

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☐ Yes ☐ No

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☐ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Hugh Barnard

Email:

Phone number:

Home

Postal address:

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

Postcode

9382

6. Address for Correspondence

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

Name/s:

Potentialis Limited - Angela Goodwin

Email:

Phone number:

Home

Postal address:

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

Postcode 3200

** 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:

One Thousand Sandhills Limited

**Property Address/
Location:**

Postcode

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

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)

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.

☐ 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**

- | | |
|------------------------------------------------------------------|--------------------------------------------------------------------------|
| <input type="radio"/> Subdividing land | <input type="radio"/> Disturbing, removing or sampling soil |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> Removing or replacing a fuel storage system |

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☐ **Yes**

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)	Hugh Barnard		
Email:	[Redacted]		
Phone number:	[Redacted]	Home	
Postal address: (or alternative method of service under section 352 of the act)	[Redacted]		
	Postcode		9382

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)	Hugh Barnard	
Signature: (signature of bill payer)	[Redacted]	Date 4th July 2025

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Signature:

Date

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

Checklist (please tick if information is provided)

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

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



Application for Land Use Consent and Assessment of Environmental Effects

1000 Sandhills Road Ahipara



Potentialis

PLANNING | RESOURCE MANAGEMENT

Angela Goodwin BPlan (Hons), MPlan

Author

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Phone: (021) 844 374

Website: www.potentialis.co.nz

19 June 2025

Disclaimer:

Potentialis Limited ("Potentialis") has taken care to ensure the correctness of all information contained in this report. It is, however, the responsibility of parties acting on information contained in this report to make their own enquiries to verify correctness.

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Introduction

Hugh Barnard seeks land use consent to construct a new dwelling on Lot 2 DP 594744. The lot has been created by a recent subdivision of 1000 Sandhills Road, Ahipara. Consent is required for a restricted discretionary activity to locate a building within the Coastal Living Zone. This is because any new building over 50m² in the Coastal Living Zone requires consent. The site is currently vacant.

Purpose of Report

This report provides details of the proposal and an assessment of environmental effects, in accordance with s88 and the Fourth Schedule of the Resource Management Act 1991 (RMA). Information about the applicant and property that this report relates to is set out below.


Applicant:	Hugh Barnard
Summary of Proposal:	To construct a new dwelling that exceeds 50m ² in the Coastal Living Zone.
Address for Service and Contact for Queries:	Potentialis Limited Physical Address: Level 3, Suite 7, 50 Seddon Road, Frankton, Hamilton 3204 Mailing Address: 172 Sandwich Road, St. Andrews, Hamilton 3200 <u>Contact:</u> Angela Goodwin angela@potentialis.co.nz 021 844 374
Site Address:	1000 Sandhills Road, Ahipara 0453
Legal Descriptions:	Lot 2 DP 594744 <i>Several instruments, including easements, a consent notice, and a land covenant, are on the Certificate of Title for this property. All documentation is in Appendix 1.</i>
Owners and Occupiers of Site:	The Barnard Campe Family Trust <i>Note: the title is currently being transferred.</i>
Site Area:	1.51ha
Operative Far North District Plan 2009 Zone, Designations, and Statutory Acknowledgements	<u>Zone:</u> Coastal Living Zone <u>Designations:</u> None <u>Statutory Acknowledgements:</u> None <i>Planning maps are contained in Appendix 2.</i>
Proposed Far North District Plan	Zone: Rural Production Overlays: Coastal Environment Notations: Treaty Settlement Area of Interest
Existing Land Use Consents:	None. The lot has been created by a recent subdivision.
Summary of Reasons for Consent:	 Rule 10.7.5.1.1 Visual Amenity (dwelling floor area exceeds 50m ²) – Restricted Discretionary
Overall Activity Status:	Restricted Discretionary
Other Consents Required:	No other consents are required based on the information provided to us. Building consent will be applied for in due course. Consents (if any) required for the wastewater treatment system discharge will be obtained separately.

Table 1: Applicant and property details.

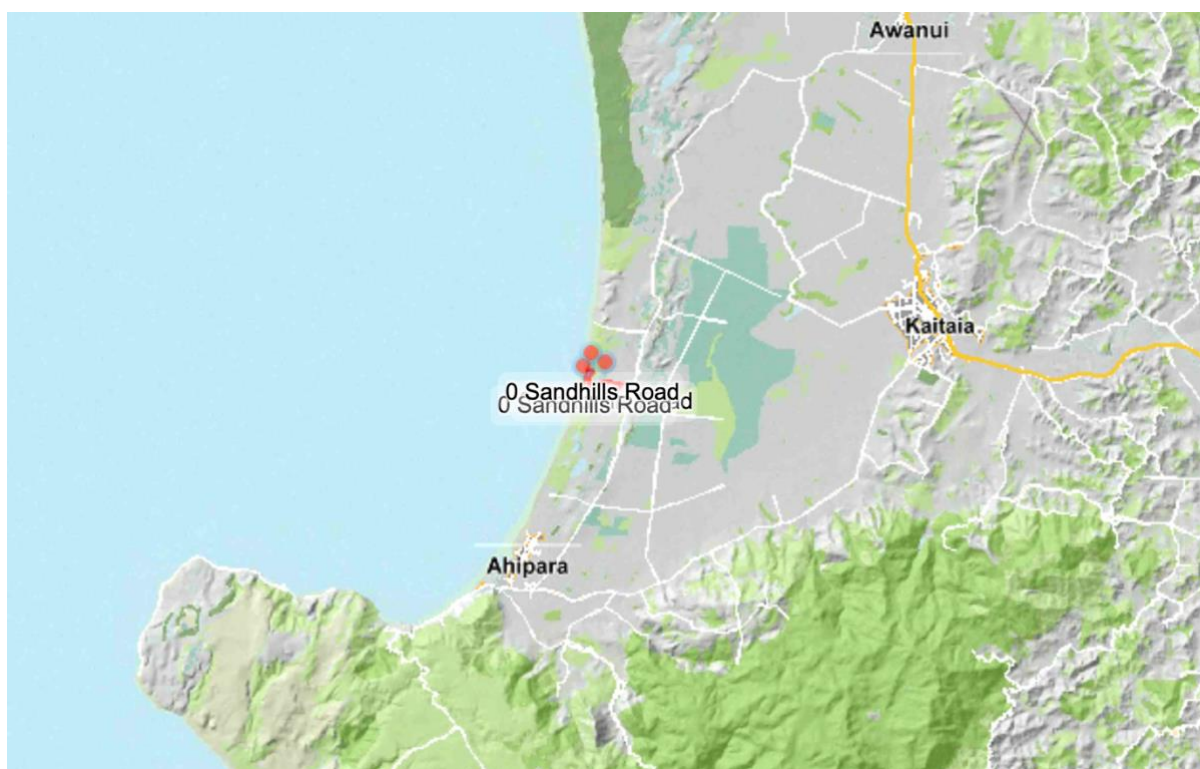
Contents of Report

Sections 2 and 3 of this report provide further details of the location of the site, surrounding environment, and proposal. Section 3 also provides a background of the existing consents and details about the proposed development. This provides context and a baseline to assess the environmental effects of the proposal against in Section 5. Section 6 provides an assessment of affected persons. Section 7 concludes the report by providing a statutory assessment.

The certificate of title and instruments are in **Appendix 1** and the Far North District Council planning maps are in **Appendix 2**. The development plans prepared by Far North Builders is in **Appendix 3** and subdivision documents are in **Appendix 4**.

Site and Receiving Environment

The subject site is legally described as Lot 2 DP 594744, comprising approximately 1.15 hectares in area. It forms part of a recently created rural-residential subdivision approved under resource consent RC 2160143 as varied by RC 2160143-RMAVAR/C (the most recent variation), which authorised the subdivision of Pt Lot 3 DP 49057 into 21 lots and associated accessways, infrastructure, and planting. The parent site (the lot has been created from) is located at 1000 Sandhills Road, Ahipara, on the western coastline and close to the Southern end of Te Oneroa-a-Tōhē, Ninety Mile Beach. Figure 1 shows the site and location.





The site is zoned Coastal Living Zone under the Operative Far North District Plan 2009 (Figure 2), and Rural Production with a coastal environment overlay under the Proposed District Plan. It is part of a comprehensively planned development known as Sandhills Estate, which was subject to an extensive landscape, ecological, and cultural assessment during the subdivision consenting process. Lot 2 is one of the lots within the estate, located approximately midway along the shared accessway (Lot 17). It is not directly visible from Sandhills Road due to topography and separation distance from the legal road boundary.

Topographically, the site is gently undulating. The site is vacant and is not subject to any mapped flood hazards, erosion risk, or natural features overlays. While parts of the wider Sandhills Estate subdivision are in proximity to sensitive ecological and cultural areas (including the adjacent scenic reserve and archaeological sites), Lot 2 itself does not contain any recorded archaeological sites or protected natural features, and is not located adjacent to the scenic reserve boundary.

The site is bounded by other rural-residential lots that are also part of the Sandhills Estate. These surrounding lots are of similar size and subject to the same development controls, including height limits, building envelopes, reflectivity restrictions, and landscaping requirements enforced via consent notices. Many of the neighbouring sites remain undeveloped, although the subdivision structure anticipates one dwelling per lot with consistent built form outcomes. The shared access lot (Lot 17) provides legal and physical access to all lots and is jointly owned in 1/17th shares by the owners of Lots 1–16 and 18–20, including Lot 2.

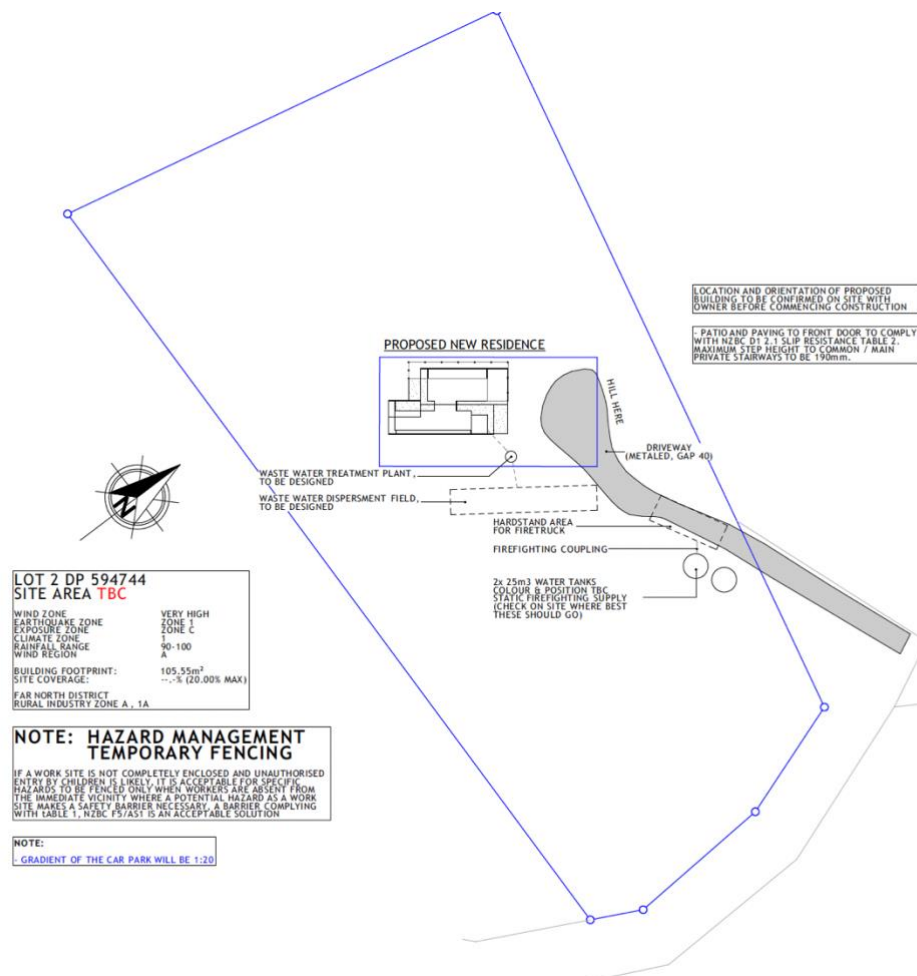
No reticulated infrastructure is available in the area and consent notices set parameters for on-site servicing. The subdivision was designed to achieve a low-density built form that responds to the natural

character of the coastal environment. Building envelopes, height limits, and restrictions on materials were imposed to ensure consistency in form and to protect the amenity and visual quality of the wider coastal landscape. These controls were extensively evaluated during the subdivision consent process, and development within the defined envelopes was considered to have no more than minor effects on landscape character and amenity, provided the conditions of consent were adhered to (if this wasn't the case the consent wouldn't have been granted).

Proposal

The proposal involves construction of a single-storey dwelling with a floor area of approximately 105.5m², supported by covered patio and deck areas, bringing the total roof plan area to approximately 215m². The dwelling will be finished in neutral, low-reflectivity colours in accordance with consent notice conditions, including vertical timber-look cladding and Colorsteel roofing with a reflectivity value below 35%. The structure is located entirely within the approved building envelope and does not exceed the 6.0 metre height limit imposed through the subdivision.

Infrastructure includes two 25,000L water tanks for potable and firefighting supply, an on-site wastewater treatment and disposal system, and a metalled access and firefighting hardstand. No vegetation clearance or additional earthworks beyond those anticipated in the subdivision are proposed. The figures below show the proposed layout and building.





Compliance with District Plan

Operative Far North District Plan 2009 Rules

Coastal Living Zone

The subject site is zoned Coastal Living under the Operative Far North District Plan 2009.

Rule 10.7.5.1.1 permits buildings in this zone where the gross floor area does not exceed 50m². As the proposed dwelling exceeds this threshold, consent is required as a restricted discretionary activity under Rule 10.7.5.3.1.

The table below provides an assessment of the proposal against the other applicable performance standards for the Coastal Living Zone.

Rule	Standard	Assessment
10.7.5.1.1 – Visual Amenity	Max GFA 50m ²	Non-compliant – dwelling is approx. 105.5m ² (plus decking/patios). Restricted discretionary activity.
10.7.5.1.2 – Residential Intensity	One dwelling per 4 ha; must have 3,000m ² exclusive use	Complies – one dwelling proposed; lot is approx. 11,500m ² with full exclusive use.
10.7.5.1.4 – Height	Max 8m	Complies – height is <6m, also consistent with consent notice requirement.
10.7.5.1.5 – Sunlight (Recession Planes)	2m + 45°	Complies – dwelling is well set back from all boundaries.

