

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|--|--|
| ☐ Land Use | ☐ Discharge: Total volume = <input type="text"/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| ☐ Fast Track Land Use* | |
| ☐ Change of Consent Notice (s.221(3)) | ☐ Subdivision |
| ☐ Certificate of Compliance (s.139) | ☐ Existing Use Certificate (s.139A) |
| ☒ 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?

5. Applicant details

Name/s:

Jordan Cox

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:

Northland Planning and Development 2020 Ltd c/o Rochelle Jacobs

Email:

Phone number:

Postal address:

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

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

7. Details of property owner/s and occupier/s

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

Name/s:

Jaime Harrison and Jordan Cox Glasgow

Property address/
location:

8. Application site details

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

Name/s:

Jordan Cox

Site address/
location:

123e Montrose Road, Kerikeri

Postcode

Legal description:

Lot 1 Deposited Plan 373827

Val Number:

Certificate of title:

298048

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.

Extension of time on RC 2220111.

Application for 221 certificate

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☒ 2023

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. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☐ Yes ☒ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

- | | |
|--|-------------------------------------|
| ☐ Flooding | ☐ Active Faults |
| ☐ Landslips | ☐ Liquefaction |
| ☐ Coastal Erosion | ☐ Tsunami |
| ☐ Coastal Inundation | |

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. 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.

16. 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)

Jordan Cox

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Jordan Cox - Glasgow

Signature:

(signature of bill payer)

Date 7/9/26

17. 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.

18. Declaration

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

Name (please write in full)

Jordan Cox - Glasgow

Signature

Date 7/9/26

See overleaf for a checklist of your information...

Checklist of your information

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.*

Variation and Extension of time to RC 2220111 - RMA LUC**Jordan Cox****123e Montrose Road, Kerikeri**

7 September 2026

Attention: Jo Graham (Team Leader – Resource Consents) Far North District Council

Please find below an application to extend time and vary conditions on an existing land-use consent RC 2220111-RMA-LUC. This application is supported by an Assessment of Environmental Effects.

Pursuant to Sections 125 & 127 of the Resource Management Act, the Applicant is seeking to extend the time and vary the conditions of RC 2220111 - RMA LUC which established a second residential dwelling within the site legally described as Lot 1 DP 373827. The application was assessed as a Discretionary Activity within the Rural Production zone under the 2009 Operative District Plan (ODP). Consent was granted on 18th October 2021.

Both the extension of time and variation to RC 2220111 - RMA LUC is a **Discretionary Activity** under the RMA.

This application also seeks to apply for a 221 certificate to give effect to Decision B of the underlying LUC.

Regards,

Rochelle Jacobs

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Appendices

- 1. Far North District Council Application Form**
- 2. Record of Title – LINZ**
- 3. Consent Notice – LINZ**
- 4. Land covenant - LINZ**
- 5. Conservation Covenant – LINZ**
- 6. RC 2220111 Decision and Plans – FNDC**
- 7. Revegetation, Pest & Weed Management Plan (RPWMP) – Bay Ecological Consultancy Limited**
- 8. Relevant Objectives and Policies – NPD Ltd**

Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. The Far North District Council granted land use consent RC 2220111 on the 18th October 2021 to establish a second dwelling within a defined building envelope. Resource consent was granted to Ann Harrison, and a copy of this consent can be found within **Appendix 6** of this application.
- 1.2. Consent was approved under the Operative District Plan 2009 for an infringement relating to rule 8.6.5.1.1 Residential Intensity for multiple dwellings on a site. A variation to the existing consent notice was also required as this only allowed for one dwelling to be established on the rural property.
- 1.3. The second dwelling was sought to enable communal living on the site with Ann's daughter and son in law also occupying the property. Since the granting of this resource consent the applicant became unwell and only recently the ownership of the property has changed over to her daughter and son in law such that works could progress under their names. As the new owners they are now able to pursue giving effect to the consent and have started working towards providing a new dwelling for Ann to eventually live in. The site has been prepared with the pine trees being felled, stumps being removed and the site flattened ready for a dwelling to be relocated. An ecological report has been commissioned and forms part of this application. This report satisfies conditions 3 & 4 of the consent.
- 1.4. Through undertaking physical works, discussions with the ecologist and investigating building new or placing a relocatable dwelling on the site it has highlighted the need for some amendments to the original consent.
- 1.5. The Applicant now proposes to vary condition 1 to provide some changes to the screening / replanting area. This provides for the formed driveway into the building area established during harvesting of the pine trees. The plan has also been updated to account for the additional planting that has been undertaken along the northern boundary of the site which provides screening of the development from the neighbouring dwelling.



Figure 1 - Extract from the Ecological report detailing the changes to the screening from what was originally approved

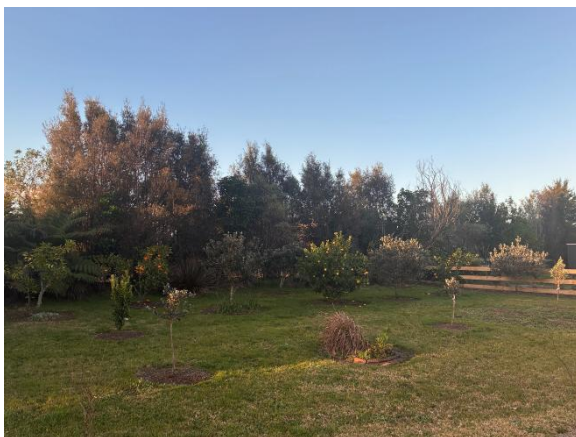


Figure 2 - Boundary planting along northern boundary which now screens the site from the neighbouring dwelling



Figure 3 - Photo taken from driveway showing boundary planting screening view from neighbouring property



Figure 4 - New driveway into building platform off ROW

- 1.6. A variation to condition 2 is also sought to clarify the reference to 'future garage'. The intent was that this would cover any future garage associated with the secondary dwelling. The reason for this change is that the new owners are looking to establish a small shed on site which will be associated with the principal dwelling. Its likely location may encroach upon the building area near the eastern boundary of the building envelope. Clarification is sought such that a potential future shed proposal associated with the principal dwelling would not be impacted by this consent.
- 1.7. This consent duration lapses on the 18th October 2026. The applicants have been actively working towards meeting this deadline since they have obtained ownership of the property, however they have realised that this date will not be achievable. They are seeking a maximum of 3 additional years to obtain building consent, however they are hopeful to apply for building consent within the next 18 months.
- 1.8. Lastly, when consent was granted a s221 certificate was not issued by the Council. This is now standard practice to issue with landuse consents. A request to issue the 221 certificate is also sought.

2. Description of the Site and Surrounding Environment

- 2.1. The property is located at 123e Montrose Road, Kerikeri. The site is irregular in shape and accessed directly off Montrose Road via a ROW over the site in favour of 4 neighbouring sites.
- 2.2. The site contains an existing dwelling, a sleepout, garden shed, chicken coup, tunnel houses and infrastructure which supports the principal dwelling.
- 2.3. The topography of the land is generally flat near the existing house and the proposed building platform but slopes steeply away to the East and South near the conservation covenant boundary. Vegetation coverage around the dwelling is lawn and gardens. Outside of the development area is native vegetation. Refer to the Ecological Assessment in **Appendix 7** for additional detail.
- 2.4. The immediate surrounding environment is Residential lifestyle, with the property being situated within a small development node. Productive farmland is located to the North of the site, including Baxters Quarry.

- 2.5. The site is zoned as Rural Production (RPZ) under both the Operative District Plan (ODP) and Proposed District Plan – Appeals Version (PDP-DV). Under the PDP-AV the site is located within the Airport Protection Surfaces overlay. The site is not located within the Coastal Environment under the PDP-DV nor the Regional Policy Statement for Northland (RPSN) Maps.
- 2.6. The site is within an area which is not serviced by reticulated wastewater, water supply or stormwater services.
- 2.7. The site is not shown to be susceptible to river or coastal hazards, nor is the site shown to be within an area of outstanding landscape or high natural character. There are no PNAs which affect the site and the site is not shown to be within an area where kiwi are present. The site is not shown to contain any recorded archaeological sites.
- 2.8. Soils within the site are classified as LUC 6 which under the National Policy Statement for Highly Productive Land (NPS-HPL) is not considered as high class where the policy would be applicable.
- 2.9. The site is not known to be within or adjoin any statutory acknowledgement areas.

Title

- 2.10. 123e Montrose Road is held in Record of Title 298048 and is dated 13th September 2010. The title is subject to ROWs, Easements, a land covenant, an easement in gross in favour of Top Energy, a Conservation Covenant and a Consent Notice. There have been no changes since the consent was last approved. As detailed in the previous application the following documents were considered relevant to the proposal.

Land Covenant

- 2.11. The land covenant was rolled over from the creation of DP 345394. The subject lot was created from Lot 6 of this previous development. Paragraph 2 of the land covenant is therefore applicable which states:

The registered proprietor of lots 2 – 8 covenant, for the benefit of all lots, that dogs held on the property will be contained within the boundaries of their respective lots and that no cats or mustelids will be kept on the property.

Conservation Covenant

- 2.12. The conservation covenant applies to area marked 'A' on the subject allotment. The conservation covenant requires fencing to be undertaken and maintained, weed and pest management, maintenance of access and restoration and/or enhancement should the need arise.

Consent Notice

- 2.13. The consent notice document has established the following:

- No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs) which have the potential to be kiwi predators. This includes a prohibition of any such animals being brought on-site in a temporary manner by visitors.
- A maximum of one residential dwelling shall be erected on each lot.

3. Reasons for Consent

Section 125 of the Resource Management Act (RMA)

- 3.1. Under section 125 (1)(A) a resource consent lapses after 5 years if it is not for aquaculture or renewable energy. Under subsection 1(A)(a) the consent does not lapse if it is given effect to, or (b) an application is made to extend the period. Where an application is made to extend the timeframe of a consent the tests within (1A)(b)(i) – (iii) must be addressed.

Section 125 Tests

Whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and

- 3.2. Condition 1 – References the approved plan. Variation is sought to make a minor amendment to this.
- 3.3. Condition 2 – This references the approved building location shown in condition 1 above. A minor variation to this is sought to clarify the garage reference as detailed below.
- 3.4. Condition 3 - This application includes a planting plan which has been produced by a qualified Ecologist in order to satisfy this condition.
- 3.5. Condition 4 – This application includes a weed and pest management plan which has been produced by a qualified Ecologist in order to satisfy this condition.
- 3.6. Condition 5 – The dripper lines associated with the existing dwelling have been extended to accommodate the future dwelling. Once building consent is lodged an updated TP58 will be provided to confirm that the works which have been undertaken remain satisfactory.
- 3.7. Condition 6 – In conjunction with a building consent for the new relocatable dwelling water supply for firefighting will be re-evaluated on the property to ensure this condition can be achieved. A 25000 litre water tank has been purchased from TechTreat Limited to service the new dwelling.
- 3.8. Decision B – Consent Notice – Consent was approved to amend the consent notice registered on the title. This application includes the application for a s221 certificate to give effect to this change.
- 3.9. Other matters - Earthworks and site preparation has been undertaken ready for a relocatable dwelling to be placed on site. As detailed above, a water tank to service the dwelling has been purchased and meetings have been held with GJ Gardners with two dwellings options provided as well as investigations into relocatable homes available in the area.



Figure 5 - Cleared building platform with ROW in background



Figure 6 - Cleared building platform looking south

- 3.10. Substantial progress has been made to give effect to this consent, and as detailed above will continue to be made through the purchasing of the relocatable dwelling. As such this test is considered to be satisfied.

Whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension; and

- 3.11. No persons are considered to be adversely affected by the granting of this extension. At the time of seeking consent, written approval was provided by the other immediate owners of the development. This was to ensure all other parties were satisfied with the consent notice variation. As the variation will be given effect to through the approval of the 221 certificate no adverse effects are considered applicable to these parties.

the effect of the extension on the policies and objectives of any plan or proposed plan; or

- 3.12. The Far North District Council has notified its Proposed District Plan and is currently at the stage where the appeals period has concluded. The Rural Production zone in its entirety has been appealed such that the ODP still must be considered. This assessment covers both commentary on the ODP and PDP.

Operative District Plan

- 3.13. The Council at the time decided that the relevant objectives and policies to consider were 8.6.3.7 and 8.6.4.3. and concluded that the proposal was not contrary to these relevant objectives and policies.

Objectives and policies of the District Plan:

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

- a) Objectives: 8.6.3.7,
- b) Policies: 8.6.4.3.

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

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

- a) The Far North District Plan

Figure 7 - Extract from RC 2220111 decision

- 3.14. The effects of establishing a secondary residential unit for family to occupy on site continue to be adequately mitigated through the enhancement planting detailed by the ecologist (Obj 8.6.3.7). The enhancement planting is considered a good land management practice along with weed and pest management which this policy notes should be encouraged (Pol 8.6.4.3).
- 3.15. This extension of time continues to provide for these policies in the ODP.

Proposed District Plan

- 3.16. A full copy of the Rural Production Objectives and Policies is attached at **Appendix 8** to this application.
- 3.17. The site was originally subdivided to create rural lifestyle allotments where the balance of the lots were protected by bush covenants. The subdivision itself ensured primary production activities on the balance allotment could continue with the non-productive land being developed. The proposal continues to manage the development on site such that the neighbouring primary productive units can continue to be utilised for this purpose (Obj RPROZ-01). Enabling housing in the Rural Production zone is a functional need (Obj RPROZ-02). The land subject to the development is not highly productive, there are no anticipated reverse sensitivity effects, the activity does not compromise the land being used for primary production

activities, does not exacerbate natural hazards and will be serviced by on-site infrastructure (RPROZ-03). There will be little to no change in amenity values (RPROZ-04).

- 3.18. The proposal is a compatible use and the proposal enables the lawfully established dwelling and residential activity on site to be upgraded while ensuring there is no impact on highly productive land (RPROZ-P2). There will be no reverse sensitivity effects (RPROZ-P3). The development will result in low density development with low site coverage where amenity values are enhanced (RPROZ-P4). The establishment of a secondary dwelling is compatible with the purpose of the rural production zone as it provides housing which has a functional need to support rural production activities. It will not impact highly productive land, natural hazards and will be supported by existing infrastructure (RPROZ-P5). The scale of the activity is small and there will be no adverse impacts on culture or heritage. The location of the building is immediately adjacent to the principal dwelling on the site to provide connection between the two households. The effect of the proposal on the rural production zone is minor given it is compatible (RPROZ-P7).
- 3.19. The proposal remains consistent with the outcomes sought via the zone objectives and policies.

