

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

Yes No

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use*

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

Subdivision

Extension of time (s.125)

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

Other (please specify)

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

Joshua Riley

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Joshua Riley

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:

Joshua Riley, Alisha Riley

Property address/
location:

3 Island View Close

Postcode 0200

8. Application site details

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

Name/s:

Joshua Riley, Alisha Riley

Site address/
location:

3 Island View Close

Paihia

Postcode 0200

Legal description:

Lot 30 Deposited Plan 387684

Val Number:

00225-00530

Certificate of title:

Attached

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.

Proposed Accessory Building (Sleepout & Recreation), Alterations to Existing Dwelling
& Variation to Consent Notice (Coverage & Landscaping)

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)

Joshua Riley

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)

Joshua Riley 

Signature:

(signature of bill payer)

Date 03/03/2026

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)

Joshua Riley 

Signature

Date 03/03/2026

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.



Assessment of Environmental Effects

Application for Resource Consent:

Accessory Building – 3 Island View Close, Paihia

Prepared for: Joshua Riley
By: Steven Sanson | Consultant Planner
Date: March 2026

1.0 APPLICANT & PROPERTY DETAILS

Applicant	Joshua Riley
Address for Service	Sanson & Associates Limited PO Box 318 PAIHIA 0247 C/O - Steven Sanson steve@sansons.co.nz 021-160-6035
Legal Description	Lot 30 DP 387684
Record Of Title	350806
Physical Address	3 Island View Close, Paihia, 0200
Site Area	332m ²
Owner of the Site	Joshua Ben Riley and Alisha Mercedes Riley
District Plan Zone	Coastal Living [ODP] Rural Lifestyle [PDP]
District Plan Features	Paihia Heritage Area – Part B Coastal Environment
Archaeology	Q05/969
NRC RPS Overlays	Coastal Environment
Soils	Class 4 / Town
Protected Natural Area	Kiwi Present ; SNA FN23 – Opua Forest
HAIL	Nil
Wetlands	Nil (According to NRC Biodiversity Wetlands Maps)

2.0 SUMMARY OF PROPOSAL

Proposal	The proposal is for a new accessory building (sleepout and recreation) on the site.
Reason for Application	The proposal requires consent for the following rule breaches: <ul style="list-style-type: none">• 10.7.5.1.6 – Stormwater Management• 12.3.6.1.3 – Earthworks and/or Filling
Appendices	Appendix A – Record of Title & Instruments Appendix B – Architectural Plan Appendix C – Engineering Report Appendix D – Updated Landscape Plan Appendix E – Relevant Decisions
Consultation	Nil

3.0 INTRODUCTION & PROPOSAL

3.1 Report Requirements

This report has been prepared for Joshua Riley in support of a land use consent application at 3 Island Close, Paihia.

Section 88 of the Resource Management Act 1991 [RMA] requires that every resource consent application shall be made in the prescribed form and manner and includes the information relating to the activity, including an assessment of the activity's effects on the environment, as required by Schedule 4.

Schedule 4 of the RMA outlines the matters which must be included within an application for resource consent, including:

- a) a description of the activity:

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- b) a description of the site at which the activity is to occur:
 - c) the full name and address of each owner or occupier of the site:
 - d) a description of any other activities that are part of the proposal to which the application relates:
 - e) a description of any other resource consents required for the proposal to which the application relates:
 - f) an assessment of the activity against the matters set out in Part 2:
 - g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

Schedule 4 also defines additional matters to be included in an application for subdivision consent and the matters to be considered when preparing an assessment of effects on the environment.

These statutory requirements are addressed in the application.

3.2 Description of Proposal

The proposal is for the construction of two storey accessory building which will be used for sleeping and recreation.

The maximum height of the building is 6.8m above ground level. Each level is 28m² in size, with the overall GFA being 56m². 47m³ of works is required to excavate a maximum 2.5m cut into the land.

The building is proposed to be finished in Flaxpod metal roofing and Flaxpod vertical metal corrugate.

Activity Status: The proposal is a Discretionary Activity.

3.3 Background

Please note that the site is subject to previous approvals that are provided. These approvals provide for residential zone type allowances in terms of setbacks, coverage and sunlight. Please refer to these decisions in Appendix E.

All activities approved under RC 2220013 have been given effect to.

4.0 SITE & SURROUNDING ENVIRONMENT

4.1 Zoning & Resource Features

The property is located in the Coastal Living Zone under the ODP and is proposed to be zoned Rural Lifestyle under the PDP. The site is located in the Coastal Environment and in Heritage Area B under the PDP.

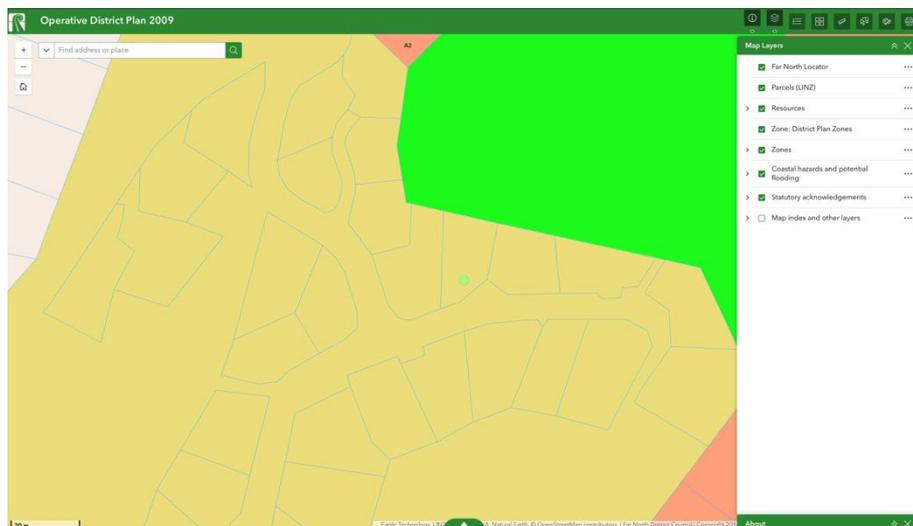


Figure 1 - FNDC Zone Map [Source: Far North Maps]

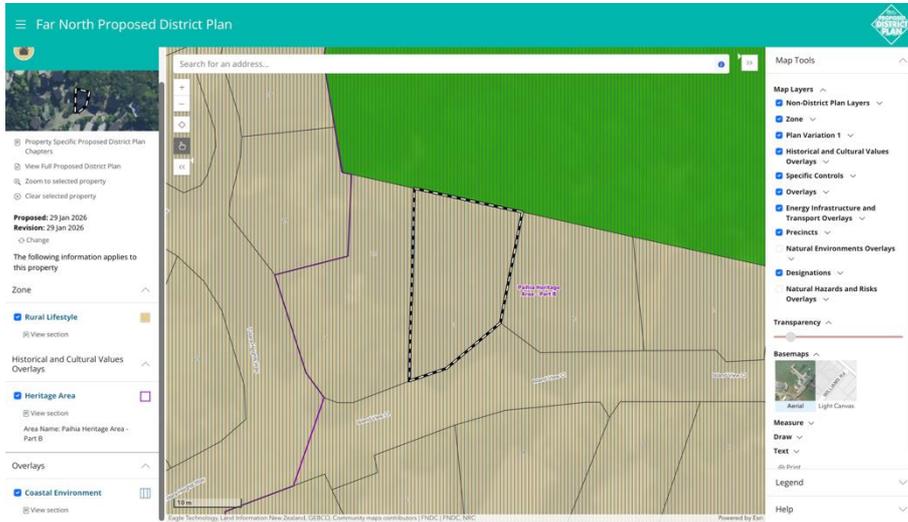


Figure 2 - FNDC PDP Zone & Features Map [Source: Far North Maps]

4.2 Record of Title & Instruments

The Record of Title and relevant instruments are provided in [Appendix A](#). Consent notices have been considered as follows:

Item	Assessment
1 – Refer Appendix A	The proposal is considered to align with the underlying building and landscaping requirements, being a small addition to the rear of the existing dwelling, which will be of the same character and supported by landscaping.
2 – Refer Appendix A	Please refer Engineering Report attached as Appendix C.
3 – Refer Appendix A	Noted.
4 – Refer Appendix A	Noted
5 – Refer Appendix A	Noted

6 – Refer Appendix A	Please note the previous approval for this site which approved the removal of certain trees.
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4.4 Topography & Natural Features

The site typically falls towards the east and is steep to the north-east. The site contains existing vegetation and is proposed to include additional landscaping to support the proposal.

4.5 Built Form & Access

As provided in Appendix B, the site is developed for residential purposes.

4.6 Surrounding Environment

The site is surrounded by similar residential uses as well as a large area of native vegetation.

5.0 ASSESSMENT OF RELEVANT RULES

5.1 Assessment

An assessment of the relevant rules of the ODP Plan is provided in the Tables below.

Note: An assessment of the Commercial Zone rules has not been undertaken as all development is located in the Rural Production Zone.

Table 1 – Coastal Living Zone Rule Assessment

Rule	Assessment	Status
10.7.5.1.1 Visual Amenity	RC 2170181 authorises the breach to this rule for development provided consistency with landscaping requirements.	Permitted

10.7.5.1.2 Sunlight	No residential unit is proposed.	Permitted
10.7.5.1.3 Scale of Activities	The proposal building is for residential purposes.	Permitted
10.7.5.1.4 Building Height	The maximum height of the proposed building is 6.8m	Permitted
10.7.5.1.5 Sunlight	RC 2170181 authoriaes breaches to the permitted and restricted discretionary standards	Permitted
10.7.5.1.6 Stormwater Management	RC 2170181 authorises up to 60% coverage. The proposal results in 69% coverage.	Discretionary
10.7.5.1.7 Noise	RC 2170181 authorises a 1.2m setback from boundaries with an exemption for up to 10m on any one side. These requirements are met.	Permitted
10.7.5.1.8 Screening for Neighbours	No non residential activities are proposed.	Permitted
10.7.5.1.9 Transportation	Traffic: The proposal does not increase traffic movements to and from the site. Parking: The proposal does not necessitate the need for additional car parking. Access: The proposal does not necessitate changes for access.	Permitted
10.7.5.1.10 Hours of Operation	Not relevant	Permitted
10.7.5.1.11 Keeping of Animals	Not relevant	Permitted
10.7.5.1.12 Noise	Residential noise expected	Permitted

Table 2 – District Wide Matters

Rule	Assessment	Status
12.1 Landscapes & Natural Features	Not relevant.	Permitted
12.2 Indigenous Flora & Fauna	Not relevant.	Permitted
12.3 Soils & Minerals	The proposal includes more than 47m ³ of works and retained cuts above 2.5m in height. This is in contravention of Rule 12.3.6.1.3.	Discretionary
12.4 Natural Hazards	Not relevant.	Permitted
12.5 Heritage	Not relevant.	Permitted
12.7 Lakes, Rivers and Wetlands	Not relevant.	Permitted
12.8 Hazardous Substances	Not relevant.	Permitted
12.9 Renewable Energy & Energy Efficiency	Not relevant.	Permitted
13 Subdivision	Not relevant.	Permitted
14 Financial Contributions	Not relevant.	Permitted
15 Transportation	Refer above	Permitted
16 Signs and Lighting	Not relevant.	Permitted
17 Designation	Not relevant.	Permitted
18 Special Areas	Not relevant.	Permitted

19 GMO's	Not relevant.	Permitted
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Overall, the proposal is a Discretionary Activity.

In terms of Regional Council matters, no consents are required.

Table 3 – PDP Rules with Legal Effect

Rule	Assessment
Hazardous Substances	Not relevant as no such substances proposed. Permitted
Heritage Area Overlays	The site is within Paihia Area B. The proposal is not for an addition or alteration [HA-R2]. Permitted
Historic Heritage	Not indicated on PDP. Permitted
Notable Trees	Not indicated on PDP. Permitted
Sites and Areas of Significance to Māori	Not indicated on PDP Permitted
Ecosystems and Indigenous Biodiversity	Not relevant as no clearance proposed.
Activities on the Surface of Water	Not indicated on PDP. Permitted
Earthworks	Proposed earthworks will be undertaken in accordance with the relevant standards

	including GD-05 and will have an ADP applied. Permitted
Signs	Not indicated on PDP. Permitted
Orongo Bay Zone	Not indicated on PDP. Permitted
Subdivision	Not proposed Permitted

Overall, no resource consents are required under the PDP.

6.0 NOTIFICATION ASSESSMENT

6.1 Public Notification

The table below outlines the steps associated with public notification insofar as it relates to s95 of the RMA.

Table 4 – s95 Adverse Effects Assessment

<u>Step 1</u>	Mandatory public notification in certain circumstances	
S95A(3)(a)	Has the applicant requested that the application be publicly notified?	No
S95A(3)(b)	Is public notification required under section 95C?(after a request for further information)	TBC
S95A(3)(c)	Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.	No
<u>Step 2</u>	if not required by step 1, public notification precluded in certain circumstances	
S95A(5)(a)	Is the application for a resource consent for 1 or more activities and each activity is subject to a rule or national	No

	environmental standard that precludes public notification?	
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but no other, activities; (i) a controlled activity; (i) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;	No

7.0 EFFECTS ON THE ENVIRONMENT

Effects on persons who are owners and occupiers of the land in, on, or over which the application relates, or of adjacent land must be disregarded when considering effects on the environment (s 95D(a)).

7.1 Effects that May be Disregarded

The permitted baseline may be taken into account should the Council deem it relevant.

7.2 Effects Assessment

The following assessment has been prepared in accordance with Section 88 and Schedule 4 of the RMA which specifies that the assessment of effects provided should correspond with the scale and significance of the proposal. The effects of the proposal are considered in [Table 5](#) below.

[Table 5 – Effects Assessment](#)

Item	Assessment Criteria	Assessment
Positive Effects	Nil	The proposal allows for additional living space on a relatively constrained site. This provides for enhanced social wellbeing for the applicant.
Stormwater Effects	Chapter 11	As the site's total impervious coverage exceeds the 60% threshold established by previous approvals,

		<p>stormwater attenuation is required to mitigate potential adverse effects on downstream properties and council assets.</p> <p>The proposed mitigation design complies with FNDC Engineering Standards by ensuring post-development peak flows are reduced to less than 80% of pre-development levels for both the 20% and 1% AEP events.</p> <p>This will be achieved through the installation of a 2,000L rainwater storage tank equipped with restricted outlets (10mm primary and 11mm secondary) to control discharge.</p> <p>Any overflow will be directed to the site’s existing stormwater connection.</p>
Earthworks Effects	Chapter 12	<p>The proposal necessitates localized earthworks, specifically a cut of up to 2.5m in vertical height, with no imported fill required.</p> <p>The geotechnical assessment confirms the site is suitable for the proposed development, provided specific engineering measures are implemented.</p> <p>To maintain slope stability, all cut batters must be sloped at angles less than 1V to 3H or be supported by a retaining wall designed by a Chartered Professional Engineer.</p> <p>Due to the presence of Class H1 expansive soils and the potential for shallow soil creep of up to 1.0m , leading-edge foundations must be specifically designed to account for at-rest earth pressures and a loss of passive support. The design parameters include an Ultimate Bearing Capacity of and a Dependable Bearing Capacity of 200kPa.</p>
Concluding Statement:		By adhering to these engineering recommendations and design specifications, the adverse effects typically associated with increased impervious surfaces and land modification on sloping terrain will

	be appropriately managed and mitigated. Consequently, the residual environmental effects of the proposal on the site and surrounding area are considered to be less than minor.
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8.0 EFFECTS TO PEOPLE

The table below outlines the steps associated with limited notification insofar as it relates to s95 of the RMA.

Table 6 – s95 Affected Persons Assessment

<u>Step 1</u>	<u>certain affected groups and affected persons must be notified</u>	
S95B(2)(a)	Are there any affected protected customary rights groups?	No
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?	No
S95B(3)(a)	Is the proposed activity on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?	No
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?	No
<u>Step 2</u>	<u>if not required by step 1, limited notification precluded in certain circumstances</u>	
S95B(6)(a)	the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:	No
S95B(6)(b)	the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land)	No

8.1 Affected Person Determination

As the proposed activity does not trigger mandatory limited notification, nor is it precluded, an assessment of potentially affected persons must be undertaken.

The consent authority has discretion to determine whether a person is an affected person. A person is affected if an activity's adverse effects are minor or more than minor to them.

8.2 Written Approvals Received & Consultation

No written approvals have been sought or provided.

8.3 Localised Effects Assessment [Effects to Persons]

The proposed development has been engineered to ensure that internal site works do not result in adverse off-site impacts. By implementing a specifically designed stormwater attenuation system—including a 2,000L tank with dual restricted orifices at 10mm and 11mm—post-development peak flows will be reduced to 80% of pre-development levels. This mitigation directly addresses the potential for increased runoff, thereby protecting downstream properties and council assets from erosion or flooding.

Furthermore, the geotechnical recommendations for slope stability and foundation design ensure that the excavation and subsequent building loads are contained within the site's structural footprint. Specifically, the requirement for all cut batters to be sloped at less than 1V to 3H or suitably retained prevents lateral instability that could otherwise affect the land integrity of adjacent properties.

By adhering to these professional engineering recommendations, any potential adverse effects on neighbors or other persons are considered to be avoided, remedied, or mitigated to a level that is less than minor.

8.4 Effect to Persons Conclusion

No persons are considered potentially affected by the proposal.

9.0 STATUTORY CONTEXT

9.1 Far North District Plan – Operative [ODP]

An assessment of the relevant objectives and policies associated with the ODP has been undertaken and is found in tables below.

Table 7 – Coastal Living Zone Assessment

Objective / Policy	Assessment
Objectives	
10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.	Previous consents allow development that is more intensive, however effects are considered commensurate with the objective.
10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.	As above, previous consents have enabled the level of development proposed. This particular development requires additional consents, of which all effects can be mitigated on site.
Policies	
10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.	Effects can be mitigated.
10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.	Noted.

<p>10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:</p> <p>(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;</p> <p>(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;</p> <p>(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</p> <p>(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2, and in particular Section 2.5, and Council’s “<i>Tangata Whenua Values and Perspectives (2004)</i>”);</p>	<p>The very modest new building on site does little to impact the policy intent being framed due to previous approval enabling a more intensive overall built development.</p>
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Objective / Policy	Assessment
<p>(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</p> <p>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</p>	

Table 8 – Rural Lifestyle Zone PDP Assessment

Objectives	Assessment
<p>The Rural Lifestyle zone is used predominantly for low density <u>residential activities</u> and small scale <u>farming activities</u> that are compatible with the rural character and amenity of the zone.</p>	<p>The density of development is approved via previous approvals. The proposal is not inconsistent with these approvals.</p>
<p>The predominant character and amenity of the Rural Lifestyle zone is characterised by:</p> <ul style="list-style-type: none"> a. low density <u>residential activities</u>; b. small scale <u>farming activities</u> with limited <u>buildings</u> and <u>structures</u>; c. smaller <u>lot</u> sizes than anticipated in the Rural Production Zone; d. a general absence of urban <u>infrastructure</u>; e. rural <u>roads</u> with low traffic volumes; f. areas of vegetation, natural features and open space. 	<p>The objective does not consider the underlying approvals that are present.</p>

<p>The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.</p>	<p>Residential use is not considered to be incompatible.</p>
<p>Land use and <u>subdivision</u> in the Rural Lifestyle zone does not compromise the effective and efficient operation of <u>primary production</u> activities in the adjacent Rural Production zones.</p>	<p>Not relevant.</p>
<p>Policies</p>	<p>Assessment</p>
<p>Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including:</p> <ul style="list-style-type: none"> a. low density residential activities; b. small scale farming activities; c. home business activities; d. visitor accommodation; and e. small scale education facilities. 	<p>Residential use as proposed is considered appropriate.</p>
<p>Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle zone because they are:</p> <ul style="list-style-type: none"> f. contrary to the density anticipated for the Rural Lifestyle zone; g. predominately of an urban form or character; h. <u>primary production</u> activities, such as <u>intensive indoor primary production</u>, that generate adverse amenity <u>effects</u> that are 	<p>The policy does not consider the underlying approvals that are present.</p>

<p>incompatible with rural lifestyle living; or</p> <p>i. commercial, <u>rural industry</u> or <u>industrial activities</u> that are more appropriately located in a Settlement zone or an urban zone.</p>	
<p>Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zone.</p>	<p>Not relevant.</p>
<p>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:</p> <ul style="list-style-type: none"> a. consistency with the scale and character of the rural lifestyle environment; b. location, scale and design of buildings or structures; c. at zone interfaces; d. any setbacks, fencing, screening or landscaping required to address potential conflicts; e. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; f. the capacity of the site to cater for on- 	<p>These have been considered.</p>

<p>site infrastructure associated with the proposed activity;</p> <p>g. the adequacy of roading infrastructure to service the proposed activity;</p> <p>h. managing natural hazards;</p> <p>i. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and</p> <p>j. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>	
---	--

9.2 Regional Policy Statement for Northland [RPS]

An assessment of the relevant objectives and policies associated with the RPS for Northland has been undertaken and is also found in tables below. The RPS sets region wide objectives and policies for the environment.

Table 9 – RPS Assessment

Objective / Policy	Assessment
Integrated Catchment Management	Not relevant
Region Wide Water Quality	Not relevant
Ecological Flows and Water Quality	Not relevant
Indigenous Ecosystems & Biodiversity	There are SNA's in the surrounds.
Enabling Economic Wellbeing	There is economic benefit and job growth through the construction aspects of the project.

Economic Activities – Reverse Sensitivity And Sterilization	The proposal does not result in any more than minor reverse sensitivity or sterilization effects.
Regionally Significant Infrastructure	The proposal does not impact any regionally significant infrastructure and contains consultation with NZTA.
Efficient and Effective Infrastructure	The proposal seeks to use existing infrastructure within the urban context.
Security of Energy Supply	Power is already provided to the site to and will service the proposed dwellings.
Use and Allocation of Common Resources	Not relevant.
Regional Form	The proposal does not result in any more than minor reverse sensitivity effects, or a change in character or sense of place.
Tangata Whenua Role in Decision Making	Council may send this application to relevant hapū or iwi if considered appropriate to do so to fulfil their obligations.
Natural Hazard Risk	All natural hazard risks have been considered and appropriately mitigated.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes And Historic Heritage	Not relevant.

Having considered the relevant components of the RPS, it is concluded that the proposal is not inconsistent with the relevant objectives and policies.

9.4 National Policy Statements and Environmental Standards

With respect to the National Environmental Standard – Soil Contamination, this is not considered relevant as no such uses have been associated with the site that is on the HAIL.

In terms of the National Environmental Standard for Freshwater, there are no known natural wetland areas on the site or the surrounds that are subject to assessment under it.

The site is not subject to the National Policy Statement for Highly Productive Land due to its existing soil class.

Hazards are not of concern under the National Policy Statement for Natural Hazards.

The proposal is consistent with the objectives and policies of the NZCPS. Given the building's small scale and the requirement to meet typical color and height controls, it remains subordinate to the existing residential development on-site, thereby preserving the natural character of the coastal environment (Policy 13).

By clustering the development within an already modified residential curtilage and utilizing professional engineering to manage land stability and hydrological runoff, the proposal avoids significant land modification and protects the integrity of the coastal margin (Policies 6 and 25). Consequently, the proposal represents a sustainable use of land within the Coastal Living Zone that maintains the qualities of the wider coastal environment.

There are no other relevant National Policy Statements or Environmental Standards.

9.5 Conclusion

The above assessment finds that the proposal is not inconsistent with relevant statutory and higher order objectives and policies.

10.0 PART 2 ASSESSMENT

10.1 Section 5 - Purpose of the RMA

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

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

10.2 Section 6 - Matters of National Importance

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

- a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

-
- e) the relationship of 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.

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

10.3 Section 7 - Other Matters

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

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

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

10.4 Section 8 - Treaty of Waitangi

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local Iwi and hapū who may have an interest in this application.

10.5 Part 2 Conclusion

Given the above, it is considered that the proposal meets the purpose of the RMA.

11.0 CONCLUSION

A Discretionary Activity resource consent is sought from the Far North District Council to carry out the proposed development.

The proposal is considered to result in less than minor effects on the environment and through assessment, there are no more than minor effects to persons.

The proposal is not considered contrary to the objectives and policies of both District Plans.

The proposal is consistent with the Regional Policy Statement for Northland and achieves the purpose of the RMA.

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

Regards,

Steven Sanson

Consultant Planner



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **350806**
Land Registration District **North Auckland**
Date Issued 18 January 2008

Prior References
NA42A/133

Estate Fee Simple
Area 332 square metres more or less
Legal Description Lot 30 Deposited Plan 387684

Registered Owners

Joshua Ben Riley and Alisha Mercedes Riley

Interests

7683780.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.1.2008 at 9:00 am

Appurtenant hereto is a right to pedestrian access and a right to drain water and sewerage created by Easement Instrument 7683780.12 - 18.1.2008 at 9:00 am

The easements created by Easement Instrument 7683780.12 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way, right to drain sewerage and water, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 7683780.13 - 18.1.2008 at 9:00 am

The easements created by Easement Instrument 7683780.13 are subject to Section 243 (a) Resource Management Act 1991

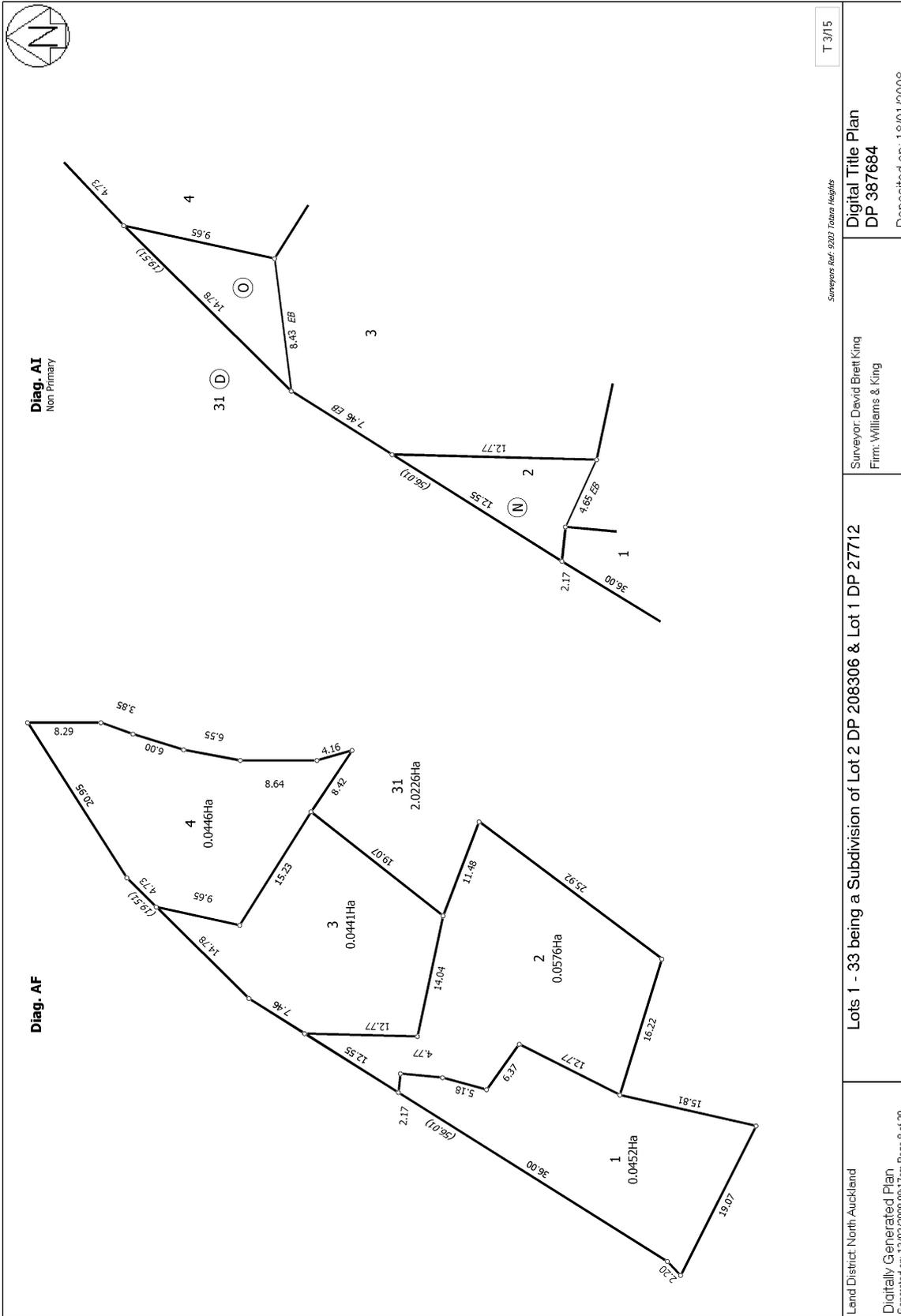
Land Covenant in Easement Instrument 7683780.15 - 18.1.2008 at 9:00 am

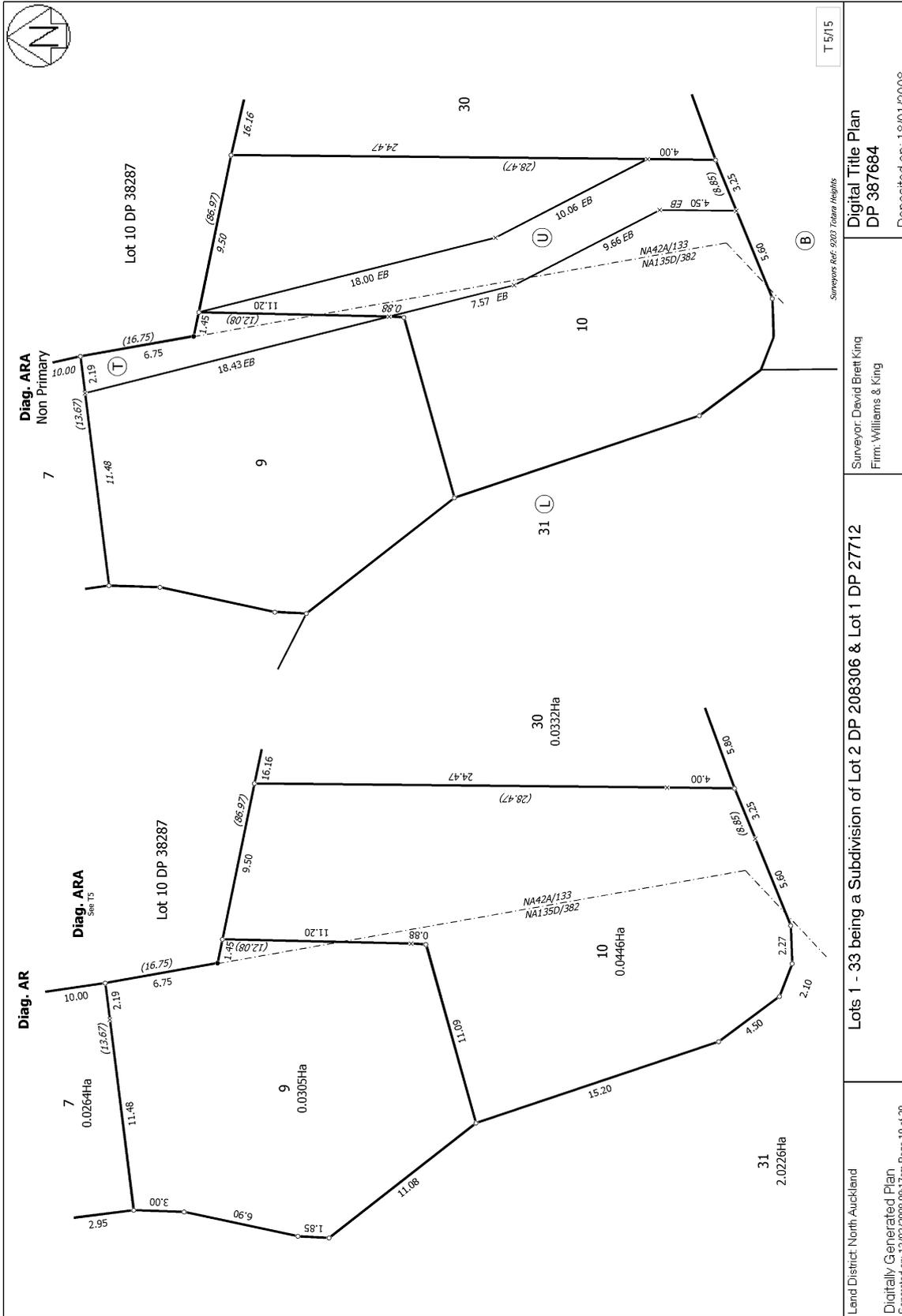
Land Covenant in Easement Instrument 7683780.16 - 18.1.2008 at 9:00 am