Rule	Standard	Assessment
10.7.5.1.6 – Stormwater Management	Max 10% or 600m ² impervious surface	Non-compliant (potentially) – approx. 530m ² within site; including 1/17th of access lot results in ~706m ² . Consent sought as restricted discretionary under Rule 10.7.5.3.8.
10.7.5.1.7 – Yard Setbacks	3m min. all boundaries	Complies – all setbacks exceed 3m.

Stormwater Management Rules Application:

Under Rule 10.7.5.1.6 of the Operative Far North District Plan 2009, the maximum permitted area of impermeable surfaces in the Coastal Living Zone is 10% of the gross site area or 600m², whichever is the lesser. The gross site area of Lot 2 is approximately 1.15 hectares (11,500m²), which would allow up to 1,150m² at 10%, but the cap of 600m² applies in this case.

The impermeable area within Lot 2 itself is approximately 530m². This includes the building footprint (approximately 215m²), decks and patio areas (approximately 107m²), and a metallised accessway and hardstand area for vehicle manoeuvring and firefighting access (approximately 200m²). As such, the impermeable area generated on Lot 2 is below the permitted 600m² threshold.

However, if Council requires that a proportional share of the impermeable surface within the jointly owned access lot (Lot 17) be included in the calculation, then 1/17th of that area must be added. Based on a conservative estimate of 3,000m² of metallised or sealed surface across Lot 17, 1/17th equates to approximately 176m². When this is added to the impermeable area of Lot 2, the total becomes approximately 706m², which exceeds the 600m² limit.

It is submitted that the access lot is a separate legal title, is not part of the subject site, and that no changes are proposed to the surface or use of that access lot as part of this application. Effects associated with stormwater from that access were considered at the time of the original subdivision consent. Stormwater effects arising from the proposed development on Lot 2 will be appropriately managed on-site, and the impermeable surface within Lot 2 itself is within permitted levels. However, to the extent that Council considers the proportional area of Lot 17 must be included in the calculation, consent is sought as a restricted discretionary activity under Rule 10.7.5.3.8.

The proposal is therefore a restricted discretionary activity overall due to non-compliance with the visual amenity and potentially stormwater rules. The development complies with all other bulk and location standards applicable to the zone.

Transport

Access to the site is provided via Lot 17, a jointly owned legal access lot established through the subdivision. No modifications are proposed to the access formation. On-site parking and manoeuvring are provided adjacent to the dwelling. Vehicle access arrangements comply with the standards of the District Plan and the expectations of the subdivision. A firefighting hardstand and turning area are included, consistent with consent notice conditions and SNZ PAS 4509 firefighting water supply standards.

Land Disturbance

Permitted activity Rule 12.3.6.1.2 allows up to 300m³ of earthworks in the Coastal Living Zone, provided cut or batter faces do not exceed 1.5m in height and slopes are no steeper than 1:3. Earthworks

associated with the proposal are limited to the building platform and installation of services and will not exceed permitted thresholds. Any cut and fill areas will be stabilised post-construction. No further consent is required for earthworks.

Natural Hazards

The site is not identified in the District Plan hazard overlays as being subject to coastal inundation, flooding, erosion, or land instability. A coastal hazard assessment was undertaken as part of the subdivision consent (RC 2160143-RMAVAR), and consent notices have been registered on titles to ensure minimum floor levels are met for habitable buildings. The proposed dwelling complies with these controls and is appropriately located above minimum elevation levels

Consent Notice Compliance

Lot 2 DP 594744 is subject to a range of consent notices registered as part of the subdivision consent (RC 2160143-RMAVAR and variation 2160143-RMAVAR/C). These notices impose site-specific controls to manage landscape, amenity, infrastructure, and cultural values across the subdivision. The proposed dwelling has been assessed against the applicable consent notice conditions, and compliance is confirmed as follows:

- **Building Envelope:** The dwelling is located entirely within the approved building envelope for Lot 2, as shown on the certified subdivision plan. No part of the building, decking, or associated infrastructure encroaches beyond this area.
- **Building Height:** The consent notice restricts building height to a maximum of 6.0 metres above existing ground level at the time of title issue (as opposed to the 8.0m zone standard). The proposed dwelling has a height below this threshold and complies.
- **Reflectivity and External Materials:** The exterior cladding and roofing materials proposed (vertical timber-look cladding and long-run metal roofing) will have a reflectance value of no more than 35%, consistent with consent notice requirements. Colours will be neutral and recessive to reduce visual contrast within the coastal setting.
- **Roof Design:** The roof pitch is shallow (approximately 15°), and the design avoids large unbroken surfaces or extensive glazing, in accordance with the design principles required under the subdivision's Allotment Management Plan.
- **Wastewater Management:** Wastewater will be managed via an on-site treatment and disposal system, which will meet or exceed the treatment performance of a Biolytix system, as required by the engineering conditions of the consent notice.
- **Water Supply and Firefighting Storage:** Two 25,000L water tanks will be installed, providing sufficient supply for both domestic use and firefighting purposes. A hardstand area for firefighting access is included in the site plan, consistent with the SNZ PAS 4509:2008 standard and the subdivision approval conditions.
- **Pest and Weed Management:** The site is subject to an Allotment Management Plan requirement to control pest plants and animals. These obligations will be implemented and maintained by the landowner in accordance with the plan.
- **Cultural Requirements:** While there are no recorded archaeological sites on Lot 2, the landowner acknowledges the obligations set out in the Cultural Impact Assessment appended to the subdivision consent, and will comply with protocols for accidental discovery as set out in the consent notices.
- **Domestic Pets:** The consent notice prohibits the keeping of dogs and cats on the property. The applicants are aware of this restriction and confirm that it will be observed.

Overall, the proposal has been designed to meet all relevant conditions of the consent notices. No variations to those conditions are sought, and all relevant obligations will continue to be met through the design, construction, and occupation of the dwelling.

Proposed Far North District Plan

The proposal will be undertaken with an accidental discovery protocol and erosion and sediment controls in place. It therefore complies with rules of the Proposed District Plan that have legal effect.

Assessment of Environmental Effects

Purpose and Scope of this Section

This section provides an assessment of actual and potential effects on the environment. The existing environment is described in Section 2 of this report.¹ This assessment is based on provisions contained in the Operative Far North District Plan 2009 at the time of writing and is based on the development shown on the plans and described in the appended expert reports. In this report, effect has the same meaning as s3 of the RMA:

Section 3 Resource Management Act 1991: “Meaning of “effect”

*In this Act, unless the context otherwise requires, the term **effect** ... includes—*

- (a) Any positive or adverse effect; and*
- (b) Any temporary or permanent effect; and*
- (c) Any past, present, or future effect; and*
- (d) Any cumulative effect which arises over time or in combination with other effects— regardless of the scale, intensity, duration, or frequency of the effect, and also includes—*
- (e) Any potential effect of high probability; and*
- (f) Any potential effect of low probability which has a high potential impact.*

This application is for a restricted discretionary activity. As such discretion is restricted to the matters stated in the *Operative Far North District Plan 2009*. Section 104C of the RMA states:

104C Determination of applications for restricted discretionary activities

(1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—

- (a) a discretion is restricted in national environmental standards or other regulations:*
- (b) it has restricted the exercise of its discretion in its plan or proposed plan.*

(2) The consent authority may grant or refuse the application.

(3) However, if it grants the application, the consent authority may impose conditions under section [108](#) only for those matters over which—

- (a) a discretion is restricted in national environmental standards or other regulations:*
- (b) it has restricted the exercise of its discretion in its plan or proposed plan.*

Visual Amenity

Matters of discretion are listed below, with an assessment of the proposal against these matters after the table.

Matter of Discretion (10.7.5.3.1)

¹ “Environment” is defined in s2 of the RMA as:

- (a) ecosystems and their constituent parts, including people and communities; and*
- (b) all natural and physical resources; and*
- (c) amenity values; and*
- (d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.*

The location of the building
The size, bulk, and height of the building or utility services in relation to ridgelines and natural features.
(iii) the colour and reflectivity of the building.
(iv) the extent to which planting can mitigate visual effects
(v) any earthworks and/or vegetation clearance associated with the building
(vi) the location and design of associated vehicle access, maneuvering and parking areas;
(vii) the extent to which the building will be visually obtrusive;
(viii) the cumulative visual effects of all the buildings on the site.
(ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;
(x) the extent to which private open space can be provided for future uses;
(xi) the extent to which the siting, setback, and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment.
(xii) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

Table 3: Matters of discretion for the infringement of standards for the Coastal Living Zone.

The proposed dwelling is located entirely within the building envelope established under subdivision consent RC 2160143-RMAVAR. The envelope was identified and assessed during the subdivision consent process to manage visual and landscape effects in the Coastal Living Zone. The effects of future built development within these envelopes were comprehensively considered as part of that earlier assessment, including through the provision of a detailed landscape and visual effects report and the imposition of consent notices to control future development. The location and orientation of the proposed dwelling remain consistent with the subdivision layout, and no changes are proposed that would alter the anticipated effects.

The dwelling is single storey with a low-profile gabled roof and a total roof area of approximately 215m², including decks and patio. Its height is well within the 8m maximum permitted under the zone rules and complies with the specific 6m height restriction imposed on this lot through consent notice. The design ensures the dwelling is not visually dominant and reflects the modest scale expected within this development.

The exterior materials and finishes have been selected in accordance with the consent notice requirements. These include a low-reflectivity long-run metal roof (Colorsteel) and weatherboard-style cladding in neutral, recessive colours, ensuring the dwelling integrates visually with the natural landscape character. A reflectivity value below 35% will be maintained, as required.

Earthworks are minimal and intended only to establish a level building platform. They are well within the thresholds of the permitted activity rules and will not result in any unacceptable, adverse visual effects. No vegetation clearance is proposed, and all landscape treatments required under the subdivision consent, including any planting shown on the approved planting plan, will be maintained in accordance with the consent notice obligations.

Access to the dwelling will be from the jointly owned access lot (Lot 17), which is legally and physically established. On-site parking and manoeuvring are provided, including a metalled driveway and firefighting hardstand as required. These are located within the development area and will not be visually intrusive or inconsistent with the expectations for development on the site.

In terms of cumulative effects, the site forms part of a larger comprehensively planned subdivision, where development was designed to be integrated with the landscape without compromising visual or amenity values. As only one dwelling is proposed on a large lot, and all relevant design controls are complied with, the proposal does not give rise to cumulative or unanticipated effects.

Private open space is provided through the decks and patio areas directly adjoining the dwelling, and ample outdoor area remains for residential use. The dwelling is appropriately set back from all site boundaries, ensuring privacy and outlook are maintained for both the occupants and neighbouring properties.

Overall, the proposal sits comfortably within the parameters anticipated by the original subdivision approval and relevant zoning rules. The design adheres to all site-specific controls intended to manage visual effects, and the location and appearance of the dwelling remain within the scope of development assessed and anticipated by the subdivision consent. Accordingly, any effects on landscape character, visual amenity, and adjoining properties are less than minor.

Stormwater Management

The matters of discretion (10.7.5.3.8) in relation to stormwater management are duplicated below:

10.7.5.3.8 Matter of Discretion

- (a) the extent to which building site coverage and impermeable surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.*
- (b) the extent to which Low Impact Design principles have been used to reduce site impermeability.*
- (c) any cumulative effects on total catchment impermeability.*
- (d) the extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.*
- (e) the physical qualities of the soil type.*
- (f) any adverse effects on the life supporting capacity of soils.*
- (g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.*
- (h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity.*
- (i) the extent to which landscaping, and vegetation may reduce adverse effects of run-off.*
- (j) any recognised standards promulgated by industry groups.*
- (k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.*
- (l) the extent to which the proposal has considered and provided for climate change.*

Comment:

If Council determines that a share of the impermeable surface within the jointly owned access lot must be attributed to Lot 2, the application triggers Rule 10.7.5.3.8 and must be assessed as a restricted discretionary activity in relation to stormwater management. The impermeable area within Lot 2 itself is approximately 530m², below the permitted 600m² threshold. However, if 1/17th of the access lot (approximately 176m²) is included, the combined total reaches approximately 706m². No changes are proposed to the surface or stormwater characteristics of the access lot, which was lawfully established through the subdivision consent.

In terms of the specific matters of discretion, the proposal does not alter the character or intensity of development anticipated for this catchment and aligns with the existing catchment management design implemented as part of the subdivision. The use of metalled rather than sealed surfaces reduces runoff intensity. Tanks are proposed to collect roof water.

The development is not expected to adversely alter the natural drainage patterns of the site, nor will it impact downstream properties or receiving environments. There is no change to the soil's life-supporting capacity, and there is sufficient land available on-site to manage stormwater.

The site is large, with the majority remaining pervious, and the modest scale of the development ensures that cumulative effects on total catchment impermeability is very small. The proposed activity reflects the anticipated land use and complies with all other standards for residential development in the Coastal Living Zone. The proposal has considered and provided for climate change by locating development away from low-lying areas and minimising sealed surfaces.

Overall, the effects of stormwater runoff associated with the proposed development will be appropriately managed on-site and are consistent with the planning intent for development in this zone. Any effects arising from the extent of impermeable surface are considered to be less than minor.




Cultural Effects

The applicant acknowledges that the determination of cultural effects rests with mana whenua, and that it is not appropriate for the applicant or planner to draw conclusions on the significance of effects on cultural values. However, it is noted that a Cultural Impact Assessment (CIA) was prepared as part of the original subdivision consent process for Sandhills Estate (RC 2160143-RMAVAR), which considered the cultural landscape and identified values associated with the wider area, including the adjacent scenic reserve. That CIA was undertaken in consultation with Te Rūnanga o Te Rarawa, and its recommendations formed the basis for several consent notice conditions that apply to all lots in the subdivision. These include restrictions on domestic pets, obligations around accidental discovery protocols, and informational material to be shared with landowners to promote awareness and respect for the cultural and spiritual significance of the area. The proposed dwelling is located well within the approved building envelope for Lot 2, a site that does not contain any recorded archaeological features or direct adjacency to the reserve. No new earthworks beyond what was anticipated by the subdivision are proposed. The development is therefore fully consistent with the subdivision layout and conditions that were subject to cultural assessment, and no additional or unanticipated cultural effects are considered likely to arise from this proposal.

Notification



Public Notification (s95A)

Step 1 – Mandatory Public Notification

-  Under Section 95A(3)(a), the application has not requested public notification of the application;
-  Under Section 95A(3)(b), public notification is not required under section 95C; and
-  Under Section 95A(3)(c), the application is not made jointly with an application to exchange recreation reserve land.



The application is therefore not subject to mandatory public notification under Section 95A(2).

Step 2 – Public Notification Precluded in Certain Circumstances

-  Under Section 95A(5)(a), the application is not subject to a rule or national environmental standard that precludes public notification; and
-  The application is not for an activity listed in Section 95A(5)(b).

