

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:

Mary Moorhouse And Helen Claire Burrell

Email:

Phone number:

Home

Postal address:

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

Postcode

6. Address for Correspondence

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

Name/s:

Northland Planning and Development 2020 Limited c/o Rochelle Jacobs

Email:

Phone number:

Home

Postal address:

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

Postcode

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

7. Details of Property Owner/s and Occupier/s

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

Name/s:

Mary Moorhouse & Helen Claire Burrell

**Property Address/
Location:**

Postcode

8. Application Site Details

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

Name/s:

Mary Moorhouse & Helen Claire Burrell

**Site Address/
Location:**



Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☒ No

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

Please contact Garth Dobney (Project Manager) prior to a site visit - 027 4964136

9. Description of the Proposal:

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

Proposed new dwelling and associated infrastructure where resource consent is triggered for visual amenity, setback from boundary, setback from CMA, and earthworks volume and fill height.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

- ☐ Building Consent
- ☐ Regional Council Consent (ref # if known)
- ☐ National Environmental Standard consent
- ☐ Other (please specify)

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

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

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

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

- | | |
|---|---|
| <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) Mary Moorhouse & Helen Claire Burrell

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full) Mary Moorhouse & Helen Claire Burrell

Signature:

(signature of bill payer)

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Rochelle Jacobs

Signature:

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.

Land-Use Consent for
Mary Moorhouse and Helen Burrell
94A Edmonds Road, Kerikeri

Date: 25 August 2025

Attention: Liz Searle and Whitney Peat – Team Leaders, Resource Consents

Please find attached:

- an application form for a Land-use Resource Consent to construct a new dwelling on the site that is located within the ***Coastal Living zone*** and
- an Assessment of Environmental Effects of the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Discretionary Activity** under the Far North Operative District Plan and a **Permitted Activity** under the Proposed District Plan.

The Applicant has consulted with Heritage NZ and local hapu. On the advice of Heritage NZ, an archaeological assessment was undertaken. The report concluded that there are no recorded or suspected archaeological sites on the property. Hapu feedback from Ngati Rehia has been sought.

We have also consulted the Council's Parks & Reserves Planner, Robin Rawson. Ms Rawson did not raise any initial concerns but has requested that the application be commented as part of the processing of the resource consent. The application has been copied to her at time of lodgement.

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

Regards,



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



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Attachments:

1. **FNDC Application Form & Bill Payer signature**
2. **Record of Title - LINZ**
3. **Application Plans – Core Architectural Design Ltd**
4. **Archaeological Report – Context Archaeology**
5. **TP58 report – Wilton Joubert**
6. **Affected Party Correspondence – Heritage NZ**
7. **Affected Party Correspondence – Ngati Rehia**
8. **Correspondence – Te Hono**
9. **Correspondence – Parks & Reserves FNDC**



Assessment of Environment Effects Report

1.0 Description of the Proposed Activity

- 1.1. The Applicant is seeking resource consent to construct a new dwelling on a coastal site at 94A Edmonds Road, Kerikeri. The house would be positioned at the northern end of the site on a knoll between the existing shed and the western boundary adjacent to a Council esplanade reserve. The application site, building and elevation plans titled '*Proposed New Home for M. Moorhouse, 94a Edmonds Road, Kerikeri RC Plans*' Dwg # RC01- RC05 (Rev G) are attached at **Appendix 3**.