Land Covenant in Easement Instrument 7683780.18 - 18.1.2008 at 9:00 am

7683780.19 Encumbrance to Totara Heights Society Incorporated - 18.1.2008 at 9:00 am

12240567.1 Variation of Consent Notice 7683780.7 pursuant to Section 221(5) Resource Management Act 1991 - 14.9.2021 at 4:00 pm





T 5/15

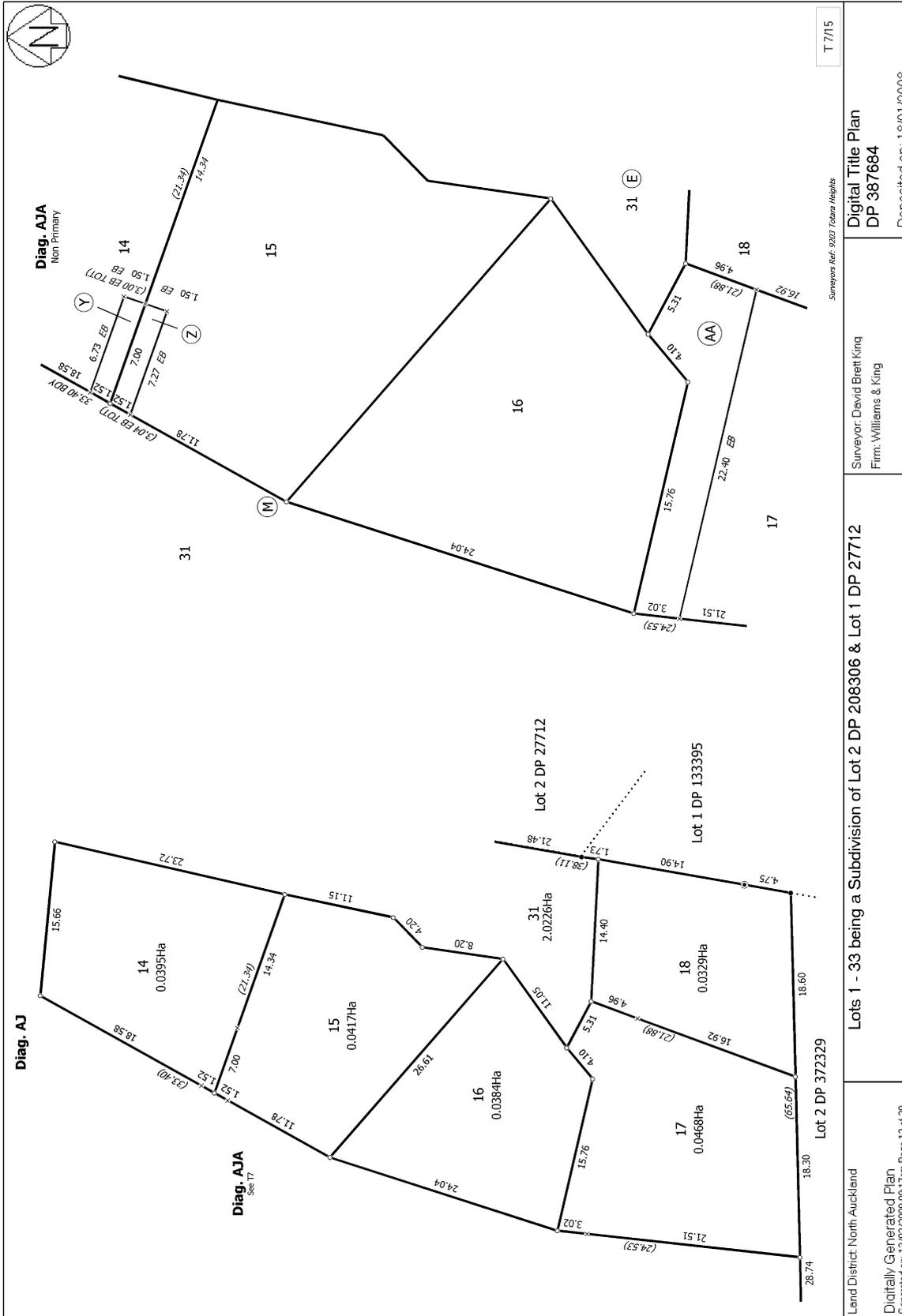
Digital Title Plan
 DP 387684

Surveyor: David Brett King
 Firm: Williams & King

Lots 1 - 33 being a Subdivision of Lot 2 DP 208306 & Lot 1 DP 27712

Land District: North Auckland
 Digitally Generated Plan
 Generated on: 13/02/2008 08:17 am Page 10 of 20

Deposited on: 18/01/2008



T 7/15

Surveyors Ref: 9203 Tabara Heights

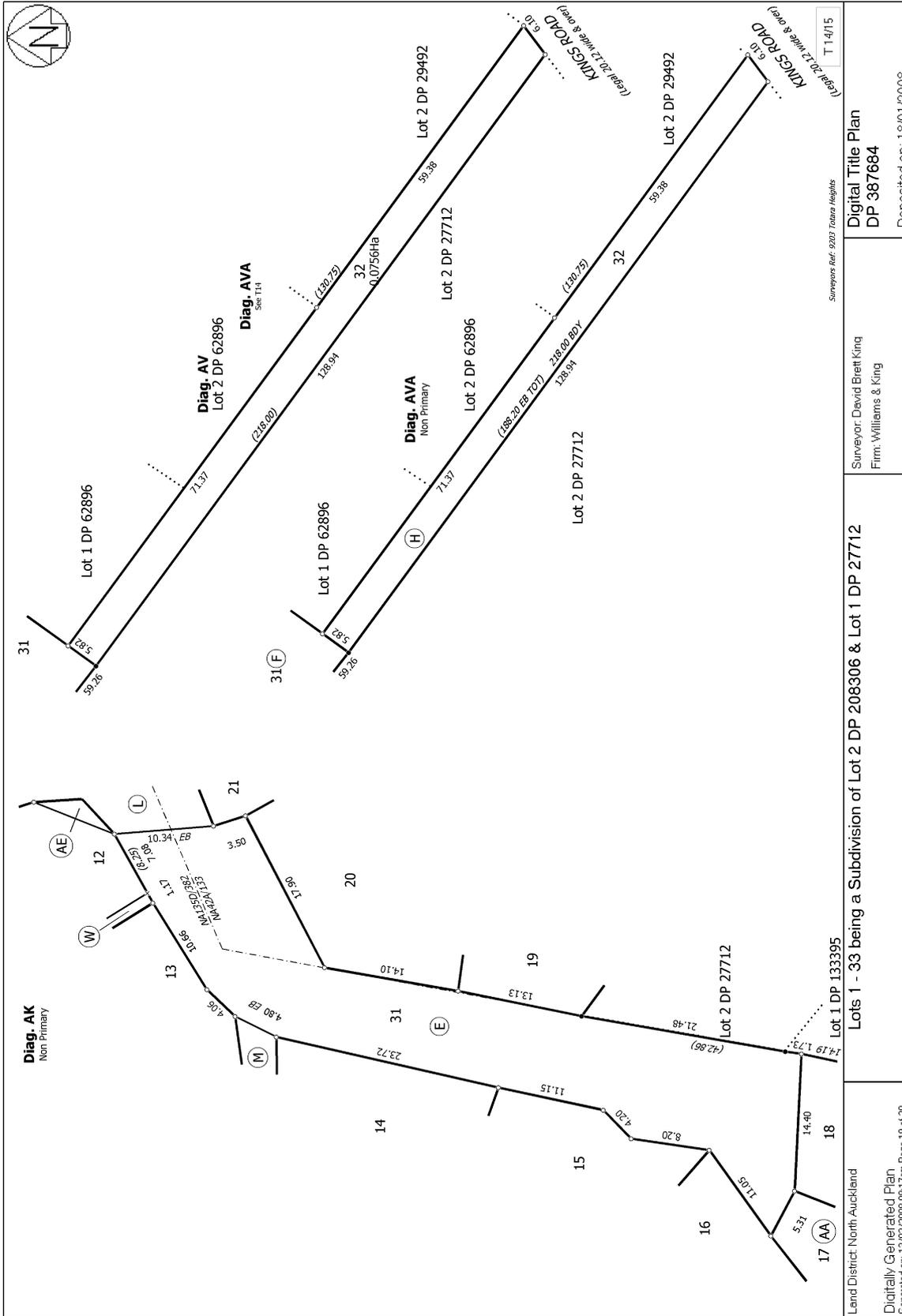
Digital Title Plan
DP 387684

Surveyor: David Brett King
Firm: Williams & King

Lots 1 - 33 being a Subdivision of Lot 2 DP 208306 & Lot 1 DP 27712

Lend District North Auckland
Digitally Generated Plan
Generated on: 13/02/2008 08:17 am Page 12 of 20

Deposited on: 18/01/2008



Annexure Schedule 1



Easement instrument

Dated

21.12.2007

Page

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of

3

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)
Land Covenants	Deposited Plan 387684	Lots 1 - 30 (inclusive) Deposited Plan 387684	Lots 1 - 30 (inclusive) Deposited Plan 387684

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] [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

[Handwritten signatures]

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

21.12.2007

Page

2

of

3

Pages

(Continue in additional Annexure Schedule, if required.)

1. DEFINITIONS

Consent means the decision of the Far North District Council, being consent number RC2070317;

Developer means School Road Custodians Limited or its nominated representative from time to time;

Grantee means the registered proprietors from time to time of the Dominant Tenement and where the context requires includes the Developer;

Grantor means the registered proprietors from time to time of the Servient Tenement;

Property means each of the Servient Tenements.

2. COVENANTS

2.1 The Grantor for itself and its successors in title to the Property hereby covenants with the Grantee/Developer for itself and its successors in title that the Grantor shall not:

- (a) commission any plans or building on the Property; or
- (b) apply to the relevant authority for a building consent; or
- (c) proceed with the erection or construction on the Property of any building;

unless such building is a new single private residential dwelling/s, the siting of which dwelling and a landscape plan of the Property/ies showing the design and location of paths, driveways and planting and external amenities in relation to the proposed dwelling have received the prior written approval of the Developer. Approval of the plans, design and siting of a new dwelling/s shall not be unreasonably or arbitrarily withheld if:

- (i) the dwelling will not incorporate any second hand materials and the exterior will not incorporate any corrugated galvanised iron product nor incorporate any other building material (including certain fibrolite products) which in the opinion of the Developer detracts from the quality of the subdivision or the housing standard established for the subdivision;
- (ii) the dwelling complies with the requirements of the Consent.

2.2 The Grantor shall not make any change to the plans and specifications of the exterior design and appearance of the approved dwelling unless such changes are first approved by the Developer.

2.3 The Grantor shall not commence works after approval of building plans until the Grantor shall advise the Developer in writing of the construction start and period, size and location of temporary building structures including toilets, the restrictions on noise and hours of work.

2.4 The Grantor will not allow grass or weeds on the Property to exceed 50mm in height or allow rubbish or waste material to accumulate on the Property or otherwise allow the Property to become unsightly.

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

21.12.2007

Page

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of

3

Pages

(Continue in additional Annexure Schedule, if required.)

- 2.5 The Grantor will not erect, or place or permit to be erected or placed on the Property, any advertisement, sign or hoarding of a commercial nature.
- 2.6 The Developer shall not be liable to pay for or contribute towards the expense of erection or maintenance of any fence between the Property and any contiguous land of the Developer. The Developer may include a fencing covenant in the transfer of the Property to the Grantor.
- 2.7 The Grantor will not erect or place or permit to be erected or placed upon the Property any caravan, hut or shed to be used as a dwellinghouse or temporary dwellinghouse. No vehicle, equipment or machinery which is unsightly or a nuisance to other owners in the subdivision shall be kept on the Property.
- 2.8 The Grantor shall not keep any animal on the Property that shall cause any nuisance or undue noise.
- 2.9 The Grantor will not oppose or object to any application by the Developer for Resource Consent or building consent under the Resource Management Act 1991 and/or the Building Act 1991 in respect of any land of which the Developer is or is to become registered proprietor whether contiguous with or adjacent to the Property or otherwise provided that such application does not interfere with the Grantors use of the within Property.
- 2.10 The provisions of covenants 2.1, 2.2 and 2.3 shall cease to have any effect once the Developer has sold all sections in the subdivision and holds no other interest in the subdivided land, provided that the Developer shall ensure that a nominated representative is retained to provide the approvals required under these clauses.

3. BREACH

- 3.1 Where the Grantee or the Grantee's agent or any other party to these covenants is required to expend money to make good any damage or loss caused by a breach of these covenants by the Grantor (or the guests, servants, employees, agents, invitees, tenants or licensees of the Grantor) the Grantee or its agent shall be entitled to recover the amounts they expended as a debt in any action in any Court of competent jurisdiction and such sum may include all costs howsoever incurred including professional and legal costs calculated on a solicitor/client basis.
- 3.2 Should the Grantor be in breach of these covenants, they may be served written notice by the Grantee or any other party to these covenants and shall be required to remedy the breach of the covenants within seven days of receipt of the notice in writing. Should the Grantor fail to rectify in accordance with the notice then upon the expiry of seven day notice period the Grantor shall be liable to pay a penalty sum of \$500.00 per day, calculated from the date notice was given, with the penalty sum continuing until such time as the breach is remedied and in addition shall include all costs incurred including all professional and legal costs calculated on a solicitor/client basis.

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 - Consent Form
Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Easement Instrument

Page **1** of **2** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

STRATEGIC NOMINEES LIMITED

Mortgagee under Mortgage no. 6513072.5

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section _____ of the _____ Act _____]

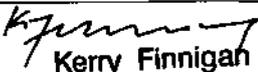
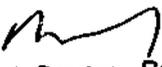
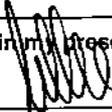
[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of the within Easement Instrument

Dated this 21st day of December 2007

Attestation

<p> Kerry Finnigan Director</p> <p> Paul Gregory Bendall Authorised Signatory</p>	<p>Signed in my presence by the Consentor </p> <p>Signature of Witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name Lana Guest</p> <p>Occupation Legal Secretary</p> <p>Address Auckland</p>
<p>Signature of Consentor</p>	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Annexure Schedule - Consent Form
Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Easement Instrument

Page **1** of **1** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

TOTARA DEVELOPMENTS LIMITED

Mortgagee under Mortgage no. 6513072.6

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~

~~section _____ of the _____ Act _____~~

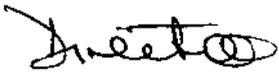
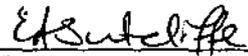
[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of the within Easement Instrument

Dated this 21st day of December 2007

Attestation

 	<p>Signed in my presence by the Consentor</p> <p></p>
	<p>Signature of Witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name <u>Elizabeth Sutcliffe</u></p> <p>Occupation <u>Secretary</u></p> <p>Address <u>Auckland</u></p>
<p>Signature of Consentor</p>	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Easement Instrument

Page **1** of **1** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

**Gary Thomas HEY, JB CHRISTIE
CONSULTANTS LIMITED and Glenn Brynn
CHRISTIE**

Mortgagee under Mortgage no. 6549695.1

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~

~~section~~ of the

Handwritten signature and initials

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of the within Easement Instrument

Dated this 21st day of December 2007

Attestation

<i>Handwritten signature of Consentor</i>	Signed in my presence by the Consentor
	Signature of Witness
<i>Handwritten signature of Witness: Christel Dreda</i>	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
	Occupation
Signature of Consentor	Address
	GRAEME H. SKEATES Solicitor AUCKLAND

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Easement instrument to grant easement or profit à prendre, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND



EI 7683780.16 Easement

Cpy - 01/01, Pgs - 007, 18/01/08, 09:34



Grantor

Surname(s) *ml*

School Road Custodians Limited

Grantee

Surname(s) must be underlined or in CAPITALS.

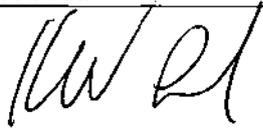
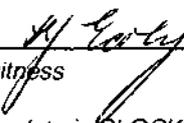
School Road Custodians Limited

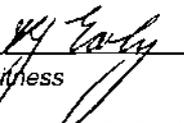
Grant of easement or profit à prendre or creation or covenant

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 December 2007

Attestation

 Kevin William Andersen Director	Signed in my presence by the Grantor <hr/>  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Katherine Jan Earby Legal Executive Auckland Address
	Signature [common seal] of Grantor

 Kevin William Andersen Director	Signed in my presence by the Grantee <hr/>  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Katherine Jan Earby Legal Executive Auckland Address
	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.

Annexure Schedule 1



Easement instrument

Dated 21.12.2007

Page 1 of 3 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)
Covenant		Lot 1 DP387684 Lot 2 DP 387684 Lot 3 DP 387684 Lot 4 DP 387684 Lot 5 DP 387684 Lot 6 DP 387684 Lot 7 DP 387684 Lot 8 DP 387684 Lot 9 DP 387684 Lot 10 DP 387684 Lot 11 DP 387684	Lots 2-30 DP 387684 Lot 1, Lots 3-30 DP 387684 Lots 1-2, Lots 4-30 DP 387684 Lots 1-3, Lots 5-30 DP 387684 Lots 1-4, Lots 6-30 DP 387684 Lots 1-5, Lots 7-30 DP 387684 Lots 1-6, Lots 8-30 DP 387684 Lots 1-7, Lots 9-30 DP 387684 Lots 1-8, Lots 10-30 DP 387684 Lots 1-9, Lots 11-30 DP 387684 Lots 1-10, Lots 12-30 DP 387684

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] [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

W

Annexure Schedule



Insert type of instrument
 "Mortgage", "Transfer", "Lease" etc

Easement

Dated 21.12.2007

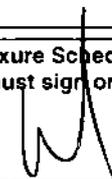
Page 2 of 3 Pages

(Continue in additional Annexure Schedule, if required.)

Schedule A continued

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier /CT)	Dominant tenement (Identifier/CT or in gross)
		Lot 12 DP 387684	Lots 1-11, Lots 13-30 DP 387684
		Lot 13 DP 387684	Lots 1-12, Lots 14-30 DP 387684
		Lot 14 DP 387684	Lots 1-13, Lots 15-30 DP 387684
		Lot 15 DP 387684	Lots 1-14, Lots 16-30 DP 387684
		Lot 16 DP 387684	Lots 1-15, Lots 17-30 DP 387684
		Lot 17 DP 387684	Lots 1-16, Lots 18-30 DP 387684
		Lot 18 DP 387684	Lots 1-17, Lots 19-30 DP 387684
		Lot 19 DP 387684	Lots 1-18, Lots 20-30 DP 387684
		Lot 20 DP 387684	Lots 1-19, Lots 21-30 DP 387684
		Lot 21 DP 387684	Lots 1-20, Lots 22-30 DP 387684
		Lot 22 DP 387684	Lots 1-21, Lots 23-30 DP 387684
		Lot 23 DP 387684	Lots 1-22, Lots 24-30 DP 387684
		Lot 24 DP 387684	Lots 1-23, Lots 25-30 DP 387684
		Lot 25 DP 387684	Lots 1-24, Lots 26-30 DP 387684
		Lot 26 DP 387684	Lots 1-25, Lots 27-30 DP 387684
		Lot 27 DP 387684	Lots 1-26, Lots 28-30 DP 387684
		Lot 28 DP 387684	Lots 1-27, Lots 29-30 DP 387684
		Lot 29 DP 387684	Lots 1-28, Lot 30 DP 387684
		Lot 30 DP 387684	Lots 1-29 DP 387684

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

21.12.2007

Page

3

of

3

Pages

(Continue in additional Annexure Schedule, if required.)

Covenants

1. The Grantor is the registered proprietor of an estate in fee simple in all the Land described in Schedule A as the servient tenement (**Servient Land**) and the Grantee is the registered proprietor of an estate in fee simple of the Land described in Schedule A as the dominant tenement (**Dominant Land**).
2. The Grantor and its successors in title covenant for the benefit of the Grantee and its successors in title shall maintain its membership with Totara Heights Society Incorporated being the registered proprietor of Lot 31 DP 387684 (**Society**) and as such, shall adhere to the terms of the Society's Constitution, including but not limited to paying all fees levied by the Society and due by the Grantor as a member.
3. Where the Grantor is in breach of this covenant, then without prejudice to any other rights of the Grantee, the Grantor shall upon written demand being made by the Grantee:
 - (a) pay the Grantee as liquidated damages \$100.00 per day for every day that such breach or non-observance continues after the expiry of 30 days from which written demand has been made;
 - (b) do or cause to be done anything necessary to remedy such breach.

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 - Consent Form
Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Easement Instrument

Page **1** of **2** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

STRATEGIC NOMINEES LIMITED

Mortgagee under Mortgage no. 6513072.5

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section _____ of the _____ Act _____]

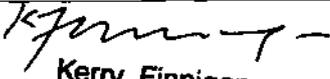
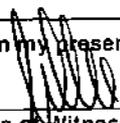
[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of the within Easement Instrument

Dated this 21st day of December 2007

Attestation

 Kerry Finnigan Director	Signed in my presence by the Consentor 	
	Signature of Witness Witness to complete in BLOCK letters (unless legibly printed)	
 Paul Gregory Bendall Authorised Signatory	Witness name	Lana Guest
	Occupation	Legal Secretary Auckland
	Address	
Signature of Consentor		

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Annexure Schedule - Consent Form
Land Transfer Act 1952 section 238(2)



Insert type of instrument
 "Caveat", "Mortgage" etc

Easement Instrument

Page **1** of **1** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

TOTARA DEVELOPMENTS LIMITED	Mortgagee under Mortgage no. 6513072.6
------------------------------------	---

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~

~~[section _____ of the _____ Act _____]~~

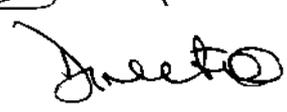
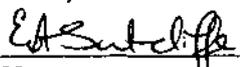
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registration of the within Easement Instrument

Dated this 21st day of December 2007

Attestation

 	Signed in my presence by the Consentor 
	Signature of Witness Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>Elizabeth Sutcliffe</u> Occupation <u>Secretary</u> Address <u>Auckland</u>
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Easement Instrument

Page **1** of **1** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

**Gary Thomas HEY, JB CHRISTIE
CONSULTANTS LIMITED and Glenn Brynn
CHRISTIE**

Mortgagee under Mortgage no. 6549695.1

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~

~~section~~ of the ~~Act~~

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of the within Easement Instrument

Dated this 21st day of December 2007

Attestation

	Signed in my presence by the Consentor
	Signature of Witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
	Occupation
Signature of Consentor	Address

**GRAEME H. SKEATES
Solicitor
AUCKLAND**

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

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

Land registration district

NORTH AUCKLAND



EI 7683780.18 Easement

Cpy - 01/01, Pgs - 006, 18/01/08, 09:34



Grantor

Surname(s) *mus*

Totara Heights Society Incorporated

Grantee

Surname(s) must be underlined or in CAPITALS.

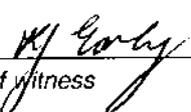
School Road Custodians Limited

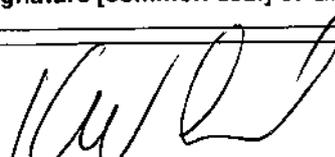
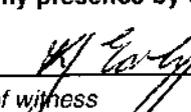
Grant* of easement or profit à prendre or creation or covenant

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).

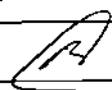
Dated this 21st day of December 2007

Attestation

 	<p>Signed in my presence by the Grantor</p>
	<p>Signature of witness </p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name Katherine Jan Earby</p> <p>Occupation Legal Executive Auckland</p> <p>Address</p>
<p>Signature [common seal] of Grantor</p>	

 <p>Kevin William Andersen Director</p>	<p>Signed in my presence by the Grantee</p>
	<p>Signature of witness </p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name</p> <p>Occupation Katherine Jan Earby Legal Executive Auckland</p> <p>Address</p>
<p>Signature [common seal] of Grantee</p>	

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.

Annexure Schedule 1



Easement instrument

Dated

21.12.2007

Page

1

of

2

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)
Covenant	Lot 31 DP387684	Lot 31 DP387684	Lots 1-30 DP387684

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

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

21.12.2007

Page

2

of

2

Pages

(Continue in additional Annexure Schedule, if required.)

Covenants

1. The Grantor is the registered proprietor of an estate in fee simple in all the Land described in Schedule A as the servient tenement (**Servient Land**).
2. The Grantee by virtue of being an owner of the Land comprised in Schedule A as the dominant tenement, is a member of the Grantor and consequently has pursuant to the Grantor's Constitution certain rights of access and use pertaining to the Grantor's Servient Land.
3. The Grantor confirms via this instrument, that subject to the Grantee adhering to the terms of the Grantor's Constitution and paying any moneys due from the Grantee to the Grantor from time to time, the Grantee shall continue to have uninterrupted use and access to the Servient Land in the manner prescribed in the Grantor's Constitution.

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 - Consent Form
Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Easement Instrument

Page **1** of **2** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

STRATEGIC NOMINEES LIMITED

Mortgagee under Mortgage no. 6513072.5

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section _____ of the _____ Act _____]

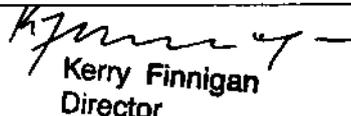
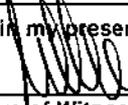
[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of the within Easement Instrument .

Dated this 21st day of December 2007

Attestation

 Kerry Finnigan Director	Signed in my presence by the Consentor  Signature of Witness Witness to complete in BLOCK letters (unless legibly printed)
 Paul Gregory Bendall Authorised Signatory	Witness name Lana Guest Occupation Legal Secretary Address Auckland
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Annexure Schedule - Consent Form
Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Easement Instrument

Page **1** of **1** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

TOTARA DEVELOPMENTS LIMITED

Mortgagee under Mortgage no. 6513072.6

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~

~~section~~ of the ~~Act~~

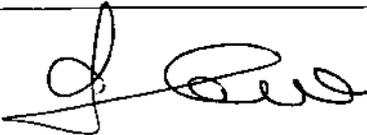
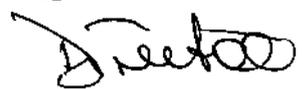
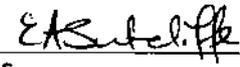
[Without prejudice to the rights and powers existing under the interest of the Consentor]

the **Consentor hereby consents to:**

registration of the within Easement Instrument

Dated this 21st day of December **2007**

Attestation

 	<p>Signed in my presence by the Consentor</p> <p></p>
	<p>Signature of Witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name <u>Elizabeth Sutcliffe</u></p> <p>Occupation <u>Secretary</u></p> <p>Address <u>Auckland</u></p>
<p>Signature of Consentor</p>	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Annexure Schedule - Consent Form
Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Easement Instrument

Page **1** of **1** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

**Gary Thomas HEY, JB CHRISTIE
CONSULTANTS LIMITED and Glenn Brynn
CHRISTIE**

Mortgagee under Mortgage no. 6549695.1

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~

~~section~~ of the

Act

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of the within Easement Instrument

Dated this 21st day of December 2007

Attestation

[Handwritten signatures of Gary Thomas Hey and Glenn Brynn Christie]

Signature of Consentor

Signed in my presence by the Consentor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

**GRAEME H. SKEATES
Solicitor
AUCKLAND**

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



MEMORANDUM OF ENCUMBRANCE

PARTIES

SCHOOL ROAD CUSTODIANS LIMITED ("Encumbrancer")

TOTARA HEIGHTS SOCIETY INCORPORATED at Auckland, together with its successors and assigns ("Encumbrancee")

INTRODUCTION

- A. The Encumbrancer is the proprietor of the land described in the table 1 in the schedule attached to this encumbrance ("**Land**").
- B. The Land is intended to be part of a fully integrated urban subdivision at School Road, Paihia to be completed by the Encumbrancer ("**Development**").
- C. The Encumbrancer has subdivided the Land into separate residential titles which are more particularly described in table 2 in the Schedule to this Encumbrance ("**Lots**").
- D. The Encumbrancee has been established for the purposes of administering certain aspects of the Development.
- E. Each registered proprietor from time to time of a property, within the Development is required to become a member of the Encumbrancee and abide by the constitution of the Encumbrancee (as amended from time to time) ("**Constitution**"), a copy of which is filed with the Registrar of Incorporated Societies at Auckland.
- F. The Encumbrancer has agreed to encumber the Lots to secure the performance of the obligations of each of the Lots for the enhanced use and enjoyment of the Development.

OPERATIVE CLAUSE

- 1. The Encumbrancer hereby encumbers each of the Lots including any future subdivision of these lots for the benefit of the Encumbrancee for a term of 999 years, commencing on the date of this encumbrance, with a rent charge (calculated in accordance with clause 2 below) being payable in one sum by the Encumbrancer in the event of a breach of any of the covenants contained in clause 5 by the Encumbrancer or the registered proprietor for the time being of any of the Lots.
- 2. The rent charge payable pursuant to the provisions of clause 1 above shall be \$1,000.00 plus GST per Lot per month owned by a "Member" (as that word is defined in section 2.1 of the Constitution) in the Encumbrancee under the provisions of the Constitution in respect of that Lot.
- 3. The rent charge is in addition to the annual levy which will be levied in accordance with the Constitution.

4. Notwithstanding any other provisions in this encumbrance, the rent charge calculated in accordance with clause 2 above shall only be payable if there has been a breach of the covenants contained in clause 5 of this encumbrance by the Encumbrancer or the registered proprietor for the time being of any of the Lots.
5. The Encumbrancer covenants with and for the benefit of the Encumbrancee that the Encumbrancer and every registered proprietor for the time being of each Lot for so long as such ownership continues, shall at all times:
 - (a) be and remain a member in good standing of the Encumbrancee, and meet all levies and other lawful impositions levied in respect of the Lot, or the Encumbrancer's interest in the Lot, by the Encumbrancee; and
 - (b) comply with all of the terms of the Constitution and all of the obligations imposed on a member of the Encumbrancee pursuant to the provisions of the Constitution, including all rules forming part of or attached to the Constitution, as to the use and enjoyment of the Development by the Encumbrancer and by other owners of dwellings or properties in the Development.
6. Section 104 of the Property Law Act 1952 applies to this encumbrance but without prejudice to the Encumbrancee's rights of action at common law as a rent chargee. The Encumbrancee shall not be entitled to any of the powers and remedies given to mortgagees and encumbrances under the Land Transfer Act 1952 and the Property Law Act 1952 and no covenants on the part of the Encumbrancer and its successors in title are implied in this encumbrance other than the covenants for further assurance implied by section 154 of the Land Transfer Act 1952.
7. The Encumbrancee and the Encumbrancer acknowledge that this encumbrance may only be discharged with the consent of the Far North District Council as the local territorial authority (or its replacement from time to time). The parties further acknowledge that the covenants provided under clause 7 is a promise which confers a benefit on Council (or its replacement from time to time), enforceable at the suit of the Council for the purposes of Section 4 of the Contracts (Privity) Act 1982.

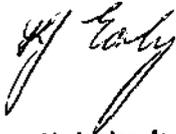
A handwritten signature in black ink, appearing to be 'M. H. J.', located to the right of the text in clause 7.

Dated at Auckland this 21st day of December 2007

SCHOOL ROAD CUSTODIANS LIMITED

as Encumbrancer by:

and witnessed by:



**Katherine Jan Earby
Legal Executive
Auckland**



Signature of Director

Kevin William Andersen

Director

Signature of Director

Director

SCHEDULE I

Table 1

Land

The land contained in certificate of titles NA135D/382 & NA42A/133.