Section 127 of the Resource Management Act (RMA)

- 3.20. Under section 127 an applicant may seek to vary conditions of an existing resource consent. Section 127(3) states that Sections 88-121 apply, with all the necessary modifications, as if the application were an application for a resource consent for a Discretionary Activity.
- 3.21. The site is zoned RPZ under both the ODP and PDP-AV. Under the PDP-AV the site is within the Airport Protection Surfaces area. A future relocatable dwelling is unlikely to penetrate this surface as any building is likely to be single story. The reasons for consent under the ODP remain the same as the original application. There are no other works proposed that would require additional consents under either of the applicable district plans.
- 3.22. The varied conditions of consent are proposed as follows:

Condition 1:

The activity shall be carried out in accordance with the approved plans provided with the varied application and referenced 123E Montrose Rd, Kerikeri 2220111-RMALUC Condition 3 Lot 1 DP 373827 (RT 298048) prepared by Bay Ecological Consulting and included as Figure 4:

Overall site within condition 3 planting areas, and attached to this consent with the Council's "Approved Stamp" affixed to it.

- 3.23. This updates the areas to be subject to planting with species lists included. It provides for the existing driveway location into the building envelope and takes into account other boundary planting undertaken on site.

Condition 2:

~~The buildings must be located within the area defined as "proposed house site" in accordance with approved plans provided with this application.~~ The secondary dwelling and any associated future garages must be located within the area defined as "proposed house site" on the approved plan referenced in condition 1 and have a total combined gross floor area of no more than 130m². ~~and~~ The cladding and roof of the dwelling must be finished in natural recessive colours s and tones with a reflectivity of no more than 30%.

- 3.24. This condition has been reworded to clarify that it relates only to the building development consented by this resource consent.

National Environmental Standards

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

- 3.25. As per RC 2220111, the site is not known to have any activities undertaken (past or present) that are listed on the HAIL. The application is considered Permitted in terms of this regulation.

4. Statutory Assessment

Section 104 of the Resource Management Act 1991

- 4.1. Applications to vary or cancel conditions of a resource consent are subject to Sections 88-121 where they are applicable. This includes Section 104, which sets out matters for consideration when deciding a resource consent.
- 4.2. Section 104(1) of the RMA states that when considering an application for resource consent –
"the consent authority must, subject to Part II, have regard to –

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

4.3. The Council has previously granted resource consent to establish a dwelling and associated infrastructure on the subject site. The variation proposal will see some minor tweaks made to the screening vegetation to allow for the existing driveway into the building platform and to account for other screening undertaken elsewhere on the property. The variation will also clarify the garage detailed within condition 2. The proposal will not alter how the site is perceived from the outside environment given that the new dwelling will continue to be screened from view.

4.4. In respect of potential adverse effects, the Council has previously concluded that any potential adverse effects of this proposal will be no more than minor. As detailed above, written approval was sought for the change of consent notice portion of the consent, and no changes to this aspect are required. The extent of works remains contained within the site boundaries and correspondingly the potential adverse effects.

4.5. The change to the screening landscaping has been assessed as appropriate given that new established boundary planting achieves the same outcome. The dwelling exterior will continue

to utilise a natural recessive colour scheme. In terms of visual effects, these are considered to be less than minor as well as effects on character and amenity.

- 4.6. Given the minor nature of the changes proposed, it is considered appropriate to vary the conditions of consent to reflect the updated plan and detail provided by the ecologist.

Far North Operative District Plan and Proposed District Plan - Decisions Version

- 4.7. An assessment of the relevant objectives and policies relating to this application has been undertaken in the 125 section above. No further commentary is considered necessary.

Plan Weighting Summary

- 4.8. As required by Section 104(1)(b) of the RMA, a decision on this application must consider the extent to which a proposal is consistent with the relevant provisions of the ODP and the PDP.
- 4.9. As detailed above, Council have released the Appeals version of the Proposed District Plan. This has confirmed that the applicable zoning is subject to an appeal meaning that some weighting remains with the ODP.

5. Part 2 Assessment

- 5.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 5.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of the natural and physical resource whilst meeting the foreseeable needs of future generations.
- 5.3. Section 6 of the Act sets out matters of national importance. The application is considered to meet this Section of the Act.
- 5.4. Section 7 identifies “other matters” to be given particular regard by a Council when assessing an application for resource consent, including the maintenance and enhancement of amenity values. The proposal goes beyond this enhancing amenity values through the additional planting of both screen vegetation and native vegetation within a increased covenant area. The proposal is in keeping with the existing character of the surrounding environment.

- 5.5. Section 8 requires Council to ‘take into account’ the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). It is considered that the proposal would not be contrary to the principles of Te Tiriti.
- 5.6. Overall, the application is consistent with the relevant provisions of Part 2 of the RMA, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, it is concluded that the proposal achieves the purpose of sustainable management set out by Sections 5-8 of the Act.

6. Conclusion

- 6.1. The Applicant is seeking an extension of time to allow them to lodge a building consent for a new dwelling. As part of this they are also seeking to vary some conditions of their resource consent to enable a driveway and account for new screen planting established on the site. The proposed variation will not alter the existing use of the site as previously approved. Finally, the applicant is seeking a 221 certificate to give effect to Decision B of the original approval.
- 6.2. The proposal to vary the existing conditions of consent is a Discretionary Activity under Section 127 of the RMA.
- 6.3. The Council has previously assessed potential adverse effects arising from the development of the site with a residential dwelling and associated infrastructure and concluded that the activity will not have, and is not likely to have, adverse effects on the environment that are more than minor. There are no affected persons.
- 6.4. It is therefore considered appropriate to grant the extension of time, variation to consent conditions and a 221 certificate on a non-notified basis, under s125, 127 & 221 of the Act.

7. Limitations

- 7.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

- 7.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 7.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 7.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

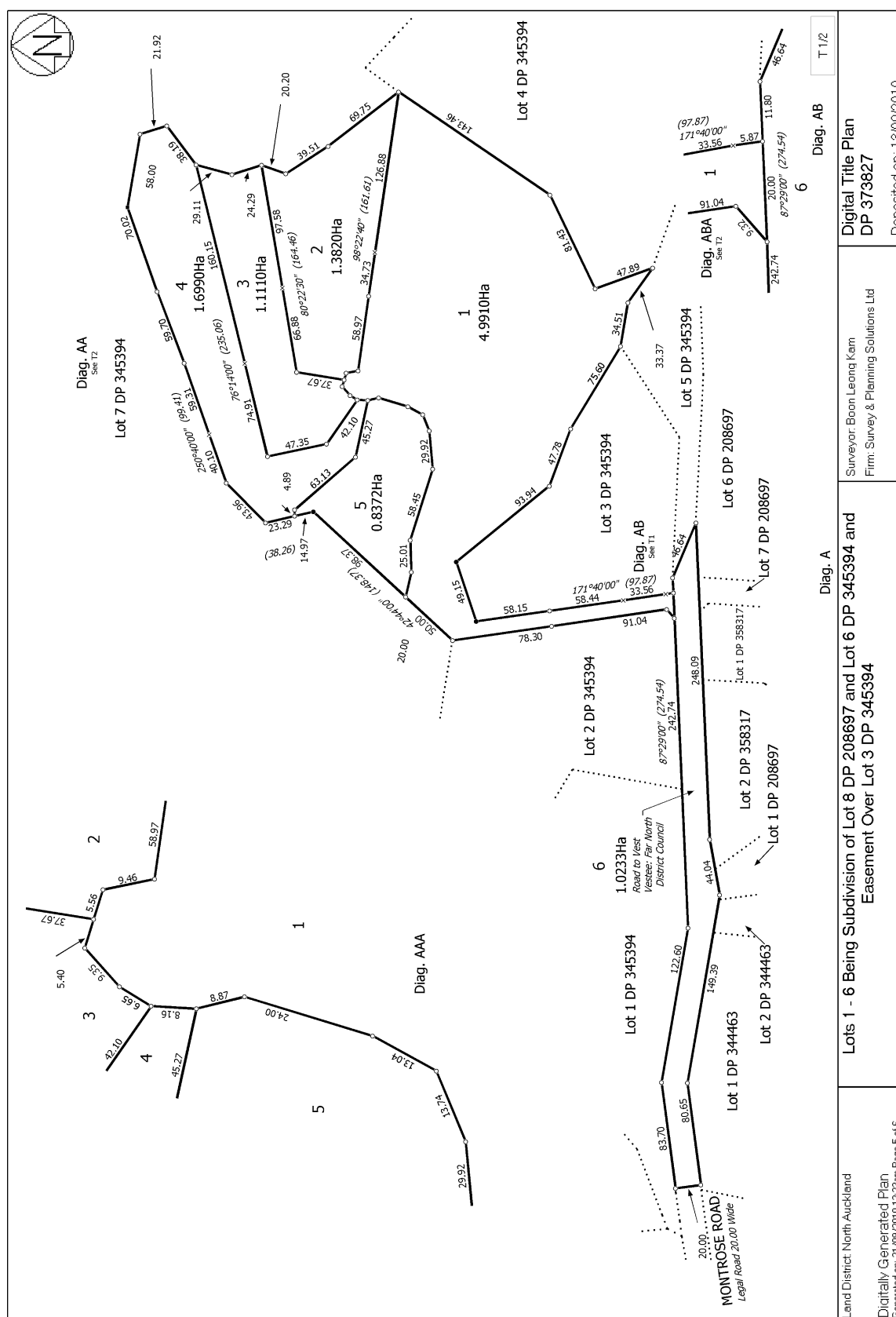
Identifier **298048**
Land Registration District **North Auckland**
Date Issued 13 September 2010

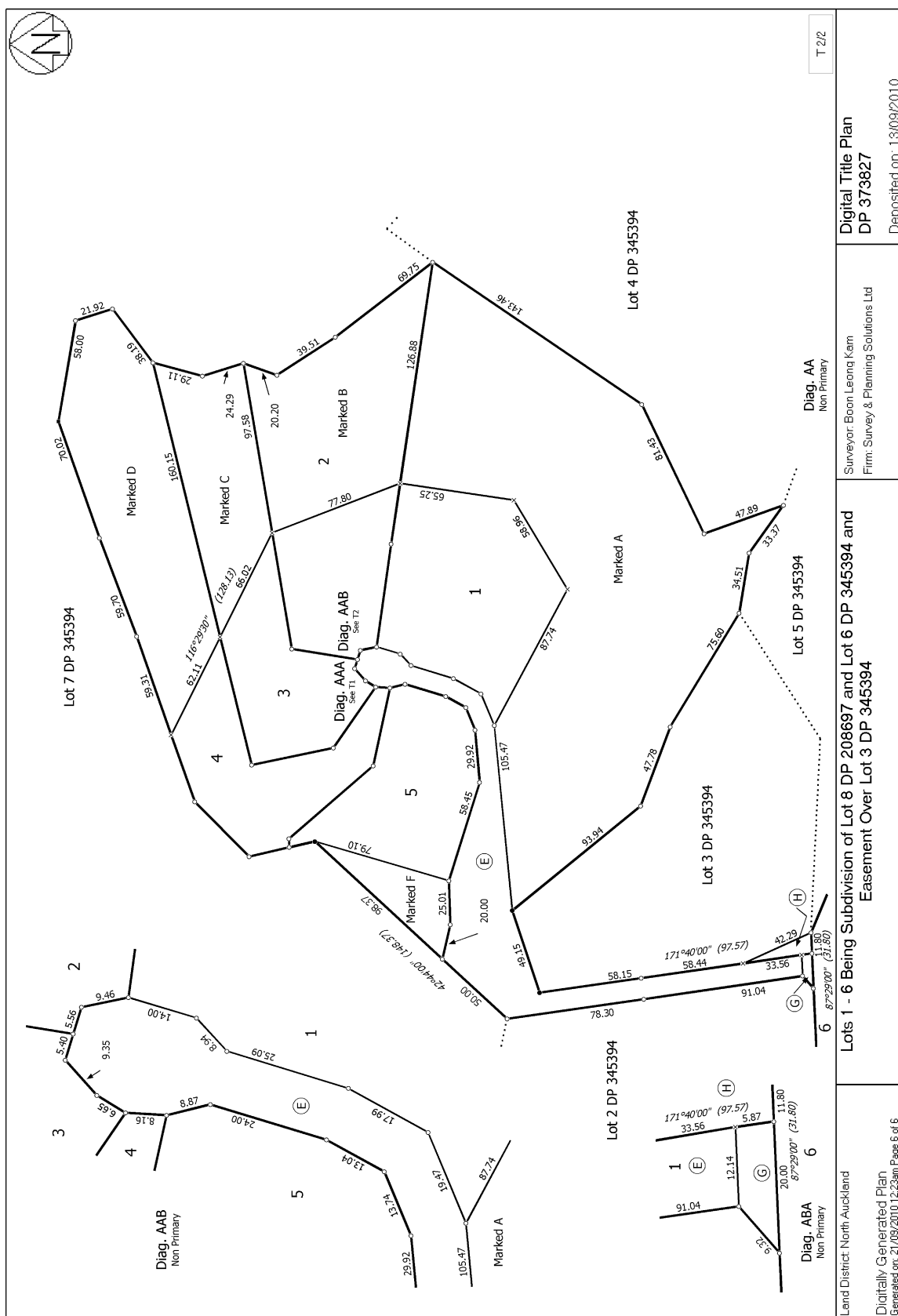
Prior References
186039

Estate Fee Simple
Area 4.9910 hectares more or less
Legal Description Lot 1 Deposited Plan 373827
Registered Owners
Jordan Jesse Cox-Glasgow and Jaime Lee Mereana Harrison

Interests

Appurtenant hereto is a right of way specified in Easement Certificate D648945.4 - 16.10.2001 at 10:20 am
The easements specified in Easement Certificate D648945.4 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto are right of way, electricity & telecommunications easements created by Easement Instrument 6322719.3 - 23.2.2005 at 9:00 am
Subject to a right of way, electricity & telecommunications easements over part marked G on DP 373827 created by Easement Instrument 6322719.3 - 23.2.2005 at 9:00 am
The easements created by Easement Instrument 6322719.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 6322719.4 - 23.2.2005 at 9:00 am
8530786.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2010 at 1:29 pm
Subject to a right of way and a right to convey electricity, telecommunications, computer media and water over part marked E & G DP 373827 created by Easement Instrument 8530786.7 - 13.9.2010 at 1:29 pm
The easements created by Easement Instrument 8530786.7 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electricity over part marked E on DP 373827 in favour of Top Energy Limited created by Easement Instrument 8530786.8 - 13.9.2010 at 1:29 pm
8530786.9 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 13.9.2010 at 1:29 pm
13576780.3 Mortgage to TSB Bank Limited - 14.4.2026 at 12:38 pm







Far North
District Council

COPY

Private Bag 752, Memorial Ave

Kaikōhe 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

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2051223

Being the Subdivision Lot 6 DP 345394

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

Lots 1-5 DP 373827

- No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs) which have the potential to be kiwi predators. This includes a prohibition of any such animals being brought on-site in a temporary manner by visitors.
- A maximum of one residential dwelling shall be erected on each lot.