The application is therefore not precluded from public notification under Section 95A(4).

Step 3 – Public Notification Required in Certain Circumstances

-  Under Section 95A(8)(a), the application is not subject to a rule or national environmental standard that requires public notification; and
-  Under Section 95A(8)(b), as summarized in Section 5 of this report, the activity will not have adverse effects on the environment that are more than minor.

Public notification of the application is therefore not required under Section 95A(7).

Step 4 – Special Circumstances





No special circumstances have been identified to require public notification of the application pursuant to Section 95A(9).

Public Notification: Summary

Public notification is therefore not required under Section 95A.


Limited Notification (s95B)

Step 1 – Certain Affected Groups and Persons

-  Under Section 95B(2)(a), there are no protected customary rights groups (Section 95F) relevant to the area;
-  Under Section 95B(2)(b), there are no protected customary marine title groups (Section 95G) relevant to the area;
-  Under Section 95B(3)(a), the proposed activity is not located on land that is the subject of a statutory acknowledgement; and
-  Section 95B(3)(b) does not apply as the land is not subject to a statutory acknowledgement.

The application is therefore not subject to limited notification under Section 95B(4).

Step 2 – Limited Notification Precluded

-  Under Section 95B(6)(a), the application is not subject to a rule or national environmental standard that precludes limited notification; and

■ The application is not for an activity listed in Section 95B(6)(b).
The application is therefore not precluded from limited notification under Section 95B(5).

Step 3 – Certain Other Affected Persons

- The application is not for an activity listed in Section 95B(7); and
- Under Section 95B(8), and as summarized in Section 5 of this report, no affected person has been identified under Section 95E as the proposed activity will not have adverse effects on any person that are minor or more than minor, as the proposed development complies with the standards that control effects on neighbouring properties; particularly those on residential density, yard setback, and building height. The neighbouring properties are shown below in Figure 6. It is noted the sites do not appear to have an address yet.



Limited notification of the application is therefore not required under Section 95B(9).

Step 4 – Special Circumstances

No special circumstances have been identified to require limited notification of the application pursuant to Section 95B(10).

Limited Notification: Summary

Limited notification is not required under Section 95B.

Summary: Notification

Based on the assessment above, there is no reason as to why this application should be subject to public or limited notification. As such, it is considered that this application can be processed as non-notified.

Statutory Assessment

Assessment Required

Section 104 of the RMA states the matters to be assessed:

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject

to Part 2, have regard to—

(a) any actual and potential effects on the environment of 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.

Actual and Potential Effects

Actual and potential effects on the environment are assessed in the Assessment of Environmental Effects in **Section 5** of this report. These are less than minor.

National Instruments

New Zealand Coastal Policy Statement (NZCPS)

The Operative Far North District Plan 2009 provisions relevant to this application are complete in the way that they give effect to the New Zealand Coastal Policy Statement (NZCPS), the latest version of which took effect on 3 December 2010. Notwithstanding this, the application maintains consistency with the NZCPS.

- Policy 6 supports appropriate subdivision and development in the coastal environment that maintains or enhances natural character and amenity values, while providing for residential use in appropriate locations. This proposal is consistent with a consented subdivision, occupies an approved building platform, and involves low-density development within an established rural-coastal pattern.
- Policy 13 requires the preservation of natural character and its protection from inappropriate subdivision, use, and development. The site is not identified as an area of high or outstanding natural character. The dwelling is low-profile, uses recessive materials, and is subject to reflectivity controls, thereby maintaining the natural character of the wider landscape.
- Policy 15 seeks to protect natural features and landscapes from inappropriate development. The development has already been assessed as part of the subdivision against these criteria and subject to landscape controls through consent notices. The site is not located within an outstanding natural landscape or feature.

National Policy Statement (NPS) for Freshwater Management 2020

The NPS for Freshwater Management 2020 came into force in early September 2020 and is partly relevant. It is relevant because stormwater management is proposed for the area of impervious surface proposed for the subject lot. The NPS for Freshwater Management 2020 includes compulsory values including ecosystem health, human contact, threatened species, and mahinga kai. It also states other values that must be considered (natural form and character, drinking water supply, wai tapu, transport and Tauranga waka, fishing, hydroelectric power generation, animal drinking water, irrigation, cultivation and production of food and beverages and commercial and industrial use). The NPS also states that Council may impose conditions on resource consents to achieve target attributes.

The values to be upheld by the NPS are not conflicted by the proposal. The residential development is the anticipated land-use on site and the stormwater management proposed is in accordance with the

standard practice, noting the impermeable area within the lot itself complies. Overall, the proposal remains consistent with the NPS for Freshwater Management 2020.

Northland Regional Policy Statement 2016

The Northland Regional Policy Statement (RPS) 2016 provides the regional policy framework for managing Northland's natural and physical resources. The relevant provisions to this application relate to coastal management, landscape, infrastructure, and consolidated rural-residential development.

- Policy 4.6.1 and Method 4.6.5 encourage coastal subdivision and development that maintains or enhances coastal character and is undertaken in a planned and coordinated manner. This proposal implements development envisaged by a previously approved subdivision.
- Policy 5.1.1 seeks to protect natural character, particularly in the coastal environment. As the proposal sits within a defined building envelope, does not involve vegetation clearance or disturbance to landforms, and employs visual mitigation through colour and form, it aligns with this intent.
- Policy 5.3.1 addresses natural landscapes and features. The site is not within a mapped outstanding natural landscape or feature, and the building design maintains a low visual profile consistent with the rural-coastal context.
- Policy 6.1.2 encourages efficient and effective infrastructure, including on-site servicing, particularly where reticulated services are not available. The proposal provides on-site wastewater treatment and water storage in line with these expectations.

The proposed activity supports the outcomes sought by the RPS, contributes to the efficient use of rural-residential land, and avoids adverse effects on coastal or landscape values.

Plan or Proposed Plan

Consideration of Objectives and Policies

Operative Far North District Plan

This application is a restricted discretionary activity. To adequately understand the matters of discretion and assessment criteria objectives and policies in relation to the matters of discretion should be considered.² The follows *Wellington Fish and Game Council v Manawatu- Whanganui Regional Council [2017] NZEnvC 37*, where the Court held that objectives and policies and relevant national policy statements are relevant where they relate to matters that discretion has been restricted to.

Coastal Living Zone

Objectives (10.3)	Policies (10.4)	Comment
10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the	10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally: (a) recognizes and provides for those features and elements that contribute to the natural character of an area that	The proposal involves one dwelling on a large site, consistent with the anticipated development pattern. The dwelling is modest in scale, uses low-reflectivity materials, and is supported by on-site servicing. No new adverse effects are anticipated beyond those assessed at subdivision stage.

² Edens v Thames – Coromandel District Council [2020] NZEnv13

Objectives (10.3)	Policies (10.4)	Comment
<p>development to proceed, adverse effects of subdivision use, or development should be remedied or mitigated.</p>	<p>may require preservation, restoration or enhancement; and</p> <p>(b) is in a location and of a scale and design that minimizes adverse effects on the natural character of the coastal environment; and</p> <p>(c) has adequate services provided in a manner that minimizes adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and</p> <p>(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and</p> <p>(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and</p> <p>(f) recognizes and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and</p> <p>(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and</p> <p>(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.</p>	
<p>10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:</p> <p>(a) the natural character of the coastline and coastal environment.</p>	<p>10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.</p>	<p>The dwelling is located within a defined building envelope and forms part of a consented, consolidated subdivision. The site is not within or near any outstanding natural features or ecological values. The development maintains open space and amenity.</p>

Objectives (10.3)	Policies (10.4)	Comment
<p>(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna.</p> <p>(c) outstanding landscapes and natural features.</p> <p>(d) the open space and amenity values of the coastal environment.</p> <p>(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).</p>	<p>10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.</p> <p>10.4.6 That activities and innovative development including subdivision, which provide superior outcomes, and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.</p>	
10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.	10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.	The proposal will include water tanks, and this is consistent with the intent of these objectives and policies.
10.3.9 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.	<p>10.4.11 To promote land use practices that minimize erosion and sediment run-off, and storm water and wastewater from catchments that have the potential to enter the coastal marine area.</p> <p>10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimized through:</p> <p>(a) the siting of buildings relative to the skyline, ridges, headlands, and natural features.</p> <p>(b) the number of buildings and intensity of development.</p> <p>(c) the colour and reflectivity of buildings.</p> <p>(d) the landscaping (including planting) of the site.</p> <p>(e) the location and design of vehicle access, maneuvering and parking areas.</p>	The proposal incorporates on-site wastewater treatment, stormwater management, and minimises site disturbance. The building design complies with height, setback, and reflectivity controls, and all development occurs within a defined and anticipated building platform.

Table 4: Assessment against the objectives and policies of the Coastal Living Zone.

Proposed Far North District Plan

Objectives and policies of the coastal environment overlay and rural production zone are relevant. The Coastal Environment overlay objectives seek to protect the natural character and landscape values

of the coastal environment. The proposal does not involve development on ridgelines or sensitive landscape features, and no indigenous vegetation clearance is required. The site is not within any identified outstanding natural landscape or area of high natural character. The visual and landscape integration of the dwelling has already been addressed through the subdivision-level landscape assessment and associated consent notices.

The Rural Production Zone policies are focused on protecting the productive potential of rural land. However, in this case, the site forms part of a residential subdivision that has removed its primary production function. The current land use proposal is entirely consistent with the anticipated use established through the subdivision. On-site servicing avoids demand on public infrastructure and minimises environmental effects. Due to its location, and consistency with surrounding land uses, the development is unlikely to result in any reverse sensitivity concerns.

Decisions are yet to be made on the Proposed Plan. In this case, outcomes are the same under both plans and no weighting is required.

Other Matters

There are no other matters relevant to this application.

Part II RMA

The planning instruments referred to above are comprehensive in the way that they give effect to Part II Matters. In this case, specific consideration of Part II would not add or change the assessment and conclusions reached in this report. In any case, the development promotes sustainable management. Risk is managed efficiently in s6 and ss7 and 8 matters are given appropriate regard.

Conclusion

The applicant seeks land use consent to construct a single-level residential dwelling on Lot 2 DP 594744, 1000 Sandhills Road, Ahipara. Consent is required under the Coastal Living Zone provisions of the Operative Far North District Plan 2009 due to the dwelling exceeding 50m² in floor area and the potential exceedance of impervious surface limits if a share of the access lot is included. The proposed dwelling has been designed to comply with the conditions of the underlying subdivision consent (RC 2160143), including placement within an approved building envelope, use of low-reflectivity materials, and provision of on-site water storage and wastewater treatment.

The proposal is consistent with the purpose and principles of the Resource Management Act 1991, the relevant objectives and policies of the Operative Far North District Plan 2009, the Proposed District Plan, the New Zealand Coastal Policy Statement, and the Northland Regional Policy Statement. The site is not affected by any sensitive environmental overlays, and effects on landscape character, visual amenity, stormwater, infrastructure, and cultural values have all been assessed as less than minor. It is considered appropriate for Council to grant the application, subject to appropriate conditions.

Limitations

We draw your attention to the following notes and limitations on our liability:

- This report has been prepared on the basis of information supplied by our client, Far North Builders, the applicants, and their expert advisors.
- In the event of any inconsistency between the plans submitted as part of this application and this report, the plans take precedence.
- This report and application are based on planning provisions dated at the time of writing. Planning provisions may change over time. If there is delay in lodging this application, part of the application may become inaccurate.
- We have taken care to identify all reasons for consent. Our assessment is based on the appended plans and information and is therefore sufficient to address any reasons for consent that may not have been identified or that have arisen as a result of any delay between the completion of this report and it being lodged.
- This report has been prepared for Far North Builders, the client, and their advisors for the purpose of applying for resource consent. We do not accept liability for use of this report for any other purpose or by any other party.

Appendix 1: Certificate of Title and Instruments

Appendix 2: Far North District Council Planning Maps

Appendix 3: Development Plans – Far North Builders

Appendix 4: Correspondence – Far North District Council



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **1150143**
Land Registration District **North Auckland**
Date Issued 13 November 2024

Prior References
NA78D/2

Estate Fee Simple
Area 1.1486 hectares more or less
Legal Description Lot 2 Deposited Plan 594744
Registered Owners
One Thousand Sandhills Limited

Estate Fee Simple - 1/17 share
Area 2.7940 hectares more or less
Legal Description Lot 17 Deposited Plan 594744
Registered Owners
One Thousand Sandhills Limited

Estate Fee Simple - 1/17 share
Area 1.7641 hectares more or less
Legal Description Lot 21 Deposited Plan 594744
Registered Owners
One Thousand Sandhills Limited

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 594744)

13153773.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.11.2024 at 4:13 pm (Affects Lot 2 DP 594744)

Appurtenant to Lot 2 DP 594744 herein is a right of way (Pedestrian) created by Easement Instrument 13153773.5 - 13.11.2024 at 4:13 pm

Subject to a right (in gross) to convey telecommunications over Lot 17 DP 594744 marked B on DP 594744 in favour of Chorus New Zealand Limited created by Easement Instrument 13153773.6 - 13.11.2024 at 4:13 pm

The easements created by Easement Instrument 13153773.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity and telecommunications over Lot 17 DP 594744 marked B on DP 594744 in favour of Top Energy Limited created by Easement Instrument 13153773.7 - 13.11.2024 at 4:13 pm

The easements created by Easement Instrument 13153773.7 are subject to Section 243 (a) Resource Management Act 1991