Table 2

Lot Number(s)	Certificate of Title	DP Number
1	350777	387684
2	350778	387684
3	350779	387684
4	350780	387684
5	350781	387684
6	350782	387684
7	350783	387684
8	350784	387684
9	350785	387684
10	350786	387684
11	350787	387684
12	350788	387684
13	350789	387684
14	350790	387684
15	350791	387684
16	350792	387684
17	350793	387684
18	350794	387684
19	350795	387684
20	350796	387684
21	350797	387684
22	350798	387684
23	350799	387684
24	350800	387684
25	350801	387684
26	350802	387684
27	350803	387684
28	350804	387684
29	350805	387684
30	350806	387684

WJ/B

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Encumbrance

Page **1** of **1** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

STRATEGIC NOMINEES LIMITED

Mortgagee under Mortgage No. 6513072.5

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section _____ of the _____ Act _____]

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of the within Encumbrance

Dated this 21st day of December 2007

Attestation

<p><i>K. Finnigan</i> Kerry Finnigan Director</p> <p><i>P. Gregory Bendall</i> Paul Gregory Bendall Authorised Signatory</p>	<p>Signed in my presence by the Consentor</p> <p><i>[Signature]</i> Signature of Witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name Lana Guest</p> <p>Occupation Legal Secretary</p> <p>Address Auckland</p>
<p>Signature of Consentor</p>	

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Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Encumbrance

Page **1** of **1** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

TOTARA DEVELOPMENTS LIMITED	Mortgagee under Mortgage no. 6513072.6
------------------------------------	---

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section _____ of the _____ Act _____]

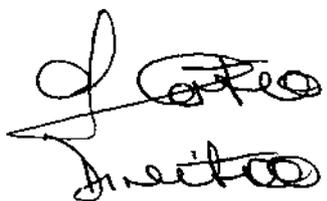
[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of the within Encumbrance

Dated this 21st day of December 2007

Attestation

	<p>Signed in my presence by the Consentor</p> <p><u>Et Sutcliffe</u></p>
	<p>Signature of Witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name <u>Elizabeth Sutcliffe</u></p> <p>Occupation <u>Secretary</u></p> <p>Address <u>Auckland</u></p>
<p>Signature of Consentor</p>	

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Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Encumbrance

Page **1** of **1** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

Gary Thomas Hey, JB CHRISTIE CONSULTANTS LIMITED and Glenn Brynn CHRISTIE	Mortgagee under Mortgage no. 6549695.1
--	---

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section] of the Act

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of the within Encumbrance

Handwritten signature and initials

Dated this 21st day of December 2007

Attestation

<i>Handwritten signature of Gary Thomas Hey</i>	Signed in my presence by the Consentor
<i>Handwritten signature of Graeme H. Skeates</i>	Signature of Witness
Signature of Consentor	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name GRAEME H. SKEATES
	Occupation Solicitor
	Address AUCKLAND

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

MEMORANDUM OF ENCUMBRANCE

Correct for the purposes of the
Land Transfer Act 1952

SCHOOL ROAD CUSTODIANS LIMITED
Encumbrancer


.....
Solicitor for the Encumbrancee

**TOTARA HEIGHTS
SOCIETY INCORPORATED**
Encumbrancee

.....
Particulars entered in the Registrar as shown herein
on the date and at the time endorsed below

.....
Assistant/District Land Registry of the
District of North Auckland

Knight Coldicutt McMahon Butterworth
Solicitors
AUCKLAND



**Far North
District Council**

Private Bag 752, Memorial Ave

Kaikaha 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2070317

the Subdivision of Lot 2 DP 208306 and Lot 1 DP 27712
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c)(ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified under each condition below.

SCHEDULE

All lots

- Prior to the issue of a Building Consent the lot owner shall submit for Council's approval a report from a suitably qualified person to demonstrate that the proposed building and landscaping is in accordance with the principles identified in the conceptual drawings produced by Avery Team Architecture Ltd and the landscape report by Christine Hawthorn Landscape Architects dated 22 March 2000. Dwellings shall be no more than 8 metres in height and be positioned to generally run with the landform. Applicants for Building Consent will be encouraged to have irregular roof lines and use foundation types such as poles and pile footings which minimise earthworks. Materials shall be natural looking with dark coloured finishes and no reflective glazing or materials shall be used. Dwellings on sites 5 and 6 shall be encouraged to be single level design. The referenced reports shall be attached to the consent notice.

NOTE: Condition 1 does not require dwellings on sites 5 & 6 to be a single level design in each case. The Council wishes to ensure that whatever final design is submitted for approval pursuant to condition 1, the visual effects will be mitigated to an extent consistent with single level

design. A split level or multi-level design may still come within these parameters.

- A report from a Chartered Professional engineer shall be submitted for Council's approval in conjunction with a Building Consent application. The report shall address access to the site from the access road, foundation design, earthworks and any retaining structures required. The recommendations of the report shall be adhered to in the development of the site.
- The continued maintenance of all services including access, stormwater, electricity, telecommunications, access lighting (including payment of electricity), landscape plantings (as required by condition 3(j) of resource consent approval) and the continued implementation of the Bush Protection Management Plan shall be undertaken and be the responsibility of the legal entity formed to satisfy condition 3(k) of this approval.
- All dogs resident on or visiting the property shall be confined within the buildings or restrained or otherwise kept on a leash at all times when outdoors.
- Within the area of Lot 31 subject to a land covenant for bush protection, the landowners shall preserve the native vegetation and shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut-down, damage or destroy any native vegetation within the area. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowner or for which the landowner is responsible. The removal of weed species (as identified in any regional Pest Management Strategy for Northland) and any vegetation deemed to be dead or decaying and constituting a safety risk will be permitted. Where vegetation removal under these circumstances occurs and results in gaps in the vegetation pattern, re-vegetation with native tree species shall be undertaken. Any such clearance of weeds, removal of unsafe trees or re-vegetation shall be in accordance with the Bush Protection Management Plan. The vendor shall provide any purchaser with a copy of the approved Bush Management Protection Plan prior to any sale and purchase agreement being entered into. No structures shall be erected within the bush protection area.

All lots, except 5, 7, 10 & 12

- The consent holder shall provide to Council a detailed site plan of each lot (1-30) showing the location of protected trees to a scale of 1:200 or similar. The protected trees shall be as per the plan titled Location of Specific Numbered Trees for Protection as prepared by Williams & King reference 9203-7a dated 1-06, revised 13/12/06. The trees shall be preserved and not be damaged in any way. If building development is proposed within the dripline of a protected tree a report prepared by a suitably qualified and experienced arborist shall be submitted to Council to demonstrate that the trees will not be damaged by the proposed works.

Following completion of the works a final report from the arborist shall be submitted to Council to demonstrate that the protected trees have not been damaged by the building works.

SIGNED:



Mr Pat Killalea

By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at KAIKOHE this 6th day of December 2007



Hawthorn
Landscape Architects

Hawthorn Landscape Architects Ltd
537 Kerikeri Road, RD3
Kerikeri, New Zealand
P/F 09 4076 448 M 021 407649
www.hawthornlandscape.co.nz

TOTARA HEIGHTS SUBDIVISION

BUSH PROTECTION MANAGEMENT PLAN

Prepared For: Totara Heights Ltd.

Prepared By: Christine Hawthorn BLA (Hons.)

Date: June 2007

Table of Contents

Section	Content
1	Purpose of Management Plan
2	Application of Management Plan <ul style="list-style-type: none">- Consent Notice on land titles- Residents' Association rules
3	Coverage of Management Plan <ul style="list-style-type: none">- Areas included- Development zones excluded
4	Management Plan Requirements <ul style="list-style-type: none">- Protection of indigenous species- Removal of weed and exotic species- Revegetation
5	Exclusion of Buildings and Structures
6	Monitoring

1.0 PURPOSE OF MANAGEMENT PLAN

- 1.1 The purpose is to provide for the retention, management and preservation of the vegetation contained within the development of the land described within Resource Consent Application No 2000662 [Far North District Council] (and subsequent Consent Application No 2070317) and Application No 00 8945 [Northland Regional Council].

2.0 APPLICATION OF THE MANAGEMENT PLAN

2.1 Consent Notice on Land Titles.

A Consent Notice pursuant to Section 221 of the Resource Management Act shall be registered against the title of all land contained within the Resource Consent Applications to advise the subdividing owner and subsequent owners, that each shall be required to comply with the matters contained within the Bush Protection Management Plan.

2.2 Residents' Association Rules.

The Residents' Association Rules shall include a rule requiring all land contained within the development to comply with the matters contained within the Bush Protection Management Plan.

3.0 COVERAGE OF MANAGEMENT PLAN

3.1 Areas Included.

The areas of the site covered by the Bush Protection Management Plan will include all of the land outside of the development zone. It will also include the portion of land outside the building envelopes, driveways and curtilage areas on each of Lots 1 – 30.

3.2 Development Zone Excluded.

The development zone is excluded from the area covered by the Bush Protection Management Plan. This development zone encompasses the areas defined by the building envelopes, driveways, curtilage areas, the access road and residents' footpath.

4.0 MANAGEMENT PLAN REQUIREMENTS

4.1 Protection of Indigenous Species.

All indigenous species within the areas covered by the Bush Protection Management Plan shall be protected from partial or complete removal.

The protection of identified significant trees that are located within close proximity of either the access road, footpath or building envelopes shall require special care to avoid disturbance of the trees roots. Development should be outside of the trees "drip zone". The distance of the head of canopy away from the trunk defines this line.

If any of the protected indigenous vegetation is of concern to the individual owners due to excessive shade, rubbing against the dwelling or is old and dangerous consent for removal or maintenance will be required from the Far North District Council. A qualified arborist will subsequently be employed to assess the concerns and determine the solution. This arborist will then carry out the maintenance or tree surgery so that there is no misinterpretation or communication breakdown that could lead to the accidental removal of vegetation.

4.2 Removal of Weed and Exotic Species.

There are a number of exotic noxious and troublesome weed species within the area covered by the Bush Protection Management Plan. The following list is a sample of the most dominant species.

Acacia species (Wattle)
Asparagus scandens (Climbing asparagus)
Bambusa species (Bamboo)
Eriobotrya japonica (Loquat)
Erythrina species (Flame tree)
Hakea species (Willow leaved Hakea)
Hedychium species (Ginger)
Jasminum polyanthum (Jasmine)
Ligustrum species (Privet)
Prunus campanulata (Taiwan Cherry)
Tradescantia fluminensis (Wandering Jew)
Ulex europeaus (Gorse), and
Watsonia bulbifera

All of these are considered to be pest species and should be eradicated. In addition to these more obvious exotic species, both herbaceous weeds and exotic grasses are also present. These are considered to be less of an issue.

The general methods of weed removal will involve spraying and poisoning cut stumps or standing trees. Burning and digging up of the weeds is not recommended. The timing and individual treatment of each weed species will be specified on the directions of use on the packaging of the appropriate chemicals. It is recommended that a professional weed sprayer be initially engaged for this job. Re-treatment may be necessary to completely eradicate some of the more stubborn species.

4.3 Revegetation.

Areas that are left bare by the removal of indigenous or exotic vegetation shall be revegetated with the following indigenous species.

Coprosma robusta (Karamu)
Cyathea medullaris (Mamaku)
Knightia excelsa (Rewarewa)
Leptospermum ericoides (Kanuka)
Metrosideros excelsa (Pohutukawa)
Myrsine australis (Red Matipo)
Phyllocladus trichomanoides (Tanekaha)
Podocarpus totara (Totara), and
Pseudopanax species (Lancewood)

The approximate size of the plants should be around a Pb 5. The smaller size of the plant will ensure quick establishment. At the time of planting each plant should be fertilised with organic and slow release fertiliser. The recommended planting season is between May and August. The plants should be checked in the first few years to ensure they are growing vigorously. If they are not they may require more fertiliser, releasing from weed species or replacing.

5.0 EXCLUSION OF BUILDINGS AND STRUCTURES

- 5.1 All areas covered by the Bush Protection Management Plan will remain void of any built structures except those associated with the provision of services to the site. This includes the areas adjoining the driveways, curtilage areas and building envelopes on each of Lots 1 – 30. These areas are solely for the retention of privacy for each dwelling. As such they shall remain free of built structures, or planted with exotic species. The natural regeneration process shall be allowed to prevail.

6.0 MONITORING

- 6.1 Each unit owner has a responsibility to monitor the implementation of the Bush Protection Management Plan. In addition the Residents' Association shall be responsible for the overall monitoring of the Bush Protection Management Plan and may where considered necessary, and with the approval of the Far North District and Northland Regional Councils, amend the contents of the Plan. In addition to the monitoring undertaken by the Body Corporate, it is acknowledged that the Far North District and the Northland Regional Councils may undertake a monitoring role.

RESOURCE CONSENT APPLICATION

RC 2000662

FAR NORTH DISTRICT COUNCIL

TOTARA HEIGHTS LIMITED

Architectural Development Concept

Comprising:

1. Architectural Development Concept
2. Drawing BL00 Site Plan
3. Drawing BL01 Indicative Design, Type A
4. Drawing BL02 Indicative Design, Type C
5. Drawing BL03 Indicative Design, Type D
6. Drawing BL04 Indicative Design, Type B
7. Drawing PO1 Street View

Prepared by:

**Avery Team Architecture Limited
March 2000**



TEAM ARCHITECTURE

21 March 2000

Avery Team Architecture Ltd
Studio 2-10 Axis Building, 91 St Georges Bay Rd
Parnell, Box 37701, Auckland, New Zealand

Telephone 09 307 0733, Fax 09 307 0744
Internet/Email: studio@averyarchitects.co.nz
Ref: 2713/ADC 2103/KA

**TOTARA HEIGHTS: Proposed Subdivision
Architectural Development Concept**

We have been appointed the architectural advisors to this project. Our brief has been to generate a range of possible house designs that suit the particular site topography and outlook of this proposed scheme. They demonstrate the basic types of homes that can be accommodated within the platforms indicated in the Thompson and King Subdivision, but like any design product many varieties of design will be possible.

The subdivision concept has evolved with our input on appropriate house forms together with practical building considerations, interunit privacy and above all maintaining the maximum amount of the existing major trees and bush to accentuate the natural environment.

The designs should not limit the input of other designers / home owners, rather they demonstrate how the natural topography and level changes can lead to interesting solutions that blend in. Specific responses are as follows:

A Multi-Level Housing

Most of the available sites are limited by the position of major trees. Almost without exception this precluded any single level house design subdivision solutions.

B Building Platforms

A range of sizes emerged which fitted within the trees and afforded appropriate road access combined with suitable orientation for sun and outlook.

Type A	19 metres x 8 metres	Parallel to contour
Type B	12 metres x 12 metres	Diagonal to contour
Type C	15 metres x 9 metres	Long dimension across contour
Type D	16 metres x 8 metres	Smaller version of A

C Designs Within Platforms

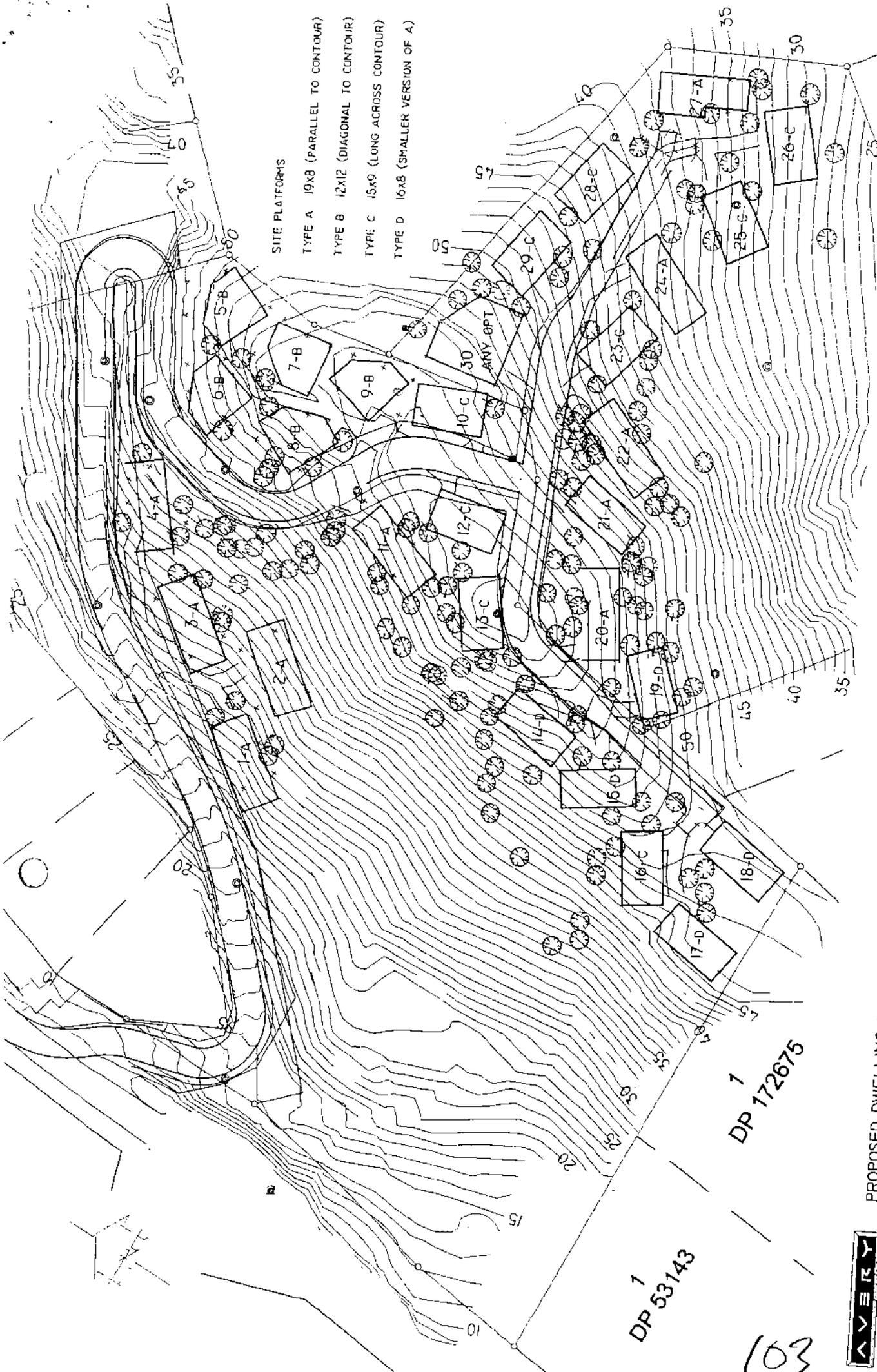
These possible designs seldom fully occupy the 'platform' plan perimeter or the maximum volume. A further implication of the platforms is that garaging will generally be incorporated into the house form thus further uncluttering the visual landscape.

D Height

The indicative house designs have been prepared assuming a maximum permitted height of 8 metres. As the houses are in all cases surrounded by large tall trees up to 20 metres high, we consider this height is adequate though with another metre or so i.e. 9 metres more variety in roof pitch would be possible.

Yours faithfully
AVERY TEAM ARCHITECTURE LIMITED

Kerry A Avery BArch FNZIA Assoc. AIA



SITE PLATFORMS

- TYPE A 19x8 (PARALLEL TO CONTOUR)
- TYPE B 12x12 (DIAGONAL TO CONTOUR)
- TYPE C 15x9 (LONG ACROSS CONTOUR)
- TYPE D 16x8 (SMALLER VERSION OF A)

BLOO	
Plot No.	2713
Date	13/3/20
Prepared by: [Signature]	

BULK AND LOCATION
SCHOOL ROAD, PAHRIA

SCALE 1:500 @ A2, 1:1000 @ A4

A member of **Team Architecture**

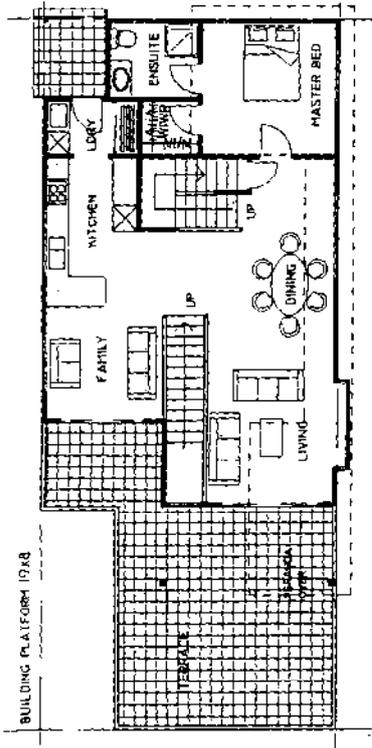
PROPOSED DWELLING LAYOUT FOR SCHOOL ROAD DEVELOPMENT
SITE PLAN

EVERY
Team Architecture
PO Box 17701, Forest Hill, Auckland PB 931 0211

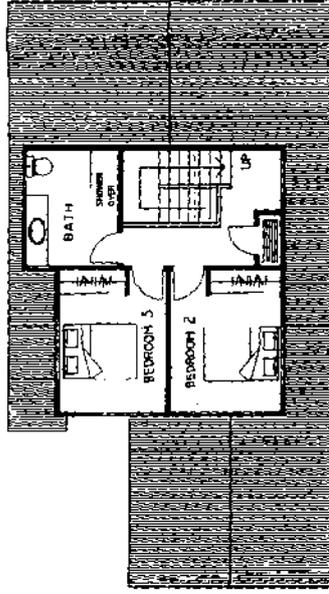
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DP 53143

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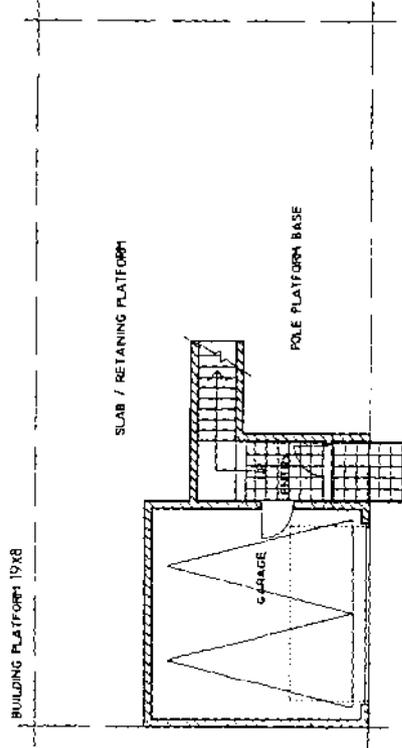
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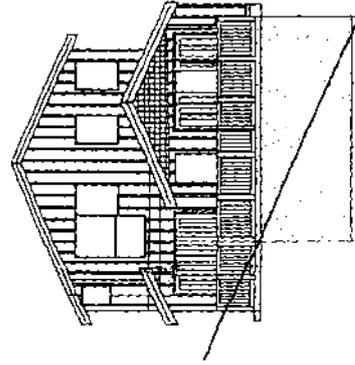
GROUND / LIVING PLAN



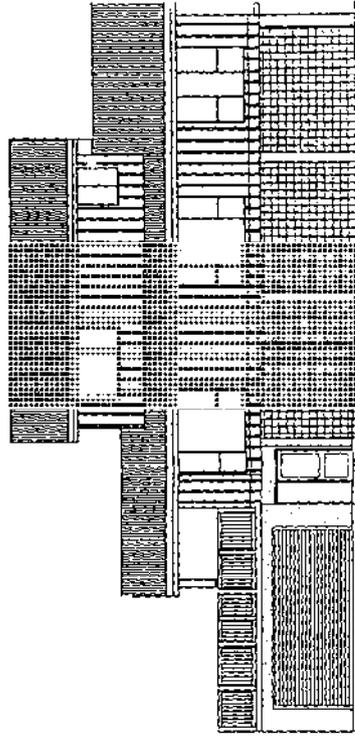
FIRST / BEDROOM PLAN



BASEMENT / ENTRY PLAN



GARAGE END ELEVATION



FRONT ELEVATION



Team Architecture
100 West 17th Street, Suite 100, New York, NY 10011

POSSIBLE DESIGN FOR TYPE A SITE BUILDING PLATFORM 19X8

FLOOR PLANS

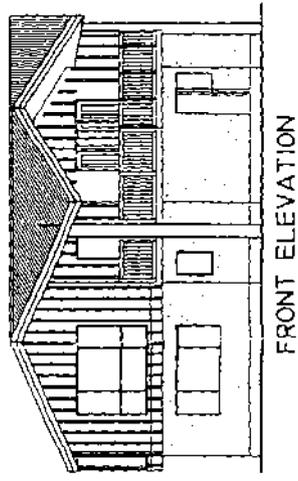
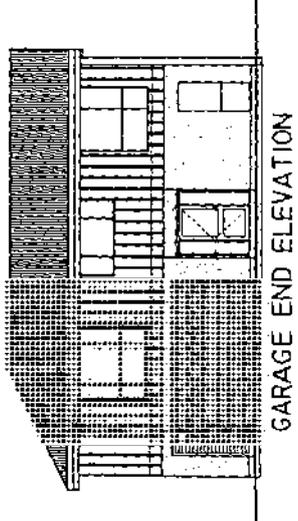
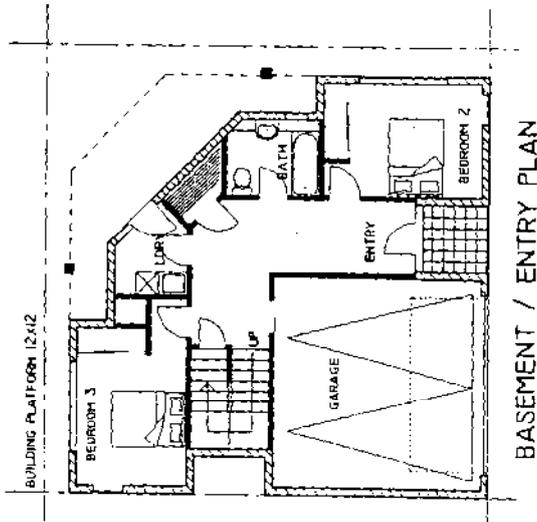
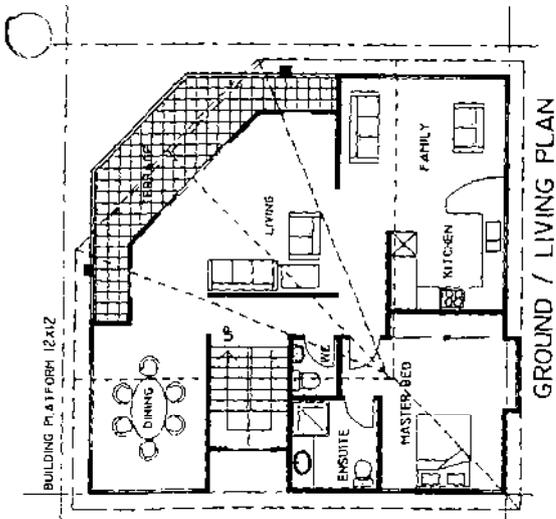
SCALE 1/8" = 1'-0" @ 1/200 @ PL

A member of Team Architecture

BULK AND LOCATION

SCHOOL ROAD, PAHNA

BLOI	Job No.	2713
	Date	12/27/00



Team Architecture
PO Box 37011 Portland, Oregon 97207-0111

POSSIBLE DESIGN FOR TYPE B SITE BUILDING PLATFORM 12x12

SCALE 1:100 @ A2, 1:200 @ A1

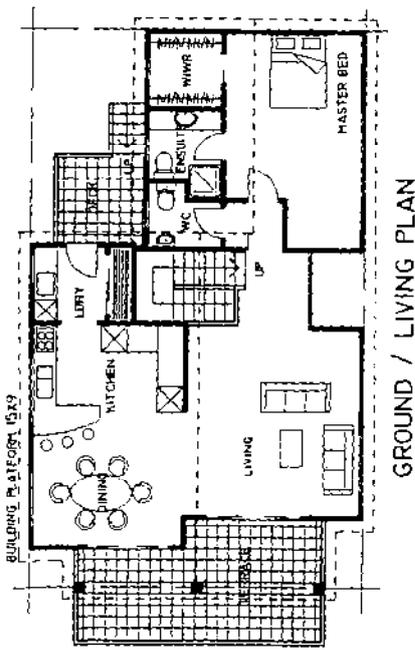
A member of Team Architecture

BULK AND LOCATION

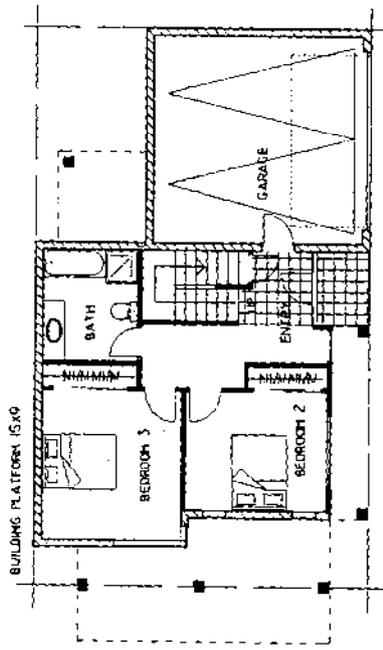
SCHOOL ROAD, FAIRHA

BLOK	BLO4
Proj No	2713
Date	15/12/00
Author	...
...	...

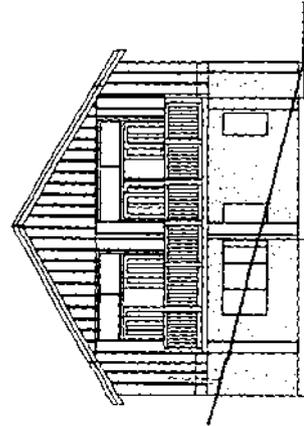
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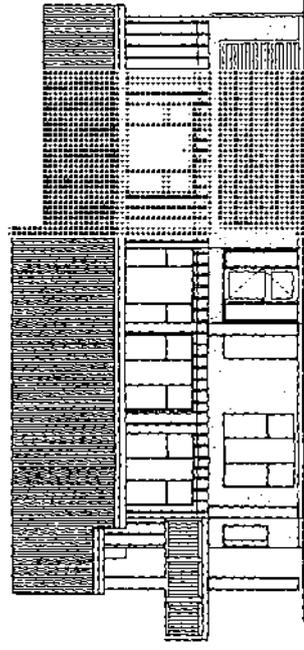
GROUND / LIVING PLAN



BASEMENT / ENTRY PLAN



GARAGE END ELEVATION



FRONT ELEVATION

BUD2
Job No. 2713
Date 13/3/00

BULK AND LOCATION

SCHOOL ROAD, FAIRBA

POSSIBLE DESIGN FOR TYPE C SITE BUILDING PLATFORM 15X9

SCALE 1:100 @ A2, 1:200 @ A4

Team Architecture
A member of



Team Architecture
PO Box 21701 Parma, Ohio 44121-0701

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Appendix 6 – Totara Heights Overall Development Plan

MITIGATION MEASURES AND RECCOMENDATIONS

Access - The new road will: -

- *follow the existing road to the plateau, this will minimise the amount of vegetation clearance and earthworks needed on the western flanks,*
- *follow the ridgeline so that the road is on the flatter contours thus reducing the need for earthworks,*
- *be as narrow as the Council requirements will allow, to keep vegetation clearance and earthworks to a minimum,*
- *make use of retaining walls as opposed to large batters, this will retain vegetation as close as possible to the new road,*
- *avoid damage to the root system of the lone kauri tree, by constructing the road away from the root system. Special engineering details shall be prepared to ensure that the future growth of the tree is not impaired,*
- *allow individual driveways off the access road, these will be positioned around trees or be aligned between them. Timber platforms for driveways and parking shall be used close to trees and on the steeper sites.*

Native Vegetation Clearance - The on site vegetation to be removed will be kept to a bare minimum and shall: -

- *only be within the designated building envelopes and the road construction zone,*
- *at the time of pegging out the building envelopes and road, be confirmed on site with a landscape architect to ensure that no significant trees are accidentally removed,*
- *be removed carefully and individually by hand to avoid damage to the surrounding vegetation that is to be retained.*

Vegetation Protection - On site vegetation protection shall be achieved by: -

- *keeping all earthworks to within a tight construction zone for the road and within the building envelopes,*
- *the future owners erecting protective netting or plastic tape around the perimeter of the building envelopes during construction to stop contractors using the area outside the envelope as a work and storage zone,*
- *employing an arborist to trim any part of a tree that overhangs their building envelope, providing that it is shown to cause undue shading or to be a safety hazard,*
- *covenanting the areas outside of the road, driveway, and building envelopes,*
- *a landscape architect locating the recorded significant trees at the time the road and building platforms are pegged out. This will ensure that there are no misunderstandings as to the location of the trees.*

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screening purposes

Revegetation and Restoration - To remedy the adverse effects caused by the development: -

- each building site shall have its "green area" designed by a landscape architect at the planning stage prior to construction. The planting shall be predominantly locally occurring native species. Other species used shall be non invasive, non noxious and complement the bush setting. The planting shall achieve privacy between neighbours and soften the built structures,
- all of the existing noxious and non-native species shall be eliminated from the property. Subsequent owners shall also implement follow up removal of any re-growth.

Building Envelopes - Each site shall be: -

- pegged out prior to on site construction, and where significant trees are located around the site these shall be avoided, and the building design worked around them,
- located close to the access road to minimise vegetation clearance and earthworks that are associated with long driveways,
- positioned so that a building can be placed within it to follow the contours,
- located on stable ground,
- positioned in the most suitable position that allows the property to absorb the dwellings into the landscape.

Architectural Considerations - Each dwelling when designed shall be: -

- restricted to a height of no greater than eight meters,
- kept within the individual building envelopes,
- coloured in dark earthy tones, that are recessive and harmonise with the surrounding vegetation. Roof colours shall mimic the vegetation tones as closely as possible, and be limited to the darker hues of grey, green brown and blue,
- constructed out of materials that compliment the bush setting, are natural looking and non-reflective, windows are not to be mirror glass,
- preferably of pole type timber construction, particularly on the steep sites to reduce the amount of earthworks required. Pile footings are favoured above slab foundations to minimise root damage,
- positioned to run with the landform, so that the structures blend into the landscape,
- designed so that the rooflines are irregular and stepped with the plan of the dwelling being broken up or indented. This will allow for trees close to the dwellings, create shadows and reduce the appearance of its scale,
- designed around trees where possible and incorporate trees into the design i.e. through decks rather than cutting them down



Overall Development Plan

DESIGN PHILOSOPHY

The desired goal is to provide accommodation for the future growth of the Paihia Township whilst creating a visually sensitive and environmentally sound development.