SIGNED:

Mr Murray McDonald

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

MANAGER – Resource Management

DATED at KERIKERI this

3rd

day of

June

2010

Approved by Registrar-General of Land under No. 2002/1026

Transfer Instrument
Section 90, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND



T 6322719.4 Transfer

Cpy - 01/01, Pgs - 003, 23/02/06, 07:24



DocID: 311812930

Unique Identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

see annexure

Transferor

Surname(s) must be underlined or in CAPITALS.

Kevin Owen BAXTER, Gillian Bethanne BAXTER, and JBL TRUSTEE LIMITED

Transferee

Surname(s) must be underlined or in CAPITALS.

Kevin Owen BAXTER, Gillian Bethanne BAXTER, and JBL TRUSTEE LIMITED

Estate or interest to be transferred, or easement(s) or profit(s) à prendre to be created
State if fencing covenant imposed.

restrictive covenant as continued on annexure

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or profit à prendre is described above, that easement or profit à prendre is granted or created.

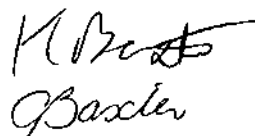
Dated this

18

day of

February 2005

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

 Baxter	Signed in my presence by the Transferor 
	Signature of witness
Signature [common seal] of Transferor	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
	Occupation
	ANNE LOUISE TICEHURST LEGAL EXECUTIVE KERIKERI
	Address

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Transferee

Annexure Schedule



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

Dated

Page

1

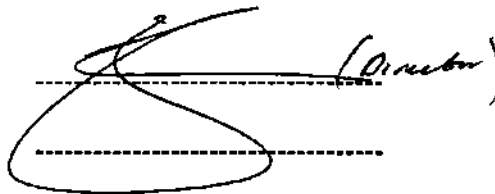
of

1

pages

(Continue in additional Annexure Schedule, if required.)

executed by the Transferor
JBL Trustee Limited
by its Director/s
in the presence of:-

 (Director)

Witness: 

Name: Marie Martinovich

Occupation: Office Clerk

Address: 29 Freyberg Rd
Ruawai

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or Initial in this box.

Annexure Schedule



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

Transfer

Dated

Page 1 of 1 Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "unique identifier(s) or C/T(s)"

186034, 186035, 186036, 186037, 186038, 186039, 186040, 186041

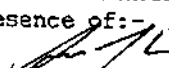
Continuation of "estate or interest to be transferred"

The Purchaser, for the purchaser and the purchaser's successors in title, covenants with and for the benefit of the vendor and their successors in title so as to bind the property in favour of the benefiting lots (or any part thereof) that the purchaser covenants:

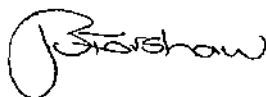
The registered proprietor of lot 1 covenants, for the benefit of the remaining lots, that all dogs and cats held on the property will be contained within the boundaries of lot 1.

The registered proprietor of lots 2 - 8 covenant, for the benefit of all lots, that dogs held on the property will be contained within the boundaries of their respective lots and that no cats or mustelids will be kept on the property.

Signed by the transferee
K O & G B Baxter in the
presence of:-


ANNE LOUISE TICEHURST
LEGAL EXECUTIVE
KERIKERI

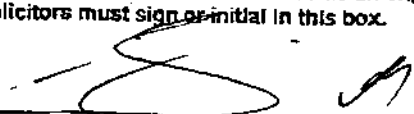
Signed by the transferee
JBL Trustee Limited
in the presence of:-



JEANNETTE B. FORSHAW
RECEPTIONIST
WHANGAREI.

 (Director)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



View Instrument Details



Instrument No 8530786.9
Status Registered
Date & Time Lodged 13 September 2010 13:29
Lodged By Ticehurst, Anne Louise
Instrument Type Covenant (All types except Land covenants)



Affected Computer Registers	Land District
298048	North Auckland
298049	North Auckland
298050	North Auckland
298051	North Auckland
298052	North Auckland

Annexure Schedule: Contains 3 Pages.

Signature

Signed by Richard George Ashwell Palmer as Grantor/Grantee Representative on 13/09/2010 10:37 AM

*** End of Report ***

IN THE MATTER

of a Conservation Covenant
entered into pursuant
to Section 77 of the
Reserves Act 1977

WHEREAS

- A. **Kevin Owen Baxter, Gillian Bethanne Baxter, and JBL Trustee Limited** ("the covenantor") is the registered proprietor of an estate in fee simple in that piece of land in certificate of title 186039 (hereinafter called "the land")
- B. **Far North District Council** ("the Council") is the local authority within whose district the land is situated.
- C. The Council is authorised by section 77 of the Reserves Act 1977 ("the Act") to obtain conservation covenants in respect of private land for the purposes of managing such land so as to preserve the natural environment, or landscape amenity, or wildlife, or fresh water life or marine life habitat or historical value of such land.
- D. The covenantor has agreed to grant to the Council a conservation covenant for the purpose and intent of preserving the natural environment of the land and to satisfy a condition in this regard of the Council's consent to a subdivision in accordance with Deposited Plan 373827.

NOW THEREFORE in pursuance of this authority the covenantor HEREBY GRANTS to the Council conservation covenant pursuant to Section 77 of the Act over:

- (i) The area marked 'A' on Lot 1 DP 373827
- (ii) The area marked 'B' on Lot 2 DP 373827

- (iii) The area marked 'C' on Lot 3 DP 373827
- (iv) The area marked 'D' on Lot 4 DP 373827
- (v) The area marked 'F' on Lot 5 DP 373827

Such areas being hereinafter referred to as "the conservation areas" to the intent that this covenant shall have effect in perpetuity or until the Council shall resolve to release this covenant.

THE covenantor and the Council, with the intent and so as to bind lots 1 – 5 on DP 373827 in whosoever hand such may come, mutually covenant at all times to observe and perform the respective duties and obligations imposed upon them pursuant to the provisions of the Act and any statutory amendment or re-enactment thereof or any act or Acts passed in substitution therefore.

THE COVENANTOR COVENANTS WITH THE COUNCIL

1. TO fence the boundaries of the conservation areas, such fences to be constructed to a standard equivalent to one of the specimen types of rural fence as provided for in the Second Schedule to the Fencing Act 1978 excluding electric fences.
2. TO maintain such boundary fencing to the standard set pursuant to Clause 1 hereof.
3. TO undertake pest and weed control measures within the conservation areas should the need arise including removal of fauna and/or flora recognised as pests or weeds by the Council.
4. TO maintain access to the conservation areas by way of any existing tracks to existing standards should the need arise including minor clearance of vegetation over, and/or adjacent to, the existing tracks.

5. TO undertake restoration and/or enhancement and/or pruning of vegetation cover in the conservation areas should the need arise provided prior approval has been obtained from the Council.

IN WITNESS WHEREOF these presents have been executed
this 8 day of June 2010

SIGNED by

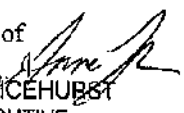
Kevin Owen Baxter

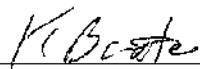
Gillian Bethanne Baxter

and JBL Trustee Limited

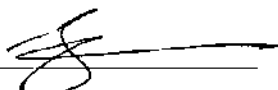
as covenantor

in the presence of


ANNE LOUISE TICEHURST
LEGAL EXECUTIVE
KERIKERI







SIGNED for and on behalf of

FAR NORTH DISTRICT COUNCIL

By



Authorised officer in the presence of:

Stacey Manuel
Executive Assistant
Kaitake



FAR NORTH DISTRICT COUNCIL

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

Resource Consent Number: 2220111-RMACOM

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

Ann Marie Harrison

The activity to which this decision relates:

Decision A:

To create an additional building envelope and establish an additional dwelling in the Rural Production Zone breaching the Residential Intensity Rules of the District Plan.

Decision B:

To vary a consent notice to enable a second dwelling on site.

Subject Site Details

Address:	123E Montrose Road, Kerikeri 0295
Legal Description:	Lot 1 DP 373827
Record of Title reference:	CT-298048

Decision A: Land Use

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

1. The activity shall be carried out in accordance with the approved plans provided with the application and referenced 123E Montrose Rd, Kerikeri, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The buildings must be located within the area defined as "proposed house site" in accordance with approved plans provided with this application. The dwelling and any future garages must have a total combined gross floor area of no more than 130m² and the cladding and roof must be finished in natural recessive colour tones with a reflectivity of no more than 30%.
3. The applicant shall provide a planting plan for the approval of Councils Resource Consents Team Leader or other duly delegated officer, prior to seeking building consent for the future dwelling. The planting plan shall show the species to be

planted within the 'Native screening / replanting area' and a minimum of 870m² of the 'proposed building area' which will also be replanted. The additional planting shall provide a visual screen of the future dwelling from the ROW and adjacent sites and shall enhance the adjacent conservation covenant.

The planting plan shall identify the species of plants to be used, mature heights of the vegetation, their numbers and locations on the site, and the means of maintaining these plants for a minimum of one further planting season or one year, whichever is the longer, from the time of planting. Fire resistant species must be used for all vegetation located within 20m of the future dwelling.

The approved planting must be carried out within 12 months of the dwelling being constructed and are to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season.

4. Provide to the satisfaction of Councils resource consent manager or other duly delegated officer, a weed and pest management plan prepared by a suitably qualified person. The management plan shall apply to the entire site and shall enhance any existing weed and pest management plan for the conservation area. The management plan shall include:
 - i. Pest and weed eradication measures including ongoing maintenance
 - ii. Appropriate signage
 - iii. Details of the mechanism / arrangement to oversee the ongoing implementation of the plan in a coordinated manner.
 - iv. Reporting mechanisms including progress weed and pest eradication
 - v. Any other relevant matter for the purposes of managing the subject site.

Compliance with the weed and pest management strategy shall be a requirement of the management plan and shall be adhered to for the remainder of this consent.

5. In conjunction with the construction the building the applicant shall submit for Council RC engineer for the approval an onsite wastewater report prepared by a Chartered Professional Engineer or a Council approved TP58 Report Writer. The report shall identify the existing wastewater disposal system for the building has either been in satisfactory condition or upgraded or provide a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area designed.
6. The consent holder shall in conjunction with obtaining a Building Consent for the construction of proposed dwelling and shed, and in addition to a potable water supply, provide a water collection system with sufficient supply for firefighting purposes by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

Decision B: Variation of Consent Notice

Pursuant to section 221(3) of the Act, the following changes are made to the consent notice:

The following changes are made to the consent notice:

The partial Cancellation of Consent Notice CN 8530786.3 insofar as it relates to Lot 1 DP 373827 as follows:

- No occupier of the land shall keep or introduce on the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs) which have the potential to be kiwi predators. This includes a prohibition of any such animals being brought on-site in a temporary manner by visitors.
- ~~A maximum of one residential dwelling shall be erected on each Lot.~~

For the purpose of clarity, the complete amended consent notice as it relates to Lot 1 DP 373827 is as follows:

- No occupier of the land shall keep or introduce on the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs) which have the potential to be kiwi predators. This includes a prohibition of any such animals being brought on-site in a temporary manner by visitors.

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. Please note that careful consideration of layout of onsite wastewater system disposal system will be required to maintain setbacks from stormwater drainage or overland flow paths. If unable to be achieved, then a resource consent maybe required.

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 Affected:

Rule # & Name	Non Compliance Aspect
8.6.5.1.1 RESIDENTIAL INTENSITY	The site is less than 5ha in area and therefore, the construction of a second dwelling in unable to meet the permitted activity threshold of the District Plan. The proposal can comply with the provision for 1 residential

	dwelling per 2ha of land.
--	---------------------------

Adverse effects will be less than minor:

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 less than minor.

Objectives and policies of the District Plan:

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

- a) Objectives: 8.6.3.7,
- b) Policies: 8.6.4.3.

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

- 3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.
 - a) The Far North District Plan
- 4. No other non – statutory documents were considered relevant in making this decision.
- 5. No other matters were considered in relevant in making this decision.
- 6. 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.

- 7. 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 Hannah Kane, 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: 18th October 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.

REVEGETATION, PEST & WEED MANAGEMENT PLAN (RPWMP)



2220111-RMALUC CONDITION 3 & 4
LOT 1 DP 373827 (RT 298048) 123E MONTROSE RD, KERIKERI



Bay Ecological
CONSULTANCY LTD

PO BOX 229, KERIKERI
PH 021 151 8315

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This report may be cited as-

*Bay Ecological Consultancy Ltd (21/08/26) **REVEGETATION, PEST & WEED MANAGEMENT PLAN (RPWMP) 2220111-RMALUC CONDITION 3 & 4** LOT 1 DP 373827 (RT 298048) 123E MONTROSE RD, KERIKERI This report has been produced by Bay Ecological Consultancy Ltd for the client, Jordan Cox, for the use for which it was intended under the agreed scope of works. All copyright in this report is the property of Bay Ecological Consultancy Ltd. Unauthorised reproduction; adaptation is a breach of that copyright. No liability is accepted for use of or reliance on this report by a third party. As regulatory standards are constantly changing, conclusions and recommendations considered to be acceptable at the time of writing, may in the future become subject to different regulatory standards which cause them to become unacceptable.*



REBECCA LODGE, PRINCIPAL ECOLOGIST

BSc Ecology PGDipSci (Distinction) Botany

BAY ECOLOGICAL CONSULTANCY LTD

EXECUTIVE SUMMARY

Land Use Consent (2220111-RMALUC 18/10/2021) has been granted to *create an additional building envelope*, varying a prior consent notice to enable *and establish an additional dwelling* on the subject Lot1 DP 373827 (RT 298048), 123E Montrose Rd, Kerikeri.