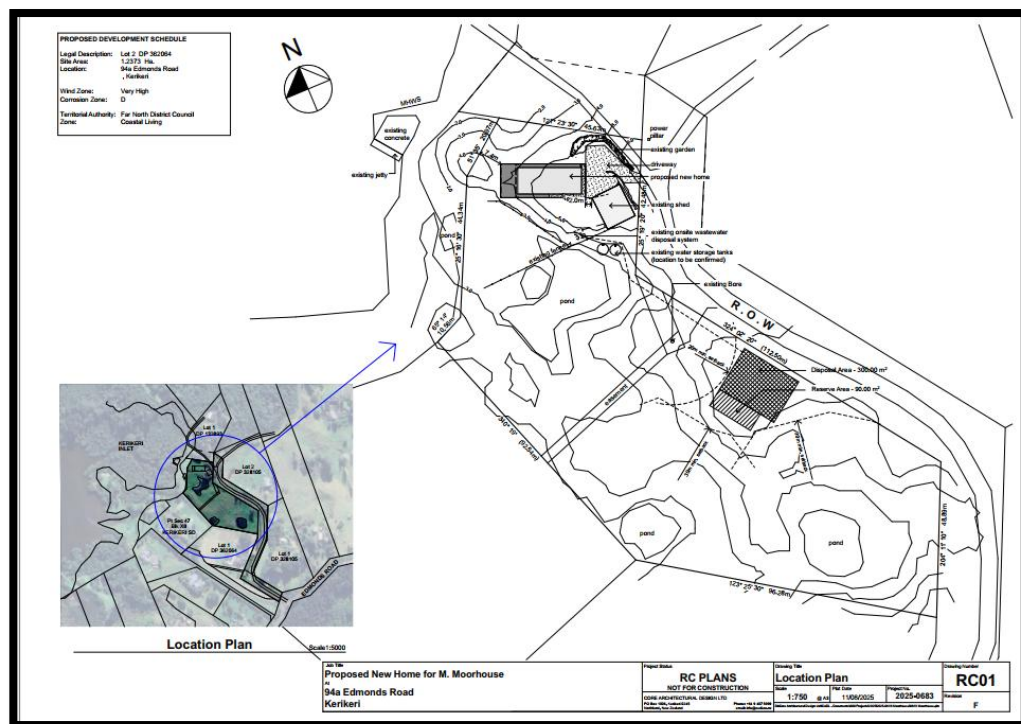


Figure 1 – Proposed house site location

- 1.2. The proposed 162m² single storey dwelling includes three bedrooms (with 3 separate ensuite bathrooms) and an open plan kitchen living and dining area. An outdoor living deck (comprising an additional roof area of 123m²) would be attached to the western side of the house facing the adjacent esplanade reserve and coastal margin.
- 1.3. Exterior building materials comprise vertical corrugated coloursteel coloured black and aluminium joinery that includes a series of glass sliding doors along the northern and western side of the house. The proposed orientation of the house is such that the north-west corner



of the deck will be located within the 10m boundary setback (approximately 7.4m). The roof covered deck design with enclosed support beams at each corner is designed such that extended north-west views over the reserve from within the deck will be obscured. The Applicant's agent has discussed the application with the Council's Reserves Manager Robin Rawson with respect to any potential adverse effects on the public reserve space. Verbal feedback is that Reserves will consider the proposal as part of the processing of the application.

- 1.4. **410m³** of earthworks are proposed comprising mostly engineered hard fill to construct a level building platform for the house and the development of the wastewater disposal field. A small area and volume of cut earthworks. As illustrated on the **Elevation Plan A04**, the maximum proposed fill height above the existing ground level is 2.2m which exceeds the permitted standard for the Coastal Living zone. The battered slope extent of the fill area will extend slightly beyond the building platform to the west (beneath the deck) and to the north and south. The earthworks extent will not be within 10m of the northern edge of the pond as illustrated on application plan **RC02**.
- 1.5. Erosion and sediment control measures proposed in accordance with Auckland Technical Standards GD05 will ensure that any sediment laden runoff is contained within the construction works site and away from the adjacent wetland and Council reserve area. The location of the proposed silt fence is illustrated on application **RC02**.
- 1.6. Potable water supply will be from existing water tanks located at the rear of shed. This includes 50,000 litres of existing water supply which is sufficient for fire-fighting water supply.
- 1.7. Wilton Joubert has prepared a TP58 report and design for a new wastewater system. The dwelling will utilise an existing secondary wastewater disposal system designed for a 5-person occupancy. This includes the existing shed bathroom and laundry facilities. The new on-site treatment plant will be located on the downslope area between the shed and the dwelling. A new rising main will convey treated wastewater to the disposal area(s) south of the building area on the upper eastern side of the grazing paddock. Due to the rocky volcanic conditions and shallow topsoil, the engineering recommendation is to install a minimum 500mm topsoil layer to accommodate the dripper lines. In addition to the building platform earthworks this will require an additional 150m³. A copy of the TP58 report is attached at **Appendix 5**.



- 1.8. The combined area of building and impermeable surfaces on the site will comprise 551m² which is within the permitted threshold (up to 10% of the site area) for the Coastal Living Zone. The driveway and concrete paving areas are existing. Existing landscaping will be retained.