The proposed structures will be integrated into the landscape without detriment to the visual and landscape quality values of the site, or reducing the local residents, and visitor's appreciation levels of the natural character of the Paihia Township.

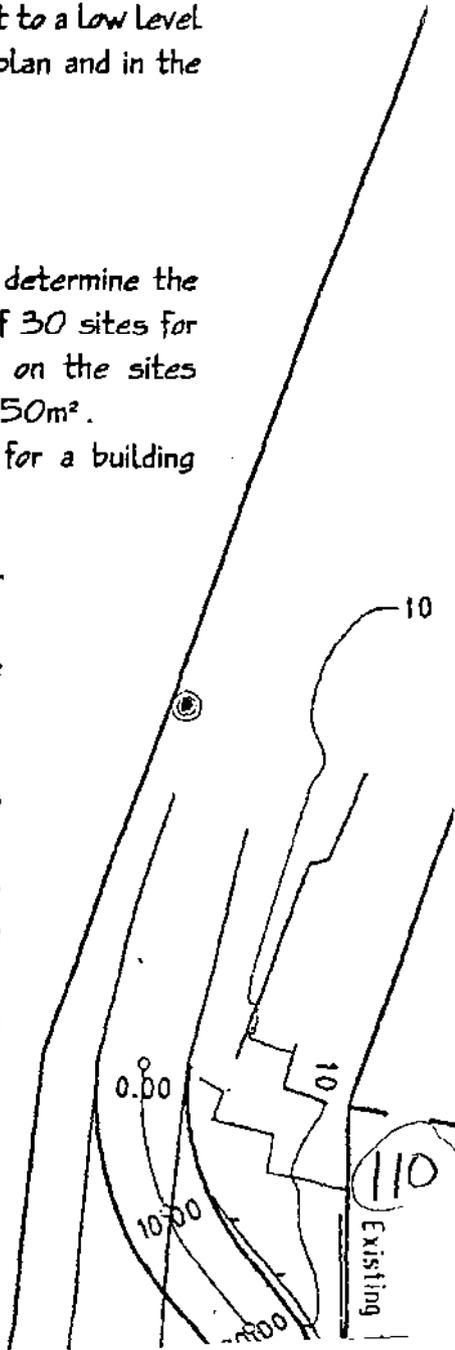
This will be achieved by utilising the site's excellent visual absorption capabilities. The potential negative effects that this development may generate will be kept to a low level by the implementation of the mitigation measures recommended on this plan and in the accompanying professional consultants reports.

LOCATION OF BUILDING ENVELOPES

The existing environment of the property was surveyed and analysed to determine the most suitable areas that would accommodate built structures. A total of 30 sites for building upon were identified. These envelopes vary in size depending on the site's contours, and space available between significant trees, but generally are 150m².

A number of critical factors were considered when selecting a site for a building envelope. These included being:-

- Close to the sealed road network, therefore avoiding the need for long driveways and further bush clearance.
- Aligned with the landform so that the structures sit into the landscape rather than on it.
- Located on stable ground not prone to slumping.
- Positioned so that the site has the ability to absorb the structures into the surrounding landscape.
- Positioned amongst trees that will provide a vegetative backdrop and soften the built form, and help to screen it from the off-site viewing audience.
- Placed within areas where the vegetation is sparse or poor in quality.
- Positioned between the existing vegetation that has been identified as being of importance to the vegetative screen framework of the site.
- Arranged to maximise the open grassed plateau area, with its gentle contours and.
- Positioned at least 3 meters away from the external boundary lines.



ACCESS

The current access is off School Road, it is partially metalled and allows one lane access. It is proposed to utilise and upgrade the existing access to allow two-lane traffic to the plateau area (350 meter mark). This will keep the amount of earthworks and vegetation clearance to a minimum. Once on the plateau area the road will divide into two to provide access to the building envelopes that run along the flatter contours of the ridgeline to the south and spur to the east. To keep the disturbance to the surrounding environment to a low level, retaining walls will be used to form the road. Driveways to each building envelope have been indicated. At the time of pegging out the road and envelopes the individual driveways can be positioned accurately around the significant trees.

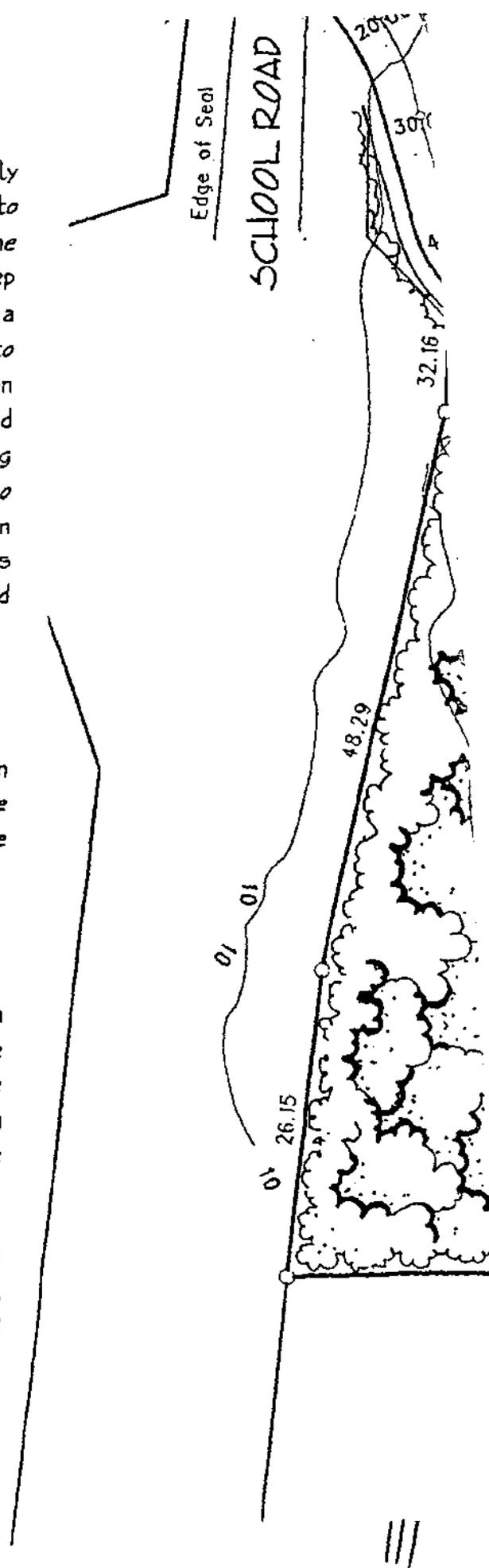
SERVICES

Power, phone, sewer, and stormwater connections all run past the entrance to the property on School Road. The design of the new road will allow for the services to be buried along side the road.

VEGETATION REMOVAL AND PROTECTION

The objective of the proposal is to develop this property with the least amount of vegetation removal. Realistically some vegetation will need to be carefully removed to allow the development to occur. This will be for the roads and building envelopes, there will be no areas cleared simply to create open space.

Significant trees have been recorded around each building envelope so they can be retained to provide screening and softening of the built structures. The remaining vegetation outside of the construction zones will also be retained and covenanted to protect it.

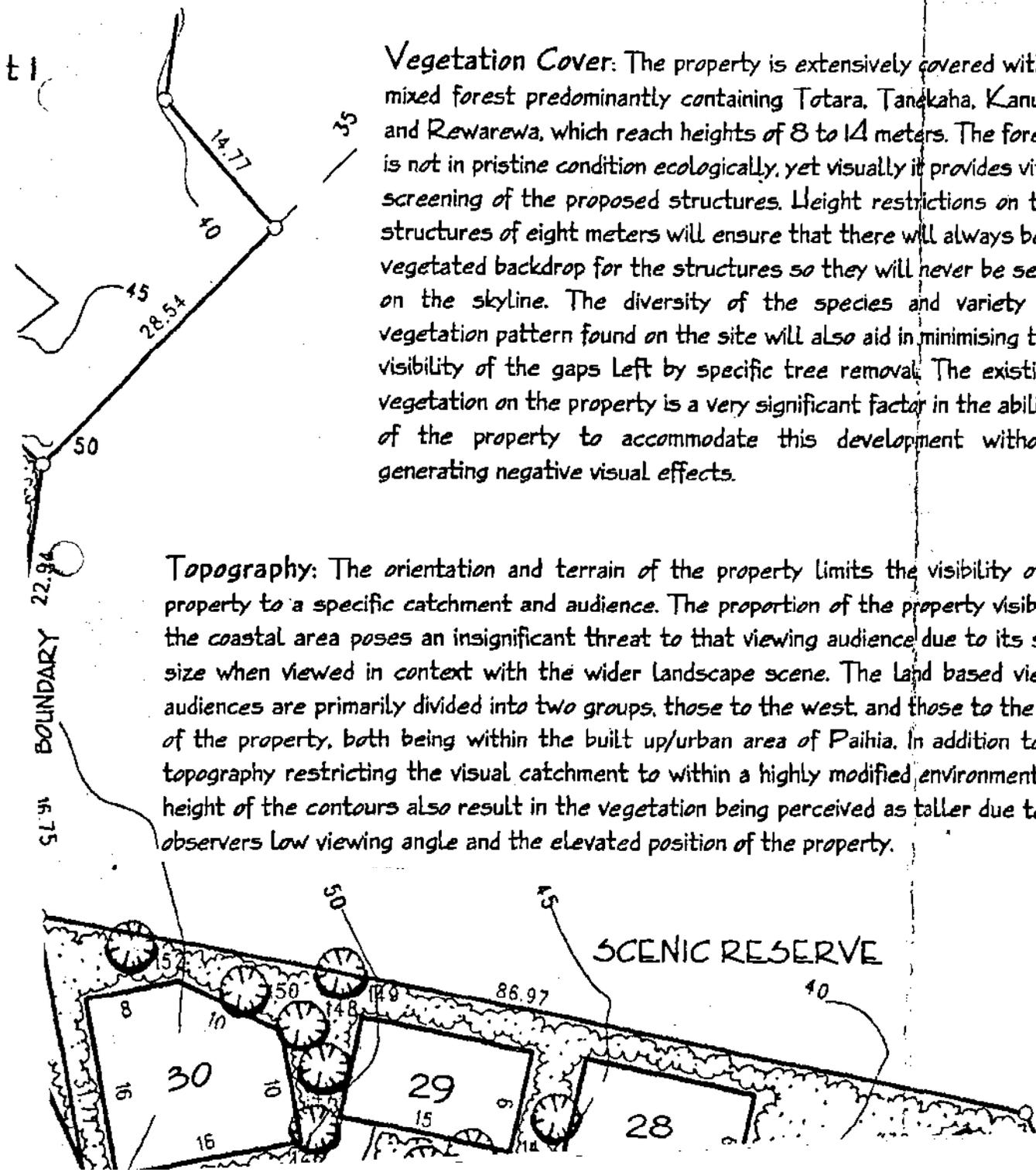


“Totara Heights”

Land Use: The property is currently vacant and vegetated with maturing forest that has suffered the effects of degradation. It is positioned centrally between the two concentrations of the Paihia Township. The adjoining land use and associated built forms will link the property and its future structures into the surrounding landscape character. The development is in context with the surrounding land use. The new access road will be aligned to follow the existing road, thus minimising vegetation clearance and earthworks. The open plateau area that is void of vegetation will also be utilised for building envelopes to once again limit the disturbance to the environment both physically and visually.

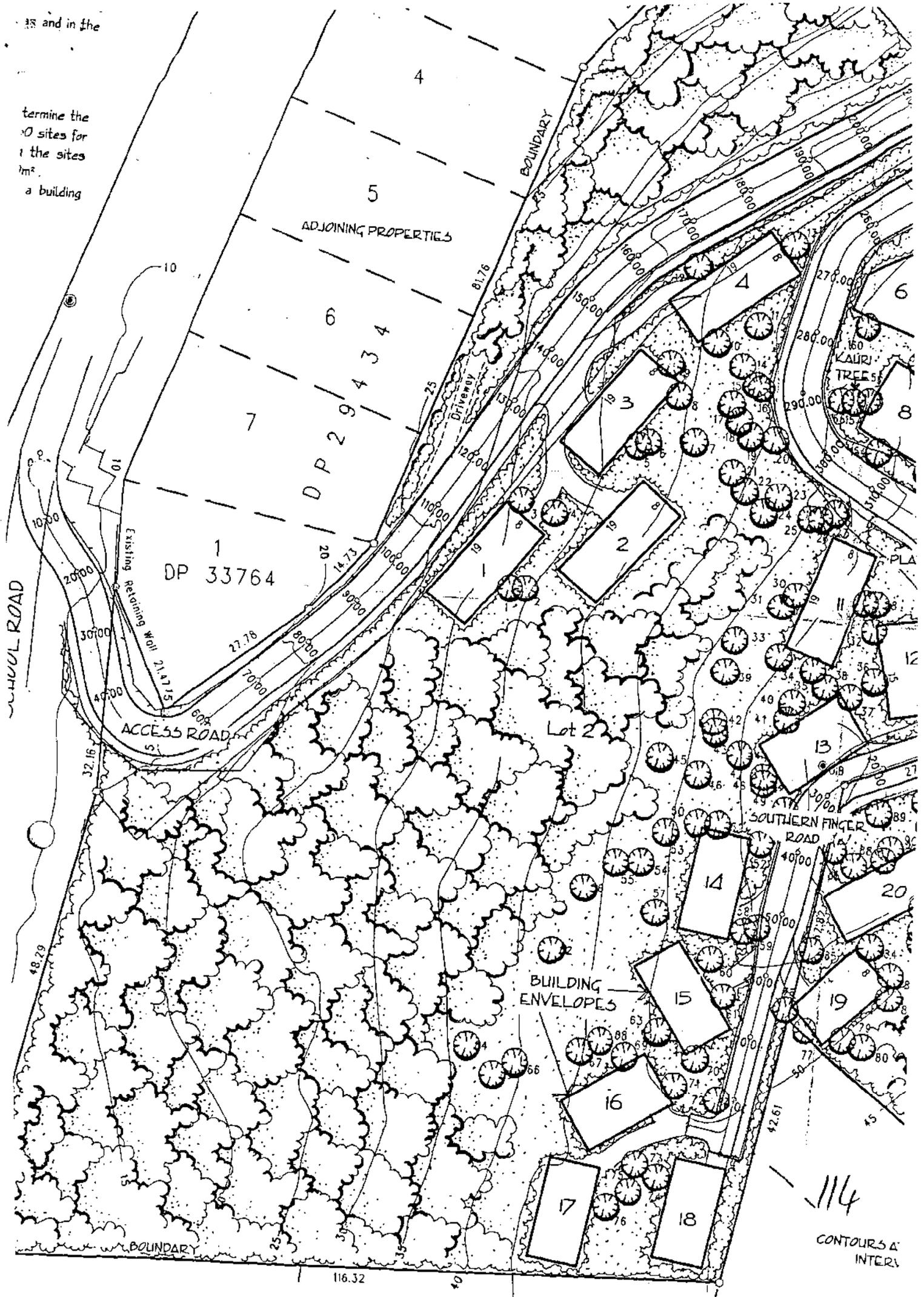
Vegetation Cover: The property is extensively covered with a mixed forest predominantly containing Totara, Tanekaha, Kanuka and Rewarewa, which reach heights of 8 to 14 meters. The forest is not in pristine condition ecologically, yet visually it provides vital screening of the proposed structures. Height restrictions on the structures of eight meters will ensure that there will always be a vegetated backdrop for the structures so they will never be seen on the skyline. The diversity of the species and variety of vegetation pattern found on the site will also aid in minimising the visibility of the gaps left by specific tree removal. The existing vegetation on the property is a very significant factor in the ability of the property to accommodate this development without generating negative visual effects.

Topography: The orientation and terrain of the property limits the visibility of the property to a specific catchment and audience. The proportion of the property visible to the coastal area poses an insignificant threat to that viewing audience due to its small size when viewed in context with the wider landscape scene. The land based viewing audiences are primarily divided into two groups, those to the west, and those to the east of the property, both being within the built up/urban area of Paihia. In addition to the topography restricting the visual catchment to within a highly modified environment, the height of the contours also result in the vegetation being perceived as taller due to the observers low viewing angle and the elevated position of the property.



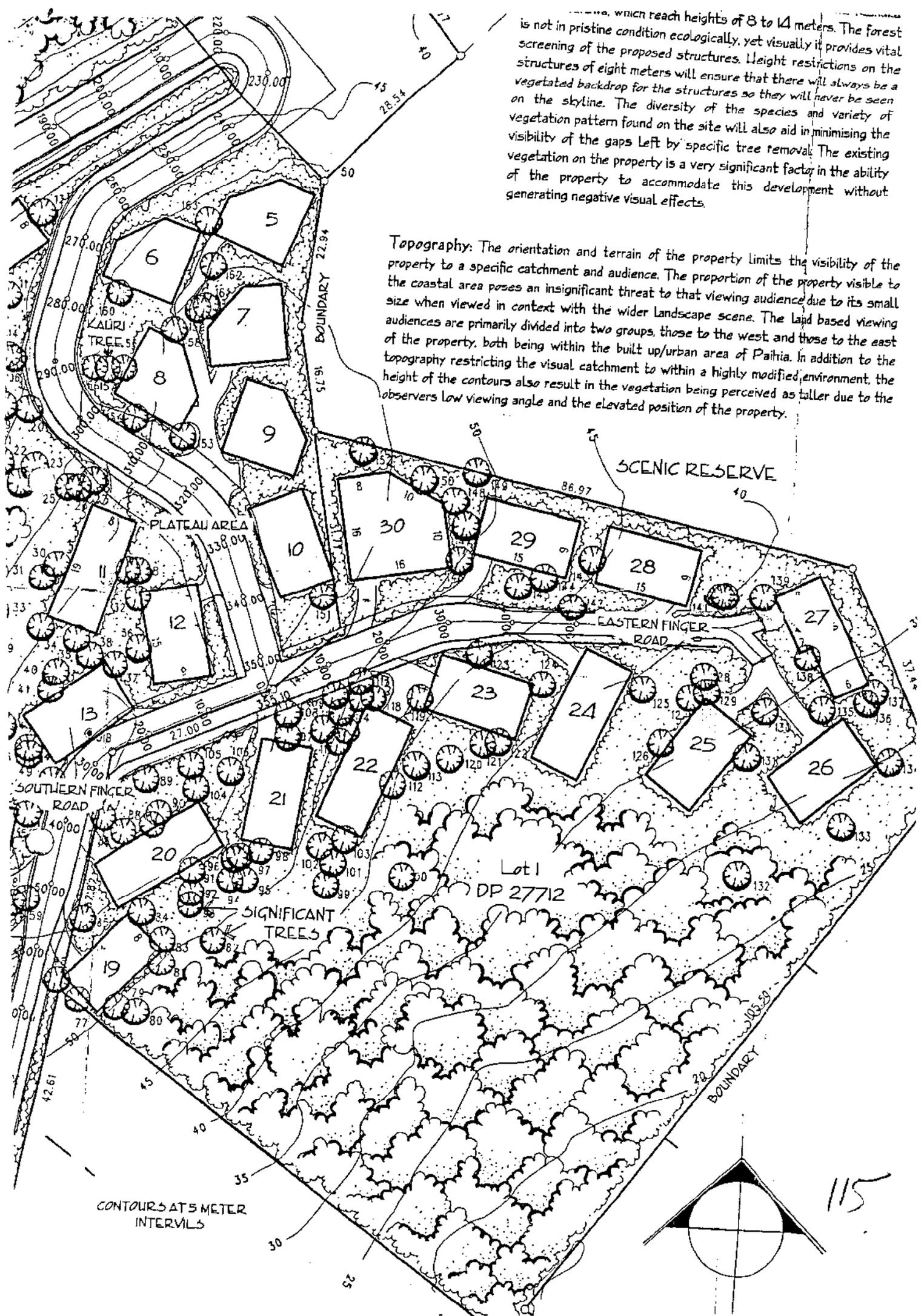
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the sites
m².
a building



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ACCESSORY BUILDING 3 ISLAND VIEW CLOSE



PROJECT OVERVIEW

SCOPE

Proposed Accessory Building (Sleepout & Recreation) & Impervious Surface Exceedance

SITE ADDRESS

3 Island View Close, Paihia

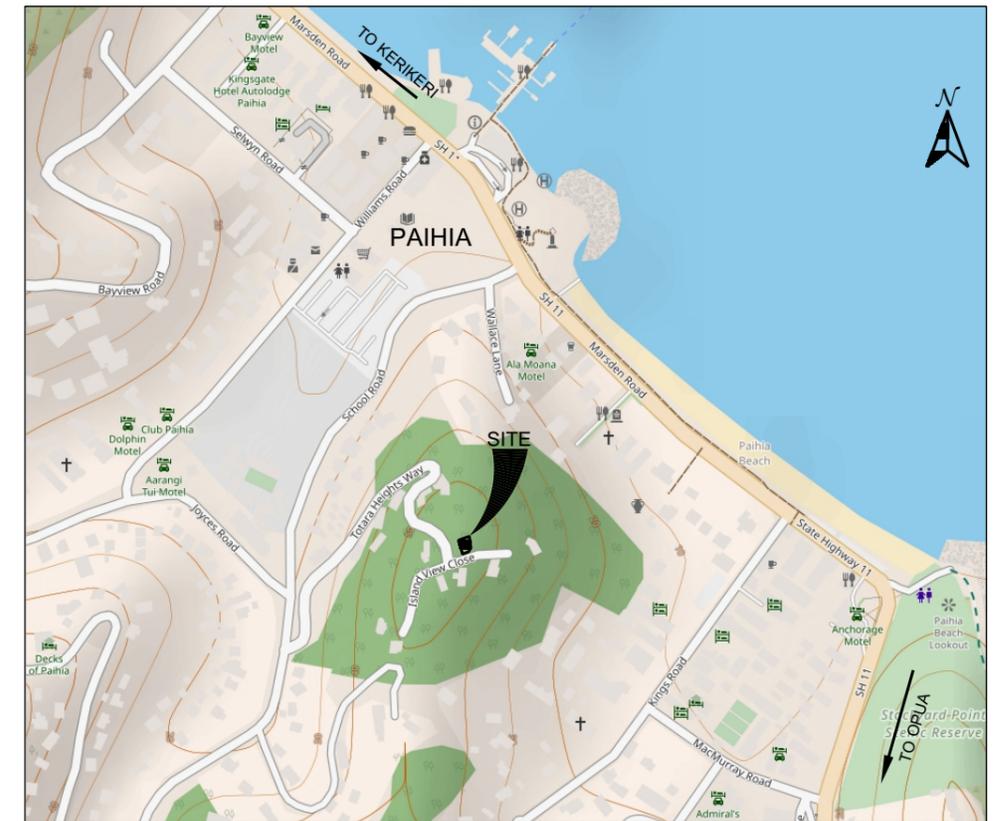
SITE CONDITIONS

Wind Zone EH - Extra High Wind Speed

Earthquake Zone Zone 1

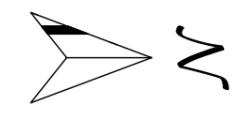
Exposure Zone Zone D - High

Snow Loading Zone Zone N1



REV	DATE	BY	DESCRIPTION

TITLE			
COVER SHEET 3 ISLAND VIEW CLOSE			
DRAWN BY AMR		SCALE	
DATE 10 DEC 2025		DWG 1:100	PLOT A3
DWG NAME	DRAWING NO.	REV.	
3_ISLAND_VIEW	A0	0	



Lot 10

28.47

5.80

ISLAND VIEW CLOSE

Existing Retaining Wall

10.38

Existing Retaining Wall

Existing Retaining Wall

Existing Concrete Driveway

Lot 30

Existing Principal Dwelling



Area of Excavation

Existing Retaining Wall to be Removed

Existing Office

Silt Fence

Lot 10 DP 38287
PUBLIC RESERVE

16.62

Existing 1m Wood Fence

16.16

Lot 23

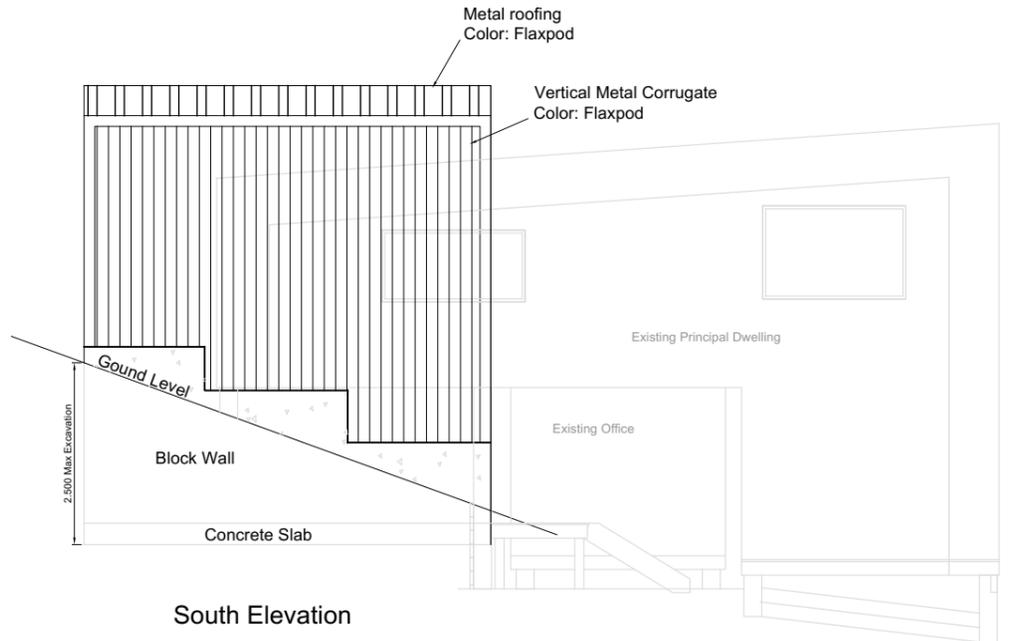
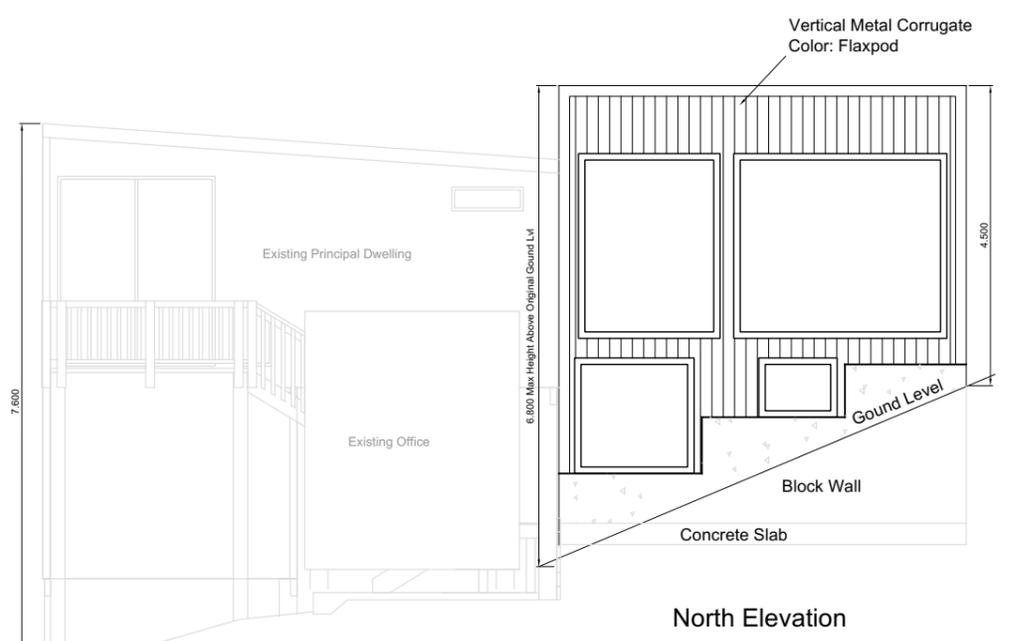
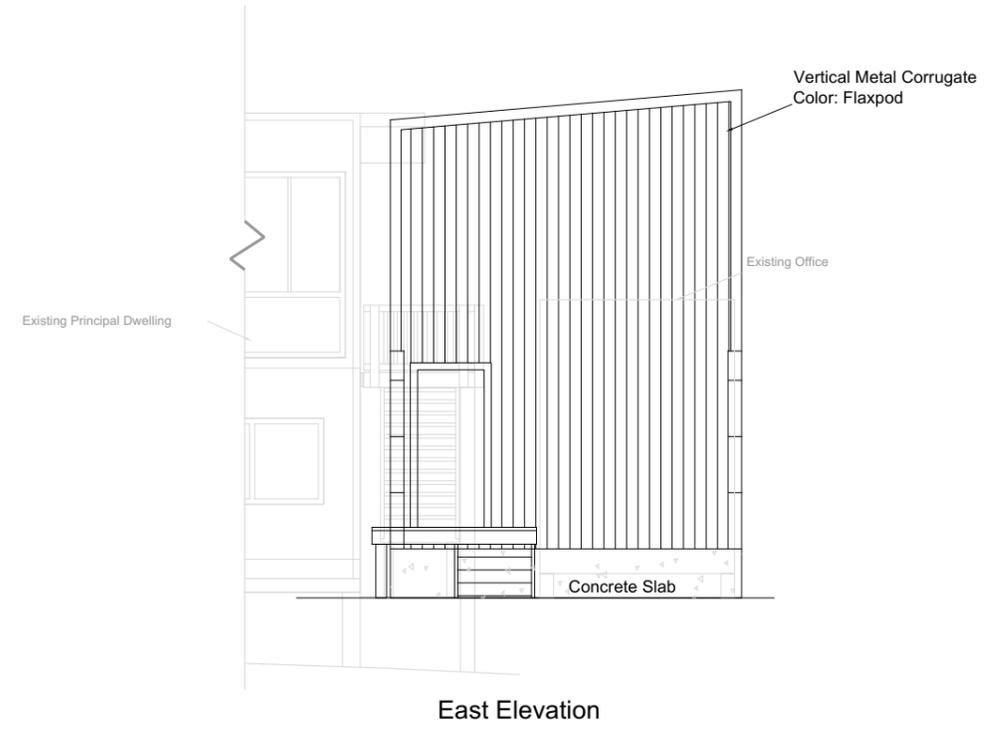
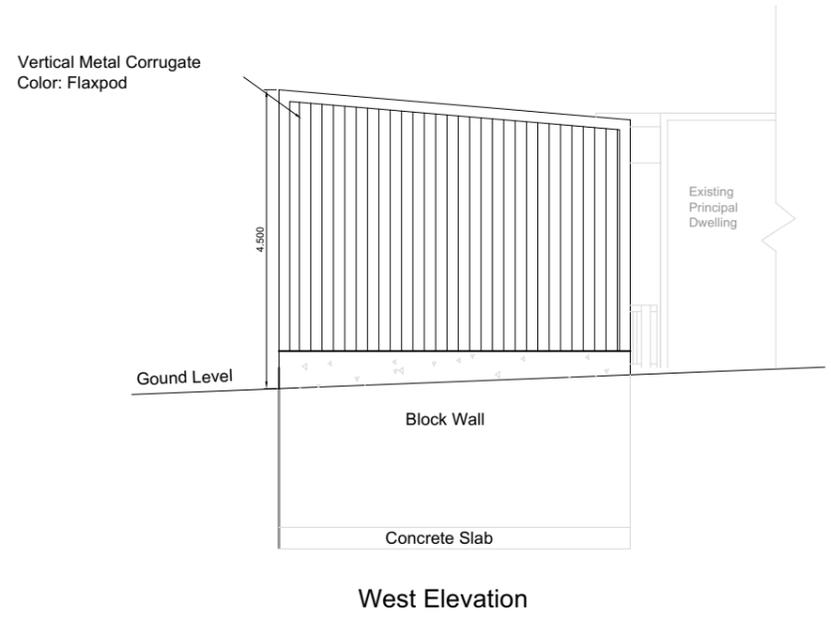
Site Earthworks
Cut: 47 Cubic Meters
Fill: None

All excavated material to be hauled off site

Lot 29

REV	DATE	BY	DESCRIPTION

TITLE		EARTHWORKS	
		3 ISLAND VIEW CLOSE	
DRAWN BY	AMR	SCALE	
DATE	10 DEC 2025	DWG	1:100
DWG NAME	3_ISLAND_VIEW	PLOT	A3
DRAWING NO.	C3	REV.	0

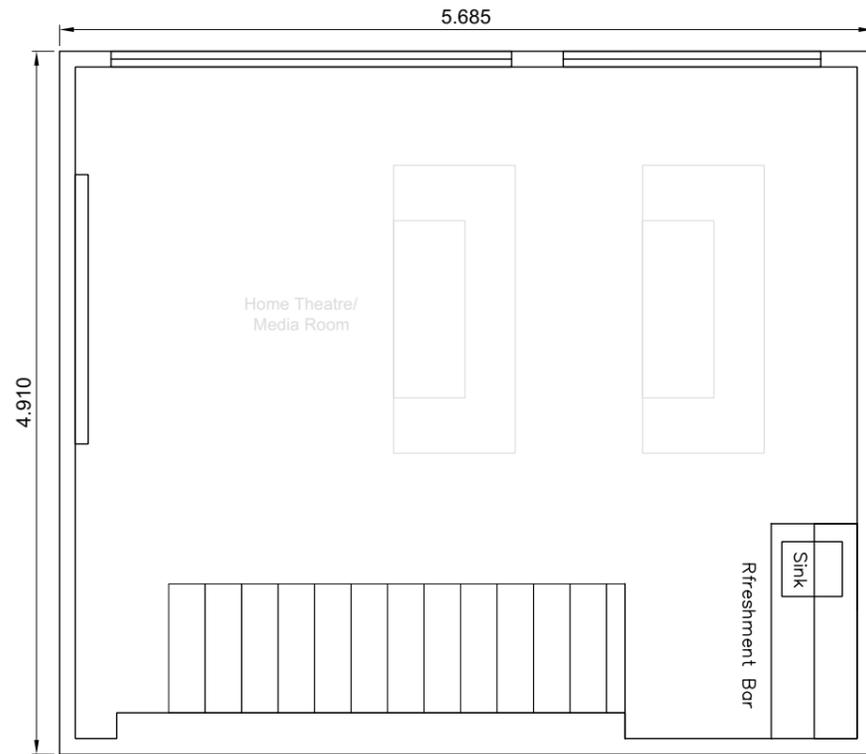


Drawings represent maximum design envelope for resource consent purposes. Final foundation type (Pole vs. Block) to be confirmed at Building Consent stage.