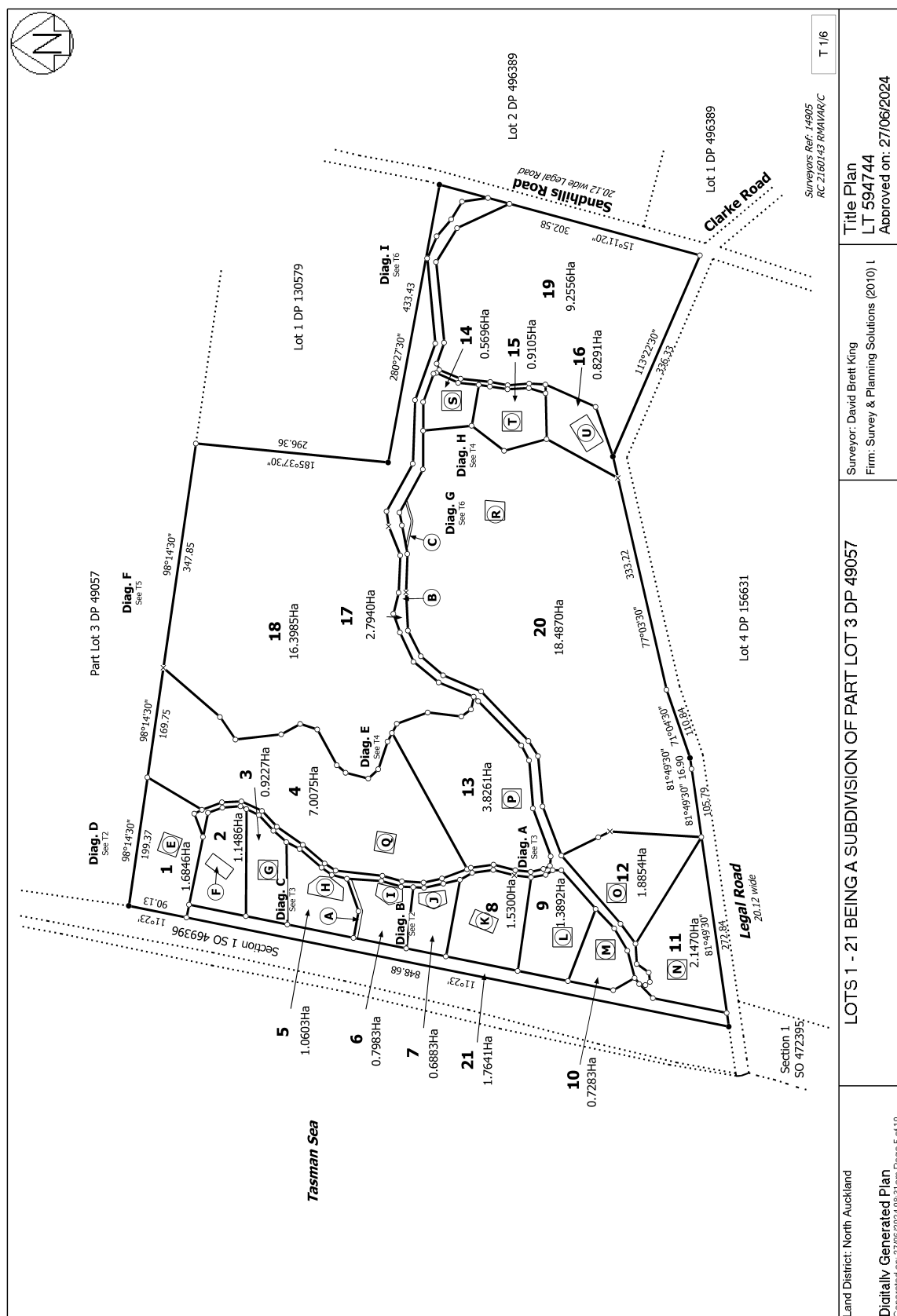
Land Covenant in Covenant Instrument 13153773.8 - 13.11.2024 at 4:13 pm (Affects Lot 2 DP 594744 and Lot 17 DP 594744)

Land Covenant in Covenant Instrument 13153773.9 - 13.11.2024 at 4:13 pm (Affects Lot 2 DP 594744 and Lot 21 DP 594744)

Land Covenant in Covenant Instrument 13153773.10 - 13.11.2024 at 4:13 pm (Affects Lot 2 DP 594744)

Land Covenant in Covenant Instrument 13153773.11 - 13.11.2024 at 4:13 pm (Affects Lot 21 DP 594744)

Land Covenant (in gross) in favour of One Thousand Sandhills Limited created by Covenant Instrument 13153773.12 - 13.11.2024 at 4:13 pm (Affects Lot 2 DP 594744)



DECISION ON SECTION 127 APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 127 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** resource consent to change conditions 1 – 4 of resource consent 2160143-RMAVAR B to:

Council Reference:	2160143-RMAVAR/C
Applicant:	One Thousand Sandhills Limited and Steve Couper
Property Address:	1000 Sandhills Road, Awanui 0486
Legal Description:	PT LOT 3 DP 49057 BLK II AHIPARA SD
Description of Application:	To propose a number of amendments to the existing condition suite for RC 2160143-RMAVAR/B

The following changes and/or cancellations to the conditions of resource consent 2160143-RMAVAR/B are made:

(~~Strikethrough~~ indicates deletions and underline indicates additions and changes)

For clarity a complete set of conditions, as amended, are provided in Schedule 1 to this decision.

The following changes are made to the consent conditions:

To amend condition 1 as follows:

That subject to incorporating any changes necessitated by the following conditions of consent, the subdivision shall be carried out in general accordance with the application documents, further information and the approved plan of subdivision prepared by Von Sturmers ~~Haigh Workman~~, referenced Proposed Subdivision of Pt Lot 3 DP 49057 (Variation RC 2190143) dated 30/11/2022, Job Ref: 14905, Rev 2 ~~1000 Sandhills Road, Ahipara, Kaitia~~ One Thousand Sandhills Limited, Job No 21-050, Second Issue February 2022, and attached to this consent with the Councils Approved Stamp affixed to it.

Condition 2(d)

That the following conditional amalgamation be endorsed, pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991;

THAT Lots 18, 19, 20, ~~and 21~~ hereon are to be held in one ~~certificate~~ Record of ~~†~~Title
[Request number ~~2160143-~~1844763]

Condition 2(e)

That the following conditional amalgamation be endorsed, pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991;

THAT Lot 17 hereon (legal access) be held as to seventeen 1/17th shares by the owners of Lots 1-16 hereon and Lots 18, 19, & 20 ~~and 24~~ together hereon as tenants in common in the said shares and that individual ~~certificate~~ Records of Titles be issued in accordance therewith.

[Request number 2160143-1844763]

Condition 2 (f)

That the following conditional amalgamation be endorsed, pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991;

THAT Lots 21 hereon (Legal Access) be held as to seventeen 1/17th shares by the owners of Lots 1-16 hereon and Lots 18, 19, & 20 together hereon as tenants in common in the said shares and that individual Records of Title be issues in accordance therewith.

[Request number 2160143-1844763]

To amend condition 3(a), bullet point 35;

All building envelopes to be sited a minimum of 30m from Sandhills Road ~~the unsealed roadway.~~

Delete Condition 3 (f)

~~3(f) Prior to construction works commencing, the consent holder shall submit for the approval of Council plans and details of all works on legal road and works which are to vest in Council. Such works shall be designed in accordance with Council's current engineering standards and NZS4404:2004. In particular, the plans shall show:~~

- ~~• The Sandhills Road carriageway upgraded and sealed along the road frontage of the property (414 metres) to provide a 6.5 metre wide sealed carriageway~~
- ~~• The upgraded section sealed with a 2 coat (grade 3 and grade 5) chip seal~~
- ~~• Construction of the new intersection~~
- ~~• Road markings on the upgraded section of Sandhills Road~~
- ~~• The proposed stormwater control works to be in place prior to and during construction~~
- ~~• Earthworks including proposed erosion and sediment control measures required to undertake the development~~

And insert the following as Condition 3(i)

Provide written confirmation from a solicitor or other suitably qualified person of a legal undertaking entering into an agreement with Council (Northland Transport Alliance), that a financial contribution of \$80,000 has been made. This is to contribute to traffic safety improvements at the intersection of Sandhills Road and The Twin Coast Discovery Highway.

Modify Condition 4 as follows:

Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

- (a) ~~Following approval of the plans required by conditions 3(e) and 3(f) above and the selection of the contractor, provide to Council's duly delegated officer:~~
 - i. ~~Details of the successful roading contractor~~

- ~~ii. Submit plans and details of the planned start date and the duration of the contract~~
- ~~iii. Details of the supervising engineer~~
- ~~iv. A traffic management plan (TMP) and an application for a Corridor Access Request (CAR)~~
- ~~v. Details of the supervising landscape architect~~
- (b) Complete all work required to service the development pursuant to conditions 3(e) and 3(f) and provide certification from a chartered professional engineer and landscape architect that all works have been completed in accordance with the approved plans.
- (c) Following approval of the plans required by condition 3 (f) above and the selection of the contractor, provide to Council's duly delegated officer:
 - ~~(i) Details of the successful roading contractor~~
 - ~~(ii) Submit plans and details of the planned start date and the duration of the contract~~
 - ~~(iii) Details of the supervising engineer~~
 - ~~(iv) A traffic management plan (TMP) and an application for a Corridor Access Request (CAR)~~
 - ~~(v) Details of the supervising landscape architect~~
- (d) ~~Complete all work required to service the development pursuant to conditions 3(e) and provide certification from a chartered professional engineer and landscape architect that all works have been completed in accordance with the approved plans.~~
- (s) Provide written confirmation from a solicitor that the consent holder has paid a financial contribution of \$80,000 (inc GST) to or other suitably qualified person of a legal undertaking entering into an agreement with Council (Northland Transport Alliance), that a financial contribution of \$80,000 has been made. This is to contribute to traffic safety improvements at the intersection of Sandhills Road and Clarke Road The Twin Coast Discovery Highway. For the avoidance of doubt, the consent holder is not required to carry out any work on or for the legal roads, and payment of this financial contribution satisfies all requirements of the consent holder with respect to the legal roads.

Advice Notes

Lapsing of Consent

1. *The granting of this section 127 application does not alter the lapse date of the original consent. The consent holder is recommended to check that the original consent does not lapse before it is given effect to.*

Right of Objection

2. *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.*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed 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, and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The proposed change is within the scope of the original resource consent and therefore can be considered under section 127.
3. In regard to sections 104(1)(a) and 127(3) of the Act the actual and potential effects of the proposed change will be acceptable as:
 - a. The proposed variation primarily relates to the tar sealing of Sandhills Road. This can be appropriately managed, and conditions of consent have been included or varied as to ensure the effects of this are less than minor such as ensuring any new dwellings are more than 30m away from the unsealed road mitigating dust nuisance and provision of funding for any future upgrade works along Sandhills Road. Lasty NTA have provided their approval for this with subsequent conditions that have been included.
 - b. The applicant has also accepted conditions of consent pertaining to a financial contribution in lieu of the original requirement for sealing. This will go towards any future works required on Sandhills Road due to increased traffic intensity. This has also been agreed to by NTA.
 - c. The proposal will also result in positive effects, including providing for the economic and social wellbeing of the applicant.
4. In regard to sections 104(1)(ab) and 127(3) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
5. In regard to sections 104(1)(b) and 127(3) of the Act the following statutory documents are considered to be relevant to the application:
 - a. New Zealand Coastal Policy Statement 2011,
 - b. Northland Regional Policy Statement 2016,
 - c. Operative Far North District Plan 2009,
 - d. Proposed Far North District Plan 2022

New Zealand Coastal Policy Statement 2011

The New Zealand Coastal Policy Statement 2010 guides councils in their day-to-day management of the coastal environment by providing policies to achieve the purpose of the Resource Management Act in respect of the Coastal Environment.

This subject site is located within the coastal environment under the NRC Regional Policy Statement. The proposed subdivision has previously been assessed as having

less than minor and the proposed variation relating to the upgrading of the road will not exasperate this.

It is considered the proposal will not adversely affect the natural aspects within the coastal environment nor will the proposal create any adverse effects on the natural character and amenity values within the area.

The Northland Regional Policy Statement 2016

The parent application has previously assessed the proposal against the NRPS, for the purposes of the proposed variation their assessment is still relevant. The variation will not result in any physical changes to the environment which might warrant a reassessment. The proposed variation is still consistent with the NRPS

Northland Regional Plan 2019 (NRP)

All future buildings including discharges from the buildings will need to comply with the standards in the NRP at the time of building consent.

Operative Far North District Plan

There have been no changes to objectives and policies in the Operative District Plan since the original consent was issued, and the proposed changes being sought are considered to remain consistent with the existing objectives and policies in the Operative District Plan.

Proposed Far North District Plan

The proposed change is consistent with the relevant objectives and policies of the Proposed District Plan because it enables residential activities consistent with the surrounding area. There will be no further loss of productive rural land, and no reverse sensitivity effects as a result of the variation. The variation does not affect sites of cultural or spiritual significance and there will be no effects on indigenous vegetation or habitat.

For this resource consent application, the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

6. In regard to sections 104(1)(c) and 127 of the Act, the Te Oneroa-a-Tōhe Board Beach Management Plan for Ninety Mile Beach has also been considered in the processing of this variation.
7. Based on the assessment above the proposed change will be consistent with Part 2 of the Act.

The proposed change will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the proposed change. The proposal remains an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues regarding Te Tiriti o Waitangi.

8. Overall, for the reasons above it is appropriate for the changes of the conditions of consent to be granted.

Approval

This resource consent has been prepared by Courtney Tovell-Soundy - Planning NZ. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Simeon Mclean
Team Leader Resource Consents

Date: 19 June 2023

Schedule 1

Complete set of Consent Conditions for 2160143-RMAVAR/B as Amended by 2160143-RMAVAR/C

1. That subject to incorporating any changes necessitated by the following conditions of consent, the subdivision shall be carried out in general accordance with the application documents, further information and the approved plan of subdivision prepared by Von Strumers reference Proposed Subdivision of Pt Lot 3 DP 49057 (Variation RC 2190143) dated 30/11/2022, Job Ref: 14905, Rev 2 and attached to this consent with the Council's "Approved Stamp" affixed to them. The realignment of the access shown on sheet No 5 of 11 will remain as the consented access and not be altered.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements on the memorandum, including those required for access, telecommunications and electricity, to be duly granted and reserved.
 - (b) Areas to be subject to land and building covenants.
 - (c) Identified building envelopes on each title area.
 - (d) That the following conditional amalgamation be endorsed, pursuant to section 220(1)(b)(iii) of the Resource Management Act 1991;
 - i. *THAT Lots 18, 19, 20 hereon be held in one Record of Title.*

[Request number 1844763]
 - (e) That the following conditional amalgamation be endorsed, pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991;
 - i. *THAT Lot 17 hereon (legal access) be held as to seventeen 1/17th shares by the owners of Lots 1-16 hereon and Lots 18, 19, 20 together hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.*

[Request number 1844763]
 - ii. *THAT Lots 21 hereon (Legal Access) be held as to seventeen 1/17th shares by the owners of Lots 1-16 hereon and Lots 18, 19, & 20 together hereon as tenants in common in the said shares and that individual Records of Title be issues in accordance therewith.*

[Request number 1844763]
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:
 - (a) Provide to Council's duly delegated officer finalised management plan documents consistent with the draft '*Sandhills Estate Master Plan*' document and indicative '*Allotment Management Plan*' document submitted to Council in October 2015 in support of RC2160143 and which adopts the matters, requirements, information

and recommendations prepared through the various reports supporting the application together with the plans required under conditions 2(b) and (d) below.

