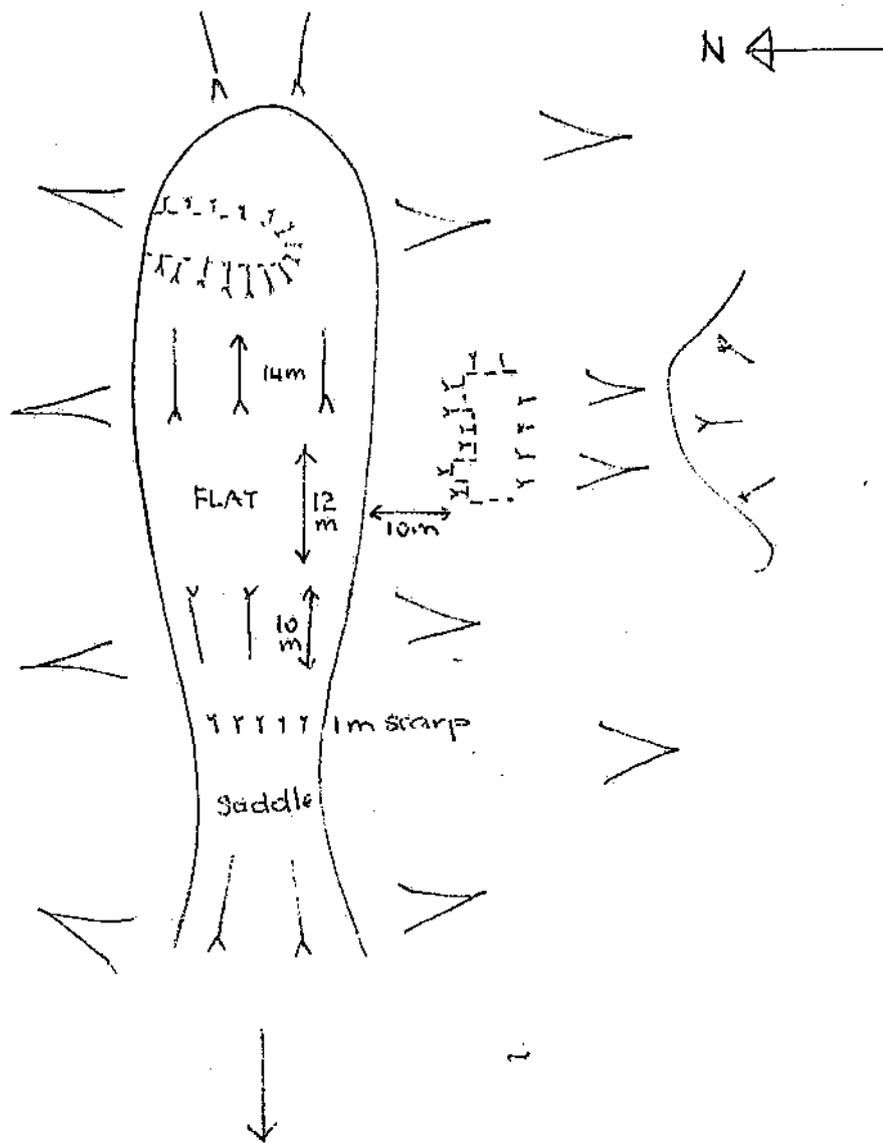
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER Q04/59	
SITE RECORD FORM (METRIC)		DATE VISITED	Dec 2003
Metric map number sheet P04/Q04		SITE TYPE	Platform and pits
Metric map name Whangaroa		SITE NAME:	MAORI
NZMS 260 map Ed 1 1984.		OTHER	
Grid Reference	Easting 2612565	Northing	6670360
1. Aids to relocation of site (attach sketch map) Mataka Station, Purerua Peninsula, Bay of Islands			
Peninsula on northeast side of Bay. An inland site on a boundary of proposed Lot 10. Accessed from farm road to summit of Mataka and then by walking down and along the east running spur.			
2. State of site and possible future damage.			
Site under grazing. Recommendations for care in Harlow report March 2004.			
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)			
The site is a flat area beyond a narrow saddle, below which is a pit. It extends from halfway across the narrow spur to the very northern edge. It appears as a half dug ditch but may well be a collapsed rua 7x4m. Its deepest scarp is 3m on the western side. On the steep southern slope of the spur below the flat is a further pit which is also most likely a collapsed rua, approximately 7x4m.			
4. Owner Current – Mataka Station Ltd		Tenant/manager: R. Stirling	
Address: c/- PO Box 10504, Auckland		Address: Paoneone Station Ltd Purerua Peninsula	
5. Nature of information (hearsay, brief or extended visit)		Archaeological survey prior to proposed subdivision.	
Photographs (reference numbers and where held)			
Aerial photographs (reference numbers and clarity of site)			
6. Reported by Dianne Harlow		Filekeeper	
Address c/- 548 Manukau Rd, Epsom Auckland		Date	
7. New Zealand Historic Places Trust (for office use)			
Type of Site		Present condition and future danger of destruction	
Local environment			
Land classification		Local Body	

Q04/59

Platform and pits

E2612565

N6670360



Trigon Mataka

D. Harlow
Dec 2003

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM

Map number N 11
Map name Kerikeri
Map edition 1969 3rd edit.
Grid Reference 625651

SITE NUMBER N11/246 Q04/14

SITE NAME: MAORI
OTHER

SITE TYPE knoll pit

1. Aids to relocation of site

Near cliff edge track on east side of Cape Wiwiki going south. ?

2. State of site; possibility of damage or destruction

In pasture; some erosion round about.

3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)

Flattened knoll with a 5x4 paces central pit.

4. Owner W.A. Subritzky
Address Auckland

Tenant/Manager R. Ware
Address Purerua

Attitude co-operative

Attitude co-operative

5. Methods and equipment used walking over site and pacing

Photographs taken: Yes/No (Describe on Photograph Record Form)

Date recorded 29/12/77

6. Aerial photograph or mosaic No. 4474/10

Site shows:
Clearly/badly/not at all

7. Reported by A. Leahy
Address Auckland

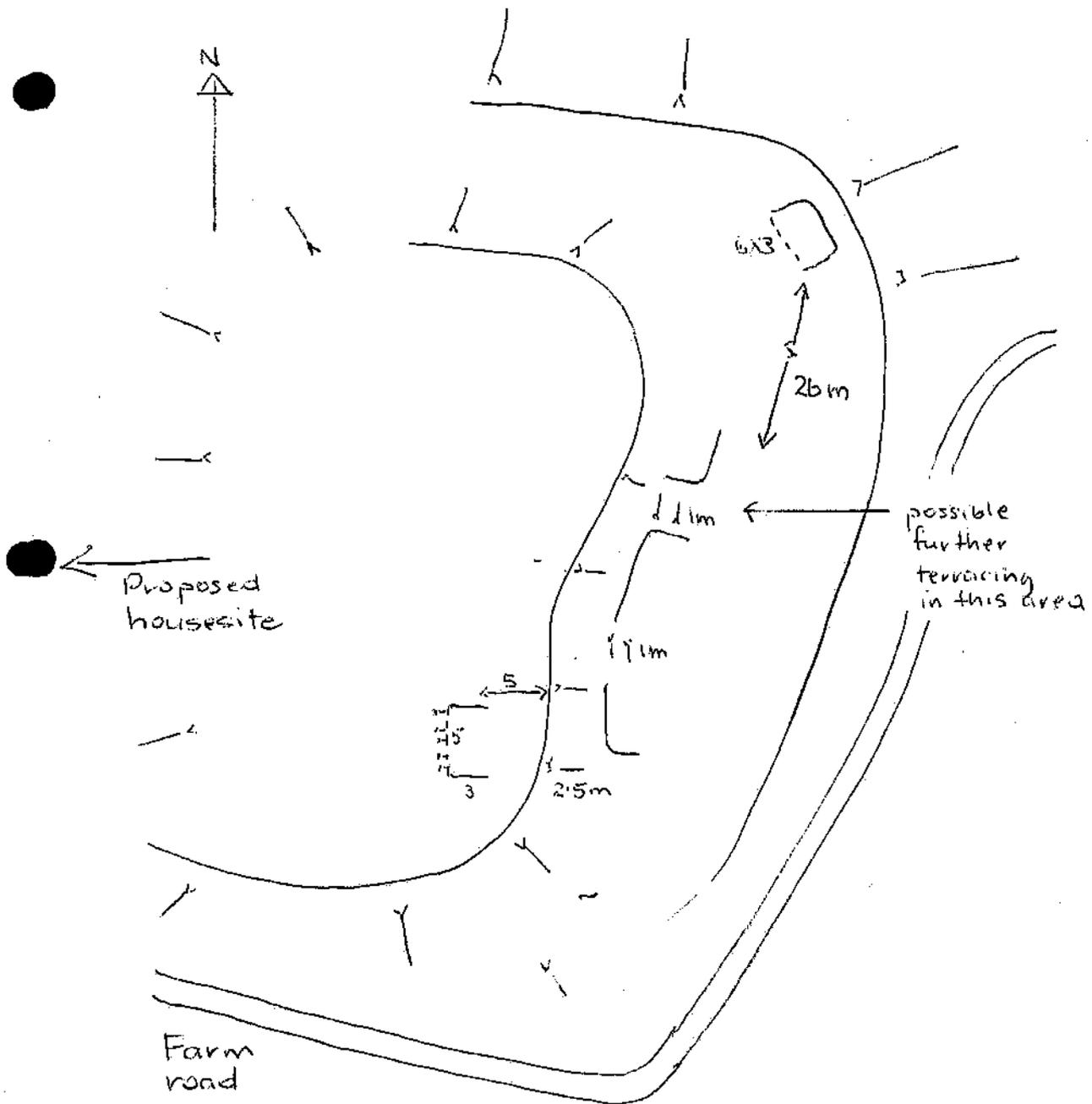
Filekeeper *A. Leahy*

Date 24/1/78

Date 9/9/78

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER Q04/14	
SITE RECORD FORM (METRIC)		DATE VISITED	Dec 2003
Metric map number sheet P04/Q04		SITE TYPE	Terraces and pit
Metric map name Whangaroa		SITE NAME:	MAORI
NZMS 260 map Ed 1 1984.		OTHER	
UPDATE			
Grid Reference	Easting 2612731	Northing	6670586
1. Aids to relocation of site (attach sketch map) Mataka Station, Purerua Peninsula, Bay of Islands			
Peninsula on northeast side of Bay. Accessed directly from coastal road. Site is just to north of road on a grassy knoll as it takes a sharp bend and heads in a northeasterly direction.			
2. State of site and possible future damage.			
Site under grazing. Proposed housesite for Lot 10 nearby to west.			
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)			
Site consists of a pit on the upper edge of the eastern side of the knoll and measures 5x3m with an 80cm scarp on its western side. It appears to be a house floor. The terraces are directly below to the east and possible continue down towards the road. The features are difficult to discern having been damaged by stock tracking. There is a further terrace at 26m to the north.			
See SDF and Harlow report March 2004			
4. Owner Current – Mataka Station Ltd		Tenant/manager: R. Stirling	
Address: c/- PO Box 10504, Auckland		Address: Paoneone Station Ltd Purerua Peninsula	
5. Nature of information (hearsay, brief or extended visit)		Archaeological survey prior to proposed subdivision	
Photographs (reference numbers and where held)			
Aerial photographs (reference numbers and clarity of site)			
6. Reported by Dianne Harlow		Filekeeper	
Address c/- 548 Manukau Rd, Epsom		Date	
Auckland			
7. New Zealand Historic Places Trust (for office use)			
Type of Site		Present condition and future danger of destruction	
Local environment			
Land classification		Local Body	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE DESCRIPTION FORM	
Map number Q04	Site no. Q04/14 (N11/246)
Map name Whangaroa	Site type Terraces, 'pik'
Map edition Ed 1, 1984	Site name Maori
Date	Recorded by D. Harlow
Grid Reference: Easting 2612731	Northing 6670586



NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM

Map number N II
Map name Kerikeri
Map edition 1969 3rd edit.
Grid Reference 6I5658

SITE NUMBER N4/281 Q04/35

SITE NAME: MAORI
OTHER

SITE TYPE ~~MAORI~~ terrace ?

1. Aids to relocation of site

Near cliff edge below 'High Pa' (6096 54) N4/273

2. State of site; possibility of damage or destruction

Good; weathered.

3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)

Isolated terrace on cliff edge, approx. 2x1 paces, facing south, outer dimensions indistinct.

Not reidentified. Harlow + Fiske 12/03

4. Owner W.A. Subritzky
Address Auckland

Tenant/Manager
Address

R. Ware
Pureua Peninsula

Attitude co-operative

Attitude co-operative

5. Methods and equipment used walking over site and pacing

Photographs taken: Yes/No (Describe on Photograph Record Form)

Date recorded 30/12/77

6. Aerial photograph or mosaic No. 4474/10

Site shows:

Clearly/badly/not at all

7. Reported by W. Walsh
Address Auckland

Filekeeper

A. Marsden

Date 17/1/78

Date

4/1/78

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM

Map number N 11
 Map name Kerikeri
 Map edition 1969 3rd edit.
 Grid Reference 616657

SITE NUMBER N11/274 Q04/28

SITE NAME: MAORI
 OTHER

SITE TYPE Kainga, pits & terraces

1. Aids to relocation of site E 261215 N 667137 D. Harlow 12/03

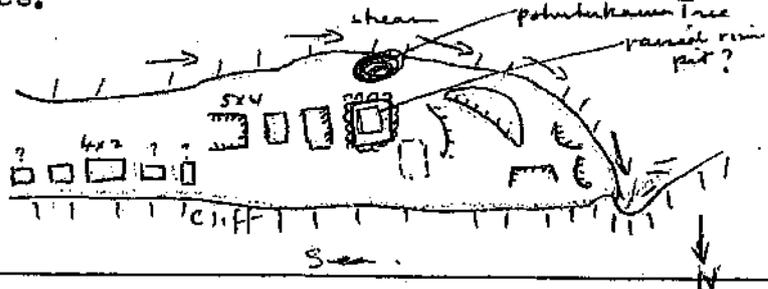
Where land slopes from stream up to cliff on north coast on rounded large headland between Mt Pocock north coast and Mataka (Beethle) Beach.

2. State of site; possibility of damage or destruction
 In Pasture.

3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)

Rather squared off knoll but not a tihi. Highest area is a sunken pit with a bank around it and a definite drain on three sides and a slope down into a pit on east side. No apparent defences; variety of pit and terrace shapes.

unusual raised rim pit?