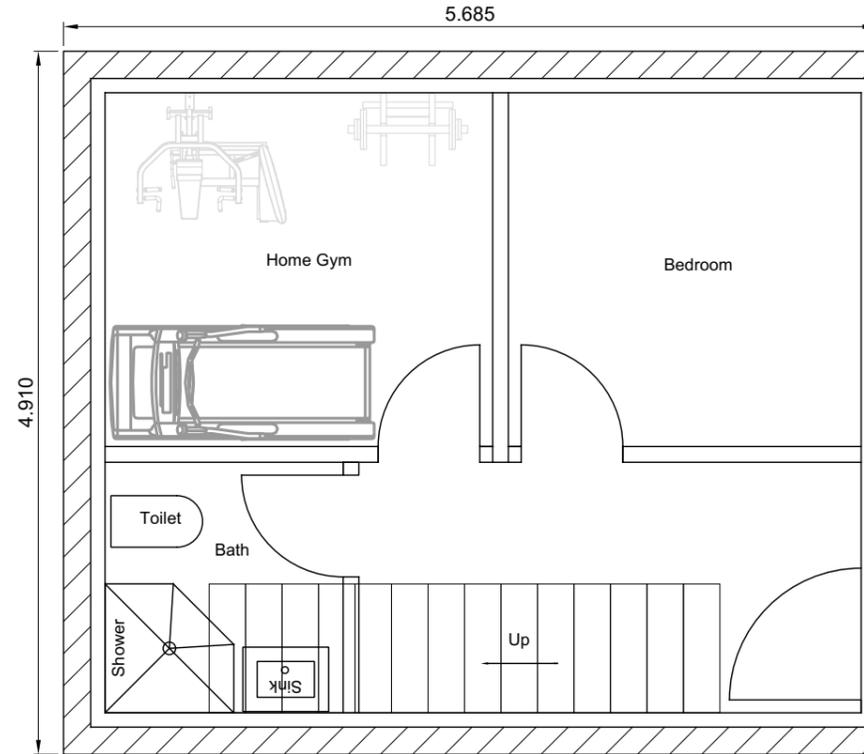
REV	DATE	BY	DESCRIPTION

TITLE			
ELEVATIONS 3 ISLAND VIEW CLOSE			
DRAWN BY AMR		SCALE	
DATE 10 DEC 2025		DWG 1:100	PLOT A2
DWG NAME 3_ISLAND_VIEW	DRAWING NO. A2	REV. 0	

First Floor



Ground Floor



Existing Principal Dwelling

Existing Principal Dwelling

REV	DATE	BY	DESCRIPTION

TITLE			
FLOOR PLAN 3 ISLAND VIEW CLOSE			
DRAWN BY	AMR	SCALE	PLOT
DATE	10 DEC 2025	1:100	A3
DWG NAME	DRAWING NO.	REV.	
3_ISLAND_VIEW	A1	0	

File: 19992

Date: 21 January 2025

Issue: 1

ADDENDUM REPORT

3 Island View Close, Paihia

(Lot 30 DP 387684)

Introduction

RS Eng Ltd has been engaged by Joshua Riley, to investigate Lot 30 DP 387684 for the suitability of an accessory building. RS Eng previously carried out Suitability Report for this site entitled: *"Suitability Report, 3 Island View Close, Paihia, V2 Report Ref. #17666"* dated 8 April 2021. The report was completed for the main dwelling and office which has now been constructed.

The purpose of this report is to assess the suitability of the building site for the proposed accessory building and detail and design a stormwater attenuation system.

Field Investigation

Technicians visited the property 18 December 2025 to undertake a walkover inspection and one hand augered borehole. The hand auger was dug to a maximum depth of 1.5mBGL. Pilcon Shear Vane readings were taken at regular intervals throughout the borehole. The conditions are summarised below, and hand auger log attached.

- Topsoil was encountered to 0.25mBGL.
- Residual soils consisted of very stiff clayey silt to a depth of 1.2mBGL. The In-situ Undrained Shear Strengths exceeded 209kPa.
- Completely weathered greywacke was encountered underlying the residual soils, these consisted of very stiff, silts with minor clay. The In-situ Undrained Shear Strengths exceeded 209kPa.
- Groundwater was not encountered during the investigation.

The subsoils encountered were consisted with the previous investigation. RS Eng consider the aforementioned geotechnical assessment and recommendations to still be relevant for this proposal, a summary of these is as follows;

Site Works

It is proposed to excavate 2.5m in height respectively, with a retaining wall proposed. No fill has been proposed. Considering the proposal, the following is recommended.

- Cut batters should be sloped at angles less than 1V to 3H or be suitably retained by a wall specifically designed by a Chartered Professional Engineer.

Foundations

- Foundations shall be designed for Class H1 expansive soils as per AS2870.
- Given the slope angle and potential for activating shallow soil creep with removal of vegetation and construction loads, RS Eng recommend leading edge foundations shall be specifically designed to account for the loss of passive support of up to 1.0m of shallow soil creep below original ground level. The piles shall be spaced at no greater than 3 x pile diameters and account for at rest earth pressures. The piles shall be designed using the parameters given in Table 2.

For specific design of foundations, RS Eng has assessed the following as a minimum available for shallow foundations;

- Ultimate Bearing Capacity 400kPa.
- Dependable Bearing Capacity ($\phi=0.5$) 200kPa.

Table 2: Foundation and Retaining Wall Design Parameters

Parameter	Residual Soil	Completely Weathered Material
Soil Density (kN/m ³)	18	18
Soil Friction Angle (°)	28	32
Drained Cohesion, (kPa)	0	0
Undrained Shear Strength (kPa)	80	100

Stormwater Attenuation Design

The proposal must comply under the rule of 10.7.5.1.6 of the FNDC District Plan with regards to stormwater management for Coastal Living Zone, or alternatively stormwater attenuation will be required. This rule states that *“The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m² whichever is the lesser”*. The total impervious areas exceed this threshold, therefore stormwater attenuation of the proposed accessory building is required.

The new accessory building is proposed to have a roof area of 30m². Impervious surfaces allow little or no infiltration of stormwater into the ground, causing a greater volume and peak flow of rainfall runoff. As a result, attenuation of the stormwater runoff is required. This minimises any potential adverse effects on downstream properties and council assets.

The Far North District Council (FNDC) Engineering Standards (ES) requires attenuation of stormwater runoff from any increase in impervious areas so that post-development peak flows are less than 80% of pre-development. The FNDC ES specifies that the flows be attenuated for the 20% and 1% Annual Exceedance Probability (AEP) events.

It is proposed to direct stormwater runoff from the roof of the new building into a rainwater storage tank with restricted outlets which reduce the peak flows to predevelopment levels.

The pre-development and post-development runoff flows were modelled using HydroCAD. The United States Department of Agriculture Technical Release 55 (TR55) Type 1A method was adopted for calculating the run-off flow, using rainfall depths from HIRDS 4 (High Intensity Rainfall Design System, NIWA) including an additional 20% rainfall depth to account for climate change as required by FNDC ES. The subsoils have been assessed as Clays, designated as Group D soils with good grass cover. Table 1 includes a summary of the stormwater attenuation modelling.

Table 1: Stormwater Attenuation Design Summary.

	Pre-development		Post-development	
Permeable Area (m ²) Grassed	30		–	
Impervious Area (m ²) Roof	–		30	
Peak flow l/s	20% AEP	1% AEP	20% AEP	1% AEP
From surfaces	0.19	0.42	+20% 0.33	+20% 0.60
80% (design flows reqd.)	0.15	0.33		
Total attenuated flows			0.14	0.33
Tank storage required			0.7m ³	1.3m ³
Attenuation Tank Summary				
Tank	Devan, 2,000L Tank or similar			
Tank Diameter	1.4m			
	Diameter		From Base of Tank	
Primary Orifice	10mm		Base	
Secondary Orifice	11mm		0.5m	

Stormwater overflow from the tank should be piped to the stormwater connection for this property.

Appendices

- Site Plan.
- Hand Auger Log.
- Stormwater Attenuation detail and Design.

Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposal, in relation to the material covered by the report. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Prepared by:



Sarah Scott Compton
NZDE(Civil)
Senior Technician

Approved by:



Matthew Jacobson
NZDE(Civil), BE(Civil)(Hons), CPEng, CMEngNZ
Director

RS Eng Ltd

Appendix A

Drawings

Appendix A

Drawings



NOTES:

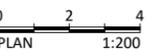
- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.



LEGEND

- Hand Auger Location
- Timber Retaining Wall
- Existing Buildings
- Existing Deck & Stairs
- Existing Concrete Driveway
- Proposed Accessory Building

Contour Interval: 0.5m
 Vertical Datum: NZVD2016
 Survey Data Source: LiDAR (2018)



RS Eng Ltd
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 2 Seaview Road,
 Whangarei 0110

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**PROPOSED ACCESSORY BUILDING
 SITE PLAN**

Client
JOSHUA RILEY
 Location
**3 ISLAND VIEW CLOSE
 PAIHIA**

Date	19/12/2025	Rev	A	Notes	Original Issue
Drawn by:	LMC	Reviewed by:	SSC	Approved by:	MJ

Scale	1:200	Rev No.	A
Job No.	19992	Sheet No.	C01

Appendix B

Investigation



RS Eng Ltd
 09 438 3273
 office@RSEng.co.nz
 2 Seaview Road,
 Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA01

CLIENT: Joshua Riley
PROJECT: Geotechnical Investigations

JOB NO.:
19992

SITE LOCATION: 3 Island View Close, Paihia
CO-ORDINATES: 1699334mE, 6094833mN

ELEVATION: 54.2m

START DATE: 17/12/2025
END DATE: 17/12/2025
LOGGED BY: SSC

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO415				WATER		
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values			
TS	Silty TOPSOIL.		0.0 - 0.2	TS																	
Waipapa Gr	Clayey SILT; orange. Very stiff; moist; low plasticity.		0.2 - 1.3	TS																	209+
	Completely weathered; GREYWACKE.		1.3 - 1.4	TS																	209+
	SILT, with some clay, with minor gravel; orange. Very stiff; moist; low plasticity; gravel, fine, angular. Orange, some red/pink mottling.		1.4 - 1.5	TS																	209+
	End Of Hole: 1.50m		1.5 - 1.6																		

PHOTO(S)



REMARKS

WATER

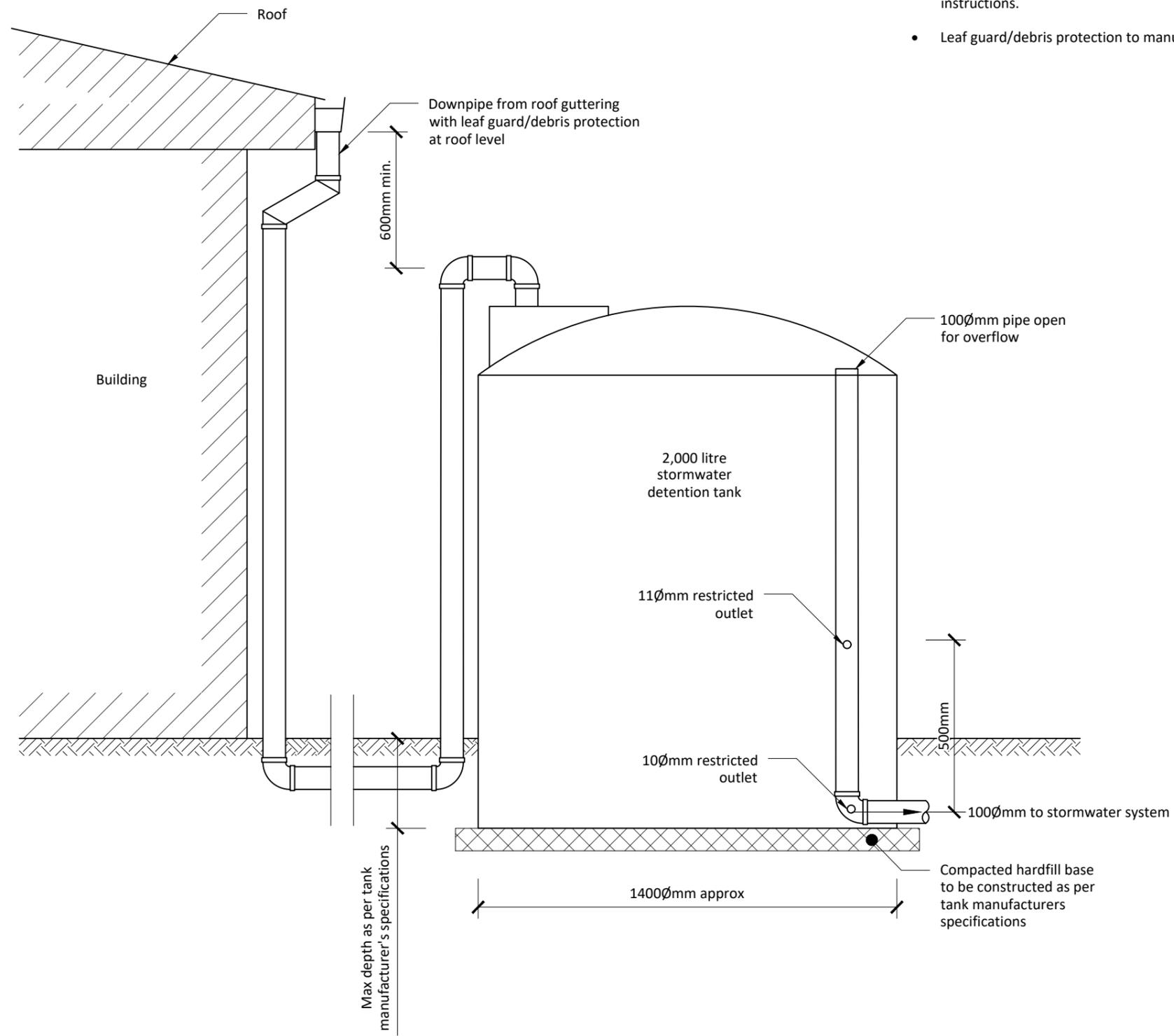
- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit

Appendix C

Stormwater Attenuation Detail and Design



- Tank installation and footing to manufacturers instructic
- All tank penetrations and pipe connections to manufact instructions.
- Leaf guard/debris protection to manufacturers instructions.

- NOTES:**
- All services should be located on-site prior to commencement of works.
 - All works to comply with all relevant local authority by-laws and council regulations where applicable.
 - Contractors to confirm all dimensions on site prior to commencing any work.
 - Do not scale off drawings.
 - These drawings are to be read in conjunction with specifications - plans take precedence.
 - If any part of these documents are unclear, please contact RSEng Ltd.
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STORMWATER ATTENUATION 2,000L PLASTIC TANK DETAIL
1:25

		RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110												
Title STORMWATER ATTENUATION TANK DETAIL														
Client														
Location														
<table border="1"> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>														
23/12/2021	A	Original Issue												
Date	Rev	Notes												
Scale 1:25	Original A3	Rev A												
Drawn MYH	Approved MJ	File # Sheet 1												

High Intensity Rainfall Design System V4 (/)

Location

Address search	3, Island View Close, Paihia, Bay of Islands, Far North District, Northland, 0200
----------------	---



Site Information

To generate a set of results, either click on an existing data point, or a new location and enter a site name, then press the Generate Report button.

Latitude	-35.2848096
----------	-------------

Longitude	174.0923902
-----------	-------------

Site Name	Custom Location
-----------	-----------------

Site Id	
---------	--

Output Table Format

- Depth - Duration - Frequency
- Intensity - Duration - Frequency

Generate Report

Results

Spreadsheet Download

Site Details	Historical Data	RCP2.6 Scenario	RCP4.5 Scenario	RCP6.0 Scenario
RCP8.5 Scenario				

Rainfall depths (mm) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	11.1	15.9	19.5	27.6	38.2	60.9	78.3	96.9	115	123	129	132
2	0.500	12.1	17.4	21.4	30.3	42.0	66.9	86.1	107	126	136	142	145
5	0.200	15.7	22.6	27.9	39.5	54.8	87.6	113	140	166	179	187	192
10	0.100	18.4	26.5	32.6	46.2	64.3	103	133	165	196	211	220	226
20	0.050	21.1	30.4	37.5	53.1	73.9	119	153	190	226	244	255	262
30	0.033	22.6	32.7	40.3	57.2	79.7	128	165	206	244	264	276	283
40	0.025	23.8	34.3	42.4	60.1	83.8	135	174	217	257	278	291	299
50	0.020	24.6	35.6	44.0	62.4	87.0	140	181	225	268	289	302	311
60	0.017	25.4	36.6	45.3	64.3	89.6	144	186	232	276	298	312	321
80	0.013	26.5	38.3	47.3	67.2	93.7	151	195	243	289	313	327	336
100	0.010	27.4	39.5	48.9	69.5	96.9	156	202	252	299	324	339	348
250	0.004	30.8	44.6	55.2	78.5	110	177	230	286	341	369	386	397

Depth standard error (mm) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	1.4	1.7	1.9	2.7	3.8	6.8	9.6	15	18	20	21	23
2	0.500	1.5	1.8	2.0	3.0	4.1	7.5	11	17	21	22	23	25
5	0.200	2.1	2.7	2.9	4.2	5.8	11	15	23	28	30	32	34

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
10	0.100	2.7	3.5	3.9	5.5	7.6	14	18	27	34	36	38	41
20	0.050	3.5	4.5	5.1	7.2	9.9	17	23	32	40	43	45	48
30	0.033	4.0	5.3	6.0	8.5	12	20	27	36	44	47	49	53
40	0.025	4.4	5.9	6.7	9.5	13	23	30	38	47	51	53	57
50	0.020	4.8	6.4	7.3	10	14	25	33	40	49	53	55	59
60	0.017	5.1	6.8	7.9	11	15	26	35	42	51	56	58	62
80	0.013	5.7	7.6	8.8	13	17	29	39	45	55	60	61	66
100	0.010	6.1	8.2	9.5	14	18	32	43	47	58	63	65	69
250	0.004	8.4	12	13	19	26	45	61	58	71	78	79	85

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Predevelopment



80% Flows



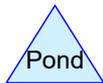
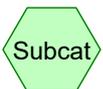
Roofing



Tank



Post development



Summary for Subcatchment 1S: Predevelopment

Runoff = 0.42 l/s @ 7.97 hrs, Volume= 5.9 m³, Depth> 197 mm

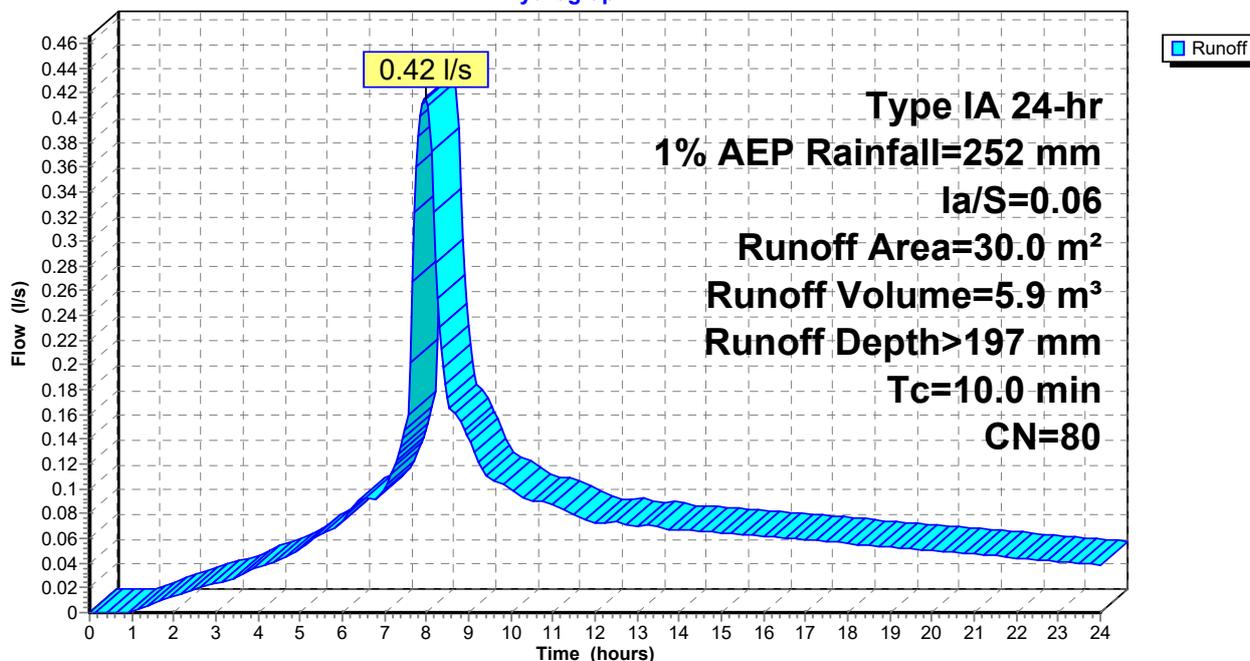
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP Rainfall=252 mm, Ia/S=0.06

Area (m ²)	CN	Description
30.0	80	>75% Grass cover, Good, HSG D
30.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 1S: Predevelopment

Hydrograph



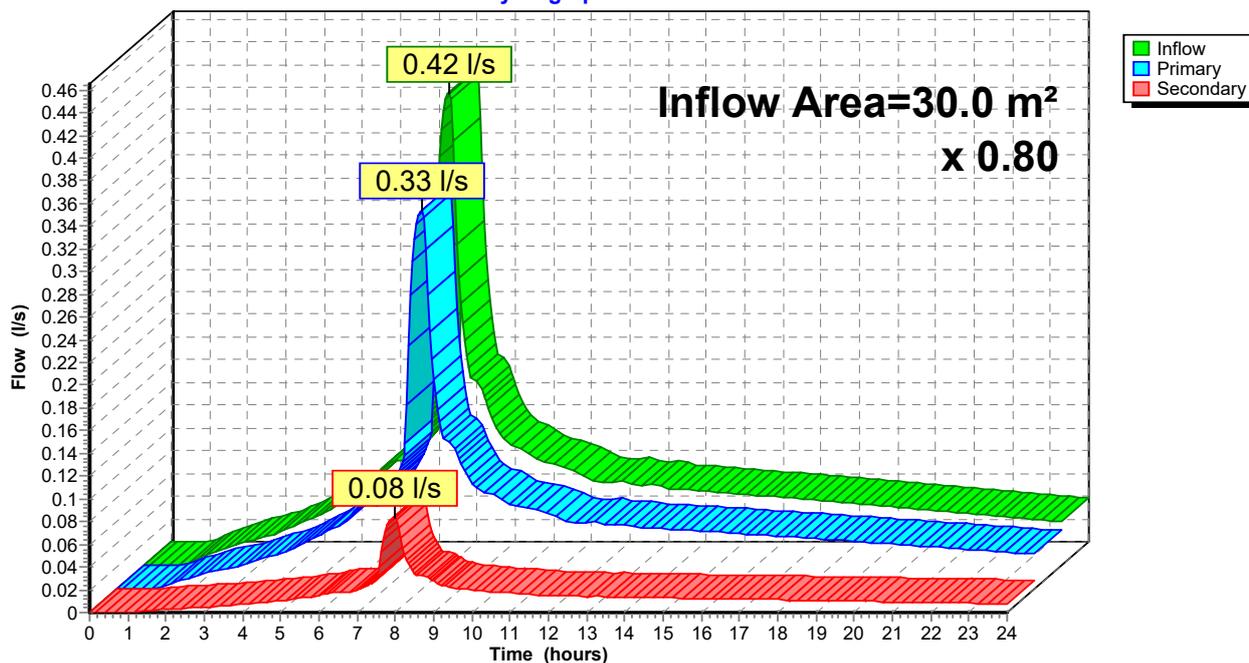
Summary for Link 4L: 80% Flows

Inflow Area = 30.0 m², 0.00% Impervious, Inflow Depth > 197 mm for 1% AEP event
 Inflow = 0.42 l/s @ 7.97 hrs, Volume= 5.9 m³
 Primary = 0.33 l/s @ 7.97 hrs, Volume= 4.7 m³, Atten= 20%, Lag= 0.0 min
 Secondary = 0.08 l/s @ 7.97 hrs, Volume= 1.2 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 4L: 80% Flows

Hydrograph



Summary for Subcatchment 1S: Predevelopment

Runoff = 0.19 l/s @ 7.98 hrs, Volume= 2.8 m³, Depth> 93 mm

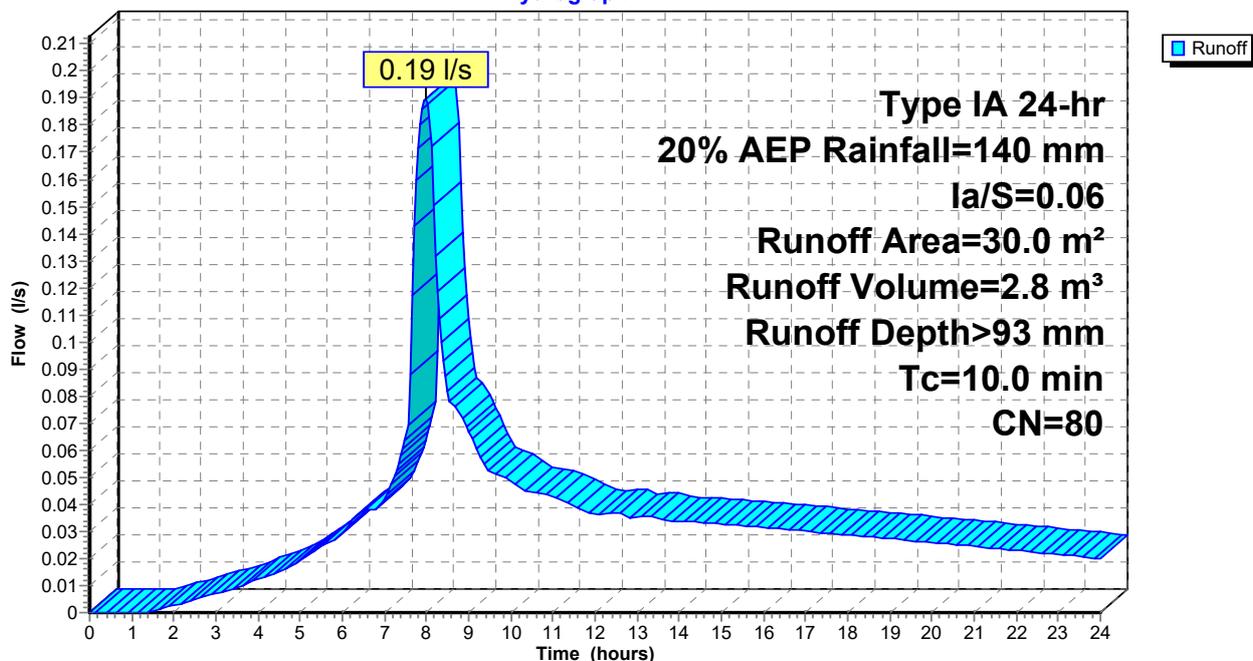
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 20% AEP Rainfall=140 mm, Ia/S=0.06

Area (m ²)	CN	Description
30.0	80	>75% Grass cover, Good, HSG D
30.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 1S: Predevelopment

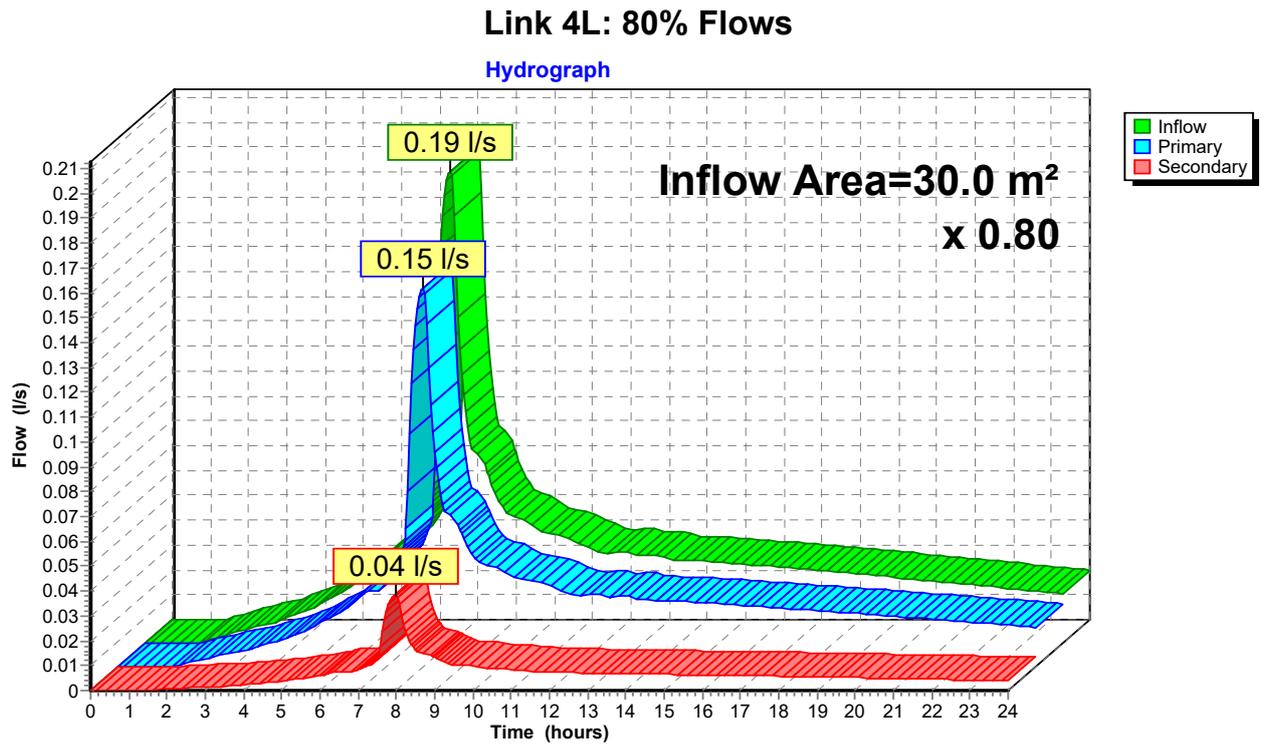
Hydrograph



Summary for Link 4L: 80% Flows

Inflow Area = 30.0 m², 0.00% Impervious, Inflow Depth > 93 mm for 20% AEP event
 Inflow = 0.19 l/s @ 7.98 hrs, Volume= 2.8 m³
 Primary = 0.15 l/s @ 7.98 hrs, Volume= 2.2 m³, Atten= 20%, Lag= 0.0 min
 Secondary = 0.04 l/s @ 7.98 hrs, Volume= 0.6 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs



Summary for Subcatchment 2S: Roofing

Runoff = 0.60 l/s @ 7.94 hrs, Volume= 8.9 m³, Depth> 296 mm

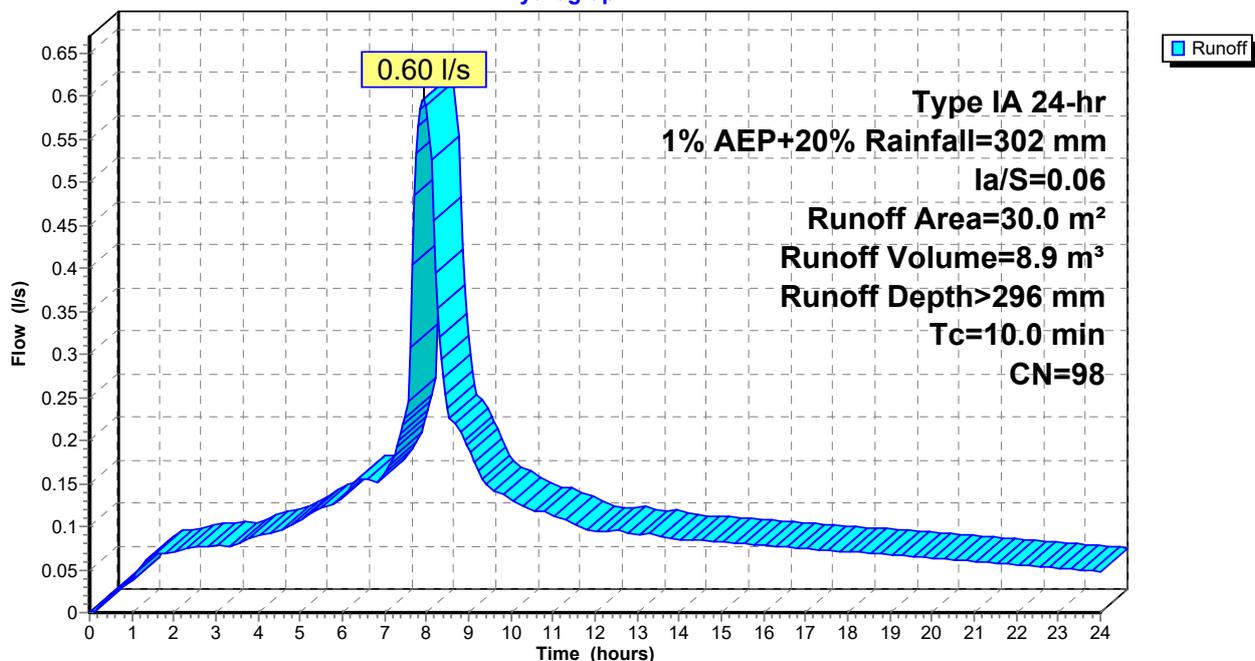
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP+20% Rainfall=302 mm, Ia/S=0.06

Area (m ²)	CN	Description
* 30.0	98	House roof
30.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 2S: Roofing

Hydrograph



Summary for Pond 7P: Tank

Inflow Area = 30.0 m², 100.00% Impervious, Inflow Depth > 296 mm for 1% AEP+20% event
 Inflow = 0.60 l/s @ 7.94 hrs, Volume= 8.9 m³
 Outflow = 0.33 l/s @ 8.28 hrs, Volume= 8.8 m³, Atten= 45%, Lag= 20.8 min
 Primary = 0.33 l/s @ 8.28 hrs, Volume= 8.8 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.824 m @ 8.28 hrs Surf.Area= 1.5 m² Storage= 1.3 m³

Plug-Flow detention time= 59.4 min calculated for 8.8 m³ (99% of inflow)
 Center-of-Mass det. time= 50.2 min (692.9 - 642.7)

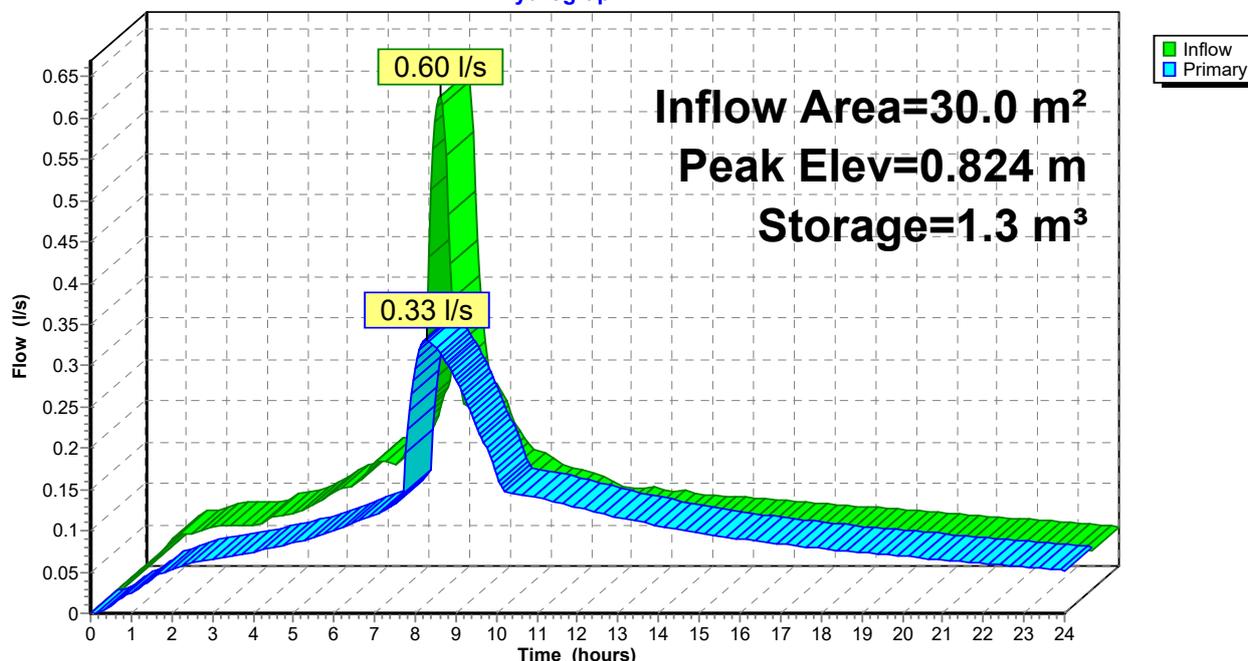
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	2.8 m ³	1.40 mD x 1.80 mH Vertical Cone/Cylinder

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	10 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.500 m	11 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.33 l/s @ 8.28 hrs HW=0.824 m (Free Discharge)
 1=Orifice/Grate (Orifice Controls 0.19 l/s @ 2.40 m/s)
 2=Orifice/Grate (Orifice Controls 0.14 l/s @ 1.50 m/s)

Pond 7P: Tank

Hydrograph

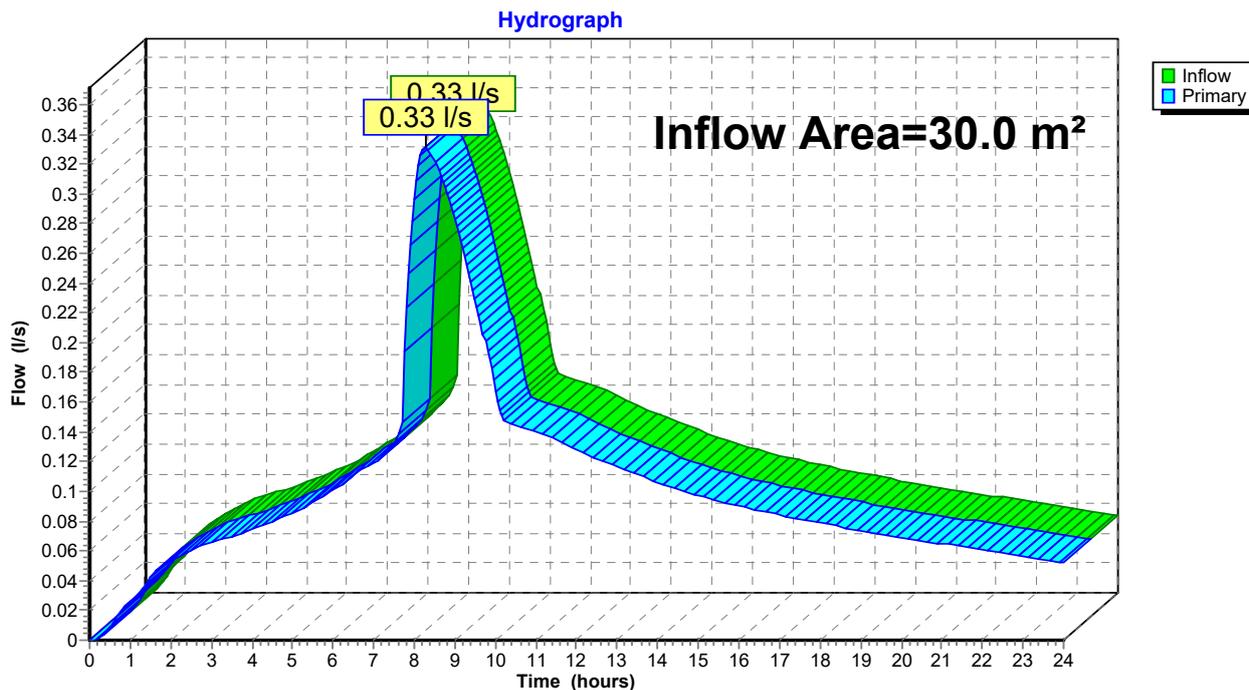


Summary for Link 6L: Post development

Inflow Area = 30.0 m², 100.00% Impervious, Inflow Depth > 292 mm for 1% AEP+20% event
 Inflow = 0.33 l/s @ 8.28 hrs, Volume= 8.8 m³
 Primary = 0.33 l/s @ 8.28 hrs, Volume= 8.8 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 6L: Post development



Summary for Subcatchment 2S: Roofing

Runoff = 0.33 l/s @ 7.94 hrs, Volume= 4.9 m³, Depth> 162 mm

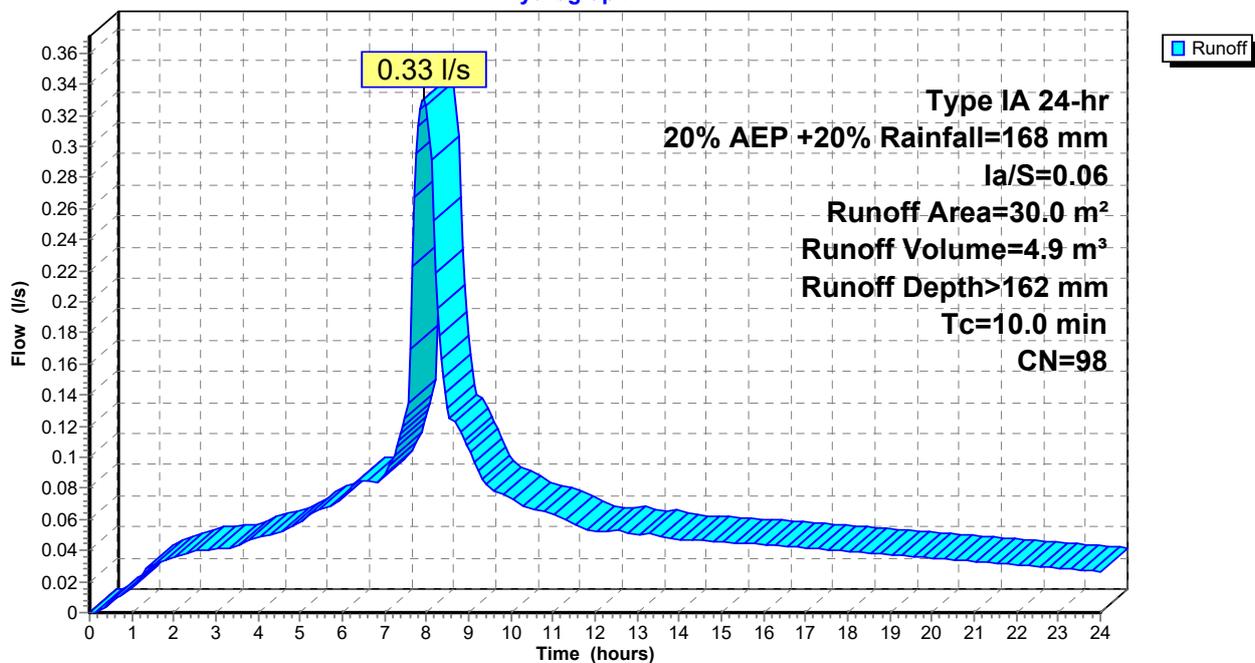
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 20% AEP +20% Rainfall=168 mm, Ia/S=0.06

Area (m ²)	CN	Description
* 30.0	98	House roof
30.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 2S: Roofing

Hydrograph



Summary for Pond 7P: Tank

Inflow Area = 30.0 m², 100.00% Impervious, Inflow Depth > 162 mm for 20% AEP +20% event
 Inflow = 0.33 l/s @ 7.94 hrs, Volume= 4.9 m³
 Outflow = 0.14 l/s @ 8.47 hrs, Volume= 4.8 m³, Atten= 58%, Lag= 31.7 min
 Primary = 0.14 l/s @ 8.47 hrs, Volume= 4.8 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.442 m @ 8.47 hrs Surf.Area= 1.5 m² Storage= 0.7 m³

Plug-Flow detention time= 46.2 min calculated for 4.8 m³ (99% of inflow)
 Center-of-Mass det. time= 40.3 min (689.4 - 649.1)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	2.8 m ³	1.40 mD x 1.80 mH Vertical Cone/Cylinder

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	10 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.500 m	11 mm Vert. Orifice/Grate C= 0.600

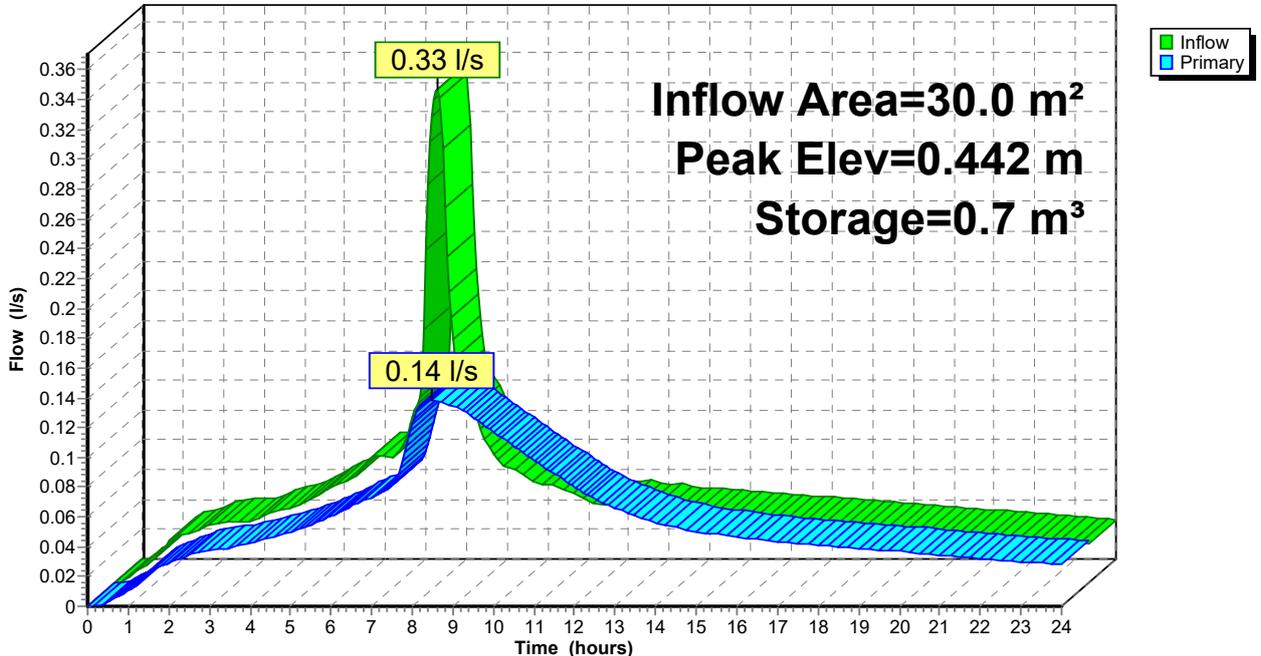
Primary OutFlow Max=0.14 l/s @ 8.47 hrs HW=0.442 m (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.14 l/s @ 1.76 m/s)

2=Orifice/Grate (Controls 0.00 l/s)

Pond 7P: Tank

Hydrograph

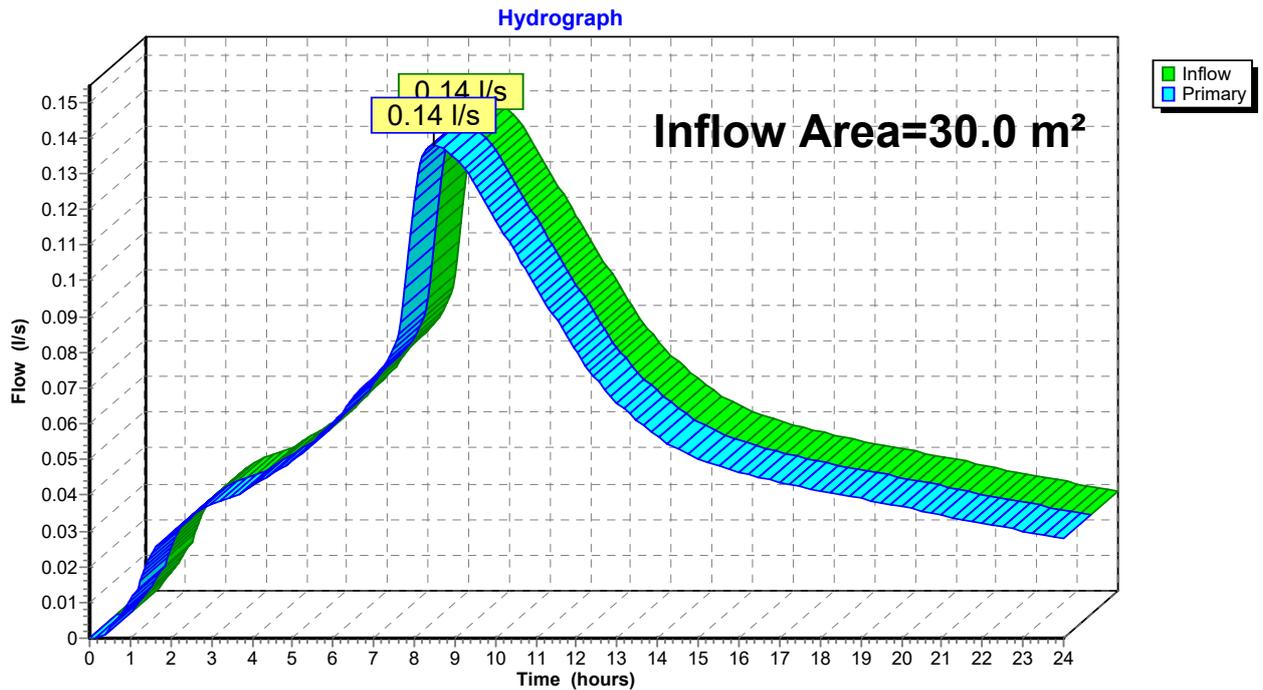


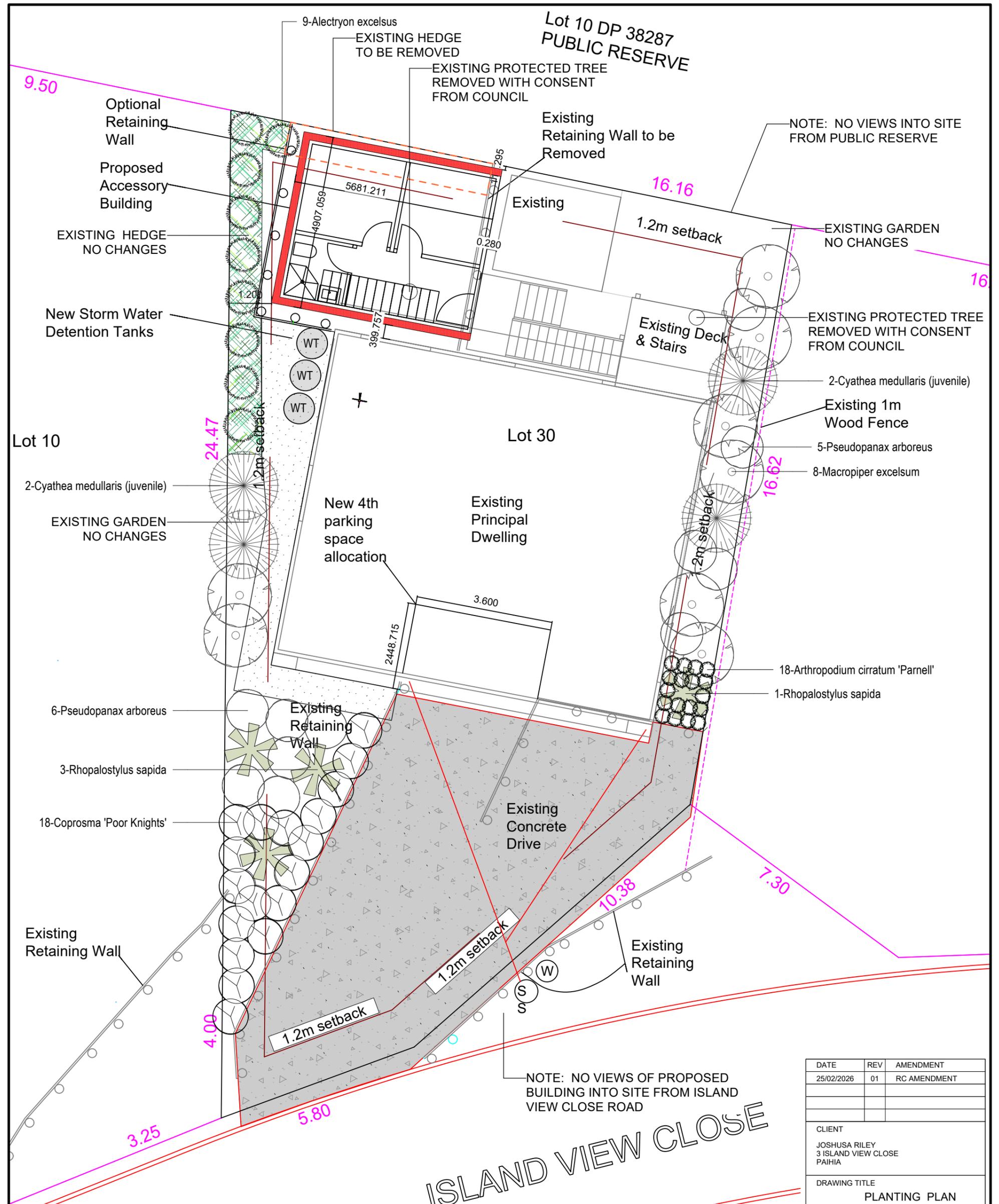
Summary for Link 6L: Post development

Inflow Area = 30.0 m², 100.00% Impervious, Inflow Depth > 161 mm for 20% AEP +20% event
 Inflow = 0.14 l/s @ 8.47 hrs, Volume= 4.8 m³
 Primary = 0.14 l/s @ 8.47 hrs, Volume= 4.8 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 6L: Post development





Plant List

0	Qty	Botanical Name	Common Name	Scheduled Size
	9	Alectryon excelsus	Titoki	PB 40
	18	Arthropodium cirratum 'Parnell'	Reinga Lilly	PB 3
	18	Coprosma 'Poor Knights'	Poor Knights	PB 5
	4	Cyathea medullaris (juvenile)	black tree fern, mamaku	PB 40
	8	Macropiper excelsum	Pepper plant	PB 3
	11	Pseudopanax arboreus	Five finger	PB 5
	4	Rhopalostylus sapida	Nikau	PB 40

DATE	REV	AMENDMENT
25/02/2026	01	RC AMENDMENT

CLIENT
 JOSHUA RILEY
 3 ISLAND VIEW CLOSE
 PAIHIA

DRAWING TITLE
 PLANTING PLAN

DRAWING REFERENCE
 RJ_LP_02

SCALE 1:100 @ A3

DATE 25/02/2026

DRAWN HOLLY NICHOL



Disclaimer
 This plan is for building/resource consent only and must be used in line with NZ standards and local authority regulations. Contractors must verify all dimensions, boundaries, levels, and underground services on site before starting work. HNLA Ltd accepts no liability for errors arising from unverified or unauthorised use.



**Far North
District Council**

FAR NORTH DISTRICT COUNCIL

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

Resource Consent Number: 2220013-RMALUC

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

Joshua Ben Riley

The activity to which this decision relates:

Activity A: Construct a new residential dwelling breaching Residential Intensity, Earthworks and Carparking rules in the Coastal Living Zone.

Activity B: Variation of Consent Notice 7683780.7 required under s221(3) insofar as it relates to Lot 30 DP 387684.

Subject Site Details

Address: 3 Island View Close, Paihia 0200
Legal Description: Lot 30 DP 387684
Record of Title reference: CT-350806

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

1. The activity shall be carried out in general accordance with the approved plans prepared by Joshua Construction, referenced 3 Island View Close, dated 08/08/2021, and attached to this consent with the Council's "Approved Stamp" affixed to them. These plans include the following:

- Site Plan
- Lower Floor Plan
- Upper Floor Plan
- Elevations
- Earthworks plan

Landscape plan, prepared by Holly Nichol Landscape Architect, referenced Landscape Plan 3 Island View Close and dated 01/07/2021.

2. Landscaping is to be carried out in general accordance with the approved Landscape Plan by Holly Nichol Landscape Architect, referenced Landscape Plan 3 Island View Close and dated 01/07/2021. The landscaping must be implemented within 12 months of the issue of a Code Compliance Certificate for the dwelling, or within 12 months of its occupation (whichever comes first), and adequately maintained to achieve a mature height thereafter. Plants requiring removal due to damage,

disease or other cause shall be replaced with a similar specimen before the end of the next planting season (1st May to 30th September).

3. The new dwelling shall be finished in the following schedule of materials and colours.
 - Corrugated Cladding – Black
 - Cedar Shiplap Cladding – Wood x Clear Base
 - Roof – Black
 - Exterior Doors & Windows – Flax Pod

The dwelling shall be finished in accordance with this schedule prior to occupation and the approved schedule shall be adhered to for the duration of this consent unless a similar schedule of materials and colours is approved by Councils duly delegated officer.

4. The downstairs granny flat cannot be used or occupied by more than two people at any one time and shall not at any time be rented as or utilised as a separate residential unit.
5. The consent holder shall, prior to the use of the building, provide formed, surfaced, and drained access and parking for 3 vehicles total, constructed in accordance with NZS 4121:2001.
6. The consent holder shall establish and mark the location of the boundary pegs and mark all property boundaries adjacent to the proposed earthworks. No authorisation is given for works on legal road or on private property other than the lot subject to the land use consent. Where the consent holder is not the lot owner, the consent holder is responsible for obtaining approval from the lot owner prior to commencing work.
7. The consent holder shall ensure that stormwater diversion and silt control measures are in place prior to the commencement of bulk earthworks.
8. The consent holder shall, prior to the commencement of earthworks construction, provide a stabilized construction entrance to minimize the tracking of spoil and debris onto public road surfaces. The stabilized construction entrance shall be constructed in accordance with GD05 and be maintained throughout the duration of the earthwork's operations. A wheel wash may be required if excessive debris or spoil is tracked onto roads
9. The consent holder is responsible for arranging for buried services to be located and marked prior to commencing earthworks and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.
10. The consent holder is to install a perimeter silt fence across the lower edge of the construction site (in accordance with the requirements detailed in Auckland Council document GD05) to remove silt and debris from Stormwater runoff prior to its discharge. These measures are to be maintained during the construction phase and can only be removed once appropriate stabilization has been completed.
11. Any debris deposited on the public road as a result of the earthworks shall be removed by, or at the expense of the applicant.
12. Within 6 months of completing the earthworks, the consent holder is to re-establish vegetation cover on all exposed cut surfaces.
13. The consent holder is to retain all existing vegetation cover down slope of the proposed earthworks to facilitate the filtering of silt from the stormwater runoff.

14. The original ground contour is to be retained along each side boundary so that the natural overland flow paths remain un-changed.
15. The consent holder is to construct a clean water diversion drain around the top of the excavated area to reduce stormwater flow across the site.
16. Earthworks including erosion and sediment control measures, shall be monitored by a suitability qualified professional or engineer and shall be in accordance with the Site Suitability Report dated 8th of April 2021, Ref: 17666, produced by RS Consulting Engineers and drawing sheet "C", dated 8th of April 2021, produced by Joshua Construction provided with the RC Application. The volume of earthworks shall not exceed 85m³ with cut, with no cut and fill face exceeding a height of 1.6m.
17. All fill excess materials are to be removed from the site to an approved fill disposal area.

Pursuant to Section 221(3) of the Act, condition 3 of Consent Notice 7683780.7 insofar as it relates to Lot 30 DP 387684 has been changed. The Consent Notice condition shall now read:

All lots, except 5, 7, 10, & 12 & 30

- The consent holder shall provide to Council a detailed site plan of each lot (1-30) showing the location of protected trees to a scale of 1:200 or similar. The protected trees shall be as per the plan titled Location of Specific Numbered Trees for Protection as prepared by Williams & King reference 9203-7a dated 1-06, revised 13/12/06. The trees shall be preserved and not be damaged in any way. If building development is proposed within the dripline of a protected tree a report prepared by a suitably qualified and experienced arborist shall be submitted to Council to demonstrate that the trees will not be damaged by the proposed works.

Advice Notes

1. Prior to the commencing of any physical work, the consent holder shall apply for "Application to Connect to FNDC Water, Stormwater and Sewerage Infrastructure".
2. The onus is upon the consent holder to apply to the Registrar General of Land to vary the above condition of Consent Notice 7683780.7 as registered against Lot 30 DP 387684. Please contact your Lawyer to have the consent notice variation registered.
3. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
4. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.

5. The conditions of this consent will be monitored by Council's Resource Consents Monitoring Officers. Any documentation relating to compliance with the above conditions of consent should be sent to rcmonitoring@fndc.govt.nz.

Reasons for the Decision

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

2. **District Plan Rules Breached:**

- 10.7.5.1.2 – Residential Intensity
- 12.3.6.1.2(b) – Excavation and/or Filling in the Coastal Living Zone
- 15.1.6B.1.1 & 15.1.6B.1.5 – On Site Car Parking Spaces and Space Standards.

3. **Principal Issues in Contention and Main Findings on those Issues:**

The residential dwelling with ground floor granny flat breaches Residential Intensity as a non-complying activity. The granny flat is less than 40m² in size. The application is supported with written approvals from both adjacent landowners on either side (east and west).

Due to the size of the site, it will be difficult to provide independent private outside spaces for each unit.

The site can provide three carparks, two stacked, but does not meet the required space standards.

The combination of the living spaces, as well as the stacked parking, makes it as such that it would be difficult to utilise the granny flat as a separate residential unit.

The activity also breaches Visual Amenity, Stormwater Management, Sunlight, Setback from Boundaries and Fire Risk to Residential Units; however, it complies with the conditions of RC2170181, therefore, further consent is not required for these breaches.

It is considered the relevant and potential effects have been addressed within the assessment of effects above, and it has been concluded that the adverse effects will be no more than minor.

Objectives and policies of the District Plan:

The following objectives and policies of the District Plan have been considered:

- The objectives and policies of the Coastal Environment (Chapter 10 sections 10.3 and 10.4)
- The objectives and policies of the Coastal Living Zone (Chapter 10.7 sections 10.7.3 and 10.7.4)
- The Objectives and Policies of Soils and Minerals (Chapter 12.3 section 12.3.3, and 12.3.4)
- The objectives and policies of Transportation (Chapter 15.1 sections 15.1.3 and 15.1.4)

Objectives and policies of the Coastal Living environment seek to maintain and enhance amenity values and the quality of the environment. The activity has been designed in a manner which is consistent with these objectives and policies,

particularly through the implementation of a landscape plan and the use of recessive finishes.

Objectives and policies of Soils and Minerals seek to ensure 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. Installing silt fence and undertaking sediment control measures in accordance with GD05 will significantly reduce any potential risk to the surrounding environment.

Objectives and policies of Transportation seek to minimise adverse effects of traffic while ensuring appropriate provisions are made for on-site car parking for all activities, that existing parking spaces are retained or replaced with equal or better capacity, so as to ensure the orderly movement and control of traffic. It is considered, with conditions of consent, the activity is consistent with these objectives and policies.

The proposal is not contrary to the relevant objectives and policies of the District Plan.

4. **Section 104D Assessment:**

It is considered that the proposal is not contrary to the Objectives and Policies of the District Plan; and it has been concluded that the adverse effects will be no more than minor, as demonstrated above.

5. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.