The Consent Conditions 3 & 4 as below require revegetation planting as a visual screen of the future dwelling from the ROW and adjacent sites, together with enhancement planting of the adjacent conservation covenant. A covalent weed and pest management plan is required, applicable to the entire site.

Decision A: Land Use

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

3. The applicant shall provide a planting plan for the approval of Councils Resource Consents Team Leader or other duly delegated officer, prior to seeking building consent for the future dwelling. The planting plan shall show the species to be planted within the 'Native screening / replanting area' and a minimum of 870m² of the 'proposed building area' which will also be replanted. The additional planting shall provide a visual screen of the future dwelling from the ROW and adjacent sites and shall enhance the adjacent conservation covenant.

The planting plan shall identify the species of plants to be used, mature heights of the vegetation, their numbers and locations on the site, and the means of maintaining these plants for a minimum of one further planting season or one year, whichever is the longer, from the time of planting. Fire resistant species must be used for all vegetation located within 20m of the future dwelling.

The approved planting must be carried out within 12 months of the dwelling being constructed and are to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season.

4. Provide to the satisfaction of Councils resource consent manager or other duly delegated officer, a weed and pest management plan prepared by a suitably qualified person. The management plan shall apply to the entire site and shall enhance any existing weed and pest management plan for the conservation area. The management plan shall include:

- i. Pest and weed eradication measures including ongoing management***
- ii. Appropriate signage***
- iii. Details of the mechanism / arrangement to oversee the ongoing implementation of the plan in a coordinated manner***
- iv. Reporting mechanisms including progress weed and pest eradication***
- v. Any other relevant matter for the purposes of managing the subject site.***

Compliance with the weed and pest management strategy shall be a requirement of the management plan and shall be adhered to for the remainder of this consent.

This plan prescribes pest and weed control methodology, in conjunction with planting schedules. Planting references species with fidelity to *WF11 Kauri podocarp forest* type¹, as would have been historically present on the imperfectly drained *Waiotira clay (YCeH)* soils.

These integrated mechanisms will serve to embed the increased residential occupancy within a resilient and effective habitat, recognising the interdependency of surrounding terrestrial areas and linkage across the landscape to the Waipapa Stream.

VIEW INTO COVENANT A NORTH TOWARD CURRENT RESIDENCE FROM SOUTHERN BOUNDARY



¹https://services2.arcgis.com/J8errK5dyxu7Xjf7/arcgis/rest/services/Northland_Biodiversity_Ranking/FeatureServer

FIG 1: SITE LOCATION

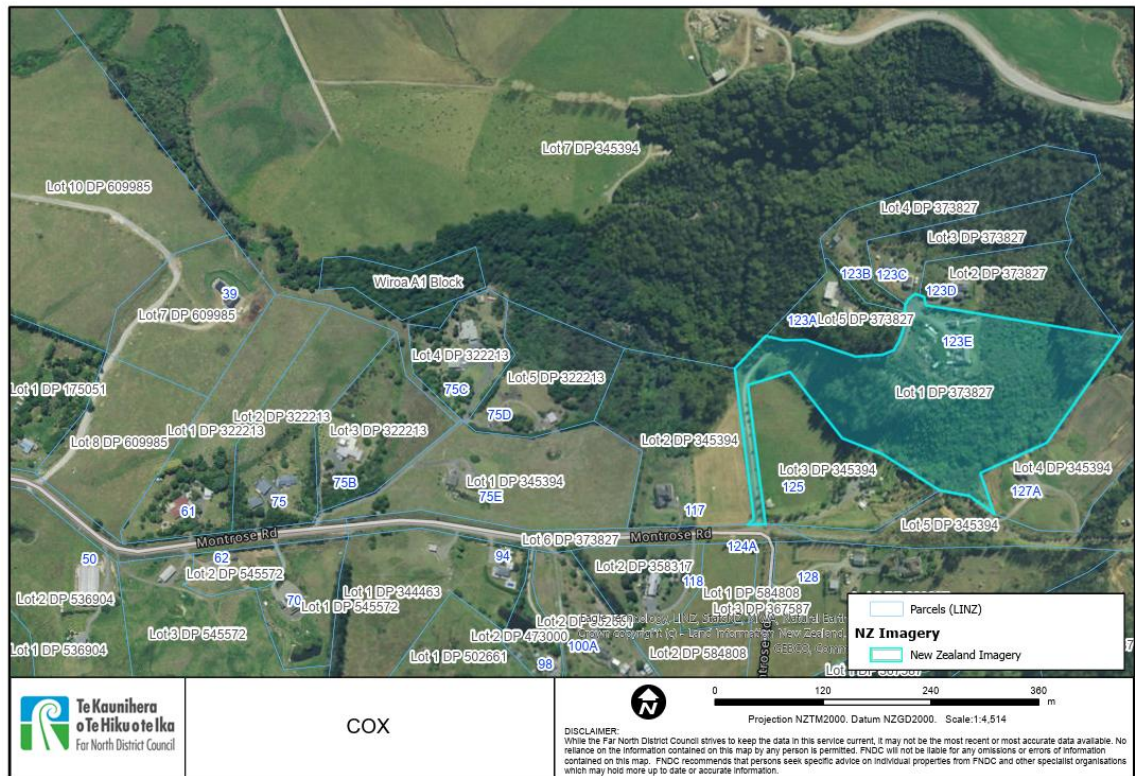


FIG 2: REQUIRED PLANTING AREA WITHIN THE SECOND DWELLING ENVELOPE & WIDER COVENANT A (SEC 77 RESERVES ACT 1977)



FIG 3: EXISTING CONSERVATION COVENANT A (SEC 77 RESERVES ACT 1977; 2051223- RMA SUB)

COPY

IN THE MATTER

of a Conservation Covenant
entered into pursuant
to Section 77 of the
Reserves Act 1977

WHEREAS

- A. **Kevin Owen Baxter, Gillian Bethanne Baxter, and JBL Trustee Limited** ("the covenantor") is the registered proprietor of an estate in fee simple in that piece of land in certificate of title 186039 (hereinafter called "the land")
- B. **Far North District Council** ("the Council") is the local authority within whose district the land is situated.
- C. The Council is authorised by section 77 of the Reserves Act 1977 ("the Act") to obtain conservation covenants in respect of private land for the purposes of managing such land so as to preserve the natural environment, or landscape amenity, or wildlife, or fresh water life or marine life habitat or historical value of such land.
- D. The covenantor has agreed to grant to the Council a conservation covenant for the purpose and intent of preserving the natural environment of the land and to satisfy a condition in this regard of the Council's consent to a subdivision in accordance with Deposited Plan 373827.

NOW THEREFORE in pursuance of this authority the covenantor HEREBY GRANTS to the Council conservation covenant pursuant to Section 77 of the Act over:

- (i) The area marked 'A' on Lot 1 DP 373827
- (ii) The area marked 'B' on Lot 2 DP 373827

- (iii) The area marked 'C' on Lot 3 DP 373827
- (iv) The area marked 'D' on Lot 4 DP 373827
- (v) The area marked 'F' on Lot 5 DP 373827

Such areas being hereinafter referred to as "the conservation areas" to the intent that this covenant shall have effect in perpetuity or until the Council shall resolve to release this covenant.

THE covenantor and the Council, with the intent and so as to bind lots 1 - 5 on DP 373827 in whosoever hand such may come, mutually covenant at all times to observe and perform the respective duties and obligations imposed upon them pursuant to the provisions of the Act and any statutory amendment or re-enactment thereof or any act or Acts passed in substitution therefore.

THE COVENANTOR COVENANTS WITH THE COUNCIL

1. TO fence the boundaries of the conservation areas, such fences to be constructed to a standard equivalent to one of the specimen types of rural fence as provided for in the Second Schedule to the Fencing Act 1978 excluding electric fences.
2. TO maintain such boundary fencing to the standard set pursuant to Clause 1 hereof.
3. TO undertake pest and weed control measures within the conservation areas should the need arise including removal of fauna and/or flora recognised as pests or weeds by the Council.
4. TO maintain access to the conservation areas by way of any existing tracks to existing standards should the need arise including minor clearance of vegetation over, and/or adjacent to, the existing tracks.

5. TO undertake restoration and/or enhancement and/or pruning of vegetation cover in the conservation areas should the need arise provided prior approval has been obtained from the Council.

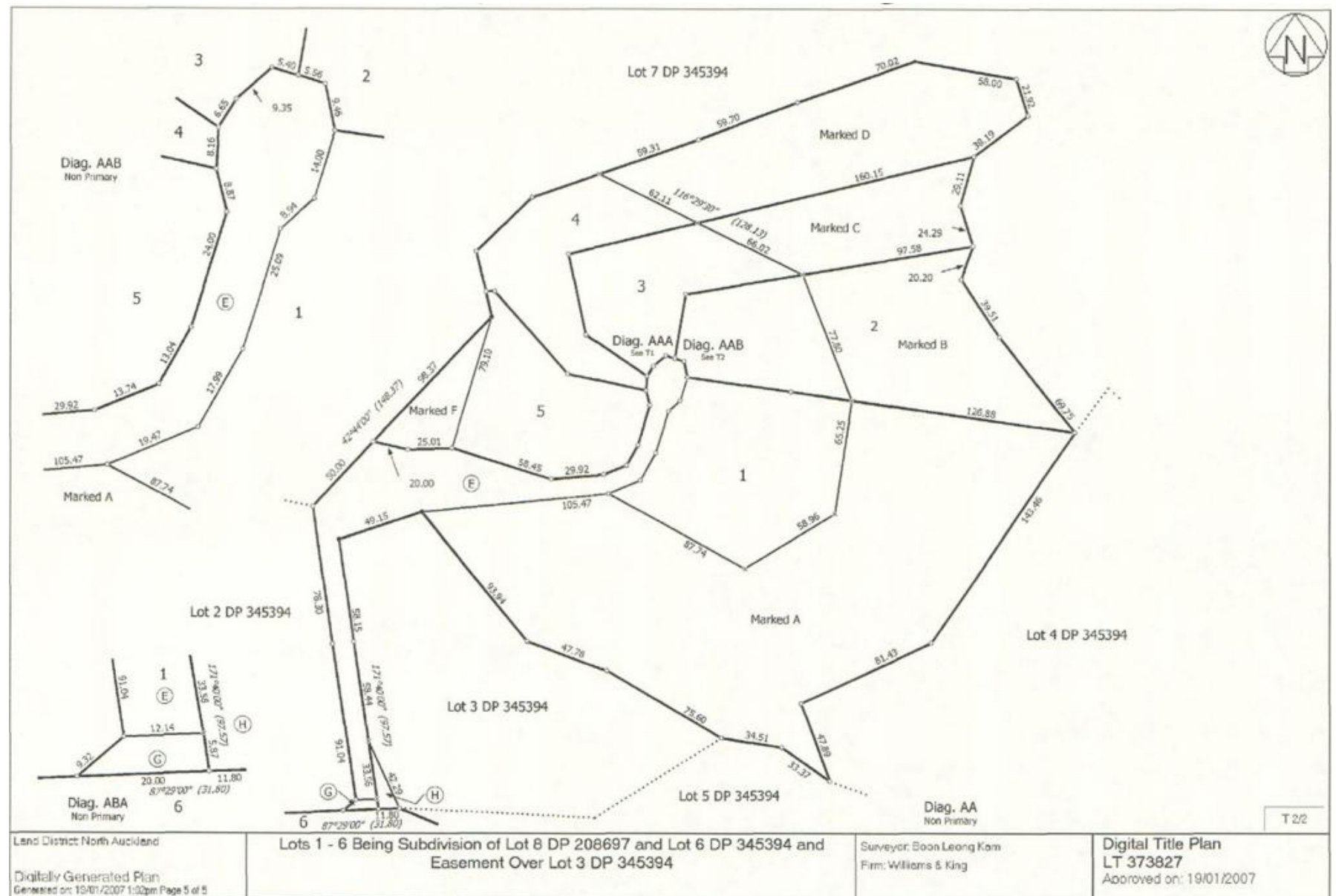
IN WITNESS WHEREOF these presents have been executed
this day of 2010

SIGNED by
Kevin Owen Baxter
Gillian Bethanne Baxter
and JBL Trustee Limited
as covenantor
in the presence of

SIGNED for and on behalf of
FAR NORTH DISTRICT COUNCIL
By

Authorised officer in the presence of:

Authorised officer in the presence of: Stacey Manuel
Executive Assistant
Korlechi



SITE CONTEXT

This RPWMP applies to the directly adjacent area of the proposed second dwelling building envelope (2220111-RMALUC) in terms of revegetation, shown as an approved plan on the title. Additionally perpetual weed and pest management is required for this area and Covenant A (Reserves Act 1977 Sec 77) associated with the 2005 subdivision (2051223- RMA SUB) that formed the subject Lot and which comprises the remainder of the wider property.

The current ecological context is given below in *Table 1*. Refer also *Fig 4 & Site Photos* below.

The receiving environment of the required revegetation in the building envelope is either exotic weed cover of primarily gorse and tobacco weed; or open ground in the case of the screening hedge.

Covenant A is largely in intact totara dominant secondary forest with a mixed kānuka; common broadleaved podocarp component. Tree fern and silver fern are common. Two confined stands of unmanaged mature pine are located toward the western and eastern edges. They have an understorey of mixed pioneer broadleaves and silver fern, with gorse and tobacco weed. A small area at the furthest western edge is in open rank pasture with scattered gorse (Area X).