4. Owner W.A. Subritzky
 Address Auckland

Tenant/Manager R. Ware
 Address Purereua

Attitude co-operative

Attitude co-operative

5. Methods and equipment used walking over site and pacing

Photographs taken: Yes/No (Describe on Photograph Record Form)

Date recorded 30/12/77

6. Aerial photograph or mosaic No. 4474/10

Site shows:
 Clearly/badly/not at all

7. Reported by A. Leahy
 Address Auckland

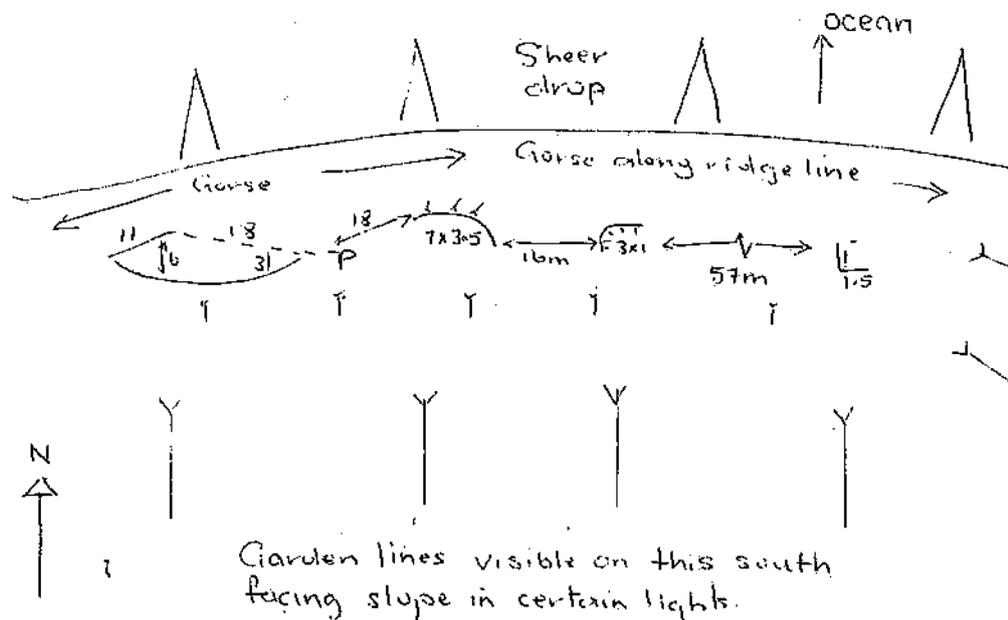
Filekeeper *[Signature]*

Date 25/1/78

Date 9/9/78

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION	NZAA METRIC SITE NUMBER Q04/28
SITE RECORD FORM (METRIC)	DATE VISITED Dec 2003
Metric map number sheet P04/Q04	SITE TYPE Terraces and pits
Metric map name Whangaroa	SITE NAME: MAORI
NZMS 260 map Ed 1 1984.	OTHER
	UPDATE
Grid Reference	Easting 261215 Northing 667137
1. Aids to relocation of site (attach sketch map)	Mataka Station, Purerua Peninsula, Bay of Islands
<p>Peninsula on northeast side of Bay. A coastal site on a high narrow ridgeline which falls very steeply to rocky shore below. On north side of property overlooking the ocean on proposed Lot 23. Accessed from coastal road and along north/south ridgeline and around east end of a wetland.</p>	
2. State of site and possible future damage.	
Site under grazing. Not in danger of subdivision construction.	
3. Description of site (Supply full details; history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)	
<p>The site is along a very narrow ridgeline running parallel to the ocean. It is covered in gorse along the cliff edge and into the features. Far fewer features evident than when site was recorded in 1977 although some features then were questioned.</p> <p>Garden site Q04/54 directly below on south facing slope.</p> <p>See SDF and Harlow report March 2004</p>	
4. Owner Current - Mataka Station Ltd	Tenant/manager: R. Stirling
Address: c/- PO Box 10504, Auckland	Address: Paoneone Station Ltd Purerua Peninsula
5. Nature of information (hearsay, brief or extended visit)	
Photographs (reference numbers and where held)	Archaeological survey prior to proposed subdivision
Aerial photographs (reference numbers and clarity of site)	
6. Reported by Dianne Harlow	Filekeeper
Address c/- 548 Manukau Rd, Epsom Auckland	Date
7. New Zealand Historic Places Trust (for office use)	
Type of Site	Present condition and future danger of destruction
Local environment	
Land classification	Local Body

Q04/28 and Q04/54



Q04/28
(N11/274)
E 261215
N 667137

Q04/54
Field drains
E 261215
N 667130

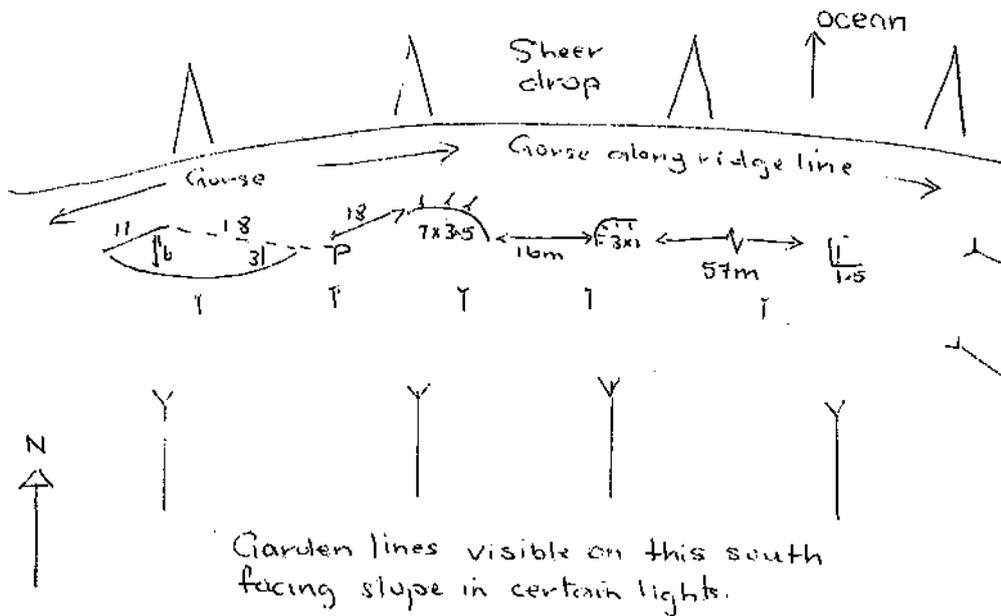
P = pshutukawa

wetland

D. Harlow
Dec 2003

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION	NZAA METRIC SITE NUMBER Q04/54
SITE RECORD FORM (METRIC)	DATE VISITED Dec 2003
Metric map number sheet P04/Q04	SITE TYPE Field drains
Metric map name Whangaroa	SITE NAME: MAORI
NZMS 260 map Ed 1 1984.	OTHER
	UPDATE
Grid Reference	Easting 261215 Northing 667130
1. Aids to relocation of site (attach sketch map)	Mataka Station, Purerua Peninsula, Bay of Islands
<p>Peninsula on northeast side of Bay. A coastal site below a high narrow ridgeline which falls very steeply to rocky shore below. On north side of property on proposed Lot 23. Accessed from coastal road and along north/south ridgeline and around east end of a wetland.</p>	
2. State of site and possible future damage.	
<p>Site under grazing. Not in danger of subdivision construction.</p>	
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)	
<p>The site was seen as a series of faint vertical lines down the southfacing slope. They are not visible in all lights but were clearly visible in dull weather in May 2002 when viewed by this recorder from the opposite slope.</p> <p>At that time they were recorded as Q04/639 which number has now been cancelled.</p> <p>Site Q04/28 directly above on narrow ridgeline.</p> <p>Photograph not clear (Harlow) See SDF and Harlow report March 2004</p>	
4. Owner Current – Mataka Station Ltd	Tenant/manager: R. Stirling
Address: c/- PO Box 10504, Auckland	Address: Paoneone Station Ltd Purerua Peninsula
5. Nature of information (hearsay, brief or extended visit)	Archaeological survey prior to proposed subdivision
Photographs (reference numbers and where held)	
Aerial photographs (reference numbers and clarity of site)	
6. Reported by Dianne Harlow	Filekeeper
Address c/- 548 Manukau Rd, Epsom Auckland	Date
7. New Zealand Historic Places Trust (for office use)	
Type of Site	Present condition and future danger of destruction
Local environment	
Land classification	Local Body

Q04/28 and Q04/54



Q04/28
(N11/274)
E 261215
N 667137

Q04/54
Field drains
E 261215
N 667130

P = pohutukawa

wetland

D. Harlow
Dec 2003

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM

Map number N 11
 Map name Kerikeri
 Map edition 1969 3rd 3dit.
 Grid Reference 619653

SITE NUMBER N 11/247 Q04/15

SITE NAME: MAORI
 OTHER

SITE TYPE Kainga ? pit & terrace

1. Aids to relocation of site

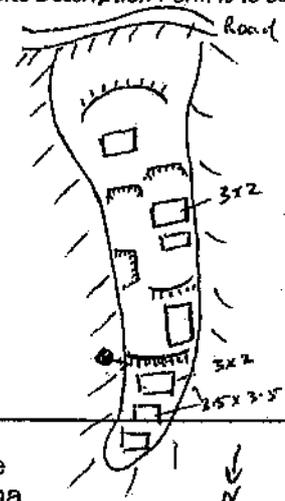
On very narrow spur down from and N.W. of Mt Posock.

2. State of site; possibility of damage or destruction

In pasture.

3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)

About seven pits and one lynchet terrace. Possibly the scarp[®] might have been a defensive earthwork with lower three pits cut off by palisading across ridge. Very definite scarp but might have been to form the largish flat area above three pits. A bit east and down from 'high pa' but could have been associated with it (609654). N11/273



4. Owner W.A. Subritzky
 Address Auckland

Tenant/Manager R. Ware
 Address Purerua

Attitude co-operative

Attitude co-operative

5. Methods and equipment used walking over site

Photographs taken: Yes/No (Describe on Photograph Record Form)

Date recorded 29/12/77

6. Aerial photograph or mosaic No. 4474/10

Site shows:
 Clearly/badly/not at all

7. Reported by A. Leahy
 Address Auckland

Filekeeper *[Signature]*

Date 24/1/78

Date 4/1/78

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION
SITE RECORD FORM

Map number N II
Map name Kerikeri
Map edition 1969 3rd edit.
Grid Reference 622653

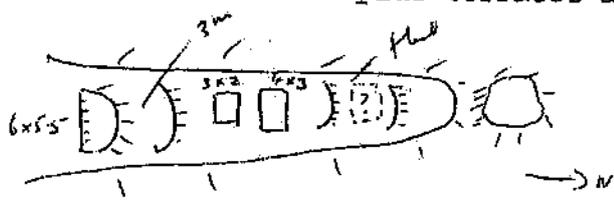
SITE NUMBER N11/237 Q04/5
SITE NAME: MAORI
OTHER
SITE TYPE ridge site spur

1. Aids to relocation of site
Narrow spur that drops to a small rocky headland almost cut off by sea west of Mt Pocock. Narrow spur is parallel to another spur that in map make one headland - see 623653. N11/238

2. State of site; possibility of damage or destruction
Good; in pasture; some cliff edge erosion.

3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)

Ridge spur points north part of complex of numerous small spurs that jut seawards west of Mt Pocock and below it. Ridge appears undefended. Several terraces and pits. Could suggest a house site on flat area plus terraces and two pits.



4. Owner W.A. Subritzky Tenant/Manager R. Ware
Address Auckland Address Purerua

Attitude co-operative Attitude co-operative

5. Methods and equipment used walking over site
Photographs taken: Yes/No (Describe on Photograph Record Form)
Date recorded 29/12/77

6. Aerial photograph or mosaic No. 4474/11 Site shows:
Clearly/badly/not at all

7. Reported by A. Leahy Filekeeper [Signature]
Address Auckland
Date 24/1/78 Date 9/9/78

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION
SITE RECORD FORM

Map number N 11
Map name Kerikeri
Map edition 1969 3rd edit.
Grid Reference 623653

SITE NUMBER *NU/238 Q04/6*

SITE NAME: MAORI
OTHER

SITE TYPE *terraced spur*

1. Aids to relocation of site

NU/237
Parallel spur to 622653 and together forms a small headland on inch to mile map which is too gross to show detail.

2. State of site; possibility of damage or destruction

Good; in pasture; some erosion in steep areas.

3. Description of site *(NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)*

NU/237
Wider ridge than 622653 but less activity apparently. Two concentric or lunette terraces cut across ridge.

4. Owner W.A. Subritzky Tenant/Manager R. Ware
Address Auckland Address Purerua

Attitude *co-operative* Attitude *co-operative*

5. Methods and equipment used *walking over site*

Photographs taken: Yes/No (Describe on Photograph Record Form)
Date recorded *29/12/77*

6. Aerial photograph or mosaic No. *4474/11* Site shows: *Clearly/badly/not at all*

7. Reported by *A. Leahy* Filekeeper
Address *Auckland*

Date *24/1/78* Date

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION
SITE RECORD FORM

SITE NUMBER *N11/275* *Q04/29*

Map number *N 11*
Map name *Kerikeri*
Map edition *3rd, 1969*
Grid Reference *618686-7*

SITE NAME: MAORI
OTHER

SITE TYPE *pits + Terrace on ridge*

1. Aids to relocation of site *At top of ridge end but back a bit, between two deep gullies*

2. State of site; possibility of damage or destruction
in steepish pasture

3. Description of site *(NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)*
one small square pit, an isolated site, but a little higher up and considered the same site further pits, 6x2.5, 4x2, 2x1, small lynchet 2x1 facing east below ridge top, pit, pit; all oriented in N/S direction except the small lynchet terrace.

4. Owner *Subritzky* Tenant/Manager *R Ware*
Address *Auckland* Address *Mataka*

Attitude *cooperative* Attitude *cooperative*

5. Methods and equipment used *walked site*
Photographs taken: Yes/No (Describe on Photograph Record Form) *no*
Date recorded *30/12/77*

6. Aerial photograph or mosaic No.4474/10 Site shows:
~~clearly/badly~~ *not at all* *no*

7. Reported by *A Leahy* Filekeeper *[Signature]*
Address *Auckland*

Date *16/1/78* Date *9/9/78*

Appendix 9

Record of Title and Relevant Instruments



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier 190765
Land Registration District North Auckland
Date Issued 07 June 2005

Prior References
92543

Estate Fee Simple
Area 20.0915 hectares more or less
Legal Description Lot 24 Deposited Plan 346421
Registered Owners
Jennifer Wong She

Interests

Subject to Section 8 Mining Act 1971 (affects part formerly in CsT NA34D/203 & 204)
Subject to Section 168A Coal Mines Act 1925 (affects part formerly in CsT NA34D/203 & 204)
5667663.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.7.2003 at 3:35 pm
Subject to a right (in gross) to transmit electricity over part marked E and I on DP 346421 in favour of Top Energy Limited created by Easement Instrument 5667663.8 - 22.7.2003 at 3:35 pm
The easements created by Easement Instrument 5667663.8 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 5667663.9 - 22.7.2003 at 3:35 pm
Subject to right of way and telecommunications easements over parts marked E and I on DP 346421 created by Easement Instrument 5667663.10 - 22.7.2003 at 3:35 pm
Appurtenant hereto are right of way and telecommunications easements created by Easement Instrument 5667663.10 - 22.7.2003 at 3:35 pm
The easements created by Easement Instrument 5667663.10 are subject to Section 243 (a) Resource Management Act 1991
6447651.4 Partial revocation of Land Covenant 5667663.9 as to CT 92542 and Lots 40 - 41 DP 346421 - 7.6.2005 at 9:00 am
6447651.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.6.2005 at 9:00 am
Subject to are rights of way and rights to transmit telecommunications over parts marked B and F on DP 346421 created by Easement Instrument 6447651.8 - 7.6.2005 at 9:00 am
Appurtenant hereto are rights of way and rights to transmit telecommunications created by Easement Instrument 6447651.8 - 7.6.2005 at 9:00 am
The easements created by Easement Instrument 6447651.8 are subject to Section 243 (a) Resource Management Act 1991
Subject to an electricity transmission easement (in gross) over parts marked B and F on DP 346421 in favour of Top Energy Limited created by Transfer 6447651.9 - 7.6.2005 at 9:00 am
The easements created by Transfer 6447651.9 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Deed 6447651.10 - 7.6.2005 at 9:00 am

6972275.4 Encumbrance to Mataka Residents Association Incorporated - 2.8.2006 at 9:00 am

Subject to a right of way, right to convey telecommunications and computer media over part marked I on DP 346421
created by Easement Instrument 9387192.1 - 30.5.2013 at 9:54 am

12789146.2 Mortgage to Westpac New Zealand Limited - 2.8.2023 at 12:58 pm

Approvals Roads shown are legal

Note: All existing boundaries, easements and covenants have been adopted from DP323083 unless stated otherwise.