The '*Sandhills Estate Master Plan*' which relates to the balance area of Lots 18 – 20 shall incorporate the following amendments:

- Any revisions necessary to address the revised access layout and amendments to building envelopes.
- The master plan shall be amended to incorporate any relevant matters included in the cultural impact assessment submitted in support of RC2160143.
- Any specific reference to District Plan rules or resource consent requirements shall be amended as more generic statements may be appropriate, particularly given the upcoming District Plan review. This includes reference that roof reflectivity should comply with District Plan (this should state the reflectance value).
- Reference to area of glazing in 'roof material' Section 7.9.3 is to be removed.
- All reference to access points over the adjacent scenic reserve shall be deleted and any reference to the Department of Conservation with respect to management initiatives within the adjacent scenic reserve shall be removed.
- Where any technical reports are referred to, they shall be adequately referenced and any plans of direct relevance attached for ease of reference (i.e. recorded archaeological sites). For ease of reference, attachment 3 should include a plan showing respective areas.
- Section 11.3 shall be updated with regard to Council's revised wording regarding water supply.
- Section 8 of the master plan relates to public access on the paper road. Sections 1.1 and 2 also refer to improving public access to the coastal environment. These sections shall be deleted as they no longer form part of the proposal.
- Section 4.3.3 relates to grass area management and section 4.3.4 relates to light grazing management, the revised subdivision plan does not appear to incorporate these areas and should be amended accordingly.
- The plan places considerable emphasis upon Far North District Council to approve building design and scale, landscape plan for planting around the house sites, colours and finishes around driveways, and all exterior lighting. Where this extends beyond resource consent or building consent requirements, the plan shall reflect that landowners accept that Council has the discretion to charge reasonable costs associated with assessing and approving, reimbursing Council accordingly.
- Section 12.1 to be updated to refer to final consent conditions and to be attached accordingly.
- There shall be no dogs and cats.

The '*Sandhills Estate Master Plan*' shall include an overview of the principles and measures for achieving:

- Pest and weed management
- Planting for landscape integration, amenity, habitat reasons and roadside/boundary screening.
- Protection of archaeological sites, including reference to Te Runanga o Te Rarawa protocols on finds of archaeological evidence as included as Appendix 1 to the 'Cultural Impact Assessment, Sandhills Estate' submitted in support of RC2160143
- Areas to be retired from pastoral activities
- Site management during construction
- Bonds
- Consent notices prohibiting further subdivision
- Consent notice limiting residential development on the amalgamated area of Lots 18, 19, and 20 to a single residential unit and a workers' cottage. (Lot 20 includes a proposed building envelope for the residential unit, and there are no such envelopes shown on Lots 18 and 19. The workers' cottage is to be subject to the future approval of Council where it falls outside of the building envelope on Lot 20, particularly as may relate to any covenant area that is to be affected.)
- Protection of wetlands
- Building height and material controls
- Any other matters relevant to the management of the estate

The '*Allotment Management Plan*' shall incorporate the following amendments:

- Any revisions necessary to address the revised access layout and amendments to building envelopes.
- The allotment management plan shall be amended to incorporate any relevant matters included in the cultural impact assessment.
- Any specific reference to District Plan rules or resource consent requirements shall be amended as more generic statements may be appropriate, particularly given the upcoming District Plan review.
- Para 19 – reference to additional 300mm appears contrary to overall height limit. Where the land is not raised through the subdivision process i.e. prior to title issuing, there is no future provision to increase the building height beyond the recommendations of the landscape architect through subsequent earthworks. Section 1.9.1 also refers to building heights of 5.3 meters and 6.3 meters. This would appear inconsistent with the master plan.
- Reference to area of glazing in 'roof material' in Section 1.9.3 is to be removed.
- Where any technical reports are referred to, they shall be adequately referenced, and any plans of direct relevance attached for ease of.
- The plan places considerable emphasis upon Far North District Council to approve building design and scale, landscape plan for planting around the house sites, colours and finishes around driveways, and all exterior lighting. Where this

extends beyond resource consent or building consent requirements, the plan shall reflect that landowners accept that Council has the discretion to charge reasonable costs associated with assessing and approving, reimbursing Council accordingly.

- Sections 3.2.3 and 3.2.4 shall be updated to have regard to Council's revised wording regarding water supply.
- Reference to the Department of Conservation in para 63 and access to reserve in paras 64 and 65 is to be removed.
- There shall be no dogs and cats.

The '*Allotment Management Plan*' documents shall include, where relevant:

- Plan of allotment showing location of building envelope and covenanted areas
- All building envelopes to be sited a minimum of 30m from Sandhills Road
- Finalised engineering requirements for each building site
- Design building controls applicable to each building site
- Details of planting requirements applicable to each covenanted area
- Pest and weed control requirements
- Requirements for amenity planting
- Fencing obligations
- Light grazing management conditions
- Protection of archaeological sites, including the requirement that any work being undertaken which could result in discovery require that the person undertaking or supervising the works shall contact Heritage New Zealand Pouhere Taonga, Northern Archaeological Survey (or other equivalent organisation with archaeological experience), Far North District Council, Northland Regional Council and Te Runanga O Te Rarawa. It shall refer to Te Runanga o Te Rarawa protocols on finds of archaeological evidence as included as Appendix 1 to the 'Cultural Impact Assessment, Sandhills Estate' submitted in support of RC2160143
- Any other matters relevant to the management of the allotment

In particular each '*Allotment Management Plan*' shall also contain the following conditions:

- (i) Prior to seeking resource consent for any building on an allotment the lot owner shall have prepared, by a suitably qualified person, individual building and landscape plans for the areas subject to indigenous foreground/stability vegetation treatment as specified in the '*Allotment Management Plan*'.
- (ii) Building foundations shall comply with the foundation design requirements set out in the report by PK Engineering dated February 2008, as updated by its letter dated 18 March 2016, or as detailed in advice from a suitably qualified chartered professional engineer as to foundation design.

- (iii) All buildings and structures on a lot to be located within the identified building envelope.
- (iv) All buildings and structures to be limited to a maximum height of 6 metres above the ground level existing at the time the certificates of title issue, other than Lots 4 and 13 which shall be limited to a maximum height of 5 metres above such ground level.
- (v) The exterior of all dwellings and other structures shall have a reflectance value of not more than 35% according to the BS5252 colour chart.
- (vi) Roof pitch should not exceed 25° and roof design should avoid large unbroken expanses or areas of glazing and must comply with requirements for colour and reflectivity.
- (vii) Wastewater disposal shall comply with the wastewater disposal requirements set out in the report by PK Engineering dated February 2008. Without limiting the type of wastewater disposal system installed on any of the approved lots, no system shall be installed or operated in a manner which does not result in the final discharge to ground at the same or better than that which can be attained using the Biolytix wastewater treatment system.
- (viii) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions shall be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

The management plans are based upon investigations/assessments undertaken by Wildlands Consultants, PK Engineering, Littoralis Landscape Architecture, and Clough and Associates Ltd. The final documents shall be supported by written statements from these companies (or other similarly qualified and experienced consultants) that the document is consistent with the recommendations and associated mitigation measures.

- (b) Provide to Council's duly delegated officer a detailed planting plan for all areas shown as being subject to wetland restoration covenants, backdune shrub land covenants, natural restoration covenants, roadside screening belt covenants, inland shrubland mix covenants and manuka plantation for honey production covenants, as shown on the Von Sturmer scheme plan dated June 2016 prepared by a suitably qualified person. Planting shall also include a strip of planting to a minimum width of 10 metres along the southern boundary of Lot 1 DP 130579, capable of softening the visual effects of built development on Lots 14 – 16, and mitigating dust nuisance from the access. The plan shall be based on the subdivision integration concept plan reference 1100_Ahipara_LIC_RevDuneLots 2010605 prepared by Littoralis Landscape Architecture submitted to Council in June 2016. It shall provide details on the following:
 - a) Location and extent of existing waterbodies, features and native vegetation to be retained
 - b) Location and extent of proposed planting

- c) Size, numbers and species of proposed stock for planting (as volunteered, the consent holder shall consult with Te Runanga o Te Rarawa and the Department of Conservation in finalising the species selected in the landscape plan)
- d) Sources of proposed species
- e) Planting methods, details of staking of trees, proposed plant spacings etc.
- f) Details of proposed maintenance
- g) Details of proposed mulch, type, depth etc.

Implementation of the above landscape plan is the responsibility of the consent holder.

All above planting shall be undertaken by the consent holder prior to the approval of the subdivision plan and to the satisfaction of Council's duly delegated officer. The '*Cultural Impact Assessment, Sandhills Estate*' submitted in support of RC2160143 encourages the employment of local marae members to assist and the applicant has indicated that they will undertake to employ marae members where they are available and price competitive.

The planting is to be maintained by the consent holder for a period of five years from the date of Council's approval of the planting, all to the satisfaction of Council's duly delegated officer.

Following approval of the planting, a five-year bond shall be prepared for the replacement and maintenance of the planting the responsibility of the consent holder. The amount of the bond shall be 150% of the total value of the planting works outstanding and being the responsibility of the consent holder. At each anniversary of the giving of the bond it is to be recalculated by a suitably qualified person at the consent holder's expense and shall be to the satisfaction of Council. The bond shall be to the satisfaction of Council and the costs of preparing, executing and registering the bond shall be met by the consent holder.

- (c) As volunteered by the applicant, the consent holder shall provide evidence that \$10,000 has been paid to the local Marae, with the sum donated to assist iwi in replanting the dunes outside of the site. This payment shall be made prior to the consent holder undertaking the plantings on the subject site.
- (d) Provide to Council's duly delegated officer a 'Weed and pest management strategy' for each lot prepared by a suitably qualified person. Compliance with the 'Weed and pest management strategy' shall be a requirement of the 'Allotment Management Plan' for each lot.
- (e) Submit for the approval of Council's duly delegated officer the plans and details of traffic calming devices on access Lot 17 to slow traffic adjacent to Lot 1 DP 130579 prior to construction works commencing.
- (f) [Deleted]
- (g) Prior to commencement of work, provide to Council's duly delegated officer a copy of the consent that has been obtained from Northland Regional Council and an '*Erosion and sedimentation control plan*' based strictly upon the following protocol:

- (i) The length of surface to be disturbed each day should be limited to the length that can be shaped and recovered with road metal within the same or following work day.
 - (ii) Watering of the metal should be undertaken to aid optimum compaction (if moisture content is low). This will also aid dust control.
 - (iii) Excavated sand should be placed as controlled fill within the roadway or at designated "waste fill" areas, not spread loosely along the road edge or elsewhere.
 - (iv) Waste fill areas should be protected by windbreak fencing until revegetated or otherwise secured.
 - (v) The finished surface of the fill areas should be progressively covered mulch.
 - (vi) Revegetation of exposed surfaces not required for building construction shall be revegetated within one month of completion using appropriate species for the locality.
 - (vii) The total volume of cut and fill shall not exceed 25,500 m³.
 - (h) Prior to works commencing on site, the consent holder shall clearly mark the five recorded archaeological sites identified in the '*Archaeological assessment*' prepared by Clough and Associates Ltd, dated March 2006. These sites shall be clearly identified during site works to protect them from accidental damage from heavy machinery during earthworks and construction.
 - (i) Provide written confirmation from a solicitor or other suitably qualified person of a legal undertaking entering into an agreement with Council (Northland Transport Alliance), that a financial contribution of \$80,000 has been made. This is to contribute to traffic safety improvements at the intersection of Sandhills Road and The Twin Coast Discovery Highway.
4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
- (a) [Deleted]
 - (b) Complete all work required to service the development pursuant to conditions 3(e).
 - (c) [Deleted]
 - (d) [Deleted]
 - (e) Provide three copies of as-built plans complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Council's engineering standards and guidelines which are to include the following information:
 - (i) Drawings, showing the location of all underground services. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.
 - (ii) Stormwater overland flow paths including the extent and level of the 1:50 year ARI.

- (f) Upon completion of the engineering works specified in the above conditions, the consent holder shall provide certification of the work from a chartered professional engineer that all work has been completed in accordance with the approved plans.
- (g) Provide for Council's approval a preferred road name and two alternatives for the new road on Lot 17. (As per Community Board policy, road names should reflect the history of the area.)
- (h) Reimburse Council the cost of purchasing and installing a road name sign for the new roadway.
- (i) Provide evidence that electricity been reticulated underground to the boundary of each lot.
- (j) Provide documentation that the service provider of electric power is satisfied with the arrangements made for the provision of this service.
- (k) Provide to the Council a legal undertaking from the consent holder's solicitor (as per Rule 14.1.6.1.2(q) of the District Plan (July 2003)) that:
 - legal land easements will, if required by Council, be prepared and registered against the subdivision's titles at the time of deposit, for perpetual ownership, management and maintenance of the jointly owned access lot, and;
 - that such easements shall make provision for the provisions of the Fourth Schedule of the Land Transfer Regulation 2002 and the Fifth Schedule of the Property Law Act 2007 to apply to the access lot, and;
 - such easement shall further make adequate provision, and specific controls, as relevant to circumstances, as to utilities, dispute resolution, weight, size and speed of vehicles, individual apportionment of cost and any other matter as may be appropriate.

The costs of preparing, executing and registering the easement shall be met by the consent holder.

- (l) Provide a solicitor's undertaking that the instrument for easement G shall restrict its use to pedestrians and quad bikes/side-by-side vehicles only, with any formed carriageway to be limited to 2 metres in width. No other motorised vehicles shall be permitted.
- (m) The consent holder shall enter into and register a fencing covenant in perpetuity against Lots 1 and 21, pursuant to sections 5 and 6(2) of the Fencing Act 1978 which indemnifies the landowner of Sec 1 SO 469396 from contribution to the costs of fencing the adjacent scenic reserve.

A solicitors's undertaking shall be provided that the fencing covenant shall be registered against the title of the new lots within two months of title issuing or prior to such lots being sold (whichever occurs first).

All costs involved with the preparation and registration of the fencing covenant shall be borne by the consent holder.