TABLE 1: SITE SUMMARY

DESCRIPTION	LOT 1 DP 373827 (RT 298048) 123E MONTROSE RD, KERIKERI
TOTAL AREA	Approx. 4.9910ha
COVENANT A	3.2950 ha
SCREENING/ REPLANTING AREA IN BUILDING ENVELOPE 2220111-RMALUC CONDITION 3	170m long hedge & 870m ² planting area
ECOLOGICAL DISTRICT	KAIKOHE
RIVERS ²	WAIPAPA STREAM - OFFSITE Lot 7 DP 34539 EASTERN LOWER SLOPES BOUNDARY
SOIL TYPE ³	Waiotira clay (YCeH) - imperfectly drained
POTENTIAL ECOSYSTEM ⁴	WF11 Kauri podocarp broadleaved forest
TEC CLASSIFICATION ⁵	CLASS 1 : Acutely Threatened (<10% indigenous cover remains)
MAPPED SNA;NORTHLAND BIODIVERSITY RANKING - TERRESTRIAL TOP 30 SITES; RANKED RIVERS; KNOWN WETLANDS; RANKED WETLANDS	NONE MAPPED
RARE ECOSYSTEMS ⁶	X
KIWI DENSITY (DoC 2018)	HIGH

² LINZ 2022 NZ River Centrelines <https://data.linz.govt.nz/layer/50327-nz-river-centrelines-topo-150k/>

³ <https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=fd6bac88893049e1beae97c3467408a9>

⁴ https://services2.arcgis.com/J8errK5dyxu7Xjf7/arcgis/rest/services/Northland_Biodiversity_Ranking/FeatureServer/0

⁵ https://ourenvironment.scinfo.org.nz/maps-and-tools/app/Habitats/lenz_tec

⁶ Williams et al (2007) New Zealand's historically rare terrestrial ecosystems set in a physical and physiognomic framework *New Zealand Journal of Ecology* 31(2): 119-128

SITE PHOTOS

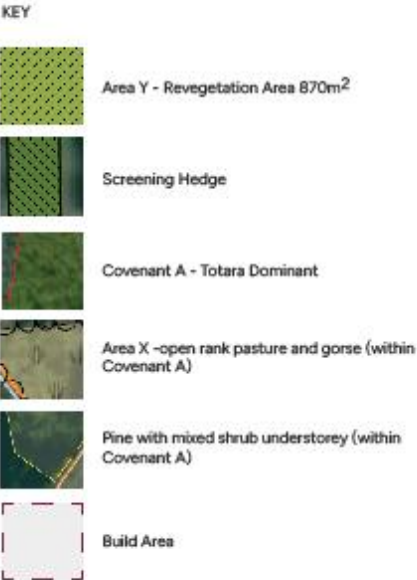
CLOCKWISE:COVENANT A AREA X OPEN RANK PASTURE & SCATTERED GORSE; VIEW ACROSS TOTARA DOMINANT COVENANT ; SOUTHERN EDGE OF BUILDING ENVELOPE OPEN WITH EXOTIC GRASS & GORSE; TOBACCO WEED PRIMARY EXOTICS; BUILDING ENVELOPE AND RECEIVING ENVIRONMENT FOR SCREENING HEDGE; REVEGETATION AREA Y 870m² LARGELY IN GORSE AND TOBACCO WEED; BENEATH THE PINES PIONEER BROADLEAVES SILVER FERN TOBACCO WEED & GORSE



FIG 4: OVERALL SITE WITH CONDITION 3 PLANTING AREAS



CONCEPT PLANTING PLAN



PLANT LIST 1: AREA Y REVEGETATION AREA LIST 870m² 2220111-RMALUC

SPECIES NAME	COMMON NAME	FINAL HABIT	SIZE	SPACING (m)	%	ENRICHMENT YEAR 3	INDICATIVE NUMBER
<i>Alectryon excelsus</i>	titoki	CANOPY 10-17m	PS 8 min	5	2	✓	1
<i>Betula medea</i>	tarahi	CANOPY 20+	PS 8 min	5	2	✓	1
<i>Coprosma robusta</i>	karemo	SUB CANOPY 4-6m	RT	1.5	20		89
<i>Hedycarya arborea</i>	porokawhiti	CANOPY 10-12m	PS 8 min	5	2	✓	1
<i>Knightia excelsa</i>	newrewa	CANOPY 20+	PS 8 min	5	2	✓	1
<i>Helicystis ramiflora</i>	māhoe	CANOPY 8+	PS 3	5	10		4
<i>Myrsine australis</i>	māpou / red matipo	SUB CANOPY 4-6m	PS 3	1.5	20		89
<i>Pittosporum tenuifolium</i>	kōwhiri, black matipo	SUB CANOPY 6-8m	PS 3	1.5	20		89
<i>Pseudopanax discolor</i>	houpara	SUB CANOPY 5m	PS 3	1.5	20		89
<i>Vitex lucida</i>	pōiri	CANOPY 20m+	PS 8 min	5	2	✓	1
TOTAL					100		365

Numbers are indicative only, based on the total planting area, with reasonable final variation allowed to account for planting within existing regeneration.

PLANT LIST 2: SCREENING HEDGE 170M (APPROX) 2220111-RMALUC

SPECIES NAME	COMMON NAME	SIZE	FINAL HABIT	SPACING (m)	%	INDICATIVE NUMBER
<i>Pittosporum tenuifolium</i>	kōwhiri, black matipo	PS 3	Small tree 6-8m	1.5	100	115

Final arrangement may use a mix of similar species if preferred including *Myrsine australis*; *Pseudopanax discolor* if available or *Pseudopanax lessonii*, all tolerant of imperfectly drained soil.

2220111-RMALUC CONDITION 3
LOT 1 DP 373827 (RT 298048)

Client COX
Project Address 123E MONTROSE ROAD
Date 4 SEPTEMBER 2026
Scale 1:2000@A3



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REGULATORY CONTEXT

Landuse Consent was granted (2220111 RMALUC 29/7/2026) to establish a second dwelling and envelope on LOT 1 DP 373827 (RT 298048) 123E Montrose Rd, Kerikeri. Consent Conditions 3 as below require revegetation planting as a visual screen of the future dwelling from the ROW and adjacent sites, together with an area of 870m² toward the southern boundary with Conservation Covenant A.

A covalent weed and pest management plan is required as per Condition 4, applicable to the entire site, comprised largely of Covenant A.

Decision A: Land Use

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

3. The applicant shall provide a planting plan for the approval of Councils Resource Consents Team Leader or other duly delegated officer, prior to seeking building consent for the future dwelling. The planting plan shall show the species to be planted within the 'Native screening / replanting area' and a minimum of 870m² of the 'proposed building area' which will also be replanted. The additional planting shall provide a visual screen of the future dwelling from the ROW and adjacent sites and shall enhance the adjacent conservation covenant.

The planting plan shall identify the species of plants to be used, mature heights of the vegetation, their numbers and locations on the site, and the means of maintaining these plants for a minimum of one further planting season or one year, whichever is the longer, from the time of planting. Fire resistant species must be used for all vegetation located within 20m of the future dwelling.

The approved planting must be carried out within 12 months of the dwelling being constructed and are to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season.

4. Provide to the satisfaction of Councils resource consent manager or other duly delegated officer, a weed and pest management plan prepared by a suitably qualified person. The management plan shall apply to the entire site and shall enhance any existing weed and pest management plan for the conservation area. The management plan shall include:

- i. Pest and weed eradication measures including ongoing management***
- ii. Appropriate signage***
- iii. Details of the mechanism / arrangement to oversee the ongoing implementation of the plan in a coordinated manner***
- iv. Reporting mechanisms including progress weed and pest eradication***
- v. Any other relevant matter for the purposes of managing the subject site.***

Compliance with the weed and pest management strategy shall be a requirement of the management plan and shall be adhered to for the remainder of this consent.

Covenant A was vested under Sec 77 of the Reserves Act 1977 (refer Fig. 3), to satisfy a condition in this regard of the Council's consent to subdivide (2051223- RMASUB), establishing a specific set of conditions in perpetuity. These remain binding on the management and protection of Covenant A. The current subject RWPMP scaffolds upon these requirements as per Condition 4 2250413-RMALUC in terms of pest and weed management, providing more concise detail regarding their implementation. Nothing within the RWPMP detracts from, overrides, or otherwise provides an exemption from these obligations.

Cats and dogs are a primary threat to ground dwelling fauna. The area is classed *KIWI HIGH DENSITY* DoC (>5 calls per hr). Decision B: Variation of Consent Notice includes partial amendment of original 2005 2051223- RMASUB Consent Notice CN 8530786.3 (*below Fig 5*)

to remove the one dwelling limitation. The cats and dogs condition remains. A *No Dogs/ Kiwi Present* sign is to be installed at the residence entrance.

No occupier of the land shall keep or introduce on the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs) which have the potential to be kiwi predators. This includes a prohibition of any such animals being brought on-site in a temporary manner by visitors.

FIG.5: ORIGINAL CONSENT NOTICE CN 8530786.3 2051223- RMASUB NOW AMENDED

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2051223
being the Subdivision Lot 6 DP 345394
North Auckland Registry

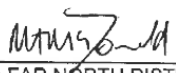
PURSUANT to Section 221 and for the purpose of Section 224 (c)(ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner 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

Lots 1-5 DP 373827

- No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs) which have the potential to be kiwi predators. This includes a prohibition of any such animals being brought on-site in a temporary manner by visitors.
- A maximum of one residential dwelling shall be erected on each lot.

SIGNED:


By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
MANAGER – Resource Management

Mr Murray McDonald

DATED at KERIKERI this

3rd day of June 2010.

SUMMARY OF ACTIONS

OBJECTIVES

The objectives of site led management to *protect and enhance* the identified values are:

- ✓ *Fulfil consent conditions*
- ✓ *Establish & maintain revegetation planting*
- ✓ *Pest & weed control to protect required revegetation, fauna and enhance functional habitat in Covenant A.*
- ✓ *To observe Northland Regional Pest Management Plan obligations (NRPMP) including the requirement to act to reduce site priority Sustained Control Species and the ensure absence of any NRPMP⁷ Exclusion; Eradication or Progressive containment species*

Control of NRPMP **browsers** supports the planting as well as existing habitat structure in Covenant A, which **predator** control allows to be functional as opposed to mere cover.

Together these amplify resilience and allow natural regeneration in the long term.

- The majority target species are classified *sustained control under the* Northland Regional Pest & Marine Pathway Management Plan (NRPMPMP⁸)
- Exotic plant species prioritized for control are also visually apparent *environmental weeds*⁹.

Additional incursion of any other novel fauna/ flora will be addressed at the time in consultation with the consent holder & MPI; DoC; NRC as required.

Actions to fulfill the requirements of this RPWMP are provided in *Tables 2-8* with fuller detailed guidance provided in each Appendices.

- **APPENDIX 1** REVEGETATION
- **APPENDIX 2** PEST MANAGEMENT
- **APPENDIX 3** WEED CONTROL
- **APPENDIX 4** BIOSECURITY

KEEP RECORDS OF ACTIONS AS PRESCRIBED.

The duration of this plan is 5 years, after which the plan may be reviewed in light of weed/ or pest reduction; advancement in control methods or new priority targets. However, without written approval from Council to amend this plan, weed and pest control is designated as in perpetuity.

Weed management is to take place in both the required revegetation areas and progressively in Covenant A. In Covenant A we recommend prioritizing

- Area X Fig 4 - in open rank pasture; gorse and blackberry after cleared from pine by previous owners. Replace with progressive revegetation utilizing species from Fig 4 prescription but may include kānuka as >20m from building envelope

⁷ <https://www.nrc.govt.nz/resource-library-summary/plans-and-policies/pest-management/northland-regional-pest-and-marine-pathway-management-plan/>

⁸ <https://www.nrc.govt.nz/resource-library-summary/plans-and-policies/pest-management/northland-regional-pest-and-marine-pathway-management-plan/>

⁹ DoC (2024) *List of environmental weeds in NZ. Exotic species in NZ that have significant impacts on indigenous biodiversity, for priority management. Includes site weeds hakea; wattle; gorse; latana; monkey apple; watsonia; arum lily tobacco weed; willow; Taiwan cherryprivet; ginger*

- Beneath pine blocks which may be left standing/ poisoned or removed progressively for firewood.

FIG 5: SITE LED MANAGEMENT



This document is not an outline of legal or health and safety obligations for landowners; occupiers or contractors. Contractors should hold relevant industry certification and be able to provide a site specific health and safety plan.

MANAGEMENT PHASES

Three phases of management are addressed sequentially and separately in *Tables 2; 3 & 4*

- *PREPARATION YR 1- activities are specified prior to physical works commencing.*
- *IMPLEMENTATION YR 1 – commencement of the physical works*
- *MAINTENANCE - 2-5 years*

Effort is concentrated in the first five year period outlined in this plan, with lesser effort likely required as pest/weed populations are controlled and the planting establishes/ canopy closure.

CONTRACTORS

If required these should be arranged with ample time to provide for scheduling of the planting season and around required trap/ baiting timelines.

PHOTOPOINTS INSTALLATION

Photopoints provide a simple visual record, capturing informative vistas to demonstrate that management of an area has commenced and then maintained. They consist of a warratah or marked point e.g. fencepost or tree, at a set location and height enabling easy replication over time. These must not be moved. Photos are to be taken before (baseline) and after planting/ control, and then repeated with the prescribed schedule to show areas/ effort has been maintained.

DOCUMENTATION

Record of actions taken and success achieved is required for verification of implementation by the SQEP. Initially this includes the parameters listed in Table 2 after the first planting season and Table 3. An effective means of data retention should be established prior to physical works. This may be electronic or hard copy but should be able to be provided at short notice at all times to the consulting ecologist/ FNDC monitoring officer.

Verification of the 5yr maintenance period is not the end of control, which is to continue in perpetuity. It may increase/ decrease in agreement with Council and on the recommendation of the 5yr report.

APPENDIX 1: REVEGETATION

SPECIES SELECTION

A mix of *WF11 Kauri broadleaved forest* type species as appropriate to the soils & location. Two themes are designated (*refer Fig 4*):

- **LIST 1** Revegetation area at southern edge of building envelope adjacent 870m²
- **LIST 2** Simple hedge fast growing indigenous species around building envelope *approx. 170m*

Only indigenous species aligned with *WF11 Kauri broadleaved forest types*; varieties are not used; plants are eco-sourced and no kauri should be introduced.

Species within 20m of any unit must be non flammable. This precludes the use of kānuka and mānuka in the building envelope revegetation. As weed clearance occurs in Conservation Covenant A, infill of gaps may be required. List 1 species are appropriate for further revegetation, however kānuka and mānuka may also be used if >20m from the buildings.

The majority of species designated are highly palatable to browsers. Knockdown pest control must have been undertaken prior to planting to avoid catastrophic browsing of new plants.

SPACINGS & NUMBERS

Appropriate to final form and size, to incorporate existing indigenous trees in the revegetation area.

TIMING OF PLANTING

Condition 3 requires -

The approved planting must be carried out within 12 months of the dwelling being constructed

However, planting may begin at any point prior to this. We recommend bulk planting is undertaken contiguously if possible for ease of labour and management co ordination (checks & sign off for this plan).

PLANTING SEASON

April – September dependant on annual meteorological variation.