Class of Survey: Class III -
Lots 10, 14, 24-27, 29 & 40
Class II - Lot 41
Class I - Lot 30

SHEET 2 OF 5

Total Area

Comprised in

I, Shona Michael Stratton of Whangarei being a person entitled to practice as a licensed cadastral surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the appropriate rules for cadastral survey 2002/2; and
(b) This dataset complies with the standards and procedures prescribed in the rules made under the Act and these Rules.

(Signature) *[Signature]*
(Date) 11/2/2005

Field Book P. Traverse Book P.

Reference Plans

Examined Correct

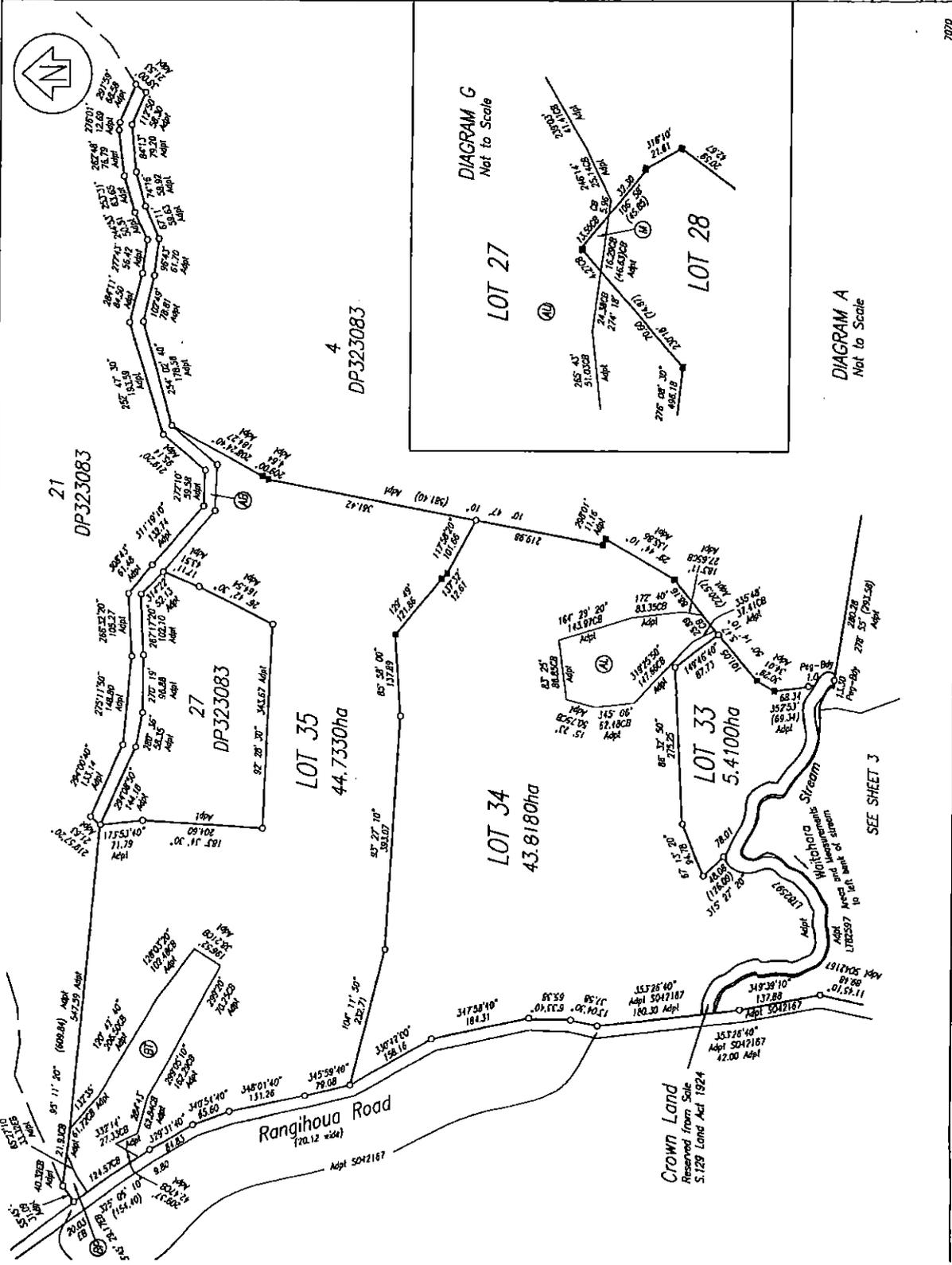
Approved as to Survey by Land Information NZ on 23/2/2005

Deposited by Land Information NZ on 7/2/2005

7/2/2005

File Approved AUM 88/03
Revised 02 FEB 2005

DP 346421



TERRITORIAL AUTHORITY For North District
Surveyed by LANDS & SURVEY LTD
Scale As Shown Date: November 2004

Lots 10, 14 & 24-41 Being a Subdivision
of Lots 10, 14, 24-26, 29 & 30 DP323083
& Easements over Lots 7 & 20 DP323083

IND DISTRICT North Auckland
Invey Blk. & Dist. V & IX Kerikeri &
ZMS 261 Sheet IX Bay of Islands
Rd Map No.

Approvals Roads shown are legal

Note: All existing boundaries, easements and covenants have been adopted from DP323083 unless stated otherwise.

Class of Survey: Class III -
lots 10, 14, 24-37, 39 & 40
Class II - Lot 41
Class I - Lot 38

SHEET 3 OF 5

Total Area
Comprised in

I, Shane Michael Svetton of Whangarei being a person entitled to practice as a licensed cadastral surveyor, certify that the surveys to which this dataset relates are accurate, and were conducted in accordance with the Code of Practice for Cadastral Surveying, 2002/7. This dataset is accurate, and has been created in accordance with that Act and these Rules.

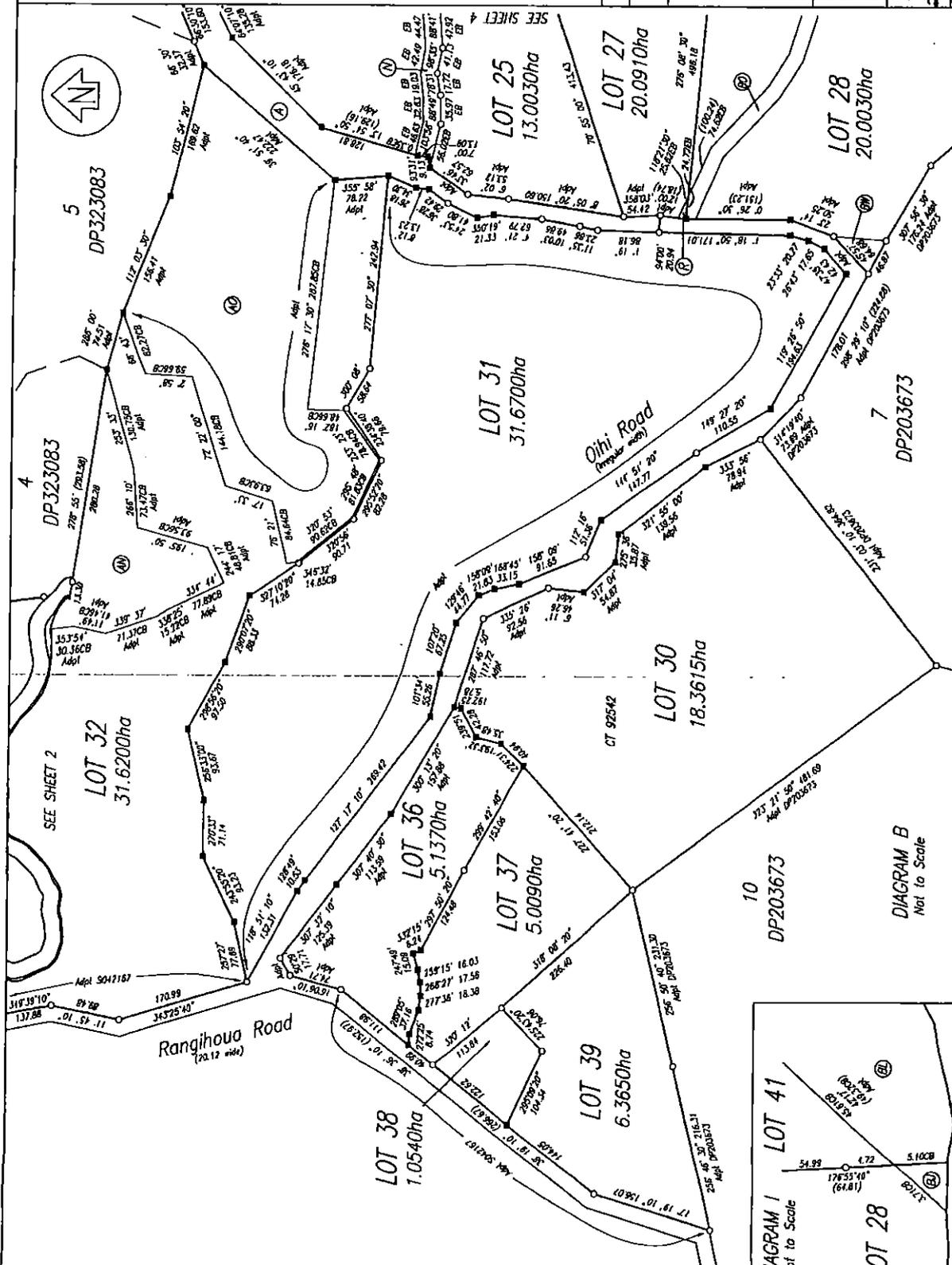
(Signature) 1/2/2005 (Date)

Field Book P. Trowena Book P.
Reference Plans
Examined Correct

Approved as to Survey by Land Information NZ on 28/12/2005

Deposited by Land Information NZ on 7/1/2005

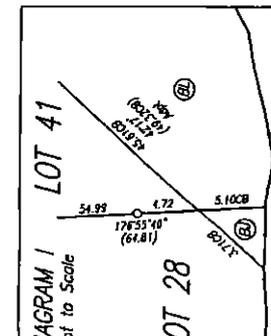
File Approved MUM 08/03 Received 02 FEB 2005 Instructions DP 346421



TERRITORIAL AUTHORITY For North District
Surveyed by LANDS & SURVEY LTD
Scale As Shown Date: November 2004

Lots 10, 14 & 24-41 Being a Subdivision
of Lots 10, 14, 24-26, 29 & 30 DP323083
& Easements over Lots 7 & 20 DP323083

AND DISTRICT North Auckland
Survey Blk. & Dist. X & IX Kennerly &
ZMS 261 Sheet City of Islands
Rd Map No.



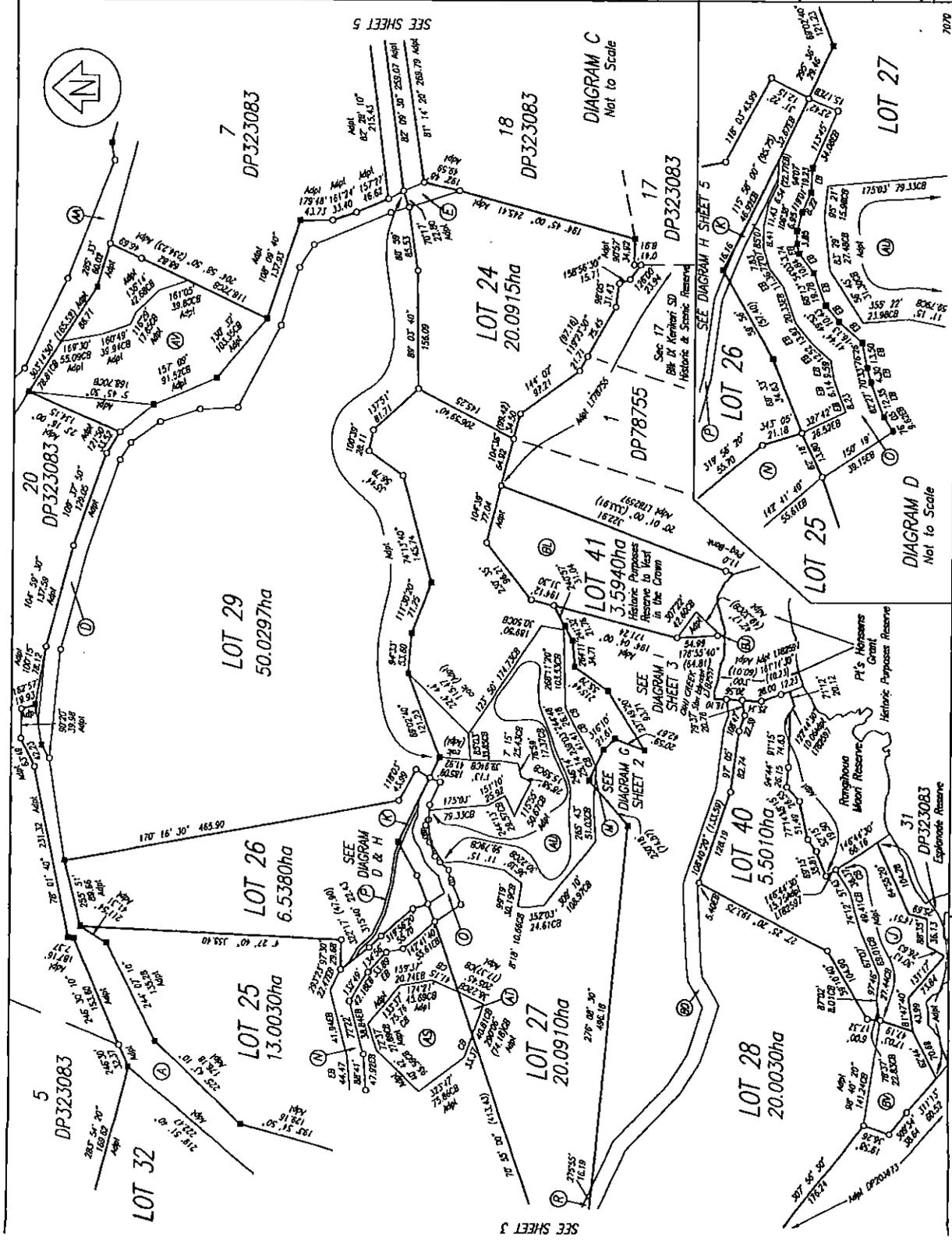
Approvals Roads shown are legal

Note: All existing boundaries, easements and covenants have been adapted from DP323083 unless stated otherwise.