- (n) The consent holder shall provide to the Council a restrictive land covenant which shall provide for the implementation of the provisions of the '*Sandhills Estate Master Plan*' through the individual '*Allotment Management Plans*' for Lots 1 to 16,

18, 19 and 20 generally in accordance with the draft and sample documents submitted to Council in October 2015. The documents shall be approved by the Council's duly delegated officer and secured by way of a consent notice under section 221 of the Act. The costs of preparing, checking and executing the notice shall be met by the consent holder. The consent notice shall state that:

- (i) The property is subject to an '*Allotment Management Plan*' which addresses scale, siting and design of buildings, landscape development and planting, activities in covenanted areas, revegetation, weed and pest management, stormwater and wastewater management.
- (ii) The management plans shall be observed and continued and shall not cease without the express permission of Council.
- (o) That the following condition shall be complied with by the consent holder and/or their successor in title to Lots 1 to 12 inclusive on a continuing basis and shall be the subject of a consent notice pursuant to section 221 of the Resource Management Act 1991 to be prepared at the consent holders cost and registered on the titles to the relevant allotments:
- (p) A 'Coastal hazard assessment' prepared by Tonkin and Taylor, job number 31461.v1, dated April 2016 (submitted in support of RC2160143), considers the effects of coastal inundation, coastal erosion and tsunami on the lot. The report sets minimum floor levels at 4.8 metres One Tree Point Vertical Datum 1964. No habitable building shall be constructed with finished floor levels below this.
- (q) Provide evidence that all other land covenant documents have been prepared and will be registered upon the respective titles.
- (r) The consent holder shall, in consultation with tangata whenua, prepare a document including information regarding the cultural significance of the sites identified in the 'Cultural Impact Assessment, Sandhills Estate' submitted in support of RC2160143. This intent of this document shall be to inform future land owners about the importance of respecting and acknowledging the cultural values and the purpose of the adjoining conservation reserve to protect the waahi tapu and to avoid accidental transgressions on any tapu. A copy shall be provided to tangata whenua and a consent notice registered against the titles requiring lot owners to provide a copy of the document to future owners of the respective lot, with land owners required to give effect to any requirements outlined in the document.
- (s) Provide written confirmation from a solicitor that the consent holder has paid a financial contribution of \$80,000 (inc GST) to Council (Northland Transport Alliance). This is to contribute to traffic safety improvements at the intersection of Sandhills Road and Clarke. For the avoidance of doubt, the consent holder is not required to carry out any work on or for the legal roads, and payment of this financial contribution satisfies all requirements of the consent holder with respect to the legal roads.

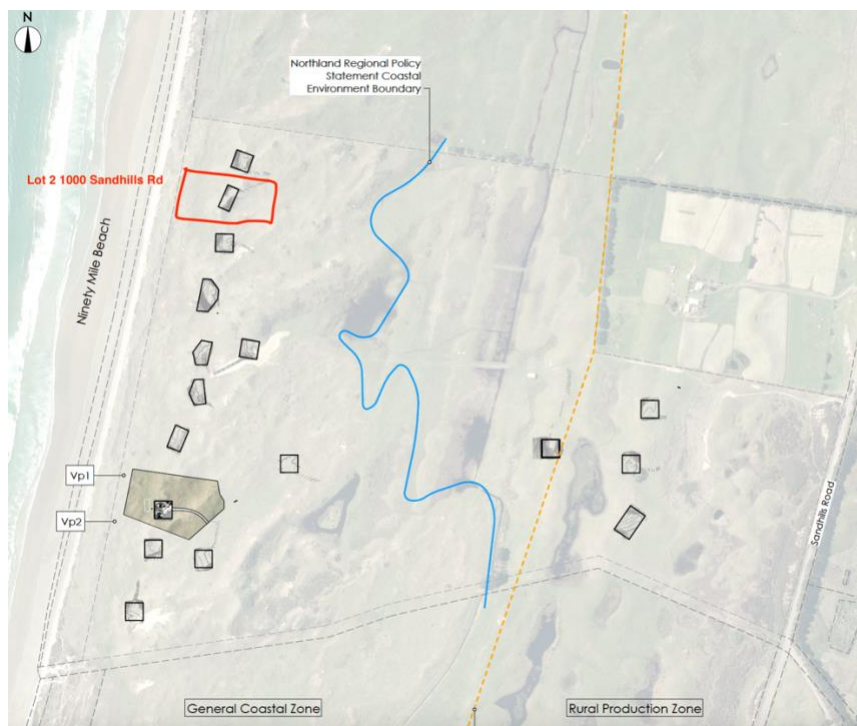
1000 Sandhills Rd Lot 2 Planting Plan

Overview:

Lot 2 1000 Sandhills Rd Lot is situated on coastal land north of Ahipara.



The section is on elevated grassed dune.



Existing vegetation consists of tussock, exotic grasses and planted flax.

Considerable planting has been completed on the surrounding development common land and at neighbouring properties. Planting on Lot 2 will continue with similar species. The range of planting is included here:



Ard
Anthropodium cirratum



Coac
Coprosma acerosa



Coau
Coralyline australis



Cogg
Corakia



Hesp
Hebe speciosa



Meex
Metrosideros excelsa



Memp
Metrosideros 'Maori Princess'



Muas
Muehlenbeckia astonii



Muco
Muehlenbeckia complexa



Myla
Myoporum laetum



Phle
Phormium tenax



Poci
Poa cita



PROPOSED NEW RESIDENCE FOR

HUGH BARNARD & LAETETIA CAMPE

LOT 2 DP 594744

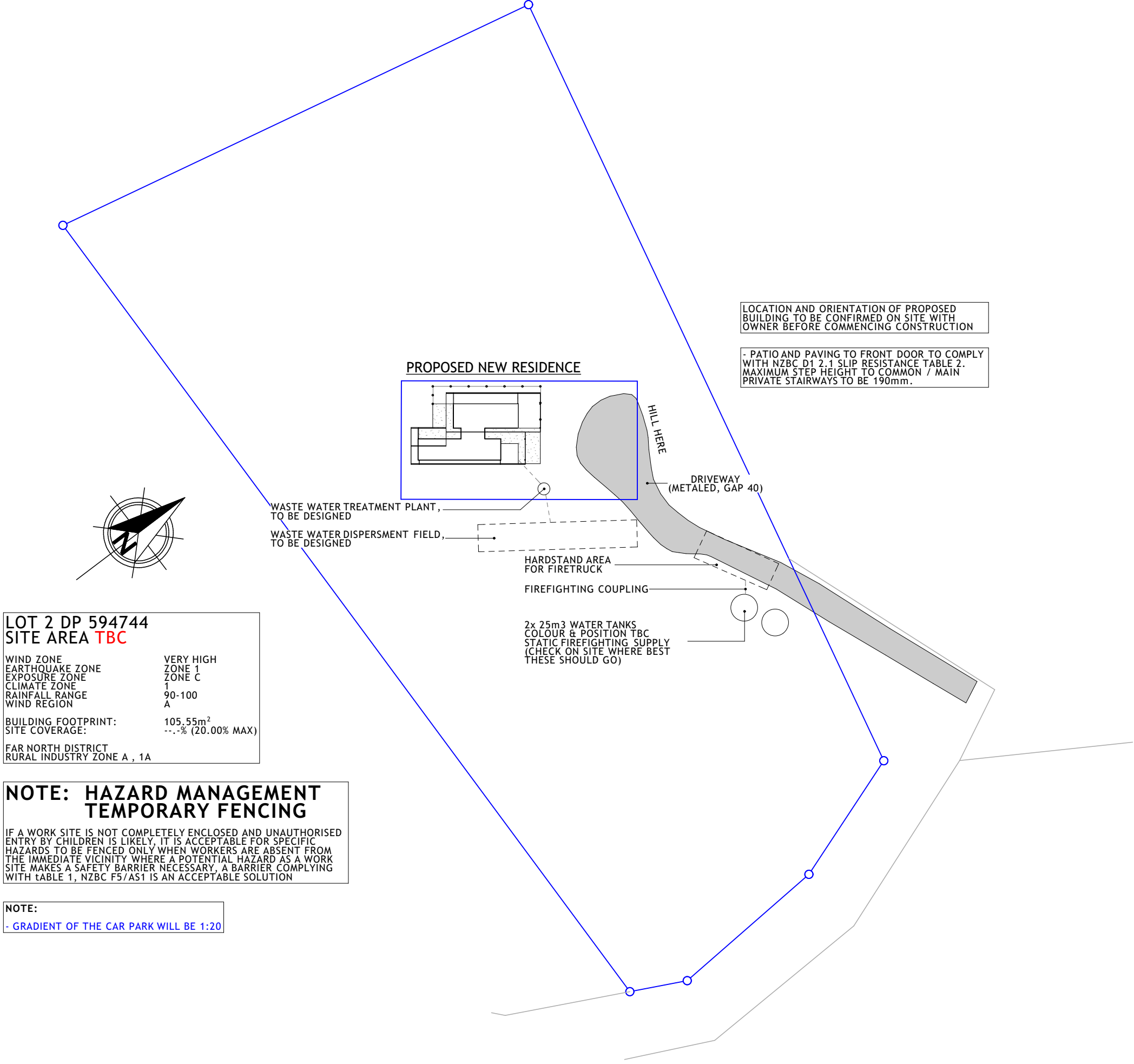
1000 SANDHILLS ROAD, AHIPARA

PLAN SET INDEX	SHEET
COVER PAGE	01
SITE PLAN	02
FLOOR PLAN	03
ELEVATIONS	04
FOUNDATION PLAN	05
3D VIEWS	06

REVISIONS

SC-A 10 MAY 2025
- FOR CLIENT APPROVAL

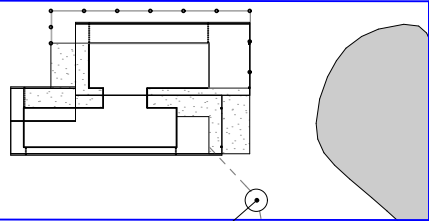




LOCATION AND ORIENTATION OF PROPOSED BUILDING TO BE CONFIRMED ON SITE WITH OWNER BEFORE COMMENCING CONSTRUCTION

- PATIO AND PAVING TO FRONT DOOR TO COMPLY WITH NZBC D1 2.1 SLIP RESISTANCE TABLE 2. MAXIMUM STEP HEIGHT TO COMMON / MAIN PRIVATE STAIRWAYS TO BE 190mm.

PROPOSED NEW RESIDENCE



HILL HERE

DRIVEWAY (METELED, GAP 40)

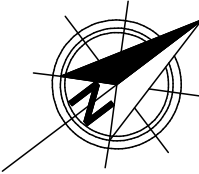
WASTE WATER TREATMENT PLANT, TO BE DESIGNED

WASTE WATER DISPERSMENT FIELD, TO BE DESIGNED

HARDSTAND AREA FOR FIRETRUCK

FIREFIGHTING COUPLING

2x 25m³ WATER TANKS
COLOUR & POSITION TBC
STATIC FIREFIGHTING SUPPLY
(CHECK ON SITE WHERE BEST THESE SHOULD GO)



LOT 2 DP 594744
SITE AREA **TBC**

WIND ZONE	VERY HIGH
EARTHQUAKE ZONE	ZONE 1
EXPOSURE ZONE	ZONE C
CLIMATE ZONE	1
RAINFALL RANGE	90-100
WIND REGION	A

BUILDING FOOTPRINT: 105.55m²
SITE COVERAGE: --.-% (20.00% MAX)

FAR NORTH DISTRICT
RURAL INDUSTRY ZONE A , 1A

**NOTE: HAZARD MANAGEMENT
TEMPORARY FENCING**

IF A WORK SITE IS NOT COMPLETELY ENCLOSED AND UNAUTHORISED ENTRY BY CHILDREN IS LIKELY, IT IS ACCEPTABLE FOR SPECIFIC HAZARDS TO BE FENCED ONLY WHEN WORKERS ARE ABSENT FROM THE IMMEDIATE VICINITY WHERE A POTENTIAL HAZARD AS A WORK SITE MAKES A SAFETY BARRIER NECESSARY, A BARRIER COMPLYING WITH TABLE 1, NZBC F5/AS1 IS AN ACCEPTABLE SOLUTION

NOTE:
- GRADIENT OF THE CAR PARK WILL BE 1:20

EXTERIOR FRAMING
2/70x45 BATTENS UP TO 2.60m - 400 c/s
(SINGLE OR TOP STOREY)

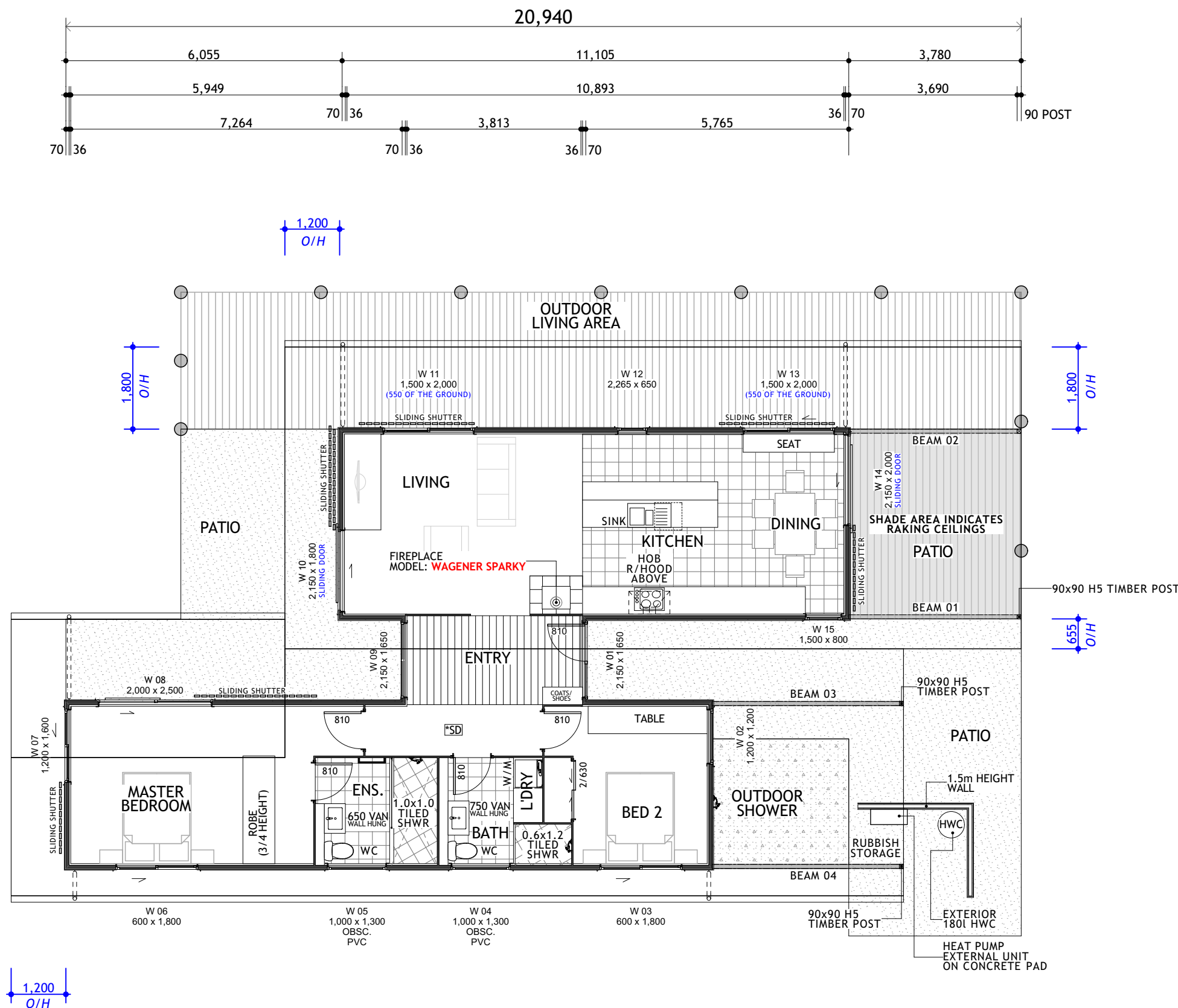
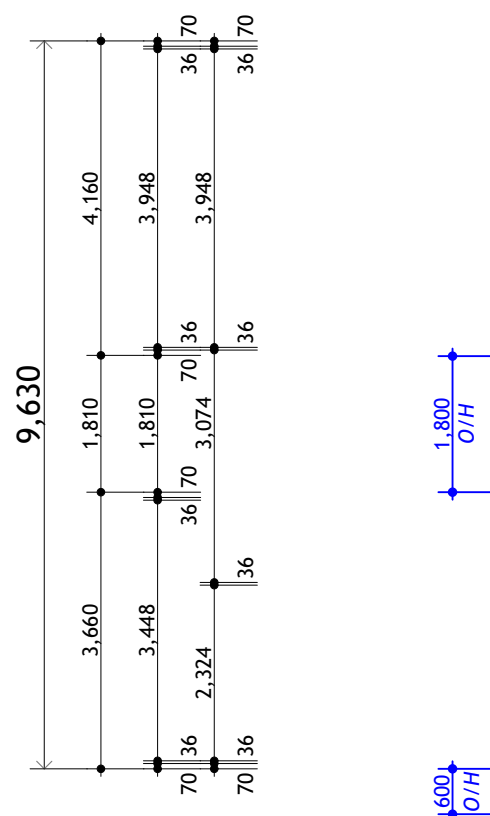
INTERIOR FRAMING
NO BATTENS REQUIRED, ONLY 36mm DURAPANEL
(SINGLE OR TOP STOREY)