PLANT SPECIFICATIONS

All plants should have

- well-formed root systems but not root bound
- no shorter than 30cm above the growing container
- well-hardened before planting
- All plants will be inspected on delivery by agent for the consent holder (or at the supply nursery if possible) and any not meeting specifications, including biosecurity requirements will be rejected

MORTALITY

Plant losses are possible due to a multitude of reasons but regular checks as prescribed will enable them to be systematically identified and replaced in the closest growing season to

maintain densities. The cause should be established and addressed prior to reintroducing the same species.

- Replacements must be original planting scheme species.
- Choose a species that is thriving.
- Mass mortality of a species or area is cause to contact the supplier/ ecologist/ pest control contractor.

BIOSECURITY

This document includes a biosecurity protocol *APPENDIX 4* for the import of plants and materials.

SITE PREPARATION & PLANTING

- each plant location cleared; spot or blanket sprayed 0.5 circle (mown short prior if possible) at least 2 weeks before planting.
- The site is relatively sheltered and the majority of plants should not require staking or mulching if weed control is consistent. Site materials may be used as available e.g. chipped weeds, debris
- 50/50 compost topsoil mix if site soils require additional amendments

PERFORMANCE TARGET

- 90% canopy closure by Yr 5 in revegetation area
- Density and biodiversity remains in revegetation at Yr 5 as per plan plant prescriptions
- Absence of exotic weed species in all revegetation
- Reduction of any significant exotic weed infestations in Covenant A - areas or species within initial 5 yr period.
- no weeds on the first 3 tiers of NRPMP: *Exclusion; Eradication; or Progressive Containment*
- Absence of browse on revegetation and in Covenant A

WEED CONTROL

Weed species given does not preclude control of other species which may become obvious or prominent during the period of control. Control methods are given in *APPENDIX 3*.

Please note: Mechanical (digger/ dozer) clearance or earthworks for weed control is not anticipated. If this occurs, then a kiwi dog check must be made prior in respect of the *High Density* kiwi designation. Kiwi may day shelter in a range of vegetation beyond burrows.

FOR ALL CHEMICAL CONTROL

- Best practice industry standards are to be used and all appropriate health and safety measures are the contractors responsibility
- Must be undertaken very carefully within the revegetation. Not in wetland or under existing kahikatea cover
- Herbaceous specimens/ seedlings and saplings may be sprayed or hand weeded as per *APPENDIX 3*.

ALL PHYSICAL CONTROL

- Manual clearance of emergent herbaceous weeds that may be handpulled; stump and poison large specimens although these should not establish if the plan is adhered to
- Best practice industry standards are to be used and all appropriate health and safety measures are the employees responsibility

TABLE 2: SUMMARY ACTIONS SCHEDULE

IMPLEMENTATION PHASE	SUMMER DEC/JAN/FEB	AUTUMN MAR/APR/MAY	WINTER JUN/JUL/AUG	SPRING SEP/OCT/NOV
ENGAGE CONTRACTORS IF REQUIRED	SUITABLY QUALIFIED AND EXPERIENCED			
ENSURE KNOCK DOWN PREDATOR PEST CONTROL IS IN PLACE – SPECIES PRESCRIBED ARE HIGHLY PALATABLE	RABBITS HARES POSSUMS			
SITE PREPARATION- WEED CONTROL/SPOT SPRAYING		PRIOR TO PLANTING	PRIOR TO PLANTING	
INSTALL PHOTOPOINT LOCATIONS	Representative vista of each planting area			
PHOTOPOINT	2 WEEKS AFTER PLANTING Thereafter as documentation WITH WEED CONTROL			
PLANTS ORDERED FROM A REPUTABLE NURSERY; BIOSECURITY & QUALITY INSPECTION	To be inspected offsite prior to planting as per Biosecurity Protocol			
PLANTING	COMMENCING FIRST GROWING SEASON APRIL-SEPT			
WATERING IF CONDITIONS/ SOIL ARE DRY PRIOR		PRIOR TO PLANTING	PRIOR TO PLANTING	
POST PLANTING	DOCUMENT PROOF OF COMPLETION WITH PHOTOPOINT 2 WEEKS AFTER PLANTING NUMBERS & SPECIES AS SPECIFIED WRITTEN CONFIRMATION BY SQEP			
REMOVE ANY ASSOCIATED PLANTING EQUIPMENT/ STOCKPILES/ DEBRIS CHECK FOR BROWSE & IMPLEMENT INCREASED TARGETED MANAGEMENT IF NECESSARY	WITHIN 5 WORKING DAYS OF FINISH			
MAINTENANCE PHASE				
REVEGETATION GENERAL MAINTENANCE - CHECK ANY STAKES - WATER* - PRUNE/TRIM AS NECESSARY - REMOVE RUBBISH - DISEASE/BROWSE/MORTALITY *MORE OFTEN AS PER METEROLOGICAL CONDITIONS	YEAR 1			
	• 1x	• 1x	• 1x week after planting	• 1x
	YEAR 2 -5			
		•		•
BLANKING SAME SIZE & SPECIES*FIRST AVAILABLE GROWING SEASON *unless an obvious problem with use of that species consult ecologist/ supplier	YEARS 1-5			
		•	•	
WEED CONTROL & MONITORING ALL COVENANTS PHOTOPOINT WITH WEED CONTROL	YEAR 1			
	•	•	•	•
	YEAR 2 -5			
	•			•
PEST CONTROL	THROUGHOUT YEAR REFER PEST MANAGEMENT SCHEDULE TABLES 3 & 4			

TABLE 3: PEST & WEED PREPARATION & IMPLEMENTATION PROTOCOL

PHASE	ACTION	MONITORING & DOCUMENTATION
PREPARATION	- Familiarity with Appendix 4 Biosecurity Protocol Table 8 this document and Accidental Discovery procedures - Establish Photopoint locations & take Baseline (pre works) photos - OBTAIN & INSTALL HARDWARE - BAIT STATIONS & TRAPS APPENDIX 2 Table 5 - Install No Dogs / Kiwi Present sign at entrance	WEED - Base line photopoints retained - Brief details of methods, area and species; disposal method - Post works photopoints photos provided within 6 weeks to allow time for any spray effects on target to show clearly - Note any follow up actions or nominate adaptive management - Nominate next control period and next area for progressive control PEST - Pest control programme commenced verification photos of traps; baits; locations & 2 months catch records per trap - Note any follow up actions or nominate adaptive management - Nominate next location for trap move RETAIN ALL INFO FOR VERIFICATION OF IMPLEMENTATION BY SQEP ECOLOGIST
IMPLEMENTATION	UNDERTAKE KNOCK DOWN CONTROL PRIOR TO PLANTING SET TRAPS & UNDERTAKE RESET 1 x month check traps reset; rebait & move as appropriate - Safe and effective use of herbicides and manual clearance with suitable disposal of weeds APPENDIX 3 - Any non-invasive vegetation removed (trunks and branches) can be retained in situ as habitat enhancement; nutrient input. - Any mechanical clearance e.g. digger must have kiwi dog check prior. Inform ecologist/ DoC of any accidental fauna injury or mortality	
FOR CONSENT CONDITION VERIFICATION	COLLATE ALL WRITTEN AND PHOTOGRAPHIC INFORMATION FOR BRIEF WRITTEN VERIFICATION FROM SQEP ECOLOGIST	

TABLE 4: ONGOING MAINTENANCE SUMMARY PROTOCOL

MAINTENANCE PHASE	YR 2-5	MONITORING
AT COMMENCEMENT	- Photopoints remain in place - Awareness of Appendix 4 Biosecurity Protocol Table 8 - Pest control in place (traps/ bait stations as per Table 5)	DATE OF COMMENCEMENT ONCE IMPLEMENTATION CONFIRMED BY SQEP
ONGOING	WEED CONTROL: SUMMER AUTUMN SPRING WEED MAINTENANCE IN REVEGATION AREAS & PROGRESSIVE WEED CONTROL IN COVENANT A - Safe and effective use of herbicides and manual clearance with suitable disposal of weeds APPENDIX 3 Tables 6 & 7 - Any vegetation felled must be mulched/chipped as appropriate. Any non-invasive vegetation removed (trunks and branches) can be retained in situ as habitat enhancement; nutrient input, - Check for browse/ mortality/ disease - Any mechanical clearance e.g. digger must have kiwi dog check prior. Inform ecologist/ DoC of any accidental fauna injury or mortality Cleared exotics should be replaced in Covenant A with species from Fig 4 List 1; may include kānuka if >20m from building envelope PEST CONTROL APPENDIX 2 1 x month check traps reset; rebait & move as appropriate - PULSE BAIT 2x year as per Table 5 IN FINAL YEAR YR 5 - Tracking tunnels for rats & mustelids 6-8 lines per Lot as per industry NPCA protocol Yr 5 for Plan review Wax tags as per industry NPCA protocol Yr 5 for Plan review BIOSECURITY PROTOCOL as appropriate for any materials & equipment	WEED CONTROL - Base line photopoints retained - Post works photopoints photos taken within 6 weeks to allow time for any spray effects on target to show clearly - Repeat all Photopoints x1 /year or as suitable to illustrate ongoing efforts - Brief details of methods, area and species; disposal method - Note any follow up actions or nominate adaptive management - Nominate next control period and any progressive area for control - Written documentation of any plant issues & maintenance PEST CONTROL - Record of trap results; maintenance & adaptive management retained Annual summary to be incorporated into final 5yr period summary
FINISH OF 5 YR MAINTENANCE PERIOD	SUMMARY REPORT FROM SQEP Confirming evidence that the 5year maintenance plan has been executed including summary of monitoring and recommendation for ongoing actions	Written verification of all works completed by all contractors collated for review by SQEP ecologist for submission to FNDC

TABLE 5: PRIORITY PEST CONTROL SPECIES & MONITORING METHODS

SPECIES	COMMON NAME	OBJECTIVE	CONTROL METHOD	DENSITY	MONITORING METHOD
<i>Trichosaurus vulpecula</i> SUSTAINED CONTROL Additional Rules ¹⁰	POSSUM	REMOVE AS POSSIBLE COMPLY NRPMP	1x bait station/ha Toxin (Dimetap) deployment during 1x yr late spring/ summer	8	Absence of browse/ pellets
			1x trap/ha* Trapinator or similar Traps check 1x month	5	
<i>Mustela ermine</i> <i>Mustela nivalis vulgaris</i> SUSTAINED CONTROL Additional Rules ¹¹	MUSTELIDS – STOAT, WEASEL	REDUCE POPULATIONS COMPLY NRPMP	Doc 200 minimum 1 trap /10ha BY CATCH RATS	2	Sightings or frequent sign e.g. carcasses or scat Reduction in trap catch
<i>Felis catus</i> SUSTAINED CONTROL Additional Rules ¹²	FERAL CATS	REMOVE AS POSSIBLE COMPLY NRPMP	Opportunistic shooting during other control SA2 Feral Cat Trap if cats sighted	AS REQUIRED	Sightings
<i>Rattus.spp</i> SUSTAINED CONTROL	RATS	REDUCE POPULATIONS COMPLY NRPMP	Bait stations as per possums 1x yr late spring/ summer Bycatch in Doc200		Reduction trend in trap/ tracking

Best practice density has been prescribed for traps incorporating coverage of the site

Traps & bait stations should be located in easily accessible areas for ease of process but giving site coverage of both revegetation and Covenant A.

KNOCK DOWN PHASE PRIOR TO PLANTING

- Two nights night shoot for hares rabbits and possums with notice to residents by a registered licensed gun owner.
- Deploy bait in bait stations.
- Install traps and check twice and week for two weeks

After the initial control we recommend 2 pulses per year (Nov & April) of Dimetap as it is non biomagnifying and does not require a CSL licence.

- Each pulse: **Week 1:** lay toxin. **Week 2 & 3:** note bait take and refill. **Week 4:** remove remaining bait.

¹⁰ No person shall transport any possum dead or alive into Northland. No person shall possess any live possum in captivity or as a pet in Northland.
¹¹ Under Section 52 and 53 of the Biosecurity Act 1993 no person can sell, propagate, breed, distribute or otherwise spread any pest in this Plan, or unwanted organism. Not complying with Section 52 or 53 is an offence under the Act, and may result in penalties noted Section 157(1).No person shall posess any live mustelid in captivity or as a pet in Northland
¹² Under Section 52 and 53 of the Biosecurity Act 1993 no person can sell, propagate, breed, distribute or otherwise spread any pest in this Plan, or unwanted organism. Not complying with Section 52 or 53 is an offence under the Act, and may result in penalties noted Section 157(1).

APPENDIX 2: VERTEBRATE PEST MANAGEMENT

INTRODUCTION

Many of the species designated for planting are highly palatable and the revegetation will become habitat for both indigenous and pest fauna as it develops. Animals identified as threats to plantings and native fauna are classified in the Northland Regional Pest Management Plan (NRPMP) as ***Sustained Control***, the objective of which is *to reduce impacts on the biodiversity, cultural and economic values in Northland, and spread to other properties.*

The principal measure in the NRPMP is the **REQUIREMENT TO ACT**

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

Species include

- **UNGULATES - FERAL GOATS/ PIGS/ ROGUE STOCK (Not anticipated)**
- **POSSUMS**
- **FERAL CATS**
- **STOATS**
- **RATS**

Standard control and monitoring methods are included in *Table 5 below* with control methods. The plan is to be reviewed after 5 yrs based on monitoring outcomes. It is presumed some changes will occur during operation lifecycles, in response to monitoring outcomes, trigger events or new issues arising, as determined by a primary contractor, consent holder, consulting ecologist or regulatory body. A suitably qualified and experienced pest control operator may establish estimated populations from baseline monitoring and/or field assessment and alter density as appropriate. These adaptive management outcomes may be incorporated within the Plan in consultation with Council/ consulting ecologist, after annual summary or at anytime if considered urgent. Influence may include –

- varied requirement due to pest density/ localised presence/ incursion

IN ALL INSTANCES

- Adaptive management is to be allowed for, documented and supplied with monitoring records in any event. If adaptive management is required instigate as soon as possible as deemed appropriate by contractor through monitoring in discussion with FNDC Monitoring Officer. This may include a less frequent control regime in years to come if low numbers/ catch rates are achieved i.e Pest Free NZ 2050
- Any control work carried out shall be undertaken in a manner which will not endanger kiwi or any indigenous species e.g. All possum traps must be set 700 mm off the ground. Ramps must be >1.2m long.
- Traps will be GPS referenced with the use of Google maps; Trap.nz or similar app and entered into a hard copy or digital format for ease of reporting
- Traps and stations will be named with an identifying code for monitoring purposes. eg. *D1*
- Bait will vary between trap and target with rabbit, fish and eggs used most commonly. Refresh bait each reset and vary baits periodically
- Trap audit 1x year for condition and any required maintenance undertaken in a timely manner so not to reduce network efficacy
- Traps are to be moved on a regular basis, particularly if failure to catch or conversely consistent catch requiring bolstering is recorded in specific locations.