Class of Survey: Class III -
Lots 10, 14, 24-27, 29 & 40
Class II - Lot 41
Class I - Lot 30

SHEET 4 OF 5

Total Area	
Comprised in	
I, Shane Michael Stratton of Whangarei being a person entitled to practice as a licensed cadastral surveyor, certify that -	
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 2002 and the Surveyor-General's Rules of Practice, 2002/2;	
(b) This dataset is accurate and has been created in accordance with that Act and those Rules.	
(Signature)	<i>[Signature]</i>
(Date)	1/2/2005
Field Book	p. Traverse Book p.
Reference Plans	
Examined	Correct
Approved as to Survey by Land Information NZ on	
<i>[Signature]</i>	
Deposited by Land Information NZ on	
7.1.5/2005	
File Approved NZLS 58/03	
Instructions 02 FEB 2005	
DP 346421	



IND DISTRICT North Auckland
Survey Blk. & Dist. X & IX Kerikeri & Bay of Islands
ZMS 261 Sheet

TERRITORIAL AUTHORITY For North District
Surveyed by LANDS & SURVEY LTD
Scale As Shown Date: November 2004

Lots 10, 14 & 24-41 Being a Subdivision of Lots 10, 14, 24-26, 29 & 30 DP323083 & Easements over Lots 7 & 20 DP323083

Approvals Roads shown are legal

Note: All existing boundaries, easements and covenants have been adopted from DP323083 unless stated otherwise.

Class of Survey: Class III -
Lots 10, 14, 24-37, 39 & 40
Class II - Lot 9
Class I - Lot 38

SHEET 5 OF 5

Total Area
Comprised in

L. Stone Michael Stratton or Whomsoever being a person entitled to practice as a licensed cadastral surveyor, certify that the survey to which this dataset relates are accurate, and were undertaken by me under my procedure in accordance with the Cadastral Survey Act 2002/2. This dataset is accurate, and has been checked in accordance with that Act and these Rules.

(Signature) *[Signature]* 1/12/2005 (Date)

Field Book P. Traverse Book P.
Reference Plane
Examined Correct

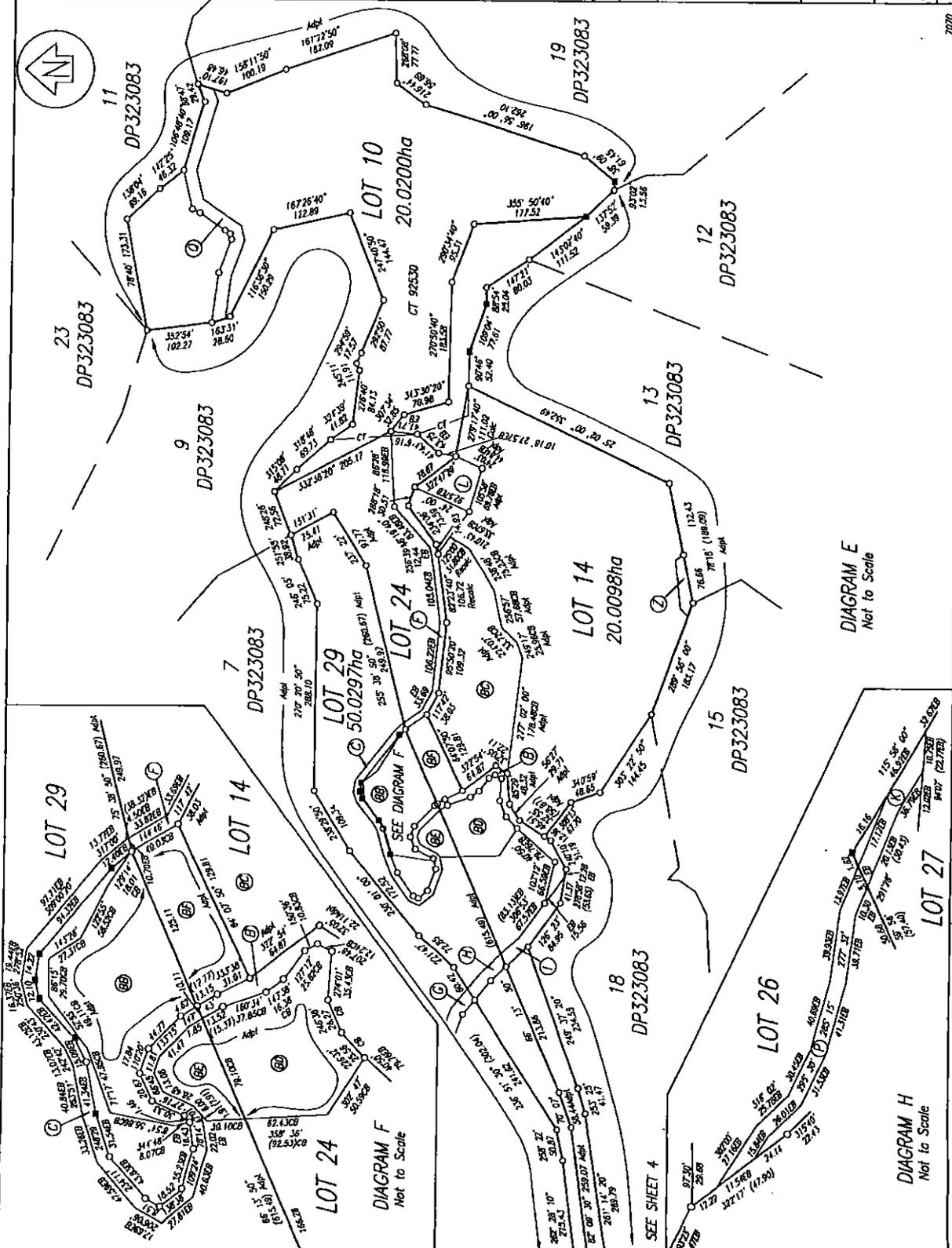
Approved as to Survey by Land Information NZ on *[Signature]*

Deposited by Land Information NZ on

7 / 1 / 2005

File Approved AKLM 98/03 Received 02 FEB 2005 Instructions

DP 346421



TERRITORIAL AUTHORITY For North District
Surveyed by LANDS & SURVEY LTD
Scale As Shown Date: November 2004

Lots 10, 14 & 24-41 Being a Subdivision of Lots 10, 14, 24-26, 29 & 30 DP323083 & Easements over Lots 7 & 20 DP323083

AND DISTRICT North Auckland Survey Blk. & Dist. IX of IX of Sines & Sines No. 12MS 251 Sheet



FAR NORTH DISTRICT COUNCIL

CONO 5667663.5 Consen

Cpy - 01/01, Pgs - 003, 03/09/03, 13:43



DocID: 310973708

CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

In the matter of a Consent Notice issued pursuant to Section 221 of the Resource Management Act 1991 ("Act") in respect of Subdivision Consents RC 2010428, RC 2020211, RC 2030467 and RC 2030988 for the subdivision ("subdivision") on the survey plan DP 323083 showing Lots 1-27 and 29-32 being a subdivision of Pt's OLC 56, Lots 2 and 3 DP 78755, Lot 1 DP90149, Pt Sec 5 Blk V Kerikeri SD, Pt Sec 4, Sec 5, Sec 7 and Sec 8 of Te Puna OLC No 21, Sec 1 Blk IX Bay of Islands SD, Pt Sec 12 Blk IX Kerikeri SD, OLC 20 and Barbers Grant No 165.

I, P J Killalea, the Resource Consents Manager of the Far North District Council, hereby certify that pursuant to conditions of the Council's consent of 12 February 2001, as varied on 20 November 2001, 23 December 2002 and 30 May 2003, the following shall apply:

In relation to all Lots

1. Prior to any earthworks commencing on site the registered proprietor of a lot or part thereof ("**registered proprietor**") shall advise Iwi that such earthworks are commencing and invite Iwi to be present during such work. If during earthworks, any Kōiwi or other archaeological remains are uncovered, works shall cease and the Iwi and the New Zealand Historic Places Trust shall be advised immediately.
2. The registered proprietor shall procure that Mataka Limited shall carry out archaeological survey and assessment work by an appropriately qualified archaeologist in order to:
 - (a) Identify and record Pa sites and associated features on Mataka Station;
 - (b) Relocate previously recorded archaeological sites and record the current state and location of such sites where possible;
 - (c) Accurately transpose the location of surveyed sites to updated plans, including where possible GPS positions;

The archaeological survey and assessment is to be completed within 1 year of the issue of a certificate under Section 224 of the Act and upon completion of the archaeological survey and assessment copies of such survey and assessment are to be forwarded to the Historic Places Trust and the Far North District Council. Each registered proprietor may fulfil the obligation contained in this condition by entering into a contract with Mataka Limited to comply with this condition.

3. The registered proprietor shall ensure that the rules of the Mataka Residents Association Incorporated shall include covenants providing for registered proprietors of lots to be notified of the archaeological records affecting the lot purchased by each such registered proprietor, prohibiting the destruction of any archaeological site in contravention of the Historic Places Act 1993, and requiring the registered proprietor to undertake prior archaeological assessment when undertaking any earthworks near a recorded site. The registered proprietor shall ensure that such rules shall also prohibit the keeping of cats and mustelids. The keeping of dogs shall be limited to a maximum of 2 per lot which must be confined (by way of an escape proof enclosure) to the registered proprietor's exclusive use area, except when in the company of that registered proprietor (or other invitee) and then on a leash at all times.
4. The registered proprietor of each lot on deposited plan 323083 may erect one (1) dwelling house together with accessory buildings, including water storage facilities, except as may be provided by a subsequent resource consent or where the provisions of the District Plan applicable to the lot allow any additional building as a permitted activity. The dwelling houses and accessory buildings shall be located as shown on the Lands and Survey plan reference 5670/12 dated 24 February 2003 and shall be consistent with the relevant design criteria in the applicable District Plan.
5. No building development may be located less than 10 metres from any archaeological sites, details of which are contained in the Architag Reports prepared by Diane Harlow dated November 2000 and May 2002.
6. All electricity, telecommunication and other utility services shall be underground, save that the electricity supplied to each lot may be supplied from an overhead supply existing as at the date of this consent notice.
7. Any earthworks including those required to construct accessways to building sites shall be so designed to cause minimal impacts on the landscape and any exposed cuts shall be regrassed or planted in native vegetation.
8. An effective Possum Control and Goat Eradication Program shall be established in consultation with and to the satisfaction of the Environmental Services Manager of the Far North District Council and thereafter shall be maintained by or on behalf of the registered proprietors of each of the lots on deposited plan 323083 at Mataka Station to minimise damage to existing and regenerating Indigenous vegetation. In December of each year, the registered proprietor of each of the lots on deposited plan 323083 at Mataka Station or the Mataka Residents Association Incorporated shall provide a report to the Environmental Services Manager on the Possum and Goat Eradication Programme that has been done on such registered proprietor's lot by reference to that approved Eradication Programme. It is acknowledged that registered proprietors may discharge such obligations through the Possum Control and Goat Eradication Programme approved by the Environmental Services Manager and undertaken by the Mataka Residents Association.
9. All conservation areas as shown on a lot on deposited plan 323083 shall be preserved by the registered proprietor of that lot, and the registered proprietor shall not, without the written approval of the Council, and then only in strict compliance with any of the conditions imposed by the Council, cut down, damage or destroy any of such conservation areas or suffer or permit the cutting down, damaging or destruction of the trees, bush or other areas comprising the conservation areas. No registered proprietor shall be in breach of this provision if any of the trees, bush or features within the conservation areas shall die from natural causes not attributed to any act or default, by or on behalf of the registered proprietor, or for which the registered proprietor is not responsible. All fencing required as a condition of consent shall be maintained in stockproof condition. Each registered proprietor may comply with such obligation by or through the Mataka Residents Association.

10. All areas on a lot subject to the landscaping plan prepared by DJ Scott Associates Ltd dated December 2000 or the landscaping plan prepared by Linda Clapham for Lot 19 dated 20 June 2003 shall be preserved by the registered proprietor of that lot in the same manner and to the same extent as provided for in the relevant landscaping plan and the registered proprietor shall not, without the written approval of the Council, and then only in strict compliance with any of the conditions imposed by the Council, cut down, damage or destroy any of the landscaping or suffer or permit the cutting down, damaging or destruction of the trees, bush or other features comprising the landscaped areas. No registered proprietor shall be in breach of this provision if any of the trees, bush or features within the landscaped areas shall die from natural causes not attributed to any act or default, by or on behalf of the registered proprietor, or for which the registered proprietor is not responsible.

In relation to Lots 8, 9, 10, 12, 13, 15 and 18

11. Earthworks for Lots 8, 9, 10, 12, 13, 15 and 18 as shown on deposited plan 323083 are to be monitored by a suitably qualified archaeologist for the purposes of identifying any unrecorded subsurface archaeological remains.

In relation to Lots 19 and 23

12. Development on Lots 19 and 23 shall be limited to one building only of not more than 500m² per lot and shall be within the building areas identified on deposited plan 323083 as "BR" in respect of Lot 19 and "BS" in respect of Lot 23. The buildings on Lots 19 and 23 shall be located below the ridgeline behind the building site and shall not exceed a height of 6 metres above natural ground level or finished site ground height whichever results in the height of the building being lower when measured above sea level. Any parking areas shall be located landward of the building. The exterior appearance of any buildings shall be designed to be visually unobtrusive by the use of appropriate design, materials and exterior colours. The access to the building areas including landscaping shall be completed generally in accordance with the plans and details provided to Council and approved by Council's Resource Consents Manager.

This Consent Notice is to be registered on the new Certificates of Title to be issued for Lots 1-27 and 29-32 DP 323083.

Dated this *18th* day of *July* 2003

Signed by **P J Killalea** of the Far North District Council on behalf of, and by the authority of the said Council

P.J. Killalea



FAR NORTH DISTRICT COUNCIL

CONSENT NOTICE
PURSUANT TO SECTION 221 OF THE
RESOURCE MANAGEMENT ACT 1991

CONO 6447651.5 Cons

Copy - 01/01, Pgs - 003,07/08/06,08:43



DocID: 811962006

In the matter of a Consent Notice issued pursuant to Section 221 of the Resource Management Act 1991 ("Act") in respect of Subdivision Consents RC 2041080 for the subdivision ("subdivision") on the survey plan DP 346421 showing Lots 10, 14, 24-41, Lots 23, 27 and 32 DP 323083 and Lot 10 DP 72577 being a subdivision of Lots 10, 14, 23, 27, 29, 30 and 32 DP 323083 and Lot 10 on DP 72577.

I, P J Killalea, the Resource Consents Manager of the Far North District Council, hereby certify that pursuant to conditions of the Council's consent of 16 September 2004 the following shall apply:

In relation to all Lots

1. Prior to any earthworks commencing on site the registered proprietor of a lot or part thereof ("registered proprietor") shall advise Iwi that such earthworks are commencing and invite Iwi to be present during such work. If during earthworks, any Koiwi or other archaeological remains are uncovered, works shall cease and the Iwi and the New Zealand Historic Places Trust shall be advised immediately.
2. Any earthworks shall be undertaken in accordance with the recommendations of the archaeological report as prepared by Dianne Harlow of Architage Heritage Management Consultancy, dated March 2004. Prior to any earthworks being undertaken on site the registered proprietor shall advise the Far North District Council in writing that all recommendations relating to the site have/will be satisfied.
3. The registered proprietor of a lot shall, upon agreeing to sell such lot, provide to the purchaser of the lot a copy of the archaeological guidance list as referred to in the archaeological report as prepared by Dianne Harlow of Architage Heritage Management Consultancy, dated March 2004.
4. Where a lot is subject to and has the benefit of the building scheme created by easement instrument 5667663.9, the registered proprietor of such lot shall ensure that the rules of the Mataka Residents Association Incorporated shall include covenants providing for registered proprietors of lots to be notified of the archaeological records affecting the lot purchased by each such registered proprietor, prohibiting the destruction of any archaeological site in contravention of the Historic Places Act 1993, and requiring the registered proprietor to undertake prior archaeological assessment when undertaking any earthworks near a recorded site. Such registered proprietor shall ensure that such rules shall also prohibit the keeping of cats and mustelids. The keeping of dogs shall be limited to a maximum of 2 per lot, which must be confined (by way of an escape proof enclosure), to the

registered proprietor's exclusive use area, except when in the company of that registered proprietor (or other invitee) and then on a lease at all times.