NOTES
BUILDING CONTRACTOR TO CHECK ALL
DIMENSIONS BEFORE COMMENCING
CONSTRUCTION

ALL GLAZING TO COMPLY WITH NZS 4223
INCLUDING SAFETY GLASS TO SHOWER DOORS


DOUBLE GLAZING TO ALL EXTERIOR
JOINERY.

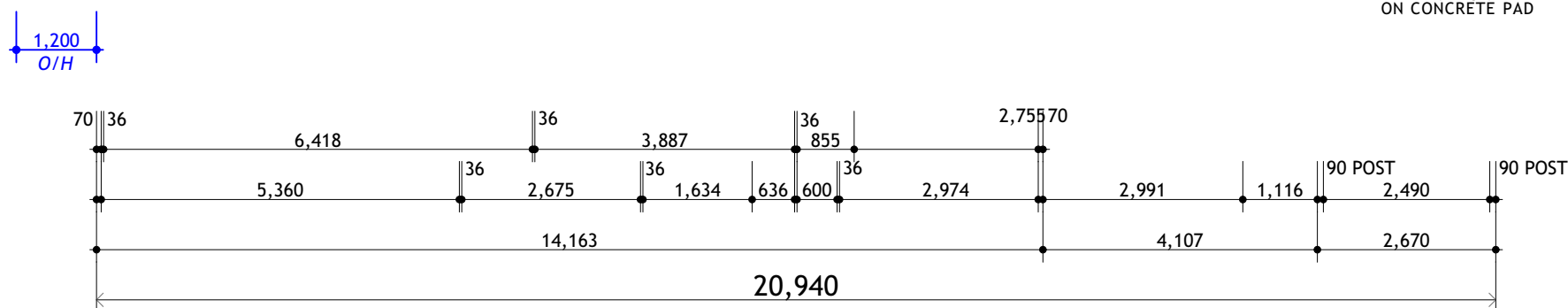
OFFSET JOINERY IS DIMENSIONED OTHERWISE
CONSIDERED CENTRED IN WALL SPACE




NOTE 1:


- WALL LININGS ADJACENT TO KITCHEN APPLIANCES AND FACILITIES SHALL HAVE IMPERVIOUS SURFACES THAT CAN BE EASILY CLEANED AND MAINTAIN IN A HYGIENIC CONDITION.


*SD SMOKE DETECTOR WITH HUSH BUTTON
 HEATED TOWEL RAIL

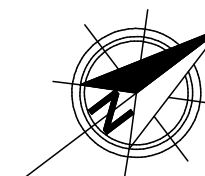
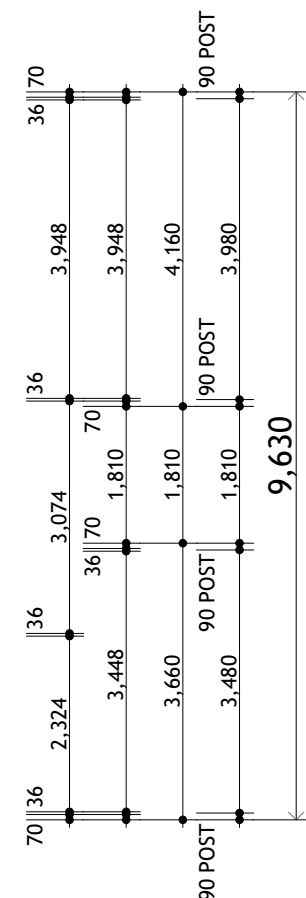


 FLOOR FINISH NOTES:

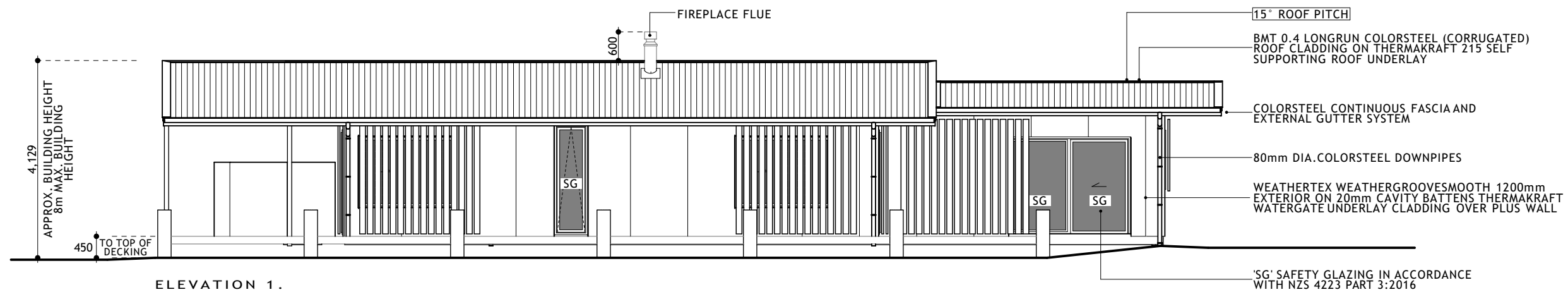
INDICATES VINYL PLANK FLOORING NOTE: WATER SPLASH AREAS MUST HAVE SEALED JOINTS AND BE SEaled WITH A WATERPROOF APPLIED COATING

 INDICATES CERAMIC TILE FLOORING - WHERE EXPOSED TO WATER SPLASH MUST HAVE A MIN. 6% WATER ABSORPTION, WATERPROOF GROUTED JOINTS AND BED WITH AN ADHESIVE SPECIFIED BY THE TILE MANUFACTURER AS BEING SUITABLE FOR THE TILES, SUBSTRATE AND ENVIRONMENT OF USE - WHERE IN A WET AREA, TILES MUST BE AS ABOVE AND LAID OVER AN IMPERVIOUS LINING OR MEMBRANE TO FLOORS AND WALLS. FLOORS SHALL FALL AT 1:50 TO WASTE

 - PATIO AND PAVING TO FRONT DOOR TO COMPLY WITH NZBC D1 2.1 SLIP RESISTANCE TABLE 2. MAXIMUM STEP HEIGHT TO COMMON / MAIN PRIVATE STAIRWAYS TO BE 190mm.

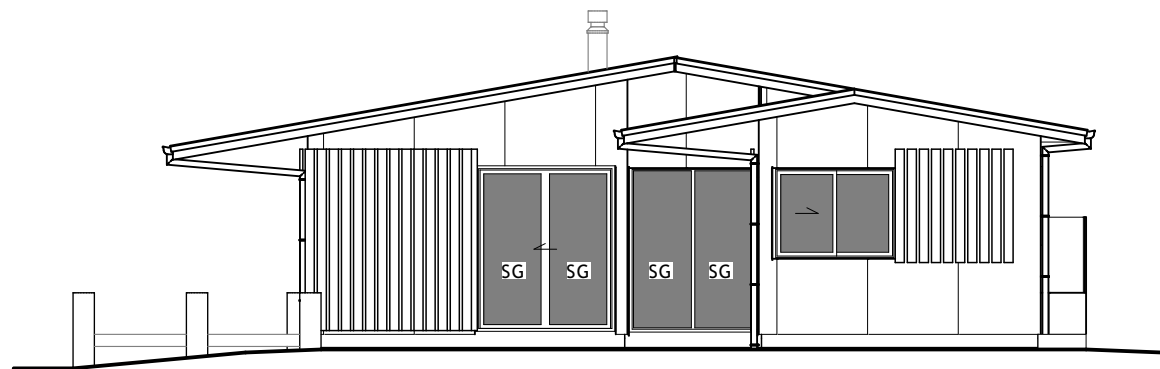


TOTAL AREA OVER FRAME	
LIVING AREA:	105.55m ²
OUTDOOR SHOWER AREA:	08.51m ²
ROOF PLAN AREA:	214.86m ²
TOTAL ADDITIONAL AREA	
DECK AREA:	70.98m ²
PATIO AREA:	36.33m ²

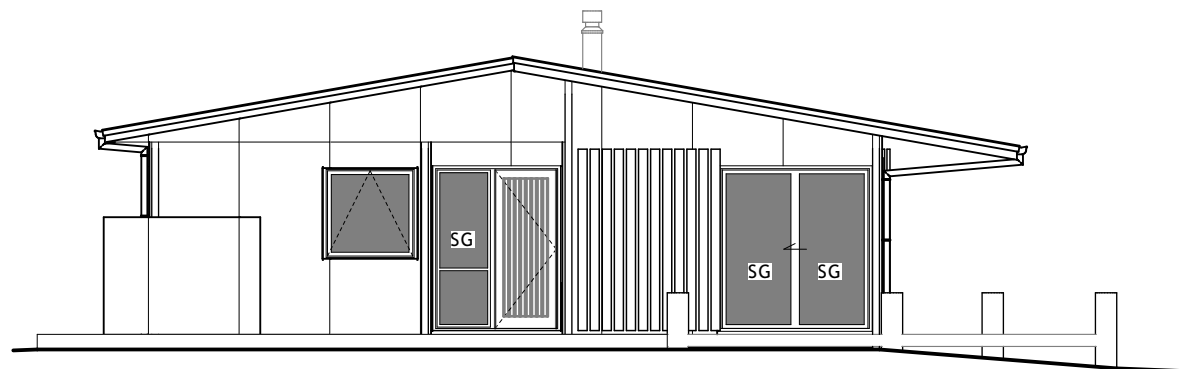


ELEVATION 1.

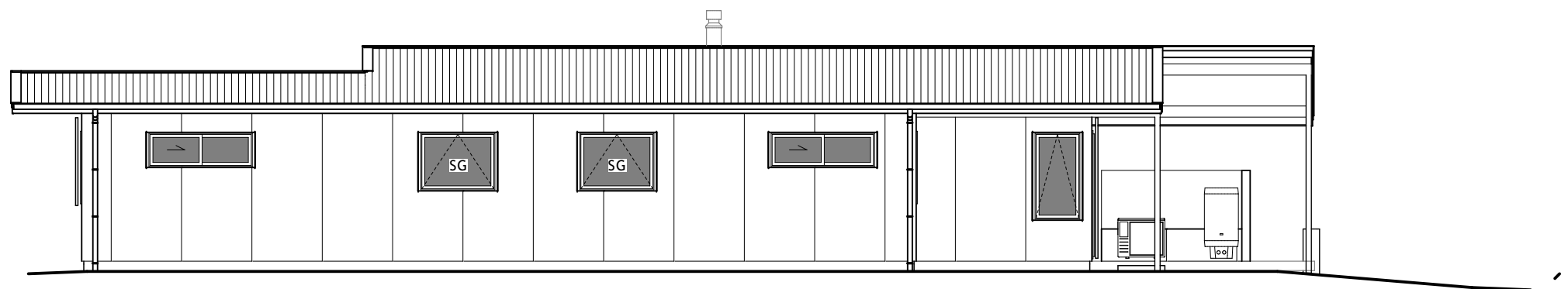
BUILDING ENVELOPE RISK MATRIX		
MATRIX APPLIES TO ALL ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



ELEVATION 2.



ELEVATION 4.



ELEVATION 1.