- We recommend kiwi aversion training for any dog kept onsite including for pig hunting; stock retrieval
- Reporting on toxin use; trap condition and interim catch summary is to be available to FNDC Monitoring officer at request. A brief summary is to be generated annually during Maintenance Phase for inclusion in 5yr review or adaptive management in the interim.

Nothing in this Plan exempts any contractor; owner or occupier from personal or commercial health and safety obligations.

BAIT

- Bait stations- Doubletap¹³ is recommended due to ease of use
- Possums- jam or peanut butter or commercial lure paste
- DoC200- bait should target stoat preferences e.g. salted rabbit; egg; chicken

PERFORMANCE TARGETS

As per *Table 5*

TRAP LOCATIONS

- At discretion and varied regularly to give overall coverage
- Key locations are edges of vegetation; any flowering or fruiting trees that may attract pests e.g. pūriri are particularly palatable to possums.
- Allowance for coverage

MAINTENANCE

Trap operators are responsible for their own health and safety and clean, well maintained traps. Traps are to be checked at reset for deterioration and a minimum 1yr audit as a faulty trap may inflict undue suffering or cause trap avoidance if an animal escapes

FERAL CATS

Cats sighted are to be trapped as prescribed *Table 5*. Feral cats are unlikely to be able to be rehomed if captured live due to nature and prevalent disease.

DOGS

Dogs are not permitted as per condition on the title.

In the unlikely event of a wild or uncontrolled dog, as per the Dog Control Act 1996 (and any further amendments)-

SECTION 59: SEIZURE OR DESTRUCTION OF DOG AT LARGE IN VICINITY OF PROTECTED WILDLIFE

(1)Where any dog is at large and is an immediate disturbance or threat to any protected wildlife, —

(a)the occupier or person having control of the land on which the dog is, for the time being, situated, or any agent or employee of that person; or

(b)any constable, dog control officer, or dog ranger acting with the consent of any person specified in paragraph (a),—may forthwith either seize or destroy that dog.

(2)Where, under subsection (1), a dog is seized by any person other than a dog control officer or dog ranger, that person shall ensure that the dog is returned to its owner or delivered into the custody of a dog control officer or dog range

¹³ Diphacinone – 0.05g/kg & Cholecalciferol (Vitamin D3) – 0.60g/kg. No secondary poisoning; no CSL required

APPENDIX 3: SITE WIDE WEED CONTROL

Weed control is to take place in both the revegetation and Covenant A in perpetuity. In Covenant A control may be progressive focused on select areas or species driven e.g. moth plant eradication.

Pest plants have the potential to smother, shade or outcompete indigenous species, reducing biodiversity and functional habitat for fauna. Maintenance of indigenous vegetation requires control of infestations and highly invasive weeds that may establish in developing indigenous cover e.g. shade tolerant tobacco weed.

PRIORITY WEED SPECIES TABLES 6 & 7

Priority weeds have been prioritised from those common in the local area with respect to NRPMP obligations and further emphasis from recent review¹⁴ of key environmental weeds. Further species may become obvious or prominent during the 5yr period of control.

PERFORMANCE TARGET

- Absence of weeds in the revegetation areas
- Reduction of any significant exotic weed infestations in Covenant A - areas or species within initial 5 yr period.
- no weeds on the first 3 tiers of NRPMP: *Exclusion; Eradication; or Progressive Containment*

NORTHLAND REGIONAL PEST MANAGEMENT PLAN (NRPMP)

The majority of weeds identified as common threats e.g. privet; tobacco weed; gorse are classified **Sustained Control**, widespread in suitable habitat throughout Northland. They cause adverse effects to the environmental, economic, social or cultural values of the region. The *Requirement to Act* is a principle measure under the NRPMP.

The objective of this classification is to reduce impacts to biodiversity, cultural and economic values by controlling identified pest plants in Northland and preventing unreasonable impacts from these plants spreading across property boundaries and causing unwanted effects on adjacent or nearby neighbours assets and values. Some species have specific **Good Neighbour Rules** to be observed e.g. wilding conifers.

Site review to date has not identified any presence of plants classified in the first 3 NRPMP management tiers above Sustained Control - **Exclusion; Eradication; or Progressive Containment** species. It is expected that professional weed contractors will be aware of these species, and notify the owner/ NRC immediately. Visual guides are available online within the NRPMP and NRC Pest Control Hub¹⁵.

Other common species with site impacts are classified as **Unwanted Organisms** e.g. pampas. These species are capable of causing harm to natural or physical resources (like forests and waterways) and should be considered on a site basis during baseline consideration.

¹⁴ DoC (2024) List of environmental weeds in new Zealand 2024

¹⁵ <https://www.nrc.govt.nz/environment/weed-and-pest-control/pest-control-hub/>

Exotic vegetation which could adversely affect natural regeneration or local forest health is not introduced. This includes environmental weeds¹⁶ and those listed in the National Pest Plant Accord¹⁷ e.g. agapanthus; loquat; banksia

Under Sections 52 and 53 of the Biosecurity Act 1993 no person can sell, propagate, breed, distribute or otherwise spread any pest in the NRPMP, or unwanted organism. Not complying with Section 52 or 53 is an offence under the Act, and may result in the penalties noted in Section 157(1).

Control will be undertaken with regard to the following parameters

- Control of pest plants shall follow best-practice for the particular species
- where it is unsafe to use herbicides around existing natives, manual removal of weed species will occur.
- herbicide use shall only be undertaken in still conditions to prevent spray drift
- herbicide use is best utilised in November-April when pest plants are actively growing
- manufacturer's guidelines are to be adhered to regarding mixing and application
- herbicides shall contain marker dye to indicate area of coverage
- manually cleared pest plants shall be disposed of appropriate to their risk of spread from material

PRIORITY WEEDS

The following are common in the wider area. *Good Neighbour* rules and the intent of *Sustained Control* species management not to cause impacts outside site boundaries should also be considered. The Northland Regional Pest Management Plan (NRPMP) classifications are provided along with common control methodology. This may change in line with current best practice. Additional environmental weeds are those that have a majority influence on biodiversity decline, as identified by DoC.

¹⁶ McAlpine, K & Howell, C. Clayson (2024) List of environmental weeds in New Zealand. Science for Conservation Series 340, DoC Wellington

¹⁷ Latest List - <https://www.mpi.govt.nz/dmsdocument/3664-National-Pest-Plant-Accord-manual-Reprinted-in-February-2020-minor-amendments-only>

TABLE 6: PRIORITY SITE WEEDS & NRPMP SUSTAINED CONTROL SPECIES

SPECIES	COMMON NAME	CONTROL METHOD
<i>Pinus spp</i> SUSTAINED CONTROL Good Neighbour Rule ¹⁸	Wilding pine/ conifer	MANUAL: Manually cut pines down. CHEMICAL: Drill holes at 100mm intervals around the trunk and put in undiluted glyphosate or 20mls of 20g metsulfuron-methyl (600g/kg e.g. Escort ®) per 1 litre water. Or. Spray a collar around the trunk with one part triclopyr (300g/1 eg Grazon®) to three parts biodiesel (eg codacide).
<i>Cortaderia selloana/ jubata</i> NPPA/UNWANTED ORGANISM	Pampas	Dig or grub out seedlings or small plants. Chainsaw small plants and remove sizeable plants by bulldozer if suitable. Compost or leave on site to rot down. Burn or bury any flowerheads. HERBICIDE : Gallant (150ml/10l + crop oil) for most sites or glyphosate (100ml/10L + penetrant) for very dense sites.
<i>Acacia longifolia</i> <i>Paraserianthes lophantha</i> SUSTAINED CONTROL	Wattle spp	Pull or dig small plants out (all year round): ensure minimum soil disturbance, can mulch. HERBICIDE Drill and fill. Drill 12mm holes, 200mm around the trunk and fill with undiluted glyphosate. Cut and squirt (all year round): make 1 cut every 100mm around the trunk and saturate each cut with 5ml triclopyr 600g/L. Cut trunk and paint stump (all year round): cut trunk near to the ground, and swab freshly cut stump with 100ml triclopyr (600g/L) per 1L water; or 5g metsulfuron-methyl (600g/kg) per 1L water.
<i>Cotoneaster</i> SUSTAINED CONTROL	cotoneaster	Pull small seedlings. HERBICIDE Larger – stump with 5g metsulfuron – methyl (600/kg) per 1L water or piclorum
<i>Prunus campanulata</i> SUSTAINED CONTROL	Taiwanese cherry	1. Pull (all year round): pull out seedlings and small plants. Mulch. HERBICIDE Cut and stump treat (all year round): paint freshly cut stump with metsulfuron-methyl 600g/kg (5g/L) or a product containing 100g picloram+300g triclopyr/L (100ml/L). Mulch cut branches and leaves. 3. Cut and inject (all year round): cut a notch in the trunk on a downward angle and inject with 2ml metsulfuron-methyl 600g/kg (20g/L) or 10ml of a product containing 100g picloram+300g triclopyr/L (undiluted). 4. Drill and inject (all year round): drill holes around trunk at 5 cm intervals and inject with 2ml of metsulfuron-methyl 600g/kg (20g/L) or 10ml of a product containing 100g picloram+300g triclopyr/L (undiluted). 5. Ringbark and inject (all year round): cut a complete ring around the trunk on a downward angle and inject with metsulfuron-methyl 600g/kg (20g/L) or a product containing 100g picloram+300g triclopyr/L (100ml/L). 6. Overall spray (summer): metsulfuron-methyl 600g/kg (5g/10L) or a product containing 100g picloram+300g triclopyr/L (6ml/L).
<i>Ligustrum sinense</i> SUSTAINED CONTROL	Privet	HERBICIDE Cut and stump treat immediately 5g metsulfuron – methyl (600/kg) per 1L water
<i>Solanum mauritianum</i> SUSTAINED CONTROL GOOD NEIGHBOUR RULE ¹⁹	Tobacco weed	Pull out small plants. Caution – some people are allergic to sap and hairy leaves/stalks HERBICIDE Cut and paint triclopyr (600 EC) 100ml/L
<i>Ulex europaeus</i> SUSTAINED CONTROL GOOD NEIGHBOUR RULE ²⁰	Gorse	HERBICIDE Spray 5g metsulfuron methyl +penetrant 10L
<i>Hakea spp</i> SUSTAINED CONTROL	Hakea	MANUAL Pull out small plants (all year round): mulch HERBICIDE Frilling (autumn): make 1 cut every 100mm around the trunk and fill each cut with 2g metsulfuron-methyl 600g/kg. Cut and paint stump (autumn-winter): cut trunk near to the ground, and swab freshly cut stump with 5g metsulfuron-methyl (600g/kg) per 1L.
<i>Araujia sericifera</i> SUSTAINED CONTROL/ NPPA/UNWANTED ORGANISM WEAR GLOVES!	Moth plant	HERBICIDE Cut down and stump-treat larger stems with 200mls Banvine® per 1 litre water or 100mls Brushkiller per 1 litre water or Metgel Clear off from desirable trees and spray carefully with 120mls Banvine® per 10 litres water or 120mls Brushkiller per 10 litres water or 5g metsulfuron-methyl (600 g/kg e.g. Escort®) + 10mls penetrant per 10 litres water. Spraying of pods with this product appears to kill seeds as well
<i>Hedychium gardnerianum</i> SUSTAINED CONTROL/ NPPA/UNWANTED ORGANISM	Wild ginger	MANUAL Small seedlings can be hand pulled and disposed of carefully. Small clumps can be dug out, as long as all of the root system is removed and disposed of safely. Rhizomes can be placed in a black plastic bag and rotted, or placed in a weak herbicide mix, crushed, dried then burned. Larger clumps should be sprayed. When removing kahili ginger, remove flower heads as a stopgap before spraying or removing the whole plant. This won't kill the plant but will stop it from seeding that year. Burn the seed heads HERBICIDE Spray 5g metsulfuron-methyl + 10ml penetrant (e.g. organosilicone) per 10 litres water.

TABLE 7: ADDITIONAL ENVIRONMENTAL WEEDS DoC 2024

TREE SPECIES	COMMON NAME	CONTROL METHOD
<i>Ageratina adenophora</i>	Mistflower	MANUAL Dig or pull out small infestations (summer): Expose roots. HERBICIDE Spray (spring-summer): glyphosate (20ml/L + penetrant).
<i>Asparagus scandens</i>	Climbing asparagus	HERBICIDE Spray glyphosate (30ml/L) no penetrant
<i>Colocasia esculenta</i>	Taro	HERBICIDE Cut and spray with 10ml/L glyphosphate
<i>Crocasmia</i>	Montbretia	HERBICIDE Spray glyphosate (10ml/L) + metsulfuron-methyl 600g/kg (4g/10L + penetrant).
<i>Eriobotrya japonica</i>	Loquat	MANUALPull or dig seedlings (all year round). Leave on site to rot down.- HERBICIDE Cut and squirt (all year round) or bore and fill: Make 1 cut or hole every 10 cm around the trunk, apply a slurry of metsulfuron-methyl 600g/kg (2g) to each cut or hole. Or, Cut down and paint stump (all year round): metsulfuron-methyl 600g/kg (5g/L).
<i>Polygala myrtifolia</i>	Sweet pea shrub	MANUAL Hand pull small plants (all year round). Mulch. Slash larger plants in regenerating shrubland (summer). Mulch. HERBICIDE Stump swab (all year round): metsulfuron-methyl 600g/kg (1g/L) or a product containing 100g picloram+300g triclopyr/L (100ml/L).
<i>Rubus fruticosus</i>	Blackberry	HERBICIDE Metsulfuron-methyl 600g/kg (7.5g per 15L water)
<i>Syzygium smithii</i>	Monkey apple	As for loquat
<i>Zantedeschia spp</i>	Arum lily All parts highly poisonous	HERBICIDE Slash clump to groundlevel. Paint with 1g metsulfron-methyl +100 ml glyphosphate+penetrant per L

¹⁸ Good Neighbour Rule: Land occupiers within Northland must destroy all wilding conifers within 10 metres of an adjacent or nearby property, prior to cone-bearing, where the adjacent or nearby land occupier is taking reasonable steps to control wilding conifers on their property to protect pastoral production or environmental values. This Good Neighbour Rule will be enforced on receipt of a complaint from a directly affected land occupier

¹⁹ Rule 6.4.17 Land occupiers within Northland must destroy woolly nightshade on their land within 20 metres from the affected individual's residence or fixed workplace, where the plant exacerbates human health problems. This rule will be enforced on receipt of a complaint from a directly-affected person. A medical certificate/letter must be provided by the person affected

²⁰ Rule 6.4.4Good Neighbour Rule: Land occupiers within Northland must destroy all gorse within 10 metres of an adjacent or nearby property, where the adjacent or nearby land occupier is taking reasonable measures to manage gorse on their property or its impacts on pastoral production or environmental values. This Good Neighbour Rule will be enforced on receipt of a complaint from a directly-affected land occupier.