5. The registered proprietor of each lot on deposited plan 346321 may erect one (1) dwelling house together with accessory buildings, including water storage facilities, except as may be provided by a subsequent resource consent or where the provisions of the District Plan applicable to the lot allow any additional building as a permitted activity. The dwelling houses and accessory buildings shall be located and be designed in accordance with the detailed house design information as shown in the Mataka Station Stage II Subdivision, Assessment of Landscape and Visual Effects report prepared by Boffa Miskell, dated May 2004. Any building consent application shall be accompanied by a statement from a registered architect or a suitably qualified landscape architect that the dwelling is in accordance with the design criteria. Any building consent application shall also be accompanied by a detailed landscaping plan based on the "Detailed House Site Design" contained in the Boffa Miskell report. The registered proprietor of a lot shall ensure that all plantings on that lot shall be undertaken within the first planting season following completion of the exterior of the dwelling and be maintained by the registered proprietor, on a continuing basis thereafter.
6. No building development may be located less than 10 metres from any archaeological sites, details of which are contained in the Architage report prepared by Dianne Harlow dated March 2004.
7. All electricity, telecommunication and other utility services shall be underground, save that the electricity supplied to each lot may be supplied from an overhead supply existing as at the date of this consent notice.
8. Any earthworks, including those required to construct accessways to building sites shall be so designed to cause minimal impacts on the landscape and any exposed cuts shall be regressed or planted in native vegetation.
9. An effective Possum Control and Goat Eradication Program shall be established in consultation with, and to the satisfaction of the Environmental Services Manager of the Far North District Council and thereafter shall be maintained by or on behalf of the registered proprietors of each of the lots on deposited plan 346321 to minimise damage to existing and regenerating indigenous vegetation. In December of each year, the registered proprietor of each of the lots on deposited plan 346321 or the Mataka Residents Association Incorporated shall provide a report to the Environmental Services Manager on the Possum and Goat Eradication Programme that has been done on such registered proprietor's lot by reference to that approved eradication programme. It is acknowledged that registered proprietors may discharge such obligations through the Possum Control and Goat Eradication Programme approved by the Environmental Services Manager and undertaken by the Mataka Residents Association.
10. All conservation areas identified in the Boffa Miskell Limited Mataka Station Stage 2 Subdivision Landscape Rehabilitation and Management Plan dated January 2005 shall be preserved by the registered proprietor of that lot, and the registered proprietor shall not, without the written approval of the Council, and then only in strict compliance with any of the conditions

imposed by the Council, cut down, damage or destroy any of such conservation areas or suffer or permit the cutting down, damaging or destruction of the trees, bush or other areas comprising the conservation areas. No registered proprietor shall be in breach of this provision if any of the trees, bush or features within the conservation areas shall die from natural causes not attributed to any act or default, by or on behalf of the registered proprietor, or for which the registered proprietor is not responsible. Each registered proprietor may comply with such obligation by or through the Malaka Residents Association.

This Consent Notice is to be registered on the new Certificates of Title to be issued for Lots 10, 14 and 24-41 DP 346321.

Dated this *18th* day of *May* 2005

Signed by **P J Killalea** of the Far North
District Council on behalf of, and by the
authority of the said Council)
)
)
)

P.J. Killalea

Approved by Registrar-General of Land under No. 2002/1026
Transfer Instrument
 Section 90, Land Transfer Act 1952

EI 5667663.8 Easemen

Cpy - 01/02, Pgs - 012, 23/07/03, 10:28



DocID: 810973706



Land registration district

NORTH AUCKLAND

Unique Identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

(continued Page 2
Annexure Schedule)

Transferor

Surname(s) must be underlined or in CAPITALS.

MATAKA LIMITED

Transferee

Surname(s) must be underlined or in CAPITALS.

TOP ENERGY LIMITED

Estate or Interest to be transferred, or easement(s) or *profit(s) à prendre* to be created
 State if fencing covenant imposed.

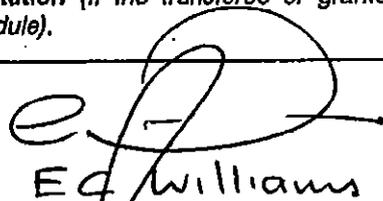
Easement in gross (continued Page 3 Annexure Schedule)

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or *profit à prendre* is described above, that easement or *profit à prendre* is granted or created.

Dated this 18th day of July 2003

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

 EC Williams	Signed in my presence by the Transferor
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Transferee

Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule



Insert type of instrument
 "Mortgage", "Transfer", "Lease" etc

Transfer

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(Continue in additional Annexure Schedule, if required.)

Continuation of Unique Identifier(s) or C/T(s)

Unique Identifier(s) or C/T(s)	All/part	Area/description of part or stratum
92543	Part	Area (A, D & H) Lot 29 DP 323083
92539	Part	Area (B, AA) Lot 20 DP 323083
92543	Part	Area (E & I) Lot 24 DP 323083
92536	Part	Area (F) Lot 17 DP 323083
92527	Part	Area (G, N & Y) Lot 7 DP 323083
92537	Part	Area (J & BU) Lot 18 DP 323083
92534	Part	Area (K) Lot 15 DP 323083
92533	Part	Area (L) Lot 13 DP 323083
92526	Part	Area (M) Lot 6 DP 323083
92529	Part	Area (P) Lot 9 DP 323083
92530	Part	Area (Q) Lot 10 DP 323083
92538	Part	Area (R) Lot 19 DP 323083
92540	Part	Area (S & T) Lot 21 DP 323083
92523	Part	Area (U, X & W) Lot 3 DP 323083
92524	Part	Area (V) Lot 4 DP 323083
92543	Part	Area (Z) Lot 14 DP 323083
92543	Part	Area (AB, BP) Lot 30 DP 323083
92522	Part	Area (AC) Lot 2 DP 323083

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

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(Continue in additional Annexure Schedule, if required.)

1. TRANSFER AND GRANT OF TRANSMISSION EASEMENT

1.1 In consideration of the covenants on the part of the Transferee contained in this instrument, the Transferor GRANTS to the Transferee and any other persons authorised (expressly or Impliedly) by the Transferee an electricly transmission easement in gross under that part of the land marked "A, B, D, E, F, G, H, I, J, K, L, AA, AB, BP, AC, M, N, P, Q, R, S, T, U, V, Y, Z, BU, X and W" on Deposited Plan 323083 ("the Servient Land") contained in Certificates of Title 92543, 92539, 92536, 92537, 92534, 92533, 92522, 92526, 92527, 92529, 92530, 92538, 92540, 92523, 92524 (North Auckland Land Registry) ("the Land") with the following rights and interests (the "Transmission Easement").

1.1.1 The right to survey and investigate in respect of, and to lay, inspect, use, maintain, repair, renew, upgrade and remove:

- (a) the Transmission Line under the Servient Land; and
- (b) the Equipment in, over, on or under the Servient Land.

1.1.2 The right to convey, send, transmit or transport electricity and telecommunications signals, waves or impulses via the Infrastructure.

1.1.3 The right with any vehicles, equipment and materials of any kind, to enter on the Servient Land for any and all purposes necessary for the Transferee to exercise its rights and interests granted under this instrument (including the right to extinguish fires), but subject to the conditions that as little disturbance as is reasonably possible is caused to the Transferor, the Land, and the Transferor's stock other property in doing so and that, where applicable, all gates on the Land are left as the Transferee and those other authorised persons find them.

1.1.4 The right to keep the Servient Land cleared of all buildings or structures (including any buildings or structures which overhang the Servient Land) by any means the Transferee may consider necessary provided that, notwithstanding any other provision of this instrument, the Transferor may locate such buildings or structures on the Servient Land with the prior written consent of the Transferee which consent shall not be unreasonably or arbitrarily withheld. Subject only to clauses 1.1.5 and 2.2.2, the Transferor shall have the absolute right to build and maintain fencing and gates, and plant and maintain plants and shrubs on the Servient Land.

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Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule



Insert type of instrument
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1.1.5 The right to keep the Servient Land cleared of any fences or vegetation, both natural and cultivated, including trees and shrubs by any means which the Transferee may consider necessary where such fences or vegetation:

- (a) breach any statutory or regulatory requirements or standards or codes of practice or otherwise breach generally accepted engineering standards as to the minimum clearance of the Infrastructure;
- (b) impedes the Transferee's access over the Servient Land; or
- (c) Inhibits the safe and efficient operation of the Infrastructure.

PROVIDED THAT this clause 1.1.5 shall not apply to those parts of the Servient Land marked G, N, P and Y on DP323083.

2. COVENANTS

2.1 Ownership of the Infrastructure

2.1.1 The Infrastructure will become and remain the property of the Transferee.

2.1.2 The Transferee warrants that it will remedy at its cost any defects in the Infrastructure arising from the design, manufacture or installation of the Infrastructure.

2.1.3 The Transferee shall maintain, repair and renew the Infrastructure at its own expense to ensure the Transmission Line is at all times capable of conveying electricity sufficient to supply the electricity demands of each of the residences serviced by the Infrastructure. Without limiting clause 2.8, where a section of the Infrastructure is not for the time being required to service any such residence the Transferor acknowledges that the tenure of this easement shall not be affected.

2.1.4 Notwithstanding the terms of this grant there shall be no obligation upon the Transferee to convey electricity through the Transmission Easement by means of the Infrastructure either continuously or at all.

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Annexure Schedule



Insert type of Instrument
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(Continue in additional Annexure Schedule, if required.)

2.2 Restoration of Land

2.2.1 Subject to 2.2.2, the Transferee will be responsible for restoring any part of the Land affected by the Transferee exercising any of its rights under this Instrument to a condition equivalent, as far as is reasonably practicable, to that existing before the Transferee exercised those rights. Such restoration shall include, without limitation, the restoration of soil cover, grass and roading materials and/or seal.

2.2.2 Notwithstanding any other provision of this Instrument, where it is necessary for the Transferee to damage any vegetation on the Servient Land in order to exercise its rights under this Instrument, the Transferor shall be responsible for the reinstatement of such vegetation at its own cost.

2.3 Transferor's Continued Use of Servient Land

2.3.1 The Transferor may use the Servient Land so long as that use does not unreasonably interfere with the Transferee's rights and interests granted under this instrument.

2.4 Restrictions on Transferor's Use

2.4.1 The Transferor must not at any time after the date of this instrument, do permit or suffer to be done any act whereby the rights, powers, licences and liberties granted to the Transferee under this instrument may be interfered with or affected in any way and, in particular, the Transferor must not, without the consent in writing of the Transferee:

- (a) make, or permit to be made, any alterations or additions to any buildings or structures existing on the Servient Land at the date of this instrument which affect the overall dimensions of those buildings or structures;
- (b) stockpile or fill with, or permit the stockpiling of or filling with, any soil, sand, gravel or other substance or materials, or construct, or permit the construction of, any roads, dam walls or other earthworks on the Servient Land which would in any way restrict access to the infrastructure;
- (c) remove, or permit the removal of, any soil, sand, gravel or other substance from the Servient Land;

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Annexure Schedule



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- (d) disturb the soil below a depth of 0.3 metres within a distance of 6 metres from the Transmission Line;
- (e) cause or consent to acquiesce in the inundation of the Servient Land where the Infrastructure is located, or proposed to be located, from the date of this Instrument **EXCEPT HOWEVER** nothing will require the Transferor to take any steps to do or construct anything to prevent that inundation caused by events beyond the reasonable control of the Transferor;
- (f) burn off crops, trees or undergrowth within the Servient Land;
- (g) disturb any survey pegs or markers placed on the Servient Land by the Transferee; or
- (h) do anything on or in the Servient Land which would or could damage or endanger the Infrastructure.

2.4.2 The consent of the Transferee required under clause 2.4.1 will not be unreasonably or arbitrarily withheld, but may be given subject to reasonable conditions.

2.5 Restrictions on Transferee's Use of Land

2.5.1 The Transferee will lay the Infrastructure so as not to unreasonably interfere with the ordinary cultivation and use of the Land by the Transferor and in so doing, or in laying, operating, inspecting, using, cleansing, maintaining, repairing, renewing, upgrading, replacing or removing the Infrastructure, will cause as little damage as is reasonably possible to the surface of the Land.

2.5.2 Except in the case of an emergency, the Transferee shall not open up the Servient Land without giving the Mataka Residents Association Incorporated at least 48 hours prior notice of any proposal to do so and the Transferee shall not in any circumstances allow the Servient Land to be opened overnight.

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Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule



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2.6 Statutes and Regulations

2.6.1 It is acknowledged by the Transferee that its rights under the Transmission Easement are subject to the provisions of all applicable statutes, ordinances, regulations and by-laws.

2.6.2 The Transferee covenants with the Transferor that it will comply with the provisions of all statutes, ordinances, regulations and by-laws in any way relation or affecting the Transmission Easement, the infrastructure or the exercise, or the attempted or intended exercise, by it or any of its rights under this instrument, and will also comply with the provisions of all licences, requisitions and notices issued, made or given by any competent authority in respect of the Transmission Easement, the infrastructure or the exercise, or attempted or intended exercise, by the Transferee of any of its rights under this instrument.

2.7 Licence and Assignment

2.7.1 The Transferee may grant any licence or right of all or any part of any estate or interest conferred by this memorandum and may assign all or any part of that estate or interest.

2.8 Perpetual Easement

2.8.1 No power is implied for the Transferor to determine the Transmission Easement for any breach of covenant (express or implied) or for any causes whatsoever. It is the intention of the parties that the Transmission Easement will subsist forever or until duly surrendered.

2.9 Arbitration

2.9.1 All differences and disputes which may arise between the parties touching, concerning or arising out of this instrument (except for proceedings relating to any unpaid moneys due under this instrument or as otherwise expressly provided in this instrument) shall be submitted to arbitration in accordance with the Arbitration Act 1996 ("Act"). The following provisions shall apply:

- (a) There shall be a single arbitrator agreed upon by the parties or failing agreement, two arbitrators (one to be appointed by each party) and a third arbitrator to be appointed by the

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arbitrators appointed by the parties or if the arbitrators appointed by the parties cannot reach agreement, the third arbitrator shall be appointed by the President for the time being of the District Law Society within which the Servient Land is situated. If any party fails to act as required under this provision, or the President for the time being of the District Law Society fails to appoint a third arbitrator then the provisions of clause 1(4)(c) of the second schedule to the Act shall apply;

- (b) Any notice to be given pursuant to the provisions of this clause may be given as provided in the first schedule to the Act;
- (c) All arbitrators shall be ordinarily resident in New Zealand and any arbitration proceedings shall be conducted in the English language.
- (d) Where three arbitrators are appointed the arbitrator not appointed by the parties shall be the presiding arbitrator;
- (e) The sole arbitrator or presiding arbitrator shall determine all questions of procedure;
- (f) Clause 5 of the second schedule to the Act shall not apply.