- The Northland Regional Policy Statement 2018
- Northland Regional Plan 2019
- New Zealand Coastal Policy Statement 2010

6. Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region Guideline Document 2016/005 (GD05) was considered relevant in making this decision.

7. No other matters were considered in relevant in making this decision.

8. **Part 2 Matters**

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

9. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Jo Graham, Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:

A handwritten signature in blue ink that reads "Pat Killalea".

Pat Killalea, Principal Planner

Date: 20th August 2021

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing of Consent

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

The consent is given effect to; or

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



Lot 10 DP 38287



APPROVED PLAN

Planner: jgraham
RC: 2220013-RMALUC
Date: 20/08/2021

- (SS) Sewer Connection
- (W) Water Meter

Contour Interval: 0.5m
 Vertical Datum: NZVD2009

Zoning Restrictions
 Road Boundary Setback: 1.2m | Requirement Met
 Side Boundary Setback: 1.2m (No setback for 10m along any one boundary line) | Requirement Met
 Max Building Height: 8m | This Project: 6.5m
 Max Building Coverage: 60% | This Project: 59%
 Total lot area: 332 sqm
 House footprint, Detached Office & parking area: 193 sqm

REV	DATE	BY	DESCRIPTION



PO BOX 104 OPUA, 0241 NEW ZEALAND 09 888 0608

TITLE		3 ISLAND VIEW CLOSE	
DRAWN BY	JBR	TOWNERS	JOSHUA RILEY
DATE	8 APRIL 2021	DWG	ALSIIHA RILEY
DWG NAME	3_ISLAND_VIEW	SCALE	1:200
DRAWING NO.	C1	REV	0

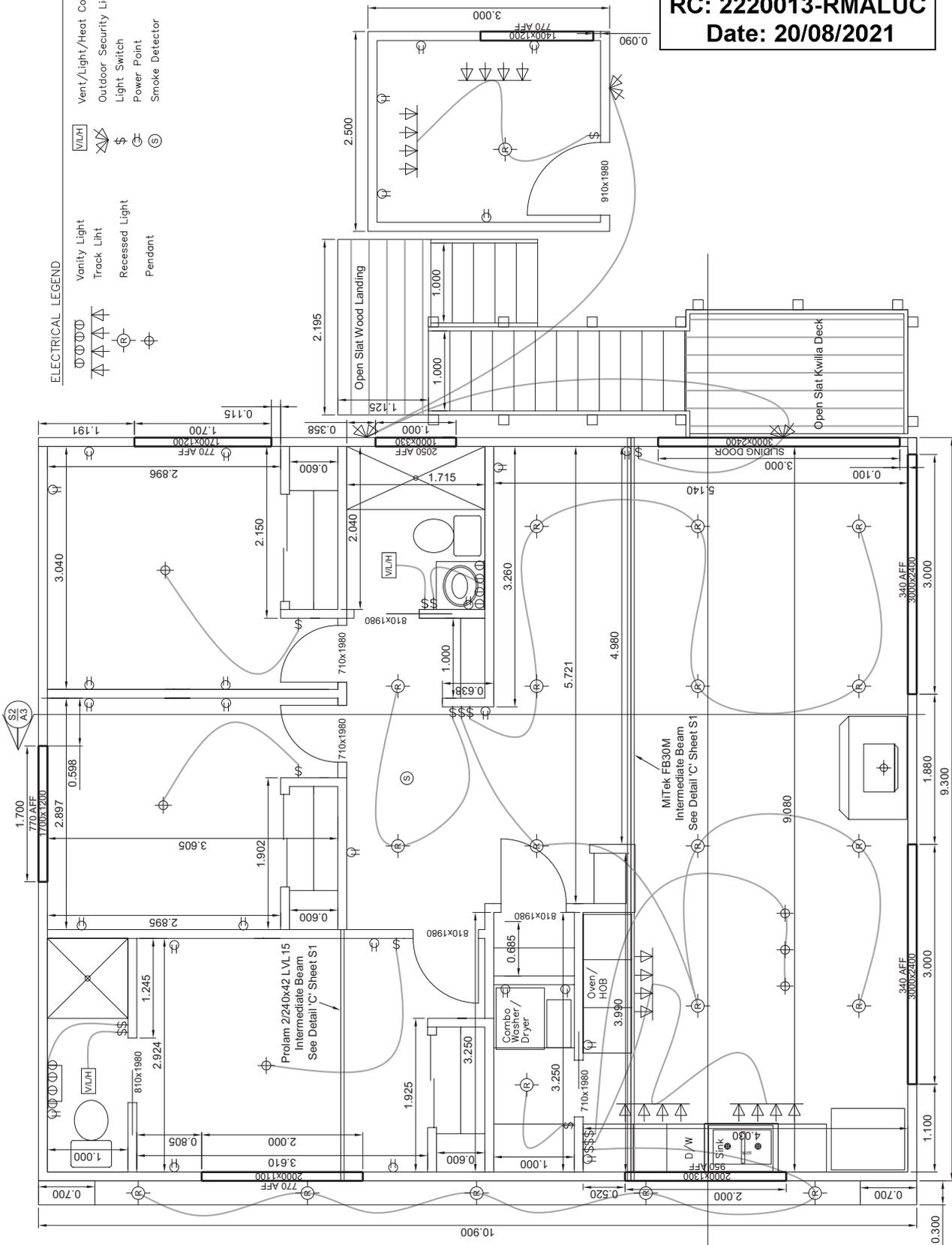


APPROVED PLAN

**Planner: jgraham
RC: 2220013-RMALUC
Date: 20/08/2021**

ELECTRICAL LEGEND

	Vanity Light		Vent/Heat Combo
	Track Light		Outdoor Security Light
	Recessed Light		Light Switch
	Pendant		Power Point
			Smoke Detector



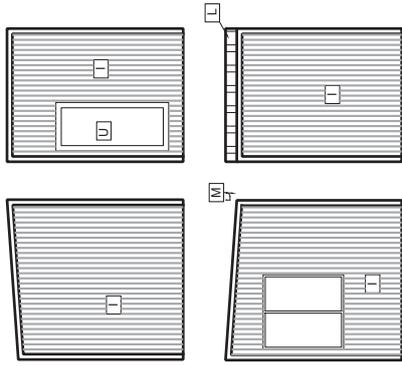
TITLE		UPPER FLOOR PLAN	
		3 ISLAND VIEW CLOSE	
DRAWN BY	JBR	OWNERS	JOSHUA RILEY
DATE	8 APRIL 2021	SCALE	1:100
DWG NO	3_ISLAND_VIEW	REV	0
DESIGNER	ALSIHA RILEY		
DRAWING NO	A2		



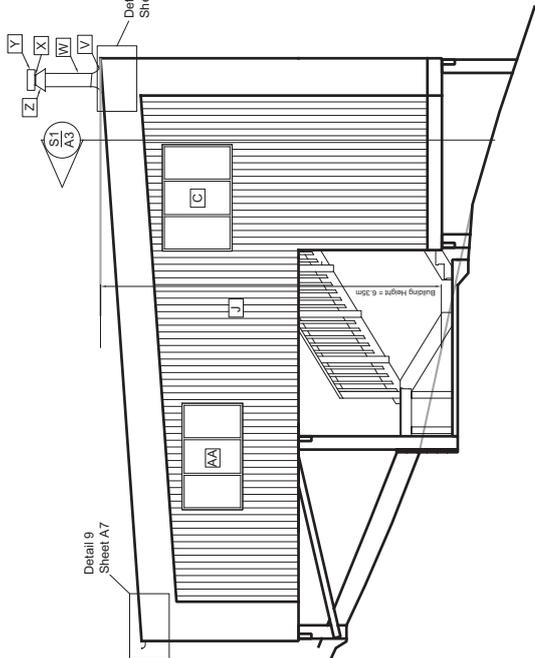
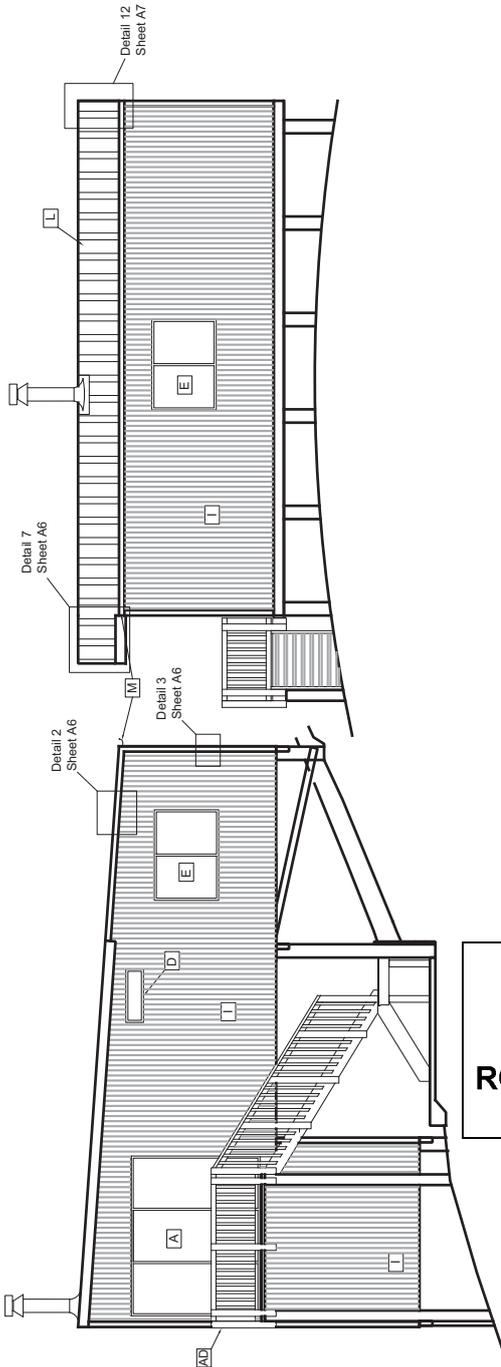
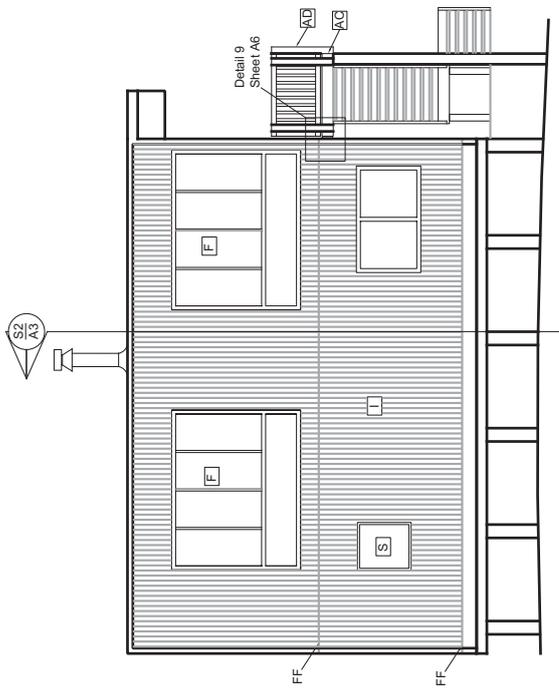
REV	DATE	BY	DESCRIPTION

RS Eng Ltd
Consulting Engineers
This drawing is in accordance with
our calculations where applicable.
per
27/07/2021
Chartered Professional Engineer

PO BOX 104 OPUA, 0241 NEW ZEALAND 09 888 0608



- [A] 3000 Wide x 2400 Tall, Double Glazed Aluminum Sliding Door
- [B] 1000 Wide x 1200 Tall, Double Glazed Aluminum Window
- [C] 2000 Wide x 1300 Tall, Double Glazed Aluminum Window
- [D] 1000 Wide x 340 Tall, Double Glazed Aluminum Window
- [E] 1700 Wide x 1200 Tall, Double Glazed Aluminum Window
- [F] 3000 Wide x 2400 Tall, Double Glazed Aluminum Window
- [T] Vertical Diamond Metal Corrugate direct fix - attach per manufacturer specifications
- [J] Herrapec-HP55 Vertical Cedar Shiplap Capped w/ Resene Wood-X Gold Rush
- [K] NOT USED
- [L] Diamond Veedek metal roofing
- [M] Diamond Metal Gutter
- [S] 900 Wide x 1000 Tall, Double Glazed Aluminum Window
- [U] 810 Wide x 2100 Tall, Double Glazed Aluminum Door
- [V] Flashing
- [W] 250mm Protective Shield
- [X] Spider
- [Y] Rain Cap
- [Z] Flashing Cone
- [AA] 2000 Wide x 1130 Tall, Double Glazed Aluminum Window
- [AB] 1000 Wide x 1300 Tall, Double Glazed Aluminum Window
- [AC] Wood Deck
- [AD] Wood Ballustrade - See Details A-C, Sheet A1
- [AE] 810 Wide x 2100 Tall, Double Glazed Aluminum Door



APPROVED PLAN
 Planner: jgraham
 RC: 2220013-RMALUC
 Date: 20/08/2021

ELEVATIONS		3 ISLAND VIEW CLOSE
DRAWN BY: JBR	OWNERS: JOSHUA RILEY	SCALE: 1:100
DATE: 8 APRIL 2021	ALISHA RILEY	REV: 0
DWG NAME: 3_ISLAND_VIEW	DRAWING NO: A3	

JOSHUA CONSTRUCTION	PO BOX 104 OPUA, 0241 NEW ZEALAND 09 888 0608
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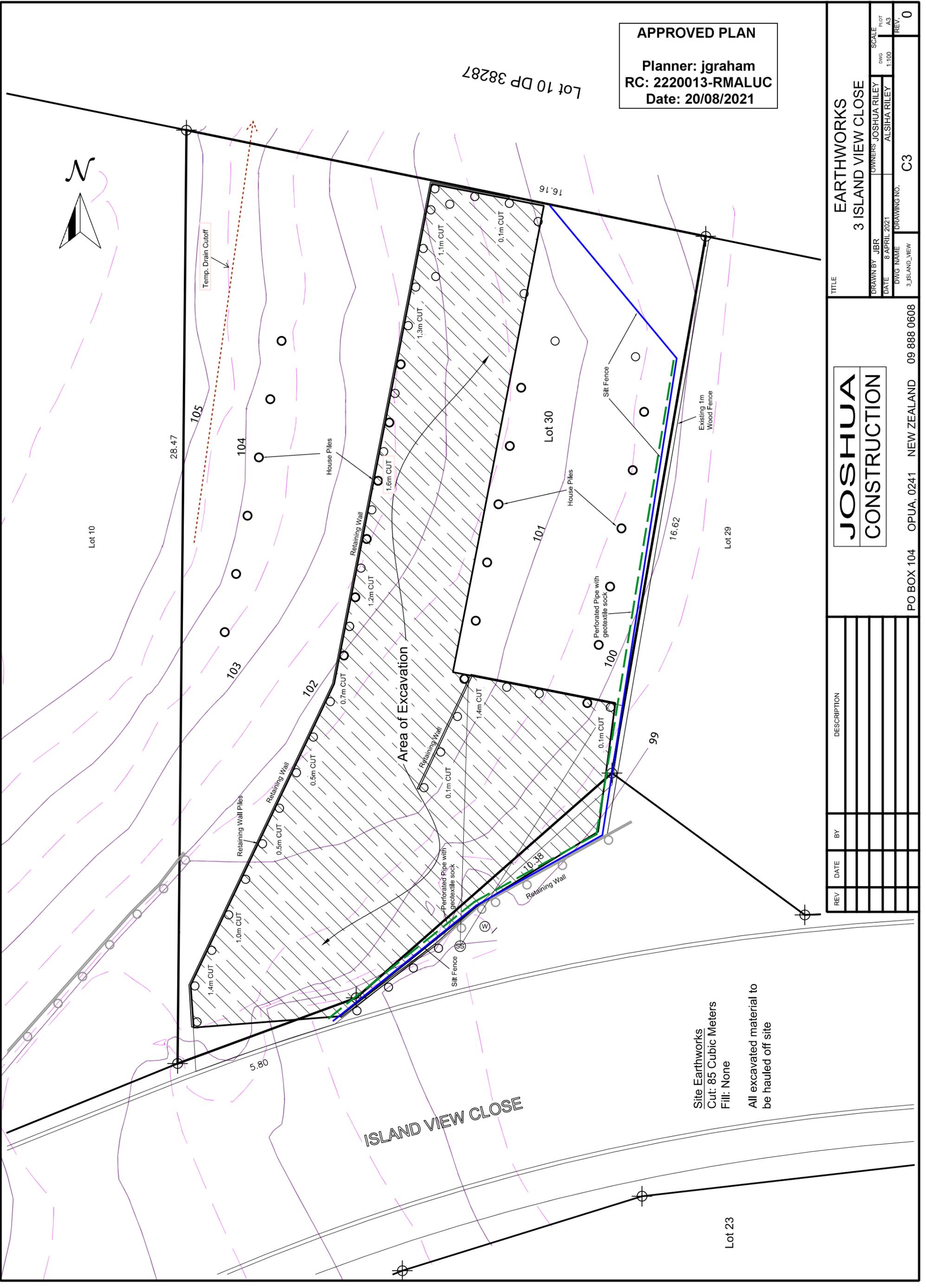
REV	DATE	BY	DESCRIPTION



APPROVED PLAN

Planner: jgraham
RC: 2220013-RMALUC
Date: 20/08/2021

Lot 10 DP 38287



ISLAND VIEW CLOSE

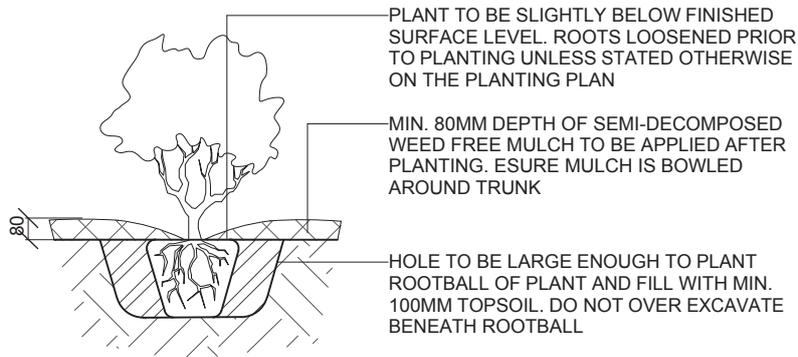
Site Earthworks
Cut: 85 Cubic Meters
Fill: None
All excavated material to be hauled off site

TITLE		EARTHWORKS	
DRAWN BY		OWNERS	
DATE		JOSHUA RILEY	
DWG NAME		ALSHA RILEY	
3_ISLAND_VIEW		DRAWING NO. C3	
SCALE		PLOT	
1:100		A3	
REV.		REV.	
0		0	

JOSHUA CONSTRUCTION

PO BOX 104 OPUA, 0241 NEW ZEALAND 09 888 0608

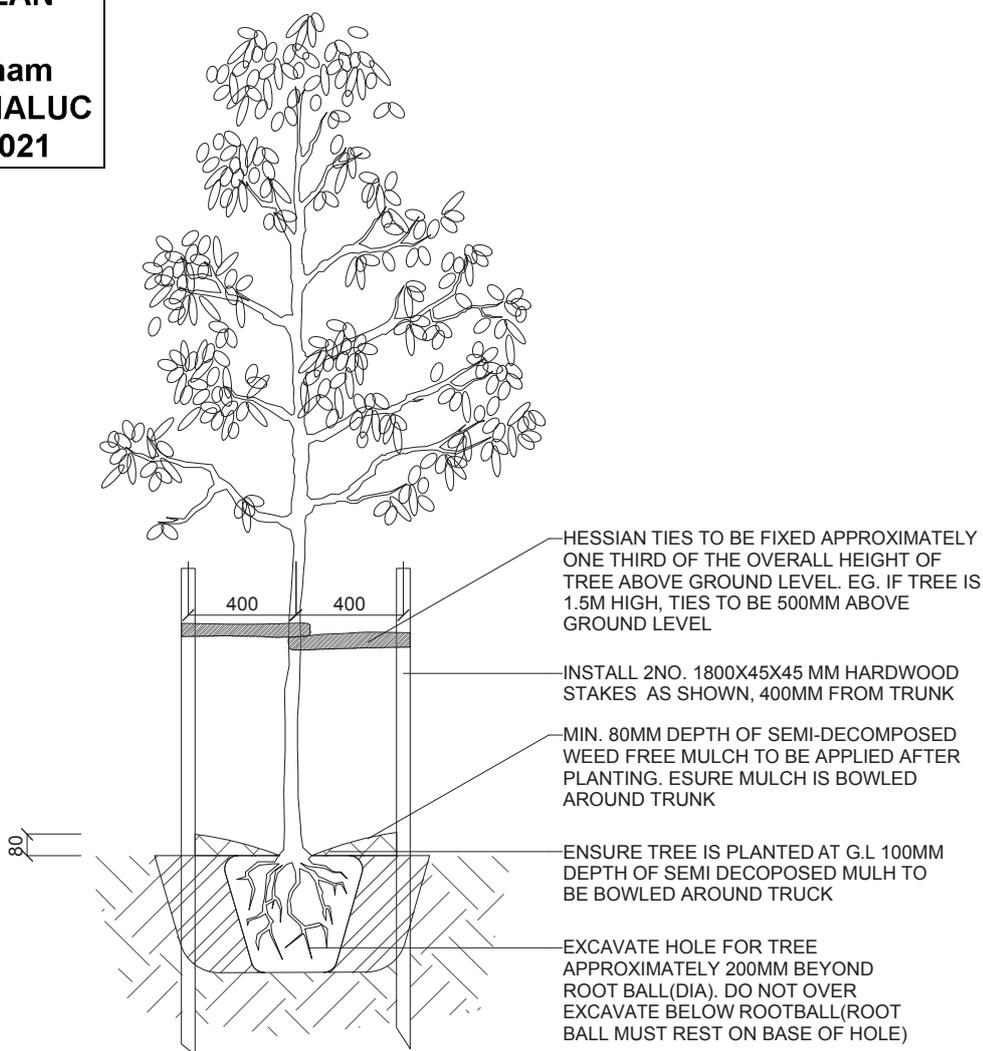
REV	DATE	BY	DESCRIPTION



1 TYPICAL SHRUB / GRASS PLANTING DETAIL
SCALE 1:20

APPROVED PLAN

Planner: jgraham
RC: 2220013-RMALUC
Date: 20/08/2021



2 TYPICAL TREE PLANTING DETAIL
SCALE 1:20



CONTACT
holly@hnla.co.nz
021 02550092

Address 1235 Kokopu Rd
RD9
Whangarei 0179
Website www.hnla.co.nz

TYPICAL DETAILS
3 ISLAND VIEW CLOSE

DWG RJ_LP_01R1
SCALE 1:100 @ A3
DATE 01/07/2021



FAR NORTH DISTRICT COUNCIL

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

Resource Consent Number: 2170181-RMALUC

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

Totara Heights Inc Society

The activity to which this decision relates: To allow the construction of a residential dwelling on 15 sites in the Coastal Living zone, breaching Rules 10.7.5.1.1 Visual Amenity, 10.7.5.1.6 Stormwater Management, 10.7.5.1.7 Setback from Boundaries, 10.7.5.1.5 Sunlight, and 12.4.6.1.2 Fire Risk to Residential Units. Land use consent is being sought as a discretionary activity for Lots 8-11, 14-15, 17, 19-20, 23, 25-26, 28-30 DP 387684.

For the purpose of Section 125 of the Resource Management Act 1991, land use consent is sought for a 10 year timeframe to implement this consent.

Subject Site Details

Address:	40 School Road (Totara Heights Way), Paihia 0200
Legal Description:	Lots 8-11, 14-15, 17, 19-20, 23, 25-26, 28-30 DP 387684.
Certificate of Title reference:	CT-350784, CT-350785, CT-350786, CT-350787, CT-350790, CT-350791, CT-350793, CT-350795, CT-350796, CT-350799, CT-350801, CT-350802, CT-350804, CT-350805, CT-350806

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

1. All dwellings shall be designed in accordance with design and landscape principles outlined in the schedule of consent notice conditions as specified in Consent Notice 7683780.7, while taking into account the Revised Landscape Planting Plan & Design Guidelines for Future Dwellings, prepared by Hawthorn Landscape Architects, dated 9 July 2015, and attached to this consent with Councils "Approved Stamp" affixed to it.
2. All dwellings shall be designed in accordance with design and landscape principles outlined in the schedule of consent notice conditions as specified in Consent Notice 7683780.7.
3. The permitted and restricted discretionary activity standards for Sunlight (10.7.5.1.5 and 10.7.5.3.3) may be breached by any building that has been designed and located in accordance with the designed principles as specified in Consent Notice 7683780.7.
4. All buildings shall be setback a minimum distance of 1.2 metres from all boundaries, except that no setback is required for a maximum length of 10 metres along any one such boundary.

5. The permitted and restricted discretionary activity standards for Stormwater Management (10.7.5.1.6 and 10.7.5.3.8) may be breached with a maximum proportion of total impermeable surface coverage to be 60%.
6. Access to parking spaces on each lot shall be by way of Lot 31 DP 387684 and shall be designed in accordance with the recommendations outlined the Revised Landscape Planting & Design Guidelines for Future Dwellings prepared by Hawthorn Landscape Architects and dated 9 July 2015.
7. All residential buildings shall be setback a minimum of 1.2 metres from the dripline of any bush areas, except that this shall not apply to individual trees protected by condition six of Consent Notice 7683780.7 as specified by the plan titled *Location of Specific Numbered Trees for Protection*, prepared by *Williams and King*, referenced 9203-7a, and dated (revised) 13/12/06.
8. The Landscape Plan required by condition one of Consent Notice 7683780.7 shall incorporate where appropriate the use of native plant species as specified in Appendix 1 of Fogarty, L.G. 2001. *A Flammability Guide for Some Common New Zealand Native Tree and Shrub Species*. Forest Research, Rotorua, in association with the New Zealand Fire Service Commission and National Rural Fire Authority, Wellington. Forest Research Bulletin No. 197, Forest and Rural Fire Scientific and Technical Series, Report No.6. The landscape plan shall incorporate lawn areas where appropriate to mitigate fire risk, and utilise low flammability plant species where possible (Appendix 1 copied for your information).
9. Subject to section 125 if the Resource Management Act 1991, this consent shall not lapse until ten years after the date of issue of this resource consent approval.

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.
3. The Consent Holders shall observe and ensure the ongoing compliance with conditions 3, 4, 5 and 6 of consent notice 7683780.7 registered to the certificate of title of all sites. In particular, that all lots except 5, 7, 10, and 12 shall ensure ongoing compliance with condition six of this consent notice. The trees identified in the plan titled *Location of Specific Numbered Trees for Protection*, prepared by *Williams and King*, referenced 9203-7a, and dated (revised) 13/12/06 shall be preserved and not damaged in any way.

4. Consent Holders shall be aware that this resource consent approval does not grant dispensation to Rule 12.3.6.1.2 Excavation and/or Filling in the Coastal Living zone, and the permitted activity standards outlined in this rule shall be observed. Consent Holders should also be aware of the Far North District Council Earthworks Controls Bylaw which will need to be observed; should these levels be breached, the appropriate Earthworks Permit shall be obtained prior to the commencement of any physical works.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. The proposed activity is considered to have adequately taken into account, and be consistent with, relevant statutory provisions.

Far North District Plan

The Far North District has a long and varied coastline, with a large amount of land in the coastal environment. The overarching objectives and policies for the Coastal Environment in the Far North are outlined in 10.3 and 10.4 of the District Plan. Objectives 10.3.1 and 10.3.2 of the Coastal Environment seek to manage coastal areas in a manner that avoids adverse effects from subdivision, use and development whilst facilitating the sustainable management of resources to achieve superior outcomes. Policies 10.4.2 seeks ensure subdivision and development are carried out in a manner to avoid sprawl or sporadic development. In terms of this current application, it is considered that the provisions outlined in 10.7.3 Objectives, 10.7.4 Policies, and policy 12.4.4.6 are the most relevant to this application. The subject site is within the Coastal Living zone, which provides an area of transition between residential settlement on the coast and the General Coastal zone, with the difference largely expressed in residential intensity and lot sizes. Typically Coastal Living zone areas have been identified as having the ability to absorb further low density development without detriment to the overall coastal character. The zone rules reflect its coastal location and the inherent sensitivity of the coastal and adjoining marine environment and the vulnerability of these areas to change and development. It includes controls on development to preserve the natural character of the coastal environment and protects it from inappropriate subdivision and use. Emphasis is upon ensuring the location, scale, and design of built development has regard to potential adverse effects on the coastal environment. Policy 12.4.4.6 places emphasis upon avoiding fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

It is considered that the underlying subdivision was and remains consistent with the overarching objectives and policies of the Coastal Environment as sites are near the urban centre, and has concentrated development in a way that has ensured significant infrastructure installation to guarantee minimal impact on the wider environment, avoided urban sprawl, and has been developed in a way that preserves the natural character and amenity values of the area. In terms of the land use component, the proposed dwelling has demonstrated through architectural design and future landscape planting that the proposal achieves the anticipated environmental outcomes of the underlying subdivision. The location, scale, and design of the future residential development is required to demonstrate compliance with the architectural design and landscape principles outlined in the consent notice

conditions which will ensure the built environment will be consistent with the local development pattern, character and amenity values.

Regional Policy Statement for Northland (RPS)

The RPS for Northland was made operative in May 2016. The RPS' role is to promote the sustainable management of Northland's natural and physical resources. The RPS identifies and deals with significant resource management issues in Northland. The site is within the Coastal Environment however is not considered to have particular natural character or be an outstanding landscape. The proposal is considered to be consistent with the broad objectives and policies of the RPS.

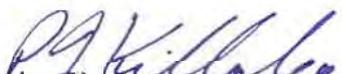
The New Zealand Coastal Policy Statement

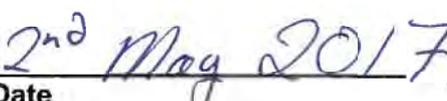
The New Zealand Coastal Policy Statement (NZCPS) is a national policy statement prepared under the RMA and was officially gazetted on 4 November 2010 and it took effect on 3 December 2010. The purpose of the NZCPS is to state policies in order to achieve the purpose of the Act in relation to the coastal environment of New Zealand. Key policy areas of the NZCPS that were considered in relation to the proposal are 6 and 13 which relate to activities in the coastal environment and the preservation of natural character. The proposed activity is considered to be consistent with the objectives and policies of the New Zealand Coastal Policy Statement.

3. Other matters considered relevant in making this decision
No other matters were considered relevant in making this decision.
4. Part 2 Matters
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.
5. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Makarena Dalton Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:


Pat Killalea, Principal Planner


Date

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse **10 years** after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

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

9th July 2015

The Manager
Development Consents Department
Far North District Council
PB 752
Kaikohe

APPROVED PLAN
PLANNER *M. Daulton*
RC. 21.2015/1 Date *24.05.2017*

Dear Sir/madam,

Re: Totara Heights 40 School Road Paihia - Revised Landscape Planting Plan & Design Guidelines for Future Dwellings

Introduction

The site is Zoned Coastal Living, even though it has been developed as 30 fully serviced Residential Lots. The Photomaps (Google Earth and Far North Maps) and Location Plan (Quickmap) are presented in Attachments 4 and 5.

The Land Use Consent for this Residential Subdivision has expired (RC 2060216). However, the conditions of consent (which are set out on each Certificate of Title) included detailed guidelines for land owners applying for consent from the Far North District Council.

This report supports the application for the new Land Use Consent for all the Lots within the Totara Heights Subdivision 40 School Road Paihia, and updates the Old Landscape Guidelines. The new land use consent application is on behalf of the owners through the Totara Heights Body Corp.

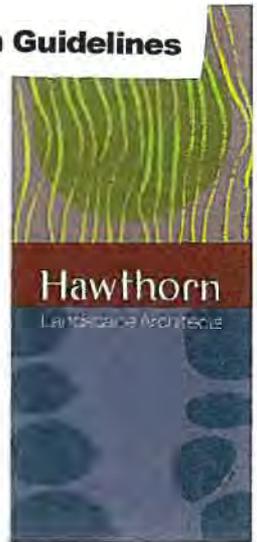
The requirement of the Consent Notice on each of the titles within the Totara Heights development requires that a qualified landscape architect prepare a landscape plan and a report to demonstrate that any proposed building and landscaping is in accordance with the principles identified in the conceptual drawings prepared by Avery Team Architects Ltd. and the landscape report by Christine Hawthorn Landscape Architects dated 22 March 2000.

The requirement for this was originally proposed to preserve and protect the natural character of the property and Coastal Environment. Achieving this is reliant on the protection of the existing remaining trees and bush and the sensitive building design of proposed new houses within the subdivision.

I have reviewed the original landscape documentation and have now prepared revised landscape and design guidelines taking into consideration the existing development that has occurred within the subdivision, and the small nature of the lots and difficult building site condition.