APPENDIX 4: BIOSECURITY

Biosecurity measures are a key component of any pest management strategy. Development of a site, with associated importation of materials, plants and soils heightens the risk of introduction of novel weeds, fauna & disease. These may include Myrtle rust; Argentinian ants and plague skinks.

TABLE 8: BIOSECURITY PROTOCOL

PHASE	BIOSECURITY PROTOCOL
PRE WORKS	• Be aware of the importance of cleaning gear to prevent the spread of novel organisms and high risk site weeds • Plants; soil, stockpiles to be checked offsite if possible and regularly onsite • Awareness of duty to report myrtle rust / kauri PA
DURING ACTIVITY	• Check any stockpiles until distributed • Appropriately dispose of weeds – NOT INTO RIPARIAN AREA (<10m) • Soil and plant material to be removed from vehicles as possible when exiting or entering the work site • Inform consulting ecologist/ NRC/MPI immediately in the event of any incursion • Any high risk species/ biosecurity threats reported project ecologist & MPI if suspected e.g. myrtle rust
POST ACTIVITY	• Summary note of any issues and actions for annual & 5 year summary • Ongoing observations during weed control as necessary

NOVEL WEED SPECIES

Those undertaking the weed control should familiarise themselves with and check for species in the Northland Regional Pest Management Strategy (NRPMS), with particular concern for **ERADICATION CONTROL** species. These are present in low numbers or have a limited distribution within Northland, and eradicating them appears to be feasible and cost-effective. They have potential to establish widely, and are capable of causing adverse effects to the environmental, economic, social or cultural values of the region. Regional Council is either the lead agency or a partner for eradicating these pests and must be notified and consulted with immediately. This list may change over the lifecycle of the monitoring.

NOVEL PEST ANIMAL SPECIES

PLAGUE SKINKS

- known as rainbow skinks
- native to Australia, known in Northland including at commercial plant nurseries
- Plague skink eggs readily spread in potting mix and other soil movement.
- compete with native lizards and other native fauna for food and habitat.
- Carry disease
- Imported to site in stockpiles, plants, machinery and materials

ARGENTINE ANTS

- ranked as one of the world's 100 worst invaders from large
- 'supercolonies' which can outcompete New Zealand's native ant species.
- Known from Northland & Auckland
- Spread often by a nest in its soil, or on vehicles and freight
- pose a threat to native invertebrates and other fauna and have been known to kill fledglings

For pictures and advice check-

<https://www.nrc.govt.nz/environment/weed-and-pest-control/pest-control-hub>

DISEASE

If **Myrtle rust** is **suspected** contact the consulting ecologist and the MPI Hotline number

MPI BIOSECURITY HOTLINE
0800 80 99 66

- avoid disturbing or spreading disease – do not cut or move the plant
- clean equipment with suitable sterilant
- decontaminate clothing through an extended hot wash in a washing machine. Spray footwear with a sterilant and dry thoroughly.

MYRTLE RUST

Myrtle rust is a disease caused by the fungus *Austropuccinia psidii*, native to Brazil. Myrtle rust is an **unwanted organism** in New Zealand. Owners of properties infected with myrtle rust have specific responsibilities under the Biosecurity Act. This includes not knowingly moving or spreading the myrtle rust spores, and securely disposing of any myrtle rust infected plant material.

- Infects NZ native myrtles include pōhutukawa, mānuka, kānuka, rātā, swamp maire and ramarama.
- Attacks young, soft, actively growing parts of plants – leaves, shoot tips, buds, flowers and fruit – and it can affect seed development. Severe or repeated infections can kill the plants.
- Young seedlings may be particularly vulnerable in spring and summer when the conditions are most suitable for spore release and plantings dominated by susceptible myrtle species could result in a heavy infestation.

SYMPTOMS

- Bright yellow, powdery eruptions on the underside of young leaves.
- As the infection grows, the yellow, powdery eruptions appear on both sides of the leaves.
- The pustules darken with time, and the
- Leaves may become twisted and die.

DISPOSAL (ONLY AFTER CONTACTING MPI)

- bury infected plant material on your property to a suggested minimum depth of 50 cm.
- Sealing infected plant material in black plastic bags and solarising for at least six weeks is also an effective way to kill the spores.
- Infected material should not be burned as the microscopic spores can survive and spread long distances in smoke

VISIBLE ERUPTION OF MYRTLE RUST DURING PROGRESSION OF DISEASE



KAURI PA & THE BIOSECURITY NATIONAL PA PEST MANAGEMENT PLAN ORDER (2022)

The preservation of kauri is a matter of national importance. It is estimated that only 4% of previous kauri remains today. The presence of *Phytophthora agathadicida* (kauri PA), as the primary causal agent of kauri dieback, has led to both regional and national responses. Landowners have an **Obligation to Report** any kauri on their property with symptoms to Regional Council. Infected trees show a range of symptoms including

- yellowing of foliage
- loss of leaves,
- canopy thinning,
- dead branches and
- lesions that bleed gum at the base of the trunk.

WE RECOMMEND NO KAURI ARE TO BE PLANTED ONSITE TO DECREASE THE RISK OF KAURI PA (KAURI DIEBACK) SPREAD.

Any forest area may be considered *kauri forest* as per definition²¹ if it comprises a *forest or bushland ecosystem that contains more than 1 kauri*. It is then subject to the *National PA Pest Management Plan* (2022), inacted in full since August 2023. These rules apply at all times, including **outside any consent process**.

The legislation is available in full from

- <https://www.legislation.govt.nz/regulation/public/2022/0208/latest/LMS711621.html>

Further detail can be found here

- <https://www.mpi.govt.nz/dmsdocument/52147-National-PA-Pest-Management-Plan-FAQs-August-2022>

NRC has a dedicated Kauri PA team, **however the MPI hotline** should be contacted immediately in the instance of any observation of suspected dieback, as per the duty to inform – *REG 15* of the Plan.

NRC team - kauridieback@nrc.govt.nz.

²¹ Definition within the BIOSECURITY NATIONAL PA PEST MANAGEMENT PLAN ORDER (2022)

OPERATIVE FAR NORTH DISTRICT PLAN - RURAL ENVIRONMENT – OBJECTIVES AND POLICIES

CHAPTER 8 – RURAL ENVIRONMENT	
Objectives	
8.3.1	<i>To promote the sustainable management of natural and physical resources of the rural environment.</i>
8.3.2	<i>To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.</i>
8.3.3	<i>To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.</i>
8.3.4	<i>To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.</i>
8.3.5	<i>To avoid actual and potential conflicts between land use activities in the rural environment.</i>
8.3.6	<i>To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.</i>
8.3.7	<i>To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.</i>
8.3.8	<i>To enable rural production activities to be undertaken in the rural environment.</i>
8.3.9	<i>To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.</i>
Policies	
8.4.1	<i>That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.</i>
8.4.2	<i>That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life</i>

	<i>supporting capacity of soils and ecosystems is safeguarded, and rural productive activities are able to continue.</i>
8.4.3	<i>That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes. That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.</i>
8.4.4	<i>That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e. reverse sensitivity).</i>
8.4.5	<i>That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.</i>
8.4.6	<i>That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.</i>
8.4.7	<i>That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.</i>

OPERATIVE FAR NORTH DISTRICT PLAN - RURAL PRODUCTION ZONE – OBJECTIVES AND POLICIES

Objectives	
8.6.3.1	<i>To promote the sustainable management of natural and physical resources in the Rural Production Zone.</i>
8.6.3.2	<i>To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.</i>
8.6.3.3	<i>To promote the maintenance and enhancement of the amenity values of the Rural environment to a level that is consistent with the productive intent of the zone.</i>
8.6.3.4	<i>To enable rural production activities to be undertaken in the zone.</i>
8.6.3.5	<i>To promote the protection of significant natural values of the Rural Production Zone.</i>
8.6.3.6	<i>To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.</i>
8.6.3.7	<i>To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.</i>
8.6.3.8	<i>To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.</i>
8.6.3.9	<i>To enable rural production activities to be undertaken in the zone.</i>
Policies	
8.6.4.1	<i>That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.</i>

8.6.4.2	<i>That standards be imposed to ensure that the off-site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.</i>
8.6.4.3	<i>That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.</i>
8.6.4.4	<i>That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.</i>
8.6.4.5	<i>That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.</i>
8.6.4.6	<i>That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.</i>
8.6.4.7	<i>That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.</i>
8.6.4.8	<i>That activities whose adverse effects, including reverse sensitivity effects cannot be avoided remedied or mitigated are given separation from other activities.</i>
8.6.4.9	<i>That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.</i>

Part 3 – Rural Production Zone	
Objectives	
RRPOZ-O1	<i>The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.</i>
RPROZ-O2	<i>The Rural Production zone is used for primary production activities, ancillary activities that support primary production, lawfully established existing activities and other compatible activities that have a functional need to be in a rural environment.</i>
RPROZ-O3	<i>Land use and subdivision in the Rural Production zone:</i> <i>a. protects highly productive land from sterilisation and enables and prioritises it to be used for farming and forestry activities;</i> <i>b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;</i> <i>c. does not compromise the use of land for primary production activities, particularly farming and forestry activities on highly productive land;</i> <i>d. does not exacerbate any natural hazards; and</i> <i>e. is able to be serviced by on-site infrastructure.</i>
RPROZ-O4	<i>The rural character and amenity values associated with a rural working environment are maintained</i>
Policies	
RPROZ-P1	<i>Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.</i>
RPROZ-P2	<i>Ensure the Rural Production zone provides for activities that require a rural location by:</i>

	a. enabling <u>primary production</u> activities as the predominant land use; b. enabling a range of compatible activities that support <u>primary production</u> activities, including <u>ancillary activities</u>, <u>rural produce manufacturing</u>, <u>rural produce retail</u>, <u>visitor accommodation</u>, small-scale <u>educational facilities</u> and <u>home businesses</u>; and c. enabling the <u>maintenance</u>, operation or upgrade of any lawfully established existing activities, provided any loss of <u>highly productive land</u> from those activities is minimised.
RPROZ-P3	Manage the establishment, design and location of new <u>sensitive activities</u> and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity <u>effects</u> on <u>primary production</u> activities, particularly the reverse sensitivity <u>effects</u> of rural lifestyle development on <u>highly productive land</u>.
RPROZ-P4	Land use and <u>subdivision</u> activities are undertaken in a manner that maintains or enhances the rural character and <u>amenity values</u> of the Rural Production zone, which includes: a. a predominance of <u>primary production</u> activities; b. low density development with generally low <u>site</u> coverage of <u>buildings</u> or <u>structures</u>; c. typical adverse <u>effects</u> such as odour, <u>noise</u> and <u>dust</u> associated with a rural working <u>environment</u>; and d. a diverse range of rural environments, rural character and <u>amenity values</u> throughout the district.
RPROZ-P5	Avoid land use that: a. is incompatible with the purpose, character and <u>amenity values</u> of the Rural Production zone; b. does not have a <u>functional need</u> to locate in the Rural Production zone and is more appropriately located in another zone;

	c. would result in the loss of availability and productive capacity of <u>highly productive land</u>, including consideration of the cumulative <u>effects</u> of such losses; d. would exacerbate <u>natural hazards</u>; and e. cannot provide appropriate on-site <u>infrastructure</u>.
RPROZ-P6	Avoid <u>subdivision</u> that: a. results in any potential cumulative loss of the availability or productive capacity of <u>highly productive land</u> for use by <u>farming</u> or <u>forestry activities</u>; b. cannot demonstrate that the proposed lots will retain the overall productive capacity of <u>highly productive land</u> over the long term; c. fragments <u>land</u> into parcel sizes that are no longer able to support <u>farming</u> or <u>forestry activities</u>, taking into account: i. the type of <u>farming</u> or forestry proposed; and ii. whether smaller <u>land</u> parcels can support the proposed <u>farming</u> or forestry activity due to the presence of <u>highly productive land</u>. d. provides for rural lifestyle living unless there is an environmental benefit, or is around an existing <u>residential unit</u>.
RPROZ-P7	Consider the following matters where relevant when assessing and managing the <u>effects</u> of land use and <u>subdivision</u> in the Rural Production Zone: a. whether the proposal will increase production potential in the zone; b. whether the activity relies on the productive nature of the soil; c. consistency with the scale and character of the rural environment; d. location, scale and design of <u>buildings</u> or <u>structures</u>; e. for <u>subdivision</u> or non-<u>primary production</u> activities:

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| | <ul style="list-style-type: none"> i. scale and compatibility with rural activities; ii. potential reverse sensitivity <i>effects</i> on <i>primary production</i> activities and existing <i>infrastructure</i>; iii. the potential for loss of <i>highly productive land</i>, land sterilisation or fragmentation <p>f. at zone interfaces and the rail designation <i>boundary</i>:</p> <ul style="list-style-type: none"> i. any <i>setbacks</i>, fencing, screening or <i>landscaping</i> required to address potential conflicts; ii. the extent to which adverse <i>effects</i> on adjoining or surrounding <i>sites</i> are mitigated and internalised within the <i>site</i> as far as practicable; <p>g. the capacity of the <i>site</i> to cater for on-site <i>infrastructure</i> associated with the proposed activity, including whether the <i>site</i> has access to a <i>water</i> source such as an irrigation network supply, dam or <i>aquifer</i>;</p> <p>h. the adequacy of roading <i>infrastructure</i> to service the proposed activity;</p> <p>i. Any adverse <i>effects</i> on <i>historic heritage</i> and cultural values, natural features and landscapes or indigenous biodiversity;</p> <p>j. Any historical, spiritual, or cultural association held by <i>tangata whenua</i>, with regard to the matters set out in <i>Policy TW-P6</i>.</p> |
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