2.10 Interpretation

2.10.1 For the purpose of interpretation or construction of this instrument, unless the context otherwise requires:

- (a) the term "Transmission Line" means a wire or wires or a conductor of any other kind (including a fibre optic or coaxial cable) used or intended to be used for the transmission of electricity and/or telecommunication signals, waves or impulses used in association with the transmission of electricity; and includes any, casing, tube, tunnel, minor fixture or other item, equipment or material used or intended to be used for securing, enclosing, surrounding and protecting a Transmission Line under the Servient Land;
- (b) the term "Equipment" means any pad mounted transformers, automatic switches or other instrument, apparatus or device needed in association with a Transmission Line for the

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[Handwritten signatures and initials]

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- purpose of protecting and facilitating the transmission of electricity and telecommunication signals, waves or impulses used in association with the transmission of electricity through the Transmission Line, which transformers and switches may be located on the Servient Land;
- (c) the term "Infrastructure" means the Transmission Line and Equipment;
 - (d) references to clauses or a Schedule are references to clauses of, and a Schedule to, this instrument;
 - (e) words importing the singular or plural number include the plural and singular number respectively;
 - (f) headings are inserted for the sake of convenience of reference only and do not affect the interpretation of this instrument;
 - (g) reference to the parties include their respective successors and assigns; and
 - (h) references to a statute or statutory provision includes reference to that statute or statutory provision (as the case may be) and to any regulations made pursuant to the statute or statutory provision (as the case may be) as from time to time modified, codified or re-enacted, whether before or after the date of this instrument, so far as that modification, codification or re-enactment applies, or is capable of applying, to this instrument and the transfer and grant of the Transmission Easement under it.

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Approved by Registrar-General of Land under No. 2002/5032
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Insert type of Instrument
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Continuation of Attestation

<p>Director</p>  <p>Director</p> <p>Top Energy Limited</p> <p>Signature, or common seal of Transferee</p>	<p>Signed in my presence by the Transferee</p> <p>Signature of Witness</p> 
	<p>Witness to complete in BLOCK letters (unless typewritten or legibly stamped)</p> <p>ANTHONY LOGGIE</p> <p>Witness Name</p> <p>ACCOUNTANT</p> <p>Occupation</p> <p>INLET ROAD, KELIKALI</p> <p>Address</p>

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or Initial in this box.

ew

IN THE MATTER

of the Land Transfer Act 1952 and
its amendments

AND

IN THE MATTER

of the Memorandum of Mortgage
D644793.2 registered over
certificates of title NA41D/143,
NA41D/5, NA41D/6, NA41D/4,
NA47B/856, NA34D/203, NA34D/204,
NA41D/48 (Limited as to Parcels),
NA41D/151 (Limited as to Parcels),
NA41D/146 (Limited as to Parcels),
NA41D/142 (Limited as to Parcels),
NA41D/147 (Limited as to Parcels);
NA41D/149 (Limited as to Parcels),
NA41D/150 (Limited as to Parcels),
NA41D/145 (Limited as to Parcels)
(North Auckland Registry)

CONSENT OF MORTGAGEE TO REGISTRATION OF DEALING

Bank of New Zealand, the mortgagee under Memorandum of Mortgage D644793.2 (*Mortgage*) consents to registration of the following instruments, but subject to and without prejudice to the rights and interests protected by the Mortgage:

Easement Instrument granting an access strip pursuant to section 237B of the Resource Management Act 1991 and a right of way, both in favour of the Far North District Council.

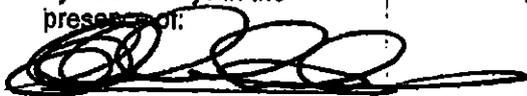
Transfer Instrument granting an electricity easement in gross in favour of Top Energy Limited.

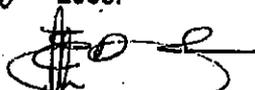
Easement Instrument granting right of way and telecommunications easements in favour of Mataka Limited.

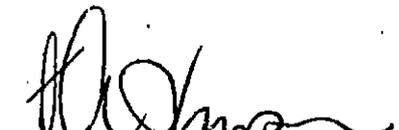
Easement Instrument creating a scheme of covenants for the purposes of a building scheme, a beach covenant, a helipad covenant, a beach lodge covenant, a boat shed covenant, a mountain covenant, a house covenant, a subdivision covenant and a valley covenant in favour of Mataka Limited.

Consent is given this *18th* day of *July* 2003.

Signed for and on behalf of
BANK OF NEW ZEALAND
by its attorneys in the
presence of:




Christopher Ewen Bagley
Signature of attorney


Alan Thomas Simpson
Signature of attorney

Name : **Jeremy Hastings White**

Occupation : *Bank Officer*

Address : *Wellington*



Bank of New Zealand

**CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY**

We, Christopher Ewen Bagley and Alan Thomas Simpson both of Wellington, Bank Officers, severally certify that:

1. By deed dated 26 October 2001 (the "Deed"), we were, by virtue of being respectively a Second Authorised Officer, and a Second Authorised Officer, appointed jointly as attorneys of Bank of New Zealand (the "Bank") on the terms and subject to the conditions set out in the Deed.
2. Copies of the Deed are deposited in the following registration districts of Land Information New Zealand as follows:

Canterbury	as No.	5110221
North Auckland	as No.	D657518.1
Otago	as No.	5110774
South Auckland	as No.	5110008
Taranaki	as No.	483763.1
Wellington	as No.	5110812
3. We have executed the instrument(s) to which this certificate relates under the powers conferred by the Deed.
4. At the date of this certificate we have not received any notice or information of the revocation of that appointment by the dissolution of the Bank or otherwise.

SIGNED at Wellington this 18th day of July 2003

Christopher Ewen Bagley

SIGNED at Wellington this 18th day of July 2003

Alan Thomas Simpson

Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or profit à prendre, or create land covenant

Sections 90A and 90F, Land Transfer Act 1952

EI 5667663.10 Easeme

Land registration district

NORTH AUCKLAND



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Grantor

Surname(s) must be underlined or in CAPITALS.

MATAKA LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

MATAKA LIMITED

Grant* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 21st day of July 2003

Attestation

Signature of Director 	Signed in my presence by the Grantor
Name of Director <u>E.C. Williams</u>	
Signature of Director* 	
Name of Director <u>W.N. BIRNIE</u>	
Signature [common seal] of Grantor	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
	Occupation
	Address

Signature of Director <u>E.C. Williams</u>	Signed in my presence by the Grantee
Name of Director <u>E.C. Williams</u>	
Signature of Director 	
Name of Director <u>W.N. BIRNIE</u>	
Signature [common seal] of Grantee	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
	Occupation
	Address

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.



Easement instrument Dated 21 July 2003 Page 1 of 5 pages

Schedule A (Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
(continued Pages 2, 3 & 4 Annexure Schedule)			

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)
Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required. 2 amendments

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.
The implied rights and powers are [varied] ~~[negatived]~~ ~~[added to]~~ or ~~[substituted]~~ by:
~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~
~~[the provisions set out in Annexure Schedule 2].~~

Covenant provisions
Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:
~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~
~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule



Insert type of Instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

21 July 2003

Page

2

of

5

pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Schedule A

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of Way Telecommunications	M	92526 (Lot 6 DP 323083)	92527 (Lot 7 DP 323083) 92528 (Lot 8 DP 323083) 92529 (Lot 9 DP 323083) 92530 (Lot 10 DP 323083) 92531 (Lot 11 DP 323083) 92538 (Lot 19 DP 323083) 92543 (Lot 23 DP 323083)
	N	92527 (Lot 7 DP 323083)	92528 (Lot 8 DP 323083) 92529 (Lot 9 DP 323083) 92530 (Lot 10 DP 323083) 92531 (Lot 11 DP 323083) 92538 (Lot 19 DP 323083) 92543 (Lot 23 DP 323083)
	P	92529 (Lot 9 DP 323083)	92530 (Lot 10 DP 323083) 92531 (Lot 11 DP 323083) 92538 (Lot 19 DP 323083)
	Q	92530 (Lot 10 DP 323083)	92531 (Lot 11 DP 323083) 92538 (Lot 19 DP 323083)
	R	92538 (Lot 19 DP 323083)	92531 (Lot 11 DP 323083)
	S	92540 (Lot 21 DP 323083)	92521 (Lot 1 DP 323083) 92522 (Lot 2 DP 323083) 92523 (Lot 3 DP 323083) 92524 (Lot 4 DP 323083) 92525 (Lot 5 DP 323083) 92541 (Lot 22 DP 323083) 92543 (Lot 30 DP 323083)
	T	92540 (Lot 21 DP 323083)	92521 (Lot 1 DP 323083) 92522 (Lot 2 DP 323083) 92523 (Lot 3 DP 323083) 92541 (Lot 22 DP 323083)
	U	92523 (Lot 3 DP 323083)	92521 (Lot 1 DP 323083) 92522 (Lot 2 DP 323083) 92541 (Lot 22 DP 323083)
	V	92524 (Lot 4 DP 323083)	92525 (Lot 5 DP 323083)
	Y	92527 (Lot 7 DP 323083)	92528 (Lot 8 DP 323083) 92529 (Lot 9 DP 323083) 92530 (Lot 10 DP 323083) 92531 (Lot 11 DP 323083) 92538 (Lot 19 DP 323083) 92543 (Lot 23 DP 323083)
	Z	92543 (Lot 14 DP 323083)	92532 (Lot 12 DP 323083) 92533 (Lot 13 DP 323083)
	BU	92537 (Lot 18 DP 323083)	92534 (Lot 15 DP 323083) 92535 (Lot 16 DP 323083) 92536 (Lot 17 DP 323083)

If this Annexure Schedule is used as an expansion of an Instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated 21 July 2003 Page 3 of 5 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Schedule A

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of Way Telecommunications	A	92543 (Lot 29 DP 323083)	92526 (Lot 6 DP 323083) 92527 (Lot 7 DP 323083) 92528 (Lot 8 DP 323083) 92529 (Lot 9 DP 323083) 92530 (Lot 10 DP 323083) 92531 (Lot 11 DP 323083) 92532 (Lot 12 DP 323083) 92533 (Lot 13 DP 323083) 92543 (Lot 14 DP 323083) 92534 (Lot 15 DP 323083) 92535 (Lot 16 DP 323083) 92536 (Lot 17 DP 323083) 92537 (Lot 18 DP 323083) 92538 (Lot 19 DP 323083) 92539 (Lot 20 DP 323083) 92543 (Lot 23 DP 323083) 92543 (Lot 24 DP 323083) 92543 (Lot 25 DP 323083)
	B	92539 (Lot 20 DP 323083)	92526 (Lot 6 DP 323083) 92527 (Lot 7 DP 323083)
	D	92543 (Lot 29 DP 323083)	92534 (Lot 15 DP 323083) 92535 (Lot 16 DP 323083) 92536 (Lot 17 DP 323083)
	E	92543 (Lot 24 DP 323083)	92534 (Lot 15 DP 323083) 92535 (Lot 16 DP 323083) 92536 (Lot 17 DP 323083)
	F	92536 (Lot 17 DP 323083)	92534 (Lot 15 DP 323083) 92535 (Lot 16 DP 323083)
	G	92527 (Lot 7 DP 323083)	92532 (Lot 12 DP 323083) 92533 (Lot 13 DP 323083) 92543 (Lot 14 DP 323083) 92534 (Lot 15 DP 323083) 92537 (Lot 18 DP 323083)
	Right of Way	X	92523 (Lot 3 DP 323083)	92522 (Lot 2 DP 323083)
W		92523 (Lot 3 DP 323083)	92541 (Lot 22 DP 323083)
Telecommunications	X	92523 (Lot 3 DP 323083)	92522 (Lot 2 DP 323083) 92541 (Lot 22 DP 323083)
	W	92523 (Lot 3 DP 323083)	92522 (Lot 2 DP 323083) 92541 (Lot 22 DP 323083)
	AC	92522 (Lot 2 DP 323083)	92541 (Lot 22 DP 323083)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



Insert type of Instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated 21 Jul 2003 Page 4 of 5 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Schedule A

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of Way Telecommunications	H	92543 (Lot 29 DP 323083)	92532 (Lot 12 DP 323083) 92533 (Lot 13 DP 323083) 92543 (Lot 14 DP 323083) 92534 (Lot 15 DP 323083) 92537 (Lot 18 DP 323083)
	I	92543 (Lot 24 DP 323083)	92532 (Lot 12 DP 323083) 92533 (Lot 13 DP 323083) 92543 (Lot 14 DP 323083) 92534 (Lot 15 DP 323083) 92537 (Lot 18 DP 323083)
	J	92537 (Lot 18 DP 323083)	92532 (Lot 12 DP 323083) 92533 (Lot 13 DP 323083) 92543 (Lot 14 DP 323083) 92534 (Lot 15 DP 323083)
	K	92534 (Lot 15 DP 323083)	92532 (Lot 12 DP 323083) 92533 (Lot 13 DP 323083)
	L	92533 (Lot 13 DP 323083)	92532 (Lot 12 DP 323083)
	AA	92539 (Lot 20 DP 323083)	92526 (Lot 6 DP 323083) 92527 (Lot 7 DP 323083) 92528 (Lot 8 DP 323083) 92529 (Lot 9 DP 323083) 92530 (Lot 10 DP 323083) 92531 (Lot 11 DP 323083) 92532 (Lot 12 DP 323083) 92533 (Lot 13 DP 323083) 92543 (Lot 14 DP 323083) 92534 (Lot 15 DP 323083) 92537 (Lot 18 DP 323083) 92538 (Lot 19 DP 323083)
	AB	92543 (Lot 30 DP 323083)	92521 (Lot 1 DP 323083) 92522 (Lot 2 DP 323083) 92523 (Lot 3 DP 323083) 92524 (Lot 4 DP 323083) 92525 (Lot 5 DP 323083) 92540 (Lot 21 DP 323083) 92541 (Lot 22 DP 323083)
	BP	92543 (Lot 30 DP 323083)	92521 (Lot 1 DP 323083) 92522 (Lot 2 DP 323083) 92523 (Lot 3 DP 323083) 92524 (Lot 4 DP 323083) 92525 (Lot 5 DP 323083) 92540 (Lot 21 DP 323083) 92541 (Lot 22 DP 323083)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



Insert type of Instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

21 July 2003

Page

5

of

5

pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Easements or profits a prendre rights and power (including terms, covenants, and conditions)

The implied rights and powers prescribed by the Land Transfer Regulations 2002 are varied as follows:

Clause 6. (2) is hereby deleted and replaced with:

6. (2) The right to go over and along the easement facility includes the right to go over and along the easement facility with or without any kind of-

- (a) vehicle, machinery, or implement; or
- (b) domestic animal or (if the servient land is rural land) farm animal; or
- (c) horse(s).

Clause 8. (1) is hereby deleted and replaced with:

8. (1) A right to convey telecommunications and computer media includes the right for the grantee in common with the grantor and other persons to whom the grantor may grant similar rights, at all times, to lead and convey telecommunications and computer media without interruption or impediments from the point of entry through the easement facility and under the servient land.

If this Annexure Schedule is used as an expansion of an Instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

IN THE MATTER

of the Land Transfer Act 1952 and
its amendments

AND

IN THE MATTER

of the Memorandum of Mortgage
D644793.2 registered over
certificates of title NA41D/143,
NA41D/5, NA41D/6, NA41D/4,
NA47B/656, NA34D/203, NA34D/204,
NA41D/48 (Limited as to Parcels),
NA41D/151 (Limited as to Parcels),
NA41D/146 (Limited as to Parcels),
NA41D/142 (Limited as to Parcels),
NA41D/147 (Limited as to Parcels),
NA41D/149 (Limited as to Parcels),
NA41D/150 (Limited as to Parcels),
NA41D/145 (Limited as to Parcels)
(North Auckland Registry)

CONSENT OF MORTGAGEE TO REGISTRATION OF DEALING

Bank of New Zealand, the mortgagee under Memorandum of Mortgage D644793.2 (*Mortgage*) consents to registration of the following instruments, but subject to and without prejudice to the rights and interests protected by the Mortgage:

Easement Instrument granting an access strip pursuant to section 237B of the Resource Management Act 1991 and a right of way, both in favour of the Far North District Council.