2.0 Site and Surrounds Description

- 2.1. The application site is located at 94a Edmonds Road, Kerikeri and is midway along the southern side of the bay area that encloses the Kerikeri River inlet. The site is legally described as Lot 2 DP 362064. Title instruments include a vehicle right-of-way over land forming part of 92D Edmonds Road (Lot 1 DP 132893), and rights to take and convey water from an existing bore illustrated on application site plan RC01. A copy of the Record of Title and water take easement is attached at **Appendix 2**.

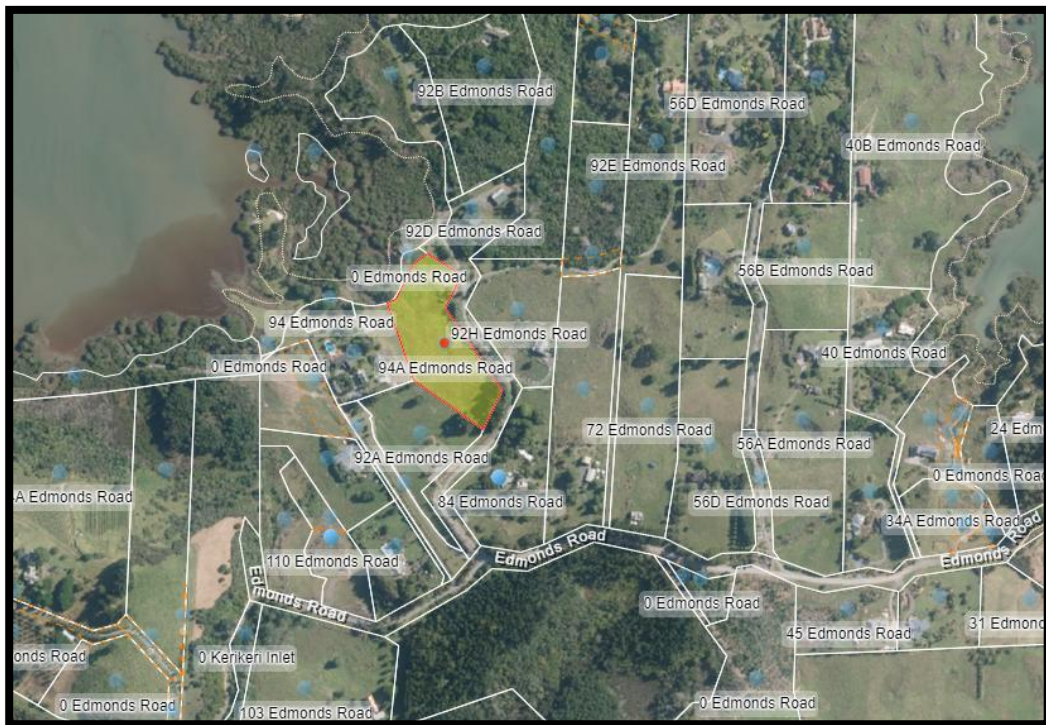


Figure 2 – Site and surrounds (source. Prover)

- 2.2. The application site is a 1.2373 hectare rural-residential type property that contains an existing single storey 106m² storage shed. Property file records and aerial photography indicate that the shed has been on the site for since prior to 2000. It is noted that the shed building is located within 10m of the eastern (ROW) boundary. The shed contains basic bathroom and laundry facilities used by the owners when they are residing in Kerikeri that will remain.



- 2.3. There is an existing secondary wastewater disposal system on the site located downslope of the shed. This facility services the existing shed bathroom and laundry facilities.
- 2.4. The balance area of the site is grazing paddocks. Topographically the site is an undulating, volcanic terrain with wetland areas contained in shallow basins. There are wetland ponds located within the site boundary and the adjacent Council reserve. The wetland locations are illustrated on the application site plan RC01. The wetlands drain northward towards the coastal margin. On the day of the site visit (30.07.25), the wetlands were full of water due to high winter rainfall. The Applicant's project manager commented that these wetlands are often dry in summer.