Over the last few years I have been involved in preparing individual landscape planting plans for some of the new houses with the subdivision. At that time I took photos of the site conditions and houses under construction. I have attached photos of a particular site, Lot 22, that were taken in 2010 and these photos clearly illustrate how building upon the lots can be achieved while complying the following design guidelines. Refer to the **Attachment 1** "On Site Examples of Building Between Existing Trees".

The 2013 Google Earth Photo map (**Attachment 5**) shows what appears to be 5 houses built at this time. During my recent visit I observed that there appears to be 7 ??? houses now built.



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I have recently visited the Totara Heights subdivision and taken some more photos of how the consented buildings within the subdivision have been integrated into the landscape with new plantings, and through the careful placement of the buildings, whilst utilising building methods that retain the existing trees around the perimeter of the lots. Refer to the **Attachment 1** "Examples of Existing Dwellings Set Within Landscaping".

I have compiled a set of landscape and design guidelines that shall be utilised for the preparation of the Landscape Plan and Design Report that is required under the Consent Conditions for each house at the time of building consent. These guidelines shall be implemented for each site and shall be read in conjunction with the **Attachment 3** plan titled "Landscape Planting Plan – Design Guidelines", dated July 2015.

Landscape and Design Guidelines

Driveway Access:

- a) To avoid damage to nearby tree root systems the use of timber parking platforms should be used where necessary.
- b) If deck platforms are not used the driveways should be designed using retaining walls to minimise the amount of land disturbance and thus vegetation removal.

Native Vegetation Clearance:

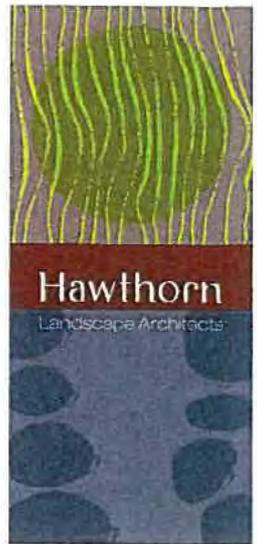
- a) Native vegetation shall only be cleared within the building envelopes and the road construction zones. If any proposed house and driveway is to be located outside of the identified building envelopes they shall be assessed on their individual merits.
- b) All vegetation removed shall be done so carefully and individually by hand to avoid damage to the surrounding vegetation that is to be retained.

Vegetation Protection

- a) All earthworks should be kept to within a tight construction zone for the driveways and within the building envelopes.
- b) Temporary protective fencing shall be erected around the perimeter of the building envelopes during construction to stop contractors using the area outside the envelope as a work and storage zones.
- c) The native trees shown on the plan prepared by Williams and King titled "Location of Specific Numbered Trees for Protection" shall be protected from removal. If any tree on this plan is located directly in the way of a proposed building, and there are no other building options on the site, an application to remove the said tree should be applied for. A landscape architect shall assess the significance of the tree proposed for removal and any possible mitigation measures from removing it. The LA shall make a recommendation to Council as to whether the removal would have any significant adverse visual or landscape effects.

Architectural Considerations:

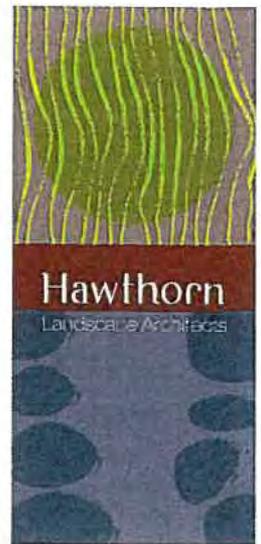
- a) Restricted to a height of no greater than eight meters.
- b) The building envelope shall be located in a similar alignment and position relative to the boundaries as depicted on the Overall Development Plan dated March 2000
- c) The building style shall be in accordance with the principles identified on the conceptual drawings produced by Avery Team Architecture Ltd.



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PLANNER *M. Gail*
RC.2170187 Date *2.02/5/2017*

- d) The buildings shall be coloured in dark earthy tones, that are recessive and harmonise with the surrounding vegetation. Roof colours shall mimic the vegetation tones as closely as possible, and be limited to the darker hues of grey, green brown and blue.
- e) Buildings shall be constructed out of materials that compliment the bush setting, are natural looking and non-reflective.
- f) Windows shall not be mirror glass.
- g) Buildings shall preferably be pole type timber construction, particularly on the steep sites to reduce the amount of earthworks required. Pile footings are favoured above slab foundations to minimise root damage.
- h) Buildings shall be positioned to run with the landform, so that the structures blend into the landscape.
- i) Buildings shall be designed so that the rooflines are irregular and stepped with the plan of the dwelling being broken up or indented. This will allow for trees close to the dwellings, create shadows and reduce the appearance of its scale.
- j) Buildings shall be designed around trees where possible and incorporate trees into the design i.e. through decks rather than cutting them down.



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Landscape Planting Plan:

- a) Each building site shall have a Landscape Planting Plan prepared by a landscape architect at the building consent stage and follow the guidelines set out on the plan titled "Landscape Planting Plan - Design Guidelines", and dated July 2015.
- b) The planting plan shall illustrate the proposed strategic tree and shrub planting around the lot, any existing trees to be retained and any existing trees to be removed,
- c) The plan shall specify the botanical name of the plant stock to be used, the size of the plants at time of planting, the total number used, and staking and mulching methods.
- d) The landscaping shall achieve visual mitigation and integration of the building.
- e) The planting shall be predominantly locally occurring native species, as these will establish best. Any other species used shall be non invasive, non noxious and complement the bush setting.
- f) The planting shall achieve privacy between neighbours and visually soften the built structures.
- g) The following planting method and maintenance schedule shall be followed.

Planting Method

The following method of planting shall be implemented: -

1. Spray the areas to be planted with 'Roundup' three weeks prior to planting so that all weeds and grass has been killed providing an area clear for planting within.
2. Excavate a hole larger than the plant root ball; place the excavated topsoil to one side of the hole for backfilling afterwards.
3. Add a slow release fertiliser tablet and organic manure to each planting hole as per the manufactures specifications.
4. Remove the planter bag from around the root ball of the plant and place the plant centrally within the hole; making sure that the soil level of the top of the root ball is level with the surrounding ground level.
5. Backfill around the root ball with the topsoil that was set aside or additional imported (weed free) topsoil if there is not adequate topsoil on site. Firm the soil around the root ball taking care not to burry the plant too deeply. The original potting mix level should be level with the surrounding ground level. The plant should be firmly and centrally placed within the hole.

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 PLANNER
 RC.27.01.87..... Date 24.05.2017

6. Stake trees as required with two H4 treated pine stakes and securely tie with non-rubbing tree ties.
7. To assist with moisture retention spread a minimum 100mm layer of mulch around each plant.

Maintenance Schedule

The following maintenance schedule shall be implemented: -

1. Release weeds from around the plants at regular intervals to ensure the plants do not have to compete with weed species. This will be more critical within the first year while plants are small and becoming established. Once weeds are released from contact with the plants they can be sprayed with 'Roundup' following the manufacturer's specifications. All spraying should be done in weather conditions that are calm and when rain is not forecast.
 2. Apply to each plant around the root ball a small handful of Blood & Bone organic fertiliser during the growing season, generally around September and March.
 3. Re apply mulch as required to maintain a 100mm thickness.
 4. Prune plants for shape and health as necessary.
 5. Check tree ties and stakes to make sure they are providing support.
 6. During long dry periods check the moisture of the plant root ball, and if very dry hand watering will be necessary.
- h) The following native species shall be used around the houses on each lot in the following instances, and as depicted generally on the attached Landscape Planting Plan Design Guidelines.

Strategic large tree planting:

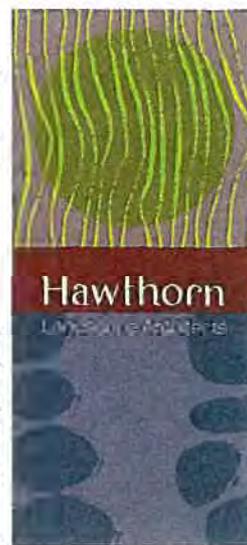
Plant 10 to 15 trees around the lot where tall growing trees are needed to minimise visual effects. The number of trees planted is dependent upon how large the site is and how many existing trees are remaining on site. Plant stock shall be pb40 or larger.

Coprosma robusta	Karamu
Knightea excelsa	Rewarewa
Metrosideros excelsa	Pohutukawa
Myrsine australis	Red Matipo
Phyllocladus trichomanoides	Tanekaha

Shrub and small tree planting:

The following plants shall be planted around the edge of each lot to soften the built form when viewed from neighbouring properties and the street frontage. Plant stock to be pb5 – pb18 or larger. The total number per lot may vary depending upon the lot size and presence of existing bush, but generally at least 40 plants per lot. Other native species may be used as well.

Coprosma repens	Tuapata
Coprosma robusta	Karamu
Cordyline australis	Cabbage tree
Cyathea medullaris	Tree ferns
Meryta sinclairii	Puka
Myrsine australis	Red Matipo
Phyllocladus trichomanoides	Tanekaha
Pittosporum species	Pittosporum
Pseudopanax lessonii	Five finger
Rhopalostylis sapida	Nikau palm
Sophora tetraptera	Kowhai



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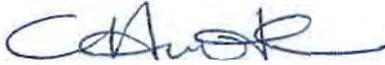
PLANNER *M. A. A. A.*

RC... Date 25/10/2017

Other landscape plantings:

Other landscape plantings should be planted directly adjacent to the new buildings to tie it into the native landscaping around the edge of the lot boundaries. This smaller shrub and groundcover type planting can be at the homeowners discretion providing they do not use any invasive or noxious species.

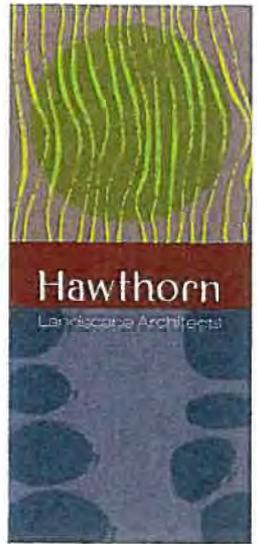
Yours sincerely



Christine Hawthorn
Hawthorn Landscape Architects Ltd.

Attachments

- Attachment 1 Examples of Existing Dwellings Set Within Landscaping
- Attachment 2 On Site Examples of Building Between Existing Trees
- Attachment 3 Landscape Planting Plan - Design Guidelines
- Attachment 4 Location Map 40 School Road Paihia (Quickmap)
- Attachment 5 GoogleEarth and Far North PhotoMaps



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PLANNER *M. Paul*
RC. 217.01.87 Date 27/05/2017



Photo 1 - landscape plantings consisting of mixed natives, including Manuka and Pittosporum, Pseudopanax and some palm species.



Photo 2 - Landscape planting directly up to the house and garage. Dense revegetation of native species, including Pittosporum, manuka and Rewiwa trees



Photo 3 - Landscape planting directly up to the house and garage. Dense revegetation of native species, including Pittosporum, manuka and Rewiwa trees. Existing bush providing a framework for buildings to be set within.



Photo 4 - Landscape planting directly up to house to hide underside of pole type building platform. Existing bush provides a backdrop.



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 PLANNER *M. B. B. B.*
 RC 21/70381 Date 25/12/18

Landscape Design Guidelines for Proposed Dwellings at 1-30 "Totara Heights" 40 School Road Pahia



Photo 5 - Existing and new plantings right up to buildings to soften the built form and provide a bushed environment for the development to be set within.



Photo 6 - the retention of existing trees close to the buildings quickly provides visual mitigation and retains the bush setting



Photo 7 - The retention of as many of the existing large trees on each site will assist with retaining some of the character of the site. The new native landscape plantings once established will soften the built development and enhance the landscape amenity of the subdivision



Photo 8 - The retention of as many of the existing large trees on each site will assist with retaining some of the character of the site. The new native landscape plantings once established will soften the built development and enhance the landscape amenity of the subdivision



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 PLANNER: *M. Kelly*
 RC: 27/1/17 Date: 2/5/2017

Landscape Design Guidelines for Proposed Dwellings at 1-30 "Totara Heights" 40 School Road Pahia



Photo 1 - This is a good example of using a pole type building style to locate the structure lightly on the landscape, enabling trees to be retained close the building. It also is a good example of using retaining walls to minimise the earthworks, so that trees can be retained



Photo 3 - an example of building the house within the trees



Photo 2 - an example of how retaining walls can be used to step construction down a slope without the need to large earthworks, so that the existing vegetation can be retained



Photo 4 - Example of the deck areas going around the trees and house built next to existing trees without removing them.

Landscape Design Guidelines for Proposed Dwellings at 1-30 "Totara Heights" 40 School Road Pahiia



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 PLANNER *m. Galt*
 RC: 2170182 Date: 21/5/2017

Native Vegetation Clearance

Native vegetation shall only be cleared within the building envelopes and the road construction zones. If any proposed house or driveway is to be located outside of the identified building envelopes they shall be assessed on their individual merits. All vegetation removed shall be done so carefully and individually by hand to avoid damage to the surrounding vegetation that is to be retained.

Other landscape plantings should be planted directly adjacent to the new building to tie it into the landscaping around the lot boundaries. This smaller shrub and groundcover type planting can be at the homeowners discretion providing they do not use any invasive or noxious species.

Strategic tree planting - Plant 10 to 15 trees around the lot where tall tree heights are required to mitigate visual effects. Plant more trees if there are less existing trees or on larger site.

Vegetation Protection

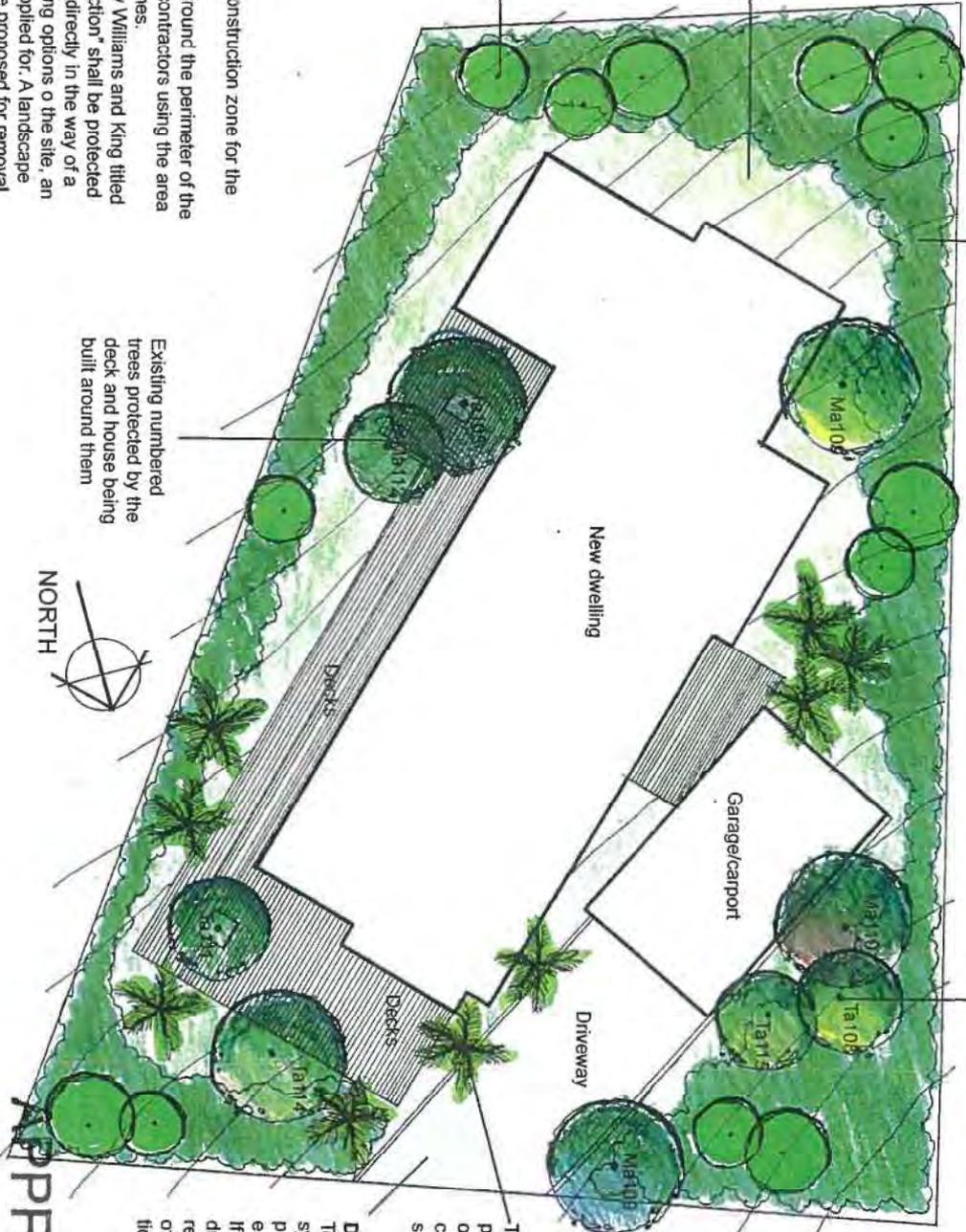
All earthworks should be kept to within a tight construction zone for the driveways and within the building envelopes.

Temporary protective fencing shall be erected around the perimeter of the building envelopes during construction to stop contractors using the area outside the envelope as a work and storage zones.

The native trees shown on the plan prepared by Williams and King titled "Location of Specific Numbered Trees for Protection" shall be protected from removal. If any tree on this plan is located directly in the way of a proposed building, and there are no other building options on the site, an application to remove the said tree should be applied for. A landscape architect shall assess the significance of the tree proposed for removal and any possible mitigation measures from removing it. The LA shall make a recommendation to Council as to whether the removal would have any significant adverse visual or landscape effects.

To soften the built form when viewed from neighbouring properties and the street frontage at least 40 native shrubs and trees shall be planted in the area around the perimeter of the lot. These plants will link in with the strategic tree planting and existing bush on the site.

Existing numbered trees shall be protected by retaining wall being built to minimise earth-works and houses designed around them



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PLANNER *Mr. Kelly*

RC...21701ST... Date 2/5/2017



Landscape Planting Plan Requirements

Each building site shall have a Landscape Planting Plan prepared by a landscape architect at the building consent stage and follow the guidelines set out on the plan titled "Landscape Planting Plan Design Guidelines", and dated July 2015.

The planting plan shall illustrate the proposed strategic tree and shrub planting around the lot, any existing trees to be retained and any existing trees to be removed.
The plan shall specify the botanical name of the plant stock to be used, the size of the plants at time of planting, the total number used, and staking and mulching methods.
The landscaping shall achieve visual mitigation and integration of the building.
The planting shall be predominantly locally occurring native species, as these will establish best. Any other species used shall be non invasive, non noxious and complement the bush setting.
The planting shall achieve privacy between neighbours and visually soften the built structures.

Planting Schedules

Strategic large tree planting:

Plant stock shall be pb40 or larger, and 10 to 15 trees shall be planted depending upon how large the site is and how many existing trees are remaining on site. Plant more if there are less existing trees and on larger site.

Coprosma robusta	Karamu
Knightsia excelsa	Rewarawa
Metrosideros excelsa	Pohutukawa
Myrsine australis	Red Matipo
Phyllocladus trichomanoides	Tanekaha

Shrub and small tree planting:

The following plants shall be planted around the edge of each lot to soften the built form when viewed from neighbouring properties and the street frontage. Plant stock to be pb5 – pb18 or larger. The total number per lot may vary depending upon the lot size and presence of existing bush, but generally at least 40 plants per lot. Other native species may be used as well.

Coprosma repens	Tuapata
Coprosma robusta	Karamu
Cordyline australis	Cabbage tree
Cyathea medullans	Tree ferns
Myrica sinclairii	Puka
Myrsine australis	Red Matipo
Phyllocladus trichomanoides	Tanekaha
Pittosporum species	Pittosporum
Pseudopanax lessonii	Five finger
Rhopalosiphis sapida	Nikau palm
Sophora tetraptera	Kowhai

Other landscape plantings:

Other landscape plantings should be planted directly adjacent to the new buildings to tie it into the native landscaping around the edge of the lot boundaries. This smaller shrub and groundcover type planting can be at the homeowners discretion providing they do not use any invasive or noxious species.

Planting Method

The following method of planting is recommended:-

1. Spray the areas to be planted with 'Roundup' three weeks prior to planting so that all weeds and grass has been killed providing an area clear for planting within.
2. Excavate a hole larger than the plant root ball, place the excavated topsoil to one side of the hole for backfilling afterwards.
3. Add a slow release fertiliser tablet and organic manure to each planting hole as per the manufacturers specifications.
4. Remove the planter bag from around the root ball of the plant and place the plant centrally within the hole, making sure that the soil level of the top of the root ball is level with the surrounding ground level.
5. Backfill around the root ball with the topsoil that was set aside or additional imported (weed free) topsoil if there is not adequate topsoil on site. Firm the soil around the root ball taking care not to bury the plant too deeply. The original potting mix level should be level with the surrounding ground level. The plant should be firmly and centrally placed within the hole.
6. Stake trees as required with two H4 treated pine stakes and securely tie with non-rubbing tree ties.
7. To assist with moisture retention and weed suppression spread a minimum 100mm layer of mulch around each plant.

Maintenance Schedule

Regular maintenance of the plantings will be critical for the success of the plantings. The following maintenance schedule is recommended:-

1. Release weeds from around the plants at regular intervals to ensure the plants do not have to compete with weed species.
2. Apply to each plant around the root ball a small handful of Blood & Bone organic fertiliser during the growing season, generally around September and March.
3. Re apply mulch as required to maintain a 100mm thickness.
4. Prune plants for shape and health as necessary.
5. Check tree ties and stakes to make sure they are providing support.
6. During long dry periods check the moisture of the plant root ball, and if very dry hand watering will be necessary.

APPROVED PLAN

PLANNER

M. A. ...

RC..... Date

2/5/2017



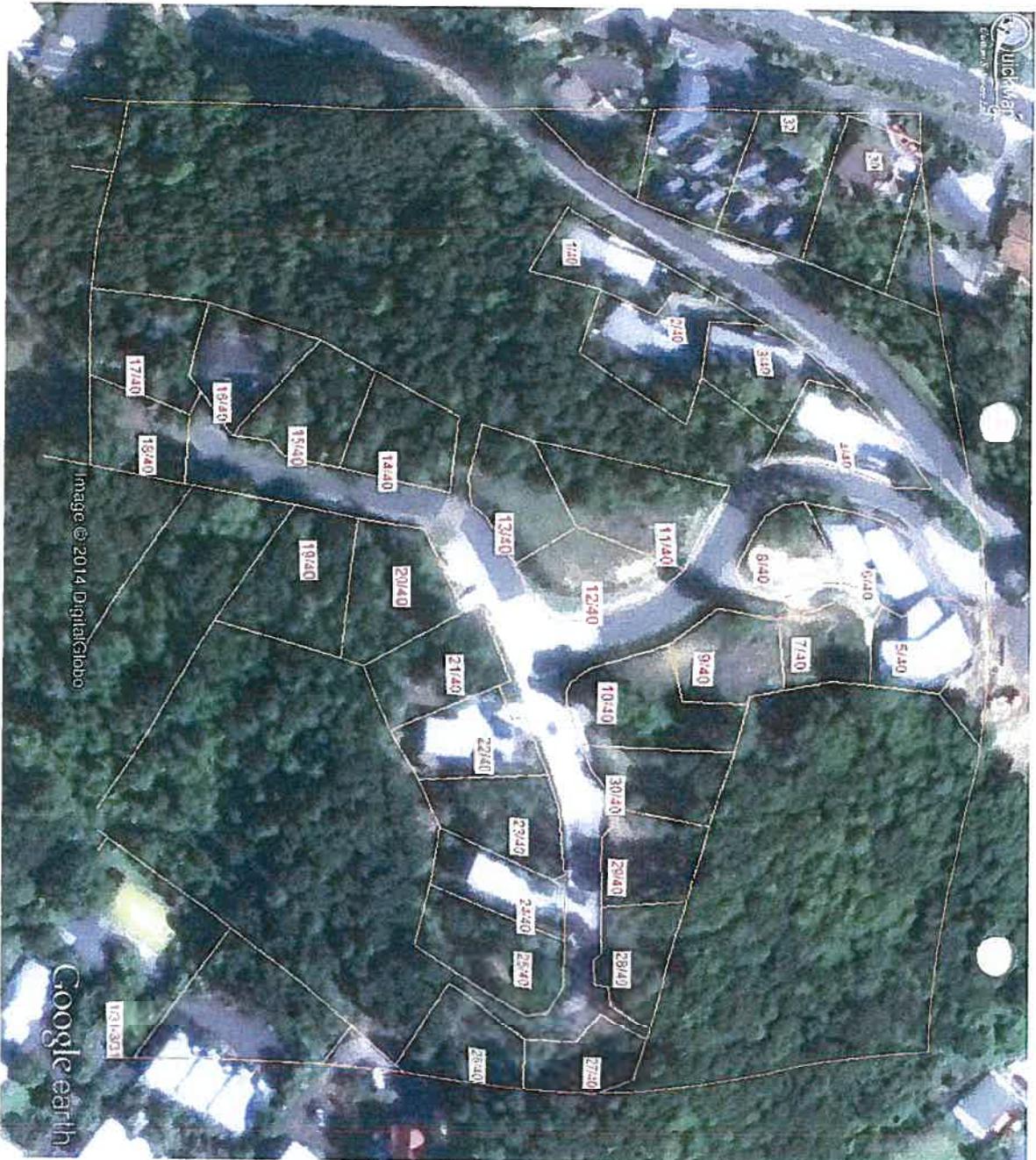


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APPROVED PLAN

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RC. 2770181. Date 2/5/2017

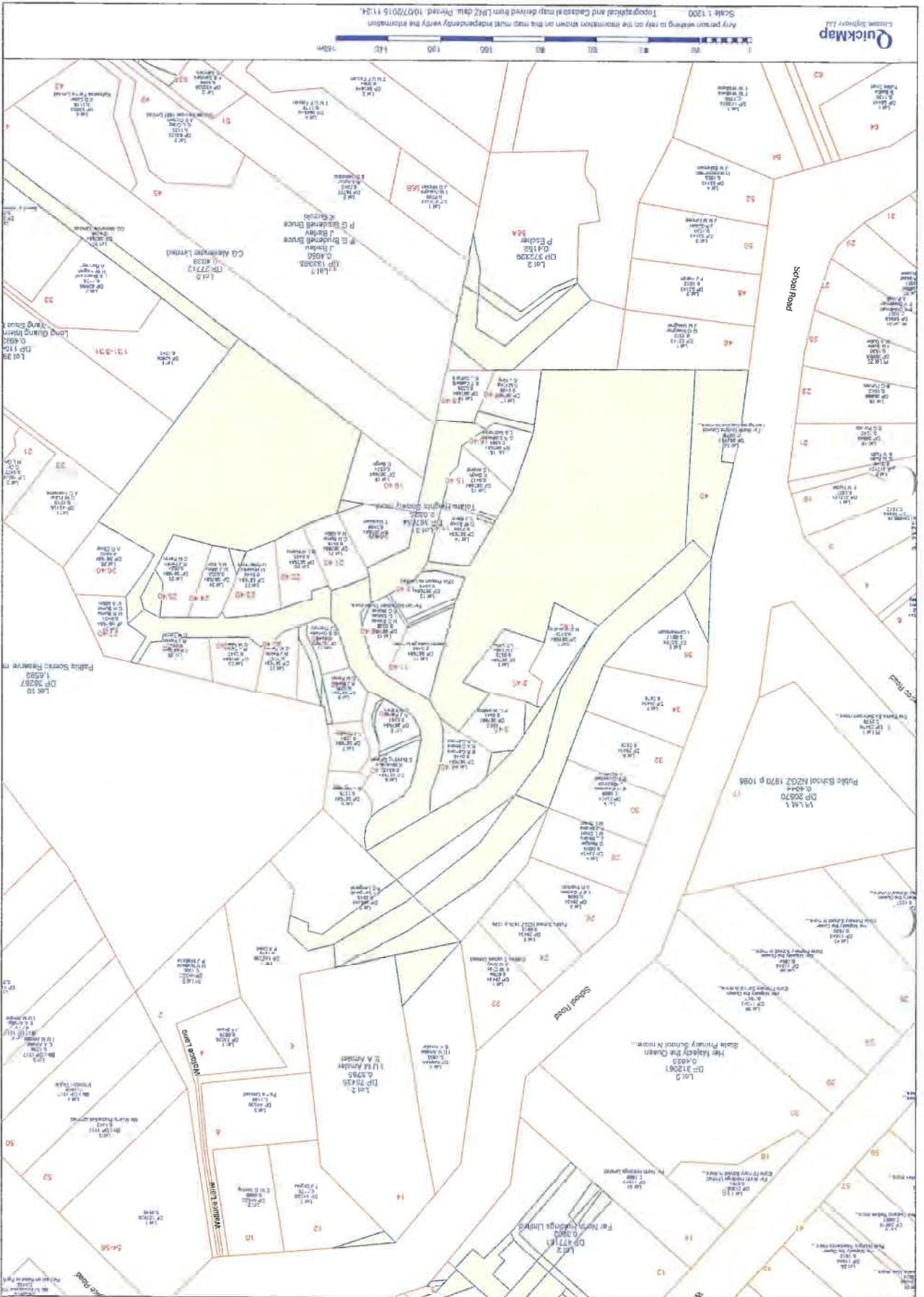


Google earth

feet
meters



Landscape Design Guidelines for Proposed Dwellings at 1-30 "Totara Heights" 40 School Road Pahiia



Landscape Design Guidelines for Proposed Dwellings at 1-30 "Totara Heights" 40 School Road Pahia

APPROVED PLAN

PLANNER *M. Galt*

RC 2170181 Date 2/5/2017

Hawthorn
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0
 100
 Meters
 SCALE 1: 2,000
 Projection: NZGD_2000_New_Zealand_Transverse_Mercator

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Landscape Design Guidelines for Proposed Dwellings at 1-30 "Totara Heights" 40 School Road Pahiha

APPROVED PLAN

PLANNER *M. Dault*

RC. 2170781 Date 2/05/2014

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Accidental Discovery Protocol (ADP)

From Heritage New Zealand Pouhere Taonga

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

Under the *Heritage New Zealand Pouhere Taonga Act 2014* an archaeological site is defined as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand. Over 12,000 archaeological sites have been recorded in Northland, and more are identified on a regular basis.

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

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

Burials/koiwi tangata may be found from any period.

Some examples:



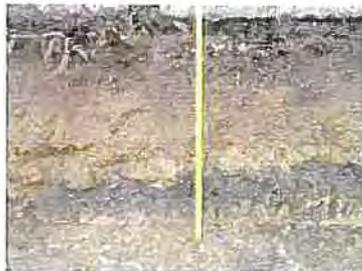
Shell midden



Historic bottle



Animal bone



Archaeological stratigraphy



A flight of pits in forest



Shell midden uncovered in road scraping

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

1. All work on the site will cease immediately. The contractor/works supervisor will shut down all equipment and activity.
2. The contractor/works supervisor/owner will take immediate steps to secure the site (tape it off) to ensure the archaeological remains are undisturbed and the site is safe in terms of health and safety requirements. Work may continue outside of the site area.
3. The contractor/works supervisor/owner will notify the Area Archaeologist of Heritage New Zealand – Pouhere Taonga (Northland Office), tangata whenua and any required statutory agencies¹ if this has not already occurred.
4. Heritage New Zealand – Pouhere Taonga advise the use of a qualified archaeologist who will confirm the nature of the accidentally discovered material.
5. If the material is confirmed as being archaeological, under the terms of the *Heritage New Zealand Pouhere Taonga Act 2014*, the landowner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from Heritage New Zealand – Pouhere Taonga before work resumes.
6. If burials, human remains/koiwi tangata are uncovered, steps 1 to 3 above must be taken and the Area Archaeologist of Heritage New Zealand – Pouhere Taonga, the New Zealand Police and the Iwi representative for the area must be contacted immediately. The area must be treated with discretion and respect and the koiwi tangata/human remains dealt with according to law and tikanga.
7. Works at the site area shall not recommence until an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and statutory requirements met. All parties will work towards work commencement in the shortest possible timeframe while ensuring that archaeological and cultural requirements are complied with.

ADVICE TO ALL CONTRACTORS/SITE WORKERS/OWNERS:-

IF IN DOUBT, STOP AND ASK; TAKE A PHOTO AND SEND IT TO THE AREA ARCHAEOLOGIST

Contact details for the Area Archaeologist in Northland is:

Dr James Robinson, Northland Area Archaeologist
Heritage New Zealand – Pouhere Taonga
PO Box 836, Kerikeri 0245
PH: (64 9) 407 0470 - DDI. (64 9) 407 0473 - MOBILE 027 249 0864
jrobinson@heritage.org.nz

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