Transfer Instrument granting an electricity easement in gross in favour of Top Energy Limited.

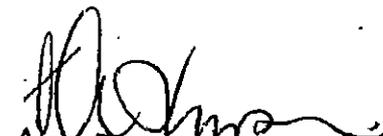
Easement Instrument granting right of way and telecommunications easements in favour of Mataka Limited.

Easement Instrument creating a scheme of covenants for the purposes of a building scheme, a beach covenant, a helipad covenant, a beach lodge covenant, a boat shed covenant, a mountain covenant, a house covenant, a subdivision covenant and a valley covenant in favour of Mataka Limited.

Consent is given this *12th* day of *July* 2003.

Signed for and on behalf of
BANK OF NEW ZEALAND
by its attorneys in the
presence of:


Christopher Ewen Bagley
Signature of attorney


Alan Thomas Simpson
Signature of attorney

Name: **Jeremy Hastings White**

Occupation: *Bank Officer*

Address: *Wellington*



**CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY**

We, Christopher Ewen Bagley and Alan Thomas Simpson both of Wellington, Bank Officers, severally certify that:

1. By deed dated 26 October 2001 (the "Deed"), we were, by virtue of being respectively a Second Authorised Officer, and a Second Authorised Officer, appointed jointly as attorneys of Bank of New Zealand (the "Bank") on the terms and subject to the conditions set out in the Deed.
2. Copies of the Deed are deposited in the following registration districts of Land Information New Zealand as follows:

Canterbury	as No.	5110221
North Auckland	as No.	D657518.1
Otago	as No.	5110774
South Auckland	as No.	5110008
Taranaki	as No.	483703.1
Wellington	as No.	5110812
3. We have executed the instrument(s) to which this certificate relates under the powers conferred by the Deed.
4. At the date of this certificate we have not received any notice or information of the revocation of that appointment by the dissolution of the Bank or otherwise.

SIGNED at Wellington this 18th day of July 2003

A handwritten signature in black ink, appearing to be "C. Bagley", written over a horizontal line.

Christopher Ewen Bagley

SIGNED at Wellington this 18th day of July 2003

A handwritten signature in black ink, appearing to be "A. Simpson", written over a horizontal line.

Alan Thomas Simpson

17 MARCH 2005
Fr. 4.50

Approved by Registrar-General of Land under No. 2002/6055
Easement Instrument to grant easement or profit à prendre, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952



EI 6447651.8 Easemen
Cpy - 01/01, Pgs - 013, 07/08/05, 08:42
DocID: 911982014

Land registration district
NORTH AUCKLAND

Grantor Surname(s) mu.
See annexure schedule attached

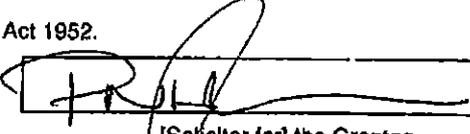
Grantee Surname(s) must be underlined or in CAPITALS.
MATAKA LIMITED

Grant of easement or profit à prendre or creation or covenant
The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

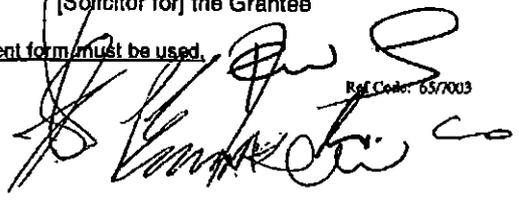
Dated this 26 day of April 2005

Attestation	
See annexure schedule attached  Signature [common seal] of Grantor	Signed in my presence by the Grantor Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
	Signed in my presence by the Grantee Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature of Director <u>WILLIAM NORMAN BIRNIE</u> Name of Director Signature of Director <u>PETER JOSEPH AWANS</u> Name of Director Signature [common seal] of Grantee	

Certified correct for the purposes of the Land Transfer Act 1952.


[Solicitor for] the Grantee

*if the consent of any person is required for the grant, the specified consent form must be used.


Ref Code: 65/7003



Easement Instrument

Dated 26 April 2005

Page 1 of 8 pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
See page 3 of annexure			

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

*Delete phrases in [] and insert memorandum number as required.
 Continue in additional Annexure Schedule if required.*

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are [varied] ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~

[the provisions set out in Annexure Schedule 2].

Covenant provisions

*Delete phrases in [] and insert memorandum number as required.
 Continue in additional Annexure Schedule if required.*

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box



2005

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement Instrument

Dated **26 April 2005**

Page **2** of **8** Pages

(Continue in additional Annexure Schedule, if required.)

Annexure Schedule

"Grantor" means:

1. In respect of the Servient tenement being lots 14, 24,25,26,27 and 29 on DP 346321, being all of the land contained within certificates of title 190764,190765,190756,190757,190766 and 190768 (respectively); **MATAKA LIMITED.**
2. In respect of the Servient tenement being Lot 20 DP 323083, being all of the land contained within certificate of title 92539; as to an undivided ½ share **Evan Christopher WILLIAMS and William John FALCONER** and as to the remaining undivided ½ share **Katherine Clement WILLIAMS and William John FALCONER.**
3. In respect of the Servient tenement being Lot 7 DP 323083, being all of the land contained within certificate of title 92527; **Bernard Jean SABRIER.**

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule

Insert type of Instrument
"Mortgage", "Transfer", "Lease" etc

Easement Instrument

Dated 26 April 2005

Page 3 of 8 Pages



(Continue in additional Annexure Schedule, if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of Way, Right to Transmit Telecommunications	N	190756 (Lot 26 DP346321)	190757 (Lot 26 DP346321) 190766 (Lot 27 DP346321)
	O	190766 (Lot 27 DP346321)	190757 (Lot 26 DP346321)
	B	190765 (Lot 24 DP346321)	190764 (Lot 14 DP346321) 190768 (Lot 29 DP346321)
	C	190768 (Lot 29 DP346321)	190764 (Lot 14 DP346321) 190765 (Lot 24 DP346321)
	F	190765 (Lot 24 DP346321)	190764 (Lot 14 DP346321)
	L	190764 (Lot 14 DP346321)	190765 (Lot 24 DP346321)
	AA	92539 (Lot 20 DP323083)	190764 (Lot 14 DP346321) 190765 (Lot 24 DP346321) 190768 (Lot 29 DP346321)
	G	92527 (Lot 7 DP323083)	190764 (Lot 14 DP346321) 190765 (Lot 24 DP346321) 190768 (Lot 29 DP346321)
	H	190768 (Lot 29 DP346321)	190765 (Lot 24 DP346321)
	A	190768 (Lot 29 DP346321)	190756 (Lot 25 DP346321) 190757 (Lot 26 DP 346321)
Right to Transmit Telecommunications	K	190766 (Lot 27 DP 346321)	190757 (Lot 26 DP 346321)
	P	190757 Lot 26 DP 346321	190766 (Lot 27 DP 346321)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

□

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule



Insert type of Instrument
"Mortgage", "Transfer", "Lease" etc

Easement Instrument

Dated 26 April 2005

Page 5 of 8 Pages

(Continue in additional Annexure Schedule, if required.)

Attestation for Grantor:

Registered Proprietor of Lots 14, 24, 25, 26, 27 and 29 on DP 346321

MATAKA LIMITED by:

Signature of director

PETER JOSEPH EVANS.

Name of director

Signature of director

Evan Christopher Williams

Name of director

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement Instrument

Dated 26 April 2005

Page 6 of 8 Pages

(Continue in additional Annexure Schedule, if required.)

Registered proprietor of Lot 20 DP 323083

Signature of Evan Christopher
WILLIAMS

Signed in my presence by Evan
Christopher WILLIAMS

Signature of witness

Witness to complete in BLOCK LETTERS
(unless legibly printed)

Christine Ozich

Witness name

Executive Assistant

Occupation

Auckland

Address

Signature of William John FALCONER

Signed in my presence by William John
FALCONER

Signature of witness

Witness to complete in BLOCK LETTERS
(unless legibly printed)

Christine Ozich

Witness name

Executive Assistant

Occupation

Auckland

Address

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

□

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement Instrument

Dated 26 April 2005

Page 7 of 8 Pages

(Continue in additional Annexure Schedule, if required.)

Registered proprietor of Lot 20 DP 323083 continued

Signature of Katherine Clement
WILLIAMS

Signed in my presence by Katherine
Clement WILLIAMS

Signature of witness

Witness to complete in BLOCK LETTERS
(unless legibly printed)

Christine Ozich

Witness name

Executive Assistant

Occupation

Auckland

Address

Signature of William John FALCONER

Signed in my presence by William John
FALCONER

Signature of witness

Witness to complete in BLOCK LETTERS
(unless legibly printed)

Christine Ozich

Witness name

Executive Assistant

Occupation

Auckland

Address

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or Initial in this box.

4 MARS 2005
Fr. 4.50

Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule



Insert type of Instrument
"Mortgage", "Transfer", "Lease" etc

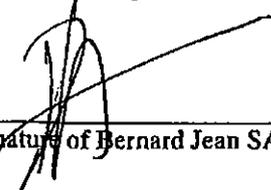
Easement Instrument

Dated 26 April 2005

Page 8 of 8 Pages

(Continue in additional Annexure Schedule, if required.)

Registered Proprietor of Lot 7 DP 323083


Signature of Bernard Jean SABRIER

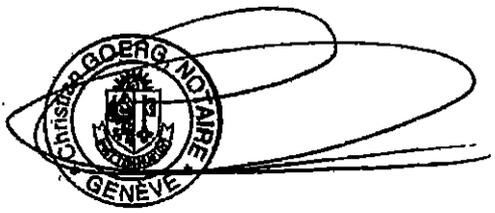
Signed in my presence by Bernard Jean
SABRIER


Signature of witness

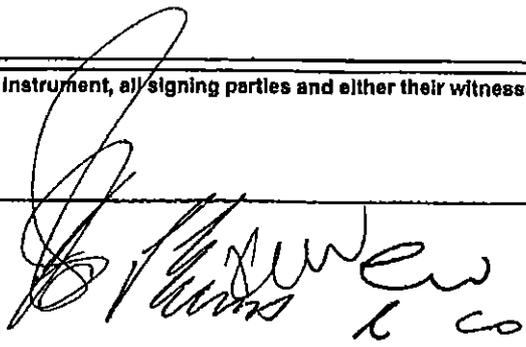
Witness to complete in BLOCK LETTERS
(unless legibly printed)

Tania Papazian
Witness name
PA to Bernard Sabrier
Occupation
Lausanne, 1180 Rolle
Address
SWITZERLAND

I, Me Christian GOERG, Notary Public in Geneva, Switzerland, hereby certify
exclusively that the signature apposed on the above to this document is that of
Mr Bernard Jean SABRIER.-
Geneva, this 4th March 2005.-



If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or
solicitors must sign or Initial in this box.


Solicitor

Evan Williams

IN THE MATTER

of the Land Transfer Act 1952 and
its amendments

AND

IN THE MATTER

of the Memorandum of Mortgage
6266231.2 registered over certificate
of title 92539 (North Auckland
Registry)

CONSENT OF MORTGAGEE TO REGISTRATION OF DEALING

Bank of New Zealand, the mortgagee under Memorandum of Mortgage 6266231.2 (*Mortgage*) consents to the registration of the following instruments, but subject to and without prejudice to the rights and interests protected by the Mortgage:

Easement Instrument creating right of way and telecommunications easements.

Consent is given this 18th day of *MARCH* 2005.

Bank of New Zealand
by its attorneys in the
presence of:



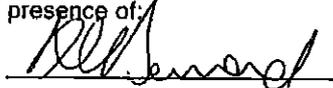
Signature of attorney

Margaret Jane Aston



Signature of attorney

Rachel Elizabeth Wood



Name : Leigh Carin Bernard

Occupation : Bank Officer

Address : Auckland



Bank of New Zealand

**CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY**

We, Margaret Jane Aston and Rachel Elizabeth Wood both of Auckland, Bank Officers, severally certify that:

1. By deed dated 26 October 2001 (the "Deed"), we were, by virtue of being respectively a Second Authorised Officer, and a Second Authorised Officer, appointed jointly as attorneys of Bank of New Zealand (the "Bank") on the terms and subject to the conditions set out in the Deed.
2. Copies of the Deed are deposited in the following registration districts of Land Information New Zealand as follows:

Canterbury	as No.	5110221
North Auckland	as No.	D657518.1
Otago	as No.	5110774
South Auckland	as No.	5110008
Taranaki	as No.	483763.1
Wellington	as No.	5110812
3. We have executed the instrument(s) to which this certificate relates under the powers conferred by the Deed.
4. At the date of this certificate we have not received any notice or information of the revocation of that appointment by the dissolution of the Bank or otherwise.

SIGNED at Auckland this 18th day of March 2005


Margaret Jane Aston

SIGNED at Auckland this 18th day of March 2005


Rachel Elizabeth Wood

IN THE MATTER

of the Land Transfer Act 1952 and
its amendments

AND

IN THE MATTER

of the Memorandum of Mortgage
6321250.1 registered over certificate
of title 92539 (North Auckland
Registry)

CONSENT OF MORTGAGEE TO REGISTRATION OF DEALING

John Bayley, Maxine Bayley and Nigel Burton, together the mortgagee under Memorandum of Mortgage 6321250.1 (*Mortgage*) consent to the registration of the following instruments, but subject to and without prejudice to the rights and interests protected by the Mortgage:

Easement Instrument creating right of way and telecommunications easements.

Consent is given this 7th day of April 2005.

JOHN BAYLEY in the presence of:



Signature of witness

Helen Lee

Name of witness

Exec ASSISTANT

Occupation

Auckland.

City/town of residence



JOHN Bayley

MAXINE BAYLEY in the presence of:

Maxine Bayley
Maxine Bayley

[Signature]
Signature of witness

Helen Lee
Name of witness

Exec ASSISTANT
Occupation

Auckland
City/town of residence

NIGEL BURTON in the presence of:

[Signature]
Nigel Burton

[Signature]
Signature of witness

Suzanne J Learmonth
Name of witness
Legal Executive
Occupation
Auckland

City/town of residence

Approved by Registrar-General of Land under No. 2002/1026
Transfer instrument
 Section 90, Land Transfer Act 1952



E 6447651.9 Grant of E
 Cpy - 01/01, Pgs - 009, 07/06/06, 08:42

 DocID: 311862016

Land registration district

NORTH AUCKLAND

Unique Identifier(s)
or CIT(s)

All/part

Area/description of part or stratum

(continued Page 2
Annexure Schedule)

Transferor

Surname(s) must be underlined or in CAPITALS.

MATAKA LIMITED

Transferee

Surname(s) must be underlined or in CAPITALS.

TOP ENERGY LIMITED

Estate or interest to be transferred, or easement(s) or *profit(s) à prendre* to be created
 State if fencing covenant imposed.

Easement in gross (continue Page 3 Annexure Schedule)

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or *profit à prendre* is described above, that easement or *profit à prendre* is granted or created.

Dated this 26 day of April 2005

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

 PETER PETER EVANS - DIRECTOR WILLIAM NEWMAN - DIRECTOR	Signed in my presence by the Transferor
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Transferee

Annexure Schedule



Insert type of instrument
 "Mortgage", "Transfer", "Lease" etc

Transfer

Dated 26 April 2005

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(Continue in additional Annexure Schedule, if required.)

Continuation of Unique Identifier(s) or C/T(s)

Unique Identifier(s) or C/T(s)	All/part	Area/description of part or stratum
190756	Part	Area (N) Lot 25 DP346321
190766	Part	Area (O & K) Lot 27 DP346321
190765	Part	Area (B & F) Lot 24 DP346321
190768	Part	Area (C) Lot 29 DP346321
190764	Part	Area (L) Lot 14 DP346321
190757	Part	Area (P) Lot 26 DP346321

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

26 April 2005

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(Continue in additional Annexure Schedule, if required.)