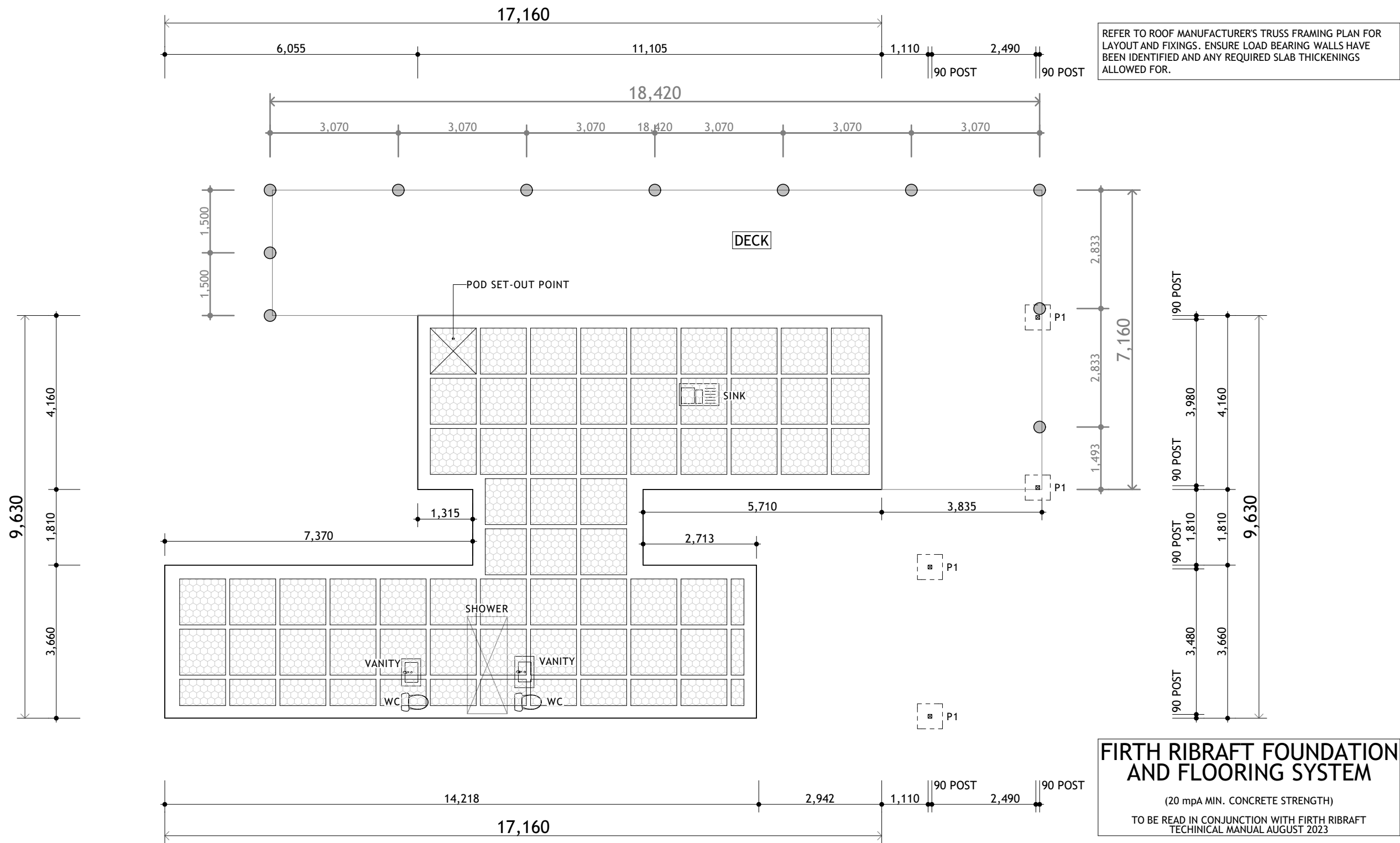
NOTES:

- PROVIDE RESTRICTOR STAYS TO ALL OPENING WINDOWS WHEN LOWER EDGE OF OPENING IS LESS THAN 760mm ABOVE FFL AND FALL TO FGL IS OVER 1.0m
- GLAZING AND GLAZED OPENINGS TO COMPLY WITH NZS 4223.3:2016 GLAZING IN BUILDING - PART 3: HUMAN IMPACT SAFETY REQUIREMENTS, NZS 4211:2008 SPECIFICATION FOR PERFORMANCE OF WINDOWS AND NEW ZEALAND BUILDING CODE CLAUSES: F2 HAZARDOUS BUILDING MATERIALS & F4: SAFETY FROM FALLING.
- ROBUST LATCHES NON-PLASTIC FLAPS

Do not scale off any drawings. Cross reference all drawings, supporting documents & specifications. If any discrepancies occur, contact the designer or contractor before commencing any work.



Date:	10 MAY 2025	CLIENT:	HUGH BARNARD & LAETETIA CAMPE	DRAWING:	ELEVATIONS	Sheet:	4
Revision:	SC-A CONCEPT DRAWINGS		LOT 2 DP 594744		SCALE 1:100 @ A3		06
Drawn:	R.O.D		1000 SANDHILLS ROAD, AHIPARA				
Checked:	G.R						
Amended:	--						



Do not scale off any drawings. Cross reference all drawings, supporting documents & specifications. If any discrepancies occur, contact the designer or contractor before commencing any work.



Date: 10 MAY 2025
Revision: SC-A CONCEPT DRAWINGS
Drawn: R.O.D
Checked: G.R
Amended: --



CLIENT:
HUGH BARNARD & LAETETIA CAMPE
LOT 2 DP 594744
1000 SANDHILLS ROAD, AHIPARA

DRAWING:
FOUNDATION PLAN
SCALE 1:100 @ A3

Sheet:
5
06





View Instrument Details

Instrument No	13153773.5
Status	Registered
Lodged By	Warner, Nicole Judith
Date & Time Lodged	13 Nov 2024 16:13
Instrument Type	Easement Instrument

Affected Records of Title	Land District
1150142	North Auckland
1150143	North Auckland
1150144	North Auckland
1150145	North Auckland
1150146	North Auckland
1150147	North Auckland
1150148	North Auckland
1150149	North Auckland
1150150	North Auckland
1150151	North Auckland
1150152	North Auckland
1150153	North Auckland
1150154	North Auckland
1150155	North Auckland
1150156	North Auckland
1150157	North Auckland
1150158	North Auckland

Annexure Schedule	Contains 3 Pages
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Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Nicole Judith Warner as Grantor Representative on 13/11/2024 04:10 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

Grantee Certifications

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Nicole Judith Warner as Grantee Representative on 13/11/2024 04:10 PM

***** End of Report *****

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

One Thousand Sandhills Limited

Grantee

One Thousand Sandhills Limited

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way (Pedestrian)	Lot 18 Deposited Plan 594744, RT 1150154	Lot 18 Deposited Plan 594744, RT 1150154	Lot 1 Deposited Plan 594744, RT 1150142 Lot 2 Deposited Plan 594744, RT 1150143 Lot 3 Deposited Plan 594744, RT 1150144 Lot 4 Deposited Plan 594744, RT 1150153 Lot 5 Deposited Plan 594744, RT 1150145 Lot 6 Deposited Plan 594744, RT 1150146 Lot 7 Deposited Plan 594744, RT 1150147

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

			Lot 8 Deposited Plan 594744, RT 1150148
			Lot 9 Deposited Plan 594744, RT 1150149
			Lot 10 Deposited Plan 594744, RT 1150150
			Lot 11 Deposited Plan 594744, RT 1150151
			Lot 12 Deposited Plan 594744, RT 1150155
			Lot 13 Deposited Plan 594744, RT 1150152
			Lot 14 Deposited Plan 594744, RT 1150157
			Lot 15 Deposited Plan 594744, RT 1150156
			Lot 16 Deposited Plan 594744, RT 1150158

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** **[negatived]** **[added to]** or **[substituted]** by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in the Annexure Schedule]

*Insert instrument type***Easement Instrument***Continued in additional Annexure Schedule, if required***Easement rights and powers (including terms, covenants and conditions)****1 Interpretation****1.1 In this Instrument****(a) Easement facility:**

- (i)** for a pedestrian right of way, means that part of the easement area that has constructed on it walkways, paths, steps, ramps and the like.

2 Pedestrian Right of Way

2.1 A pedestrian right of way is the right for the Grantee, in common with the Grantor and other persons to whom the Grantor may grant similar rights, at all times, to go over and along the easement facility:

(a) on foot; or**(b) with the use of a wheelchair, mobility scooter or similar device.**

2.2 A pedestrian right of way includes the right to have the easement facility kept clear at all times of obstructions (whether caused by parked vehicles, deposit of materials or unreasonable impediment) to the use and enjoyment of the easement facility.

2.3 The right to go over and along the easement facility, and to have the easement facility kept clear of obstructions, is limited to the extent required by any period of necessary repair or maintenance of the easement facility.

2.4 At all times the Grantee shall remain on the purposely constructed walkways, paths, steps, ramps (and the like) and shall not stray from such places. In particular, but without limitation, the Grantee shall not enter any protected wetland areas.

2.5 At all times the Grantee shall observe and comply with the 'Sandhills Estate Master Plan' and the relevant 'Allotment Management Plan' for the easement facility.

2.6 In consideration of the Grantee having the benefit of this easement, the Grantee (together with the Grantor) shall contribute towards the costs of any required landscaping, maintenance, repair, and weed and pest control for the easement facility in equal shares and in such manner and at such times as directed by the Grantor.

Local Authority: Far North District Council
Survey Block & District: II Ahipara
Total Area: 75.8581ha
Comprised in: NA78D/2

APPROVED PLAN

Planner: Simeon McLean
pp: ENathan
RC: 2160143-RMAVAR/C
Date: 20/06/2023

Pt Lot 3
DP 49057

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way (Pedestrian)	(A)	Lot 6	Lot 4

MEMORANDUM OF EASEMENTS IN GROSS			
Purpose	Shown	Servient Tenement	Grantee
Right to Convey Telecommunications	(B)	Lot 17	Chorus New Zealand Limited
Right to Convey Electricity			Top Energy Limited
Right to Convey Telecommunications	(C)	Lot 20	Chorus New Zealand Limited
Right to Convey Electricity	(D)		Top Energy Limited

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VON STURMERS.

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

Proposed Building Envelope

Tasman Sea

Section 1
SO 469396

Lot 21
1.77ha



Proposed Amalgamation Conditions
That Lots 18, 19, & 20 hereon be held in one Record of Title.
That Lots 17 hereon (Legal Access) be held as to seventeen 1/17th shares by the owners of Lots 1 - 16 hereon and Lots 18, 19, & 20 together hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.
That Lots 21 hereon (Legal Access) be held as to seventeen 1/17th shares by the owners of Lots 1 - 16 hereon and Lots 18, 19, & 20 together hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.

Revision 2: Proposed boundaries amended to fit infrastructure, easements C & D added.
30/11/2022

Prepared For: 1000 Sandhills Ltd

CAD: 14905Amended Scheme Layout A3 30Nov22

VON STURMERS

Registered Land Surveyors, Planners &
Land Development Consultants

Ph: (09) 408 6000 131 Commerce St
P.O. Box 128
Email: kaitaia@surveyandplanning.co.nz Kaitaia

Proposed Subdivision of Pt Lot 3 DP 49057 (Variation RC 2160143)

ORIGINAL			SCALE	SHEET SIZE
Survey	Name	Date		
Design			1:3000	A2
Drawn	KS	16/09/2022		
Approved				
Rev 2	KS	30/11/2022		

Surveyors
Ref. No:
14905
Series
Sheet of



View Instrument Details

Instrument No	13153773.3
Status	Registered
Lodged By	Warner, Nicole Judith
Date & Time Lodged	13 Nov 2024 16:13
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1150142	North Auckland
1150143	North Auckland
1150144	North Auckland
1150145	North Auckland
1150146	North Auckland
1150147	North Auckland
1150148	North Auckland
1150149	North Auckland
1150150	North Auckland
1150151	North Auckland
1150152	North Auckland
1150153	North Auckland
1150154	North Auckland
1150155	North Auckland
1150156	North Auckland
1150157	North Auckland
1150158	North Auckland

Annexure Schedule	Contains 3 Pages
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Signature

Signed by Nicole Judith Warner as Territorial Authority Representative on 07/08/2024 04:17 PM

*** End of Report ***

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2160143-RMAVAR/C

Being the Subdivision of PT LOT 3 DP 49057 BLK II AHIPARA SD
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 below.

SCHEDULE

Lots 1 to 16 & Lots 18 to 20 DP 594744

- i) The Lot is subject to the Sandhills Estate Master Plan, and the individual Allotment Management Plan applying to each Lot which addresses scale, siting and design of buildings, landscape development and planting, activities in covenanted areas, revegetation, weed and pest management, stormwater and wastewater management.

The Sandhills Estate Master Plan and the individual Allotment Management Plan relative to each of the above Lots shall be observed and continued and shall not cease without the express permission of Council.

Lot 1 to 12 DP 594744

- ii) A 'Coastal hazard assessment' prepared by Tonkin and Taylor, job number 31461.v1, dated April 2016 (submitted in support of RC2160143), considers the effects of coastal inundation, coastal erosion and tsunami on the lot. The report sets minimum floor levels at 4.8 metres One Tree Point Vertical Datum 1964. No habitable building shall be constructed with finished floor levels below this.

Lots 1 to 16, 18, 19 and 20 DP 594744

- iii) Future owners of the Lot shall be aware of the cultural significance of the sites identified in the 'Cultural Impact Assessment, Sandhills Estate' submitted in support of RC2160143. Future owners of the Lot are required to give effect to any requirements outlined in the Cultural Impact Assessment. The intent of the 'Cultural Impact Assessment' is to inform future landowners about the importance of respecting and acknowledging the cultural values and the purpose of the adjoining conservation reserve to protect the waahi tapu and to avoid accidental transgressions on any tapu.

Lots 18, 19 and 20 DP 594744

- iv) Future owners of the Lot shall ensure that the planting in Appendix B of the Sandhills Estate Master Plan (entitled 'Landscape Plan & Requirements') is maintained and managed for a period of five (5) years from the date of deposit of plan 594744 in accordance with the methodologies set out in that document (particularly the Planting Notes). If, during the five (5) year period, any part of the initial planting is lost by more than 10%, then the amount exceeding 10% shall be replaced at the owner's expense with the same species or equivalent as approved by Council's Resource Consent Manager, or Delegated Officer.

The owners of the Lot 18, 19 and 20 on DP 594744 shall:

- (a) engage a suitably qualified contractor to carry out the maintenance programme set out above for the requisite five (5) year period; and
- (b) shall arrange for the maintenance programme to be reviewed by an independent and suitably qualified person annually on the anniversary of the deposit of plan 594744 for the five (5) year period and provide a report to Council on progress.

This Consent Notice will be cancelled on the expiry of five (5) years from the date of deposit of plan 594744 (at the Lot owners expense) provided that Council has received satisfactory annual reports for the five years prior.

Lots 1 to 16 and Lots 18, 19, 20 DP 594744

- v) No owner, occupier, or visitor shall keep or introduce to the Lots or any part of the Sandhills Estate carnivorous or omnivorous animals (such as, but not limited to, cats, dogs, or mustelids) which have the potential to be predators of kiwi or other vulnerable fauna.

Lots 1 to 16 and Lots 18, 19, 20 DP 594744

- vi) No earthworks shall be carried out or building erected on any Lot without the prior approval of Council's Resource Consent Manager, or Delegated Officer, to the specific design for cut and fill batters, retaining walls and building foundations.

Lots 18, 19, 20 DP 594744

- vii) Residential development on the amalgamated area of Lots 18, 19 and 20 is limited to one residential unit and one worker's cottage. In respect of any residential unit that is developed, this shall be located on the building platform identified 'R' on Lot 20.

Lots 1 to 16 and 18, 19, 20 DP 594744

- viii) No further subdivision may occur on the Lot.



SIGNED:

Ms Nicola Cowley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** this 24th day of July 2024.