TRANSFER AND GRANT OF TRANSMISSION EASEMENT

1.1 In consideration of the covenants on the part of the Transferee contained in this instrument, the Transferor **GRANTS** to the Transferee and any other persons authorised (expressly or impliedly) by the Transferee an electricity transmission easement in gross under that part of the land marked "B, L, C, F, K N, O, P on Deposited Plan 346321 ("the Servient Land") contained in Certificates of Title 190756, 190766, 190765, 190768, 190764 and 190757 (North Auckland Land Registry) ("the Land") with the following rights and interests (the "Transmission Easement").

1.1.1 The right to survey and investigate in respect of, and to lay, inspect, use, maintain, repair, renew, upgrade and remove:

- (a) the Transmission Line under the Servient Land; and
- (b) the Equipment in, over, on or under the Servient Land.

1.1.2 The right to convey, send, transmit or transport electricity and telecommunications signals, waves or impulses via the Infrastructure.

1.1.3 The right with any vehicles, equipment and materials of any kind, to enter on the Servient Land for any and all purposes necessary for the Transferee to exercise its rights and interests granted under this instrument (including the right to extinguish fires), but subject to the conditions that as little disturbance as is reasonably possible is caused to the Transferor, the Land, the Transferor's stock and other property in doing so and that, where applicable, all gates on the Land are left as the Transferee and those other authorised persons find them.

1.1.4 The right to keep the Servient Land cleared of all buildings or structures (including any buildings or structures which overhang the Servient Land) by any means the Transferee may consider necessary provided that, notwithstanding any other provision of this instrument, the Transferor may locate such buildings or structures on the Servient Land with the prior written consent of the Transferee which consent shall not be unreasonably or arbitrarily withheld. Subject only to clauses 1.1.5 and 2.2.2, the Transferor shall have the absolute right to build and maintain fencing and gates, and plant and maintain plants and shrubs on the Servient Land.

1.1.5 The right to keep the Servient Land cleared of any fences or vegetation, both natural and cultivated, including trees and shrubs by any means which the Transferee may consider necessary where such fences or vegetation:

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Annexure Schedule



Insert type of instrument
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(Continue in additional Annexure Schedule, if required.)

- (a) breach any statutory or regulatory requirements or standards or codes of practice or otherwise breach generally accepted engineering standards as to the minimum clearance of the Infrastructure;
- (b) impedes the Transferee's access over the Servient Land; or
- (c) Inhibits the safe and efficient operation of the Infrastructure.

2. COVENANTS

2.1 Ownership of the Infrastructure

2.1.1 The Infrastructure will become and remain the property of the Transferee.

2.1.2 The Transferee warrants that it will remedy at its cost any defects in the Infrastructure arising from the design, manufacture or installation of the Infrastructure.

2.1.3 The Transferee shall maintain, repair and renew the Infrastructure at its own expense to ensure the Transmission Line is at all times capable of conveying electricity sufficient to supply the electricity demands of each of the residences serviced by the Infrastructure to a maximum of 35 kilowatts at the delivery point to each lot ("Lot") serviced by the Infrastructure provided that if the Transferor requests the installation of a transformer to service a Lot which transformer will provide a greater capacity of electricity supply to that Lot the Transferee shall install such transformer (and the Transferor shall meet the reasonable costs of the Transferee of doing so) and the maximum number of kilowatts which the Transferee is to supply that Lot shall be increased to the capacity permitted by such transformer to a maximum of 70 kilowatts. Without limiting clause 2.8, where a section of the Infrastructure is not for the time being required to service any such residence the Transferor acknowledges that the tenure of this easement shall not be affected.

2.1.4 Notwithstanding the terms of this grant, there shall be no obligation upon the Transferee to convey electricity through the Transmission Easement by means of the Infrastructure, either continuously or at all.

2.2 Restoration of Land

2.2.1 Subject to 2.2.2, the Transferee will be responsible for restoring any part of the Land affected by the Transferee exercising any of its rights under this instrument to a condition equivalent, as far as

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Annexure Schedule



Insert type of instrument
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(Continue in additional Annexure Schedule, if required.)

reasonably practicable, to that existing before the Transferee exercised those rights. Such restoration shall include, without limitation, the restoration of soil cover, grass and roading materials and/or seal.

2.2.2 Notwithstanding any other provision of this instrument, where it is necessary for the Transferee to damage any vegetation on the Servient Land in order to exercise its rights under this instrument, the Transferor shall be responsible for the reinstatement of such vegetation at its own cost.

2.3 Transferor's Continued Use of Servient Land

2.3.1 The Transferor may use the Servient Land so long as that use does not unreasonably interfere with the Transferee's rights and interests granted under this instrument.

2.4 Restrictions on Transferor's Use

2.4.1 The Transferor must not at any time after the date of this instrument, do permit or suffer to be done any act whereby the rights, powers, licences and liberties granted to the Transferee under this instrument may be interfered with or affected in any way and, in particular, the Transferor must not, without the consent in writing of the Transferee:

- (a) make, or permit to be made, any alterations or additions to any buildings or structures existing on the Servient Land at the date of this instrument which affect the overall dimensions of those buildings or structures;
- (b) stockpile or fill with, or permit the stockpiling of or filling with, any soil, sand, gravel or other substance or materials, or construct, or permit the construction of, any roads, dam walls or other earthworks on the Servient Land which would in any way restrict access to the infrastructure;
- (c) remove, or permit the removal of, any soil, sand, gravel or other substance from the Servient Land;
- (d) disturb the soil below a depth of 0.3 metres within a distance of 6 metres from the Transmission Line;

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Annexure Schedule



Insert type of instrument
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(Continue in additional Annexure Schedule, if required.)

- (e) cause or consent to acquiesce in the inundation of the Servient Land where the Infrastructure is located, or proposed to be located, from the date of this instrument **EXCEPT HOWEVER** nothing will require the Transferor to take any steps to do or construct anything to prevent that inundation caused by events beyond the reasonable control of the Transferor;
- (f) burn off crops, trees or undergrowth within the Servient Land;
- (g) disturb any survey pegs or markers placed on the Servient Land by the Transferee; or
- (h) do anything on or in the Servient Land which would or could damage or endanger the Infrastructure.

2.4.2 The consent of the Transferee required under clause 2.4.1 will not be unreasonably or arbitrarily withheld, but may be given subject to reasonable conditions.

2.5 Restrictions on Transferee's Use of Land

2.5.1 The Transferee will lay the Infrastructure so as not to unreasonably interfere with the ordinary cultivation and use of the Land by the Transferor and in so doing, or in laying, operating, inspecting, using, cleansing, maintaining, repairing, renewing, upgrading, replacing or removing the Infrastructure, will cause as little damage as is reasonably possible to the surface of the Land.

2.5.2 Except in the case of an emergency, the Transferee shall not open up the Servient Land without giving the Mataka Residents Association Incorporated at least 48 hours prior notice of any proposal to do so and the Transferee shall not in any circumstances allow the Servient Land to be opened overnight.

2.6 Statutes and Regulations

2.6.1 It is acknowledged by the Transferee that its rights under the Transmission Easement are subject to the provisions of all applicable statutes, ordinances, regulations and by-laws.

2.6.2 The Transferee covenants with the Transferor that it will comply with the provisions of all statutes, ordinances, regulations and by-laws in any way relation or affecting the Transmission Easement, the Infrastructure or the exercise, or the attempted or intended exercise, by it or any of its rights under this instrument, and will also comply with the provisions of all licences, requisitions and notices

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Annexure Schedule



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issued, made or given by any competent authority in respect of the Transmission Easement, the Infrastructure or the exercise, or attempted or intended exercise, by the Transferee of any of its rights under this instrument.

2.7 Licence and Assignment

2.7.1 The Transferee may grant any licence or right of all or any part of any estate or interest conferred by this memorandum and may assign all or any part of that estate or interest.

2.8 Perpetual Easement

2.8.1 No power is implied for the Transferor to determine the Transmission Easement for any breach of covenant (express or implied) or for any causes whatsoever. It is the intention of the parties that the Transmission Easement will subsist forever or until duly surrendered.

2.9 Arbitration

2.9.1 All differences and disputes which may arise between the parties touching, concerning or arising out of this instrument (except for proceedings relating to any unpaid moneys due under this instrument or as otherwise expressly provided in this instrument) shall be submitted to arbitration in accordance with the Arbitration Act 1996 ("Act"). The following provisions shall apply:

(a) There shall be a single arbitrator agreed upon by the parties or failing agreement, two arbitrators (one to be appointed by each party) and a third arbitrator to be appointed by the arbitrators appointed by the parties or if the arbitrators appointed by the parties cannot reach agreement, the third arbitrator shall be appointed by the President for the time being of the District Law Society within which the Servient Land is situated. If any party fails to act as required under this provision, or the President for the time being of the District Law Society fails to appoint a third arbitrator then the provisions of clause 1(4)(c) of the second schedule to the Act shall apply;

(b) Any notice to be given pursuant to the provisions of this clause may be given as provided in the first schedule to the Act;

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Annexure Schedule



Insert type of Instrument
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(Continue in additional Annexure Schedule, if required.)

- (c) All arbitrators shall be ordinarily resident in New Zealand and any arbitration proceedings shall be conducted in the English language.
- (d) Where three arbitrators are appointed the arbitrator not appointed by the parties shall be the presiding arbitrator;
- (e) The sole arbitrator or presiding arbitrator shall determine all questions of procedure;
- (f) Clause 5 of the second schedule to the Act shall not apply.

2.10 Interpretation

2.10.1 For the purpose of interpretation or construction of this instrument, unless the context otherwise requires:

- (a) the term "Transmission Line" means a wire or wires or a conductor of any other kind (including a fibre optic or coaxial cable) used or intended to be used for the transmission of electricity and/or telecommunication signals, waves or impulses used in association with the transmission of electricity; and includes any, casing, tube, tunnel, minor fixture or other item, equipment or material used or intended to be used for securing, enclosing, surrounding and protecting a Transmission Line under the Servient Land;
- (b) the term "Equipment" means any pad mounted transformers, automatic switches or other instrument, apparatus or device needed in association with a Transmission Line for the purpose of protecting and facilitating the transmission of electricity and telecommunication signals, waves or impulses used in association with the transmission of electricity through the Transmission Line, which transformers and switches may be located on the Servient Land;
- (c) the term "Infrastructure" means the Transmission Line and Equipment;
- (d) references to clauses or a Schedule are references to clauses of, and a Schedule to, this instrument;
- (e) words importing the singular or plural number include the plural and singular number respectively;

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Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer

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- (f) headings are inserted for the sake of convenience of reference only and do not affect the interpretation of this instrument;
- (g) reference to the parties include their respective successors and assigns; and
- (h) references to a statute or statutory provision includes reference to that statute or statutory provision (as the case may be) and to any regulations made pursuant to the statute or statutory provision (as the case may be) as from time to time modified, codified or re-enacted, whether before or after the date of this instrument, so far as that modification, codification or re-enactment applies, or is capable of applying, to this instrument and the transfer and grant of the Transmission Easement under it.

Continuation of Attestation

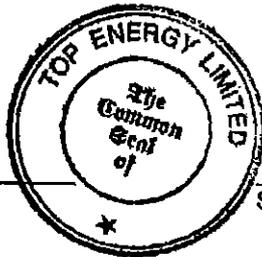
TOP ENERGY LIMITED by:

[Handwritten signature]

Signature of Director

Jack Lewisa

Name of Director



[Handwritten signature]

Signature of Director

ROGER DE BERRY

Name of Director

WITNESS:

[Handwritten signature]

Steven Richard James
Accountant
Kerikeri

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

[Handwritten signatures]



View Instrument Details

Instrument No. 9387192.1
 Status Registered
 Date & Time Lodged 30 May 2013 09:54
 Lodged By Milne, Fairlie Ann
 Instrument Type Easement Instrument



Affected Computer Registers	Land District
190765	North Auckland
190768	North Auckland

Annexure Schedule: Contains 4 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period
- I certify that the Mortgagee under Mortgage 6972275.3 has consented to this transaction and I hold that consent
- Mortgage 8598817.3 does not affect the servient tenement, therefore the consent of the Mortgagee is not required
- Mortgage 8598817.4 does not affect the servient tenement, therefore the consent of the Mortgagee is not required
- I certify that the Encumbrancee under Encumbrance 6972275.4 has consented to this transaction and I hold that consent
- Encumbrance 7015151.1 does not affect the servient tenement, therefore the consent of the Encumbrancee is not required
- Encumbrance 8563134.1 does not affect the servient tenement, therefore the consent of the Encumbrancee is not required

Signature

Signed by Daniel Alexander Williams as Grantor Representative on 30/05/2013 09:40 AM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Fairlie Ann Milne as Grantee Representative on 24/05/2013 03:37 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*, or create land covenant
 (Sections 90A and 90F Land Transfer Act 1952)

2009/6229EF
 APPROVED
 Registrar-General of Land

Grantor

Wendover Investments Limited

Grantee

Wigwam Limited

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement, <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or In gross
Right of Way Right to convey telecommunications and computer media	"1" on DP 346421	190765 (Lot 24 DP346321)	190768 (Lot 29 DP346321)

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby [varied] ~~[negated]~~ ~~[added to]~~ or [substituted] by:

~~[Memorandum number~~ _____, registered under section 155A of the Land Transfer Act 1952]

[the provisions set out in Annexure Schedule 2]

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule _____]

Annexure Schedule

2009/5043EF
APPROVED
Registrar-General of Land

Insert instrument type

[Empty box for instrument type]

Continue in additional Annexure Schedule, if required

Continuation of Easements or profits a prendre rights and power (including terms, covenant and conditions)

The Implied rights and powers prescribed by the Land Transfer Regulations 2002 are varied as follows:

Clause 6.(2) is hereby deleted and replaced with:

6.(2) The right to go over and along the easement facility includes the right to go over and along the easement facility with or without any kind of:

- (a) vehicle, machinery, or implement; or
- (b) domestic animal or (if the servient land is rural land) farm animal; or
- (c) horse(s).

Clause 8.1 is hereby deleted and replaced with:

8.1 A right to convey telecommunications and computer media includes the right for the grantee in common with the grantor and other persons to whom the grantor may grant similar rights, at all times, to lead and convey telecommunications and computer media without interruption or impediments from the point of entry through the easement facility and under the servient land.



Plotia Bay 752, Memorial Ave
Whangarei 0140, New Zealand
Postphone: 0940 920 029
Phone: (09) 411 5200
Fax: (09) 401 2437
Email: info@fnrdc.govt.nz
Website: www.fnrdc.govt.nz

Te Kaitiaki a Tei Takarua Ki Te Kaiti
Tea tangi pōkeke whātea whātea
whātea te kōwhiri, whātea te kōwhiri

**CERTIFICATE OF LOCAL AUTHORITY
UNDER SECTION 348
RESOURCE MANAGEMENT ACT, 1991**

FILE NUMBER:	RC 3000296 – LGA348
APPLICANT:	WIGWAM LIMITED

I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL grants consent pursuant to section 348 of the Local Government Act 1974 to the creation of right of way easement 'I' over Lot 24 DP 34642 (CFR 190765) in favour of Lot 29 DP 346421 (CFR 190768).

DATED at Kerikeri this 16th day of May 2013.

A handwritten signature in black ink, appearing to read 'P.J. Killalea', written over a horizontal line.

Patrick John Killalea
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