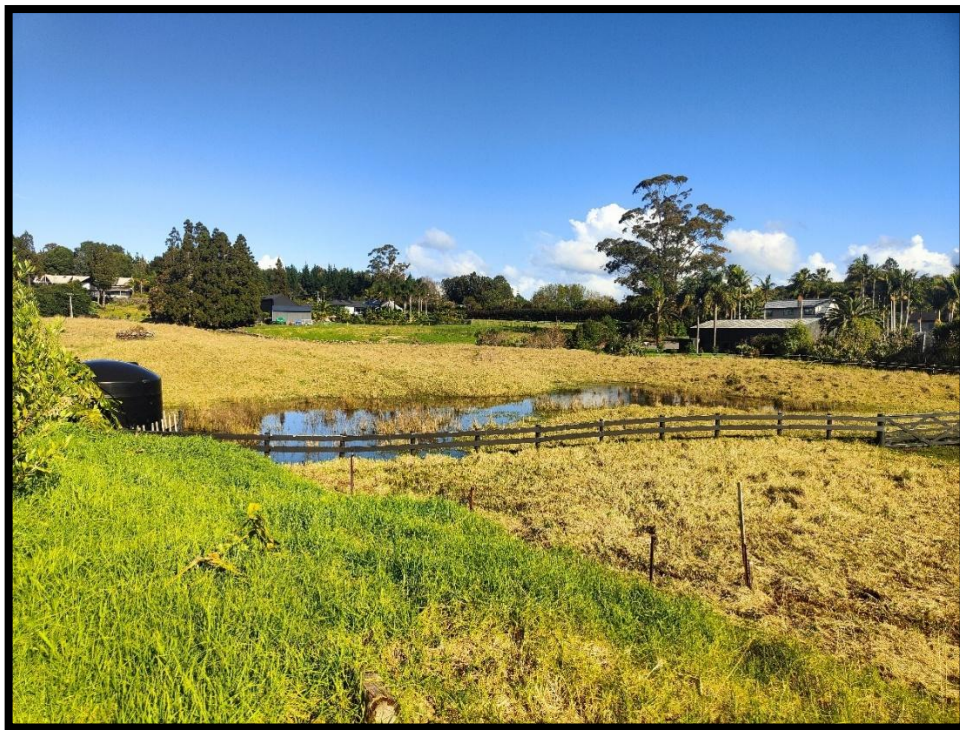


Figure 3 –Wetland and grazing paddocks on the site looking south-west from the proposed building platform

- 2.5. Context Archaeology has undertaken an archaeological assessment of the site. There are no recorded or archaeological sites on the property, nor were there any suspected sites found during the site assessment. Within the tested area (Test Pit 1), there was some evidence of recent oyster shall fragment, and twine thought to be associated with a former operation that utilised the reserve and jetty. The Context Archaeology Report is attached at **Appendix 4**.



- 2.6. The proposed building platform would be located between the existing shed and the boundary with the Council reserve. **Figure 3** below illustrates the location of the proposed dwelling and its northern edge (first painted marker pegs) and the extent of the 10m setback from the northern (reserve) boundary. The topography of the site knoll beyond the western deck edge will remain unchanged.



Figure 4 – Proposed building platform location (orange arrows indicate the approximate northwest edge of deck)

- 2.7. The application site is part of an enclave of similar size rural-residential properties located on the northern side of Edmonds Road (refer **Figure 1** and **3**). The northern boundary of the site is adjacent to a Crown Grant Road that extends east and west along the coastline, and a Far North District Council Local Purpose (Esplanade) Reserve created in 2006 that is Lot 3 DP 362064. There is an existing concrete platform and concrete jetty located within the reserve.





Figure 5 – FNDC esplanade reserve Lot 3 DP 362064

- 2.8. Beyond the reserve, the coastal margin is heavily vegetated with mature mangrove trees that obscure views of the site from the outer coastal marine area. There is a defined channel through the mangrove that provides water access to the boat landing. The elevation of the house is such that it is likely that only glimpses of the roof line will be visible from the outer Kerikeri Inlet Bay area.



Figure 6 - Adjacent esplanade reserve jetty



3.0 Reasons for Consent

Far North District Plan (ODP)

3.1. The site and the adjacent esplanade reserve land are zoned Coastal Living in the ODP. It is noted that the esplanade reserve in the image below has the green parcel layer on which depicts the esplanade reserve status. This has altered its colour.

3.2. There are no other resource layers in the Operative Plan that apply to the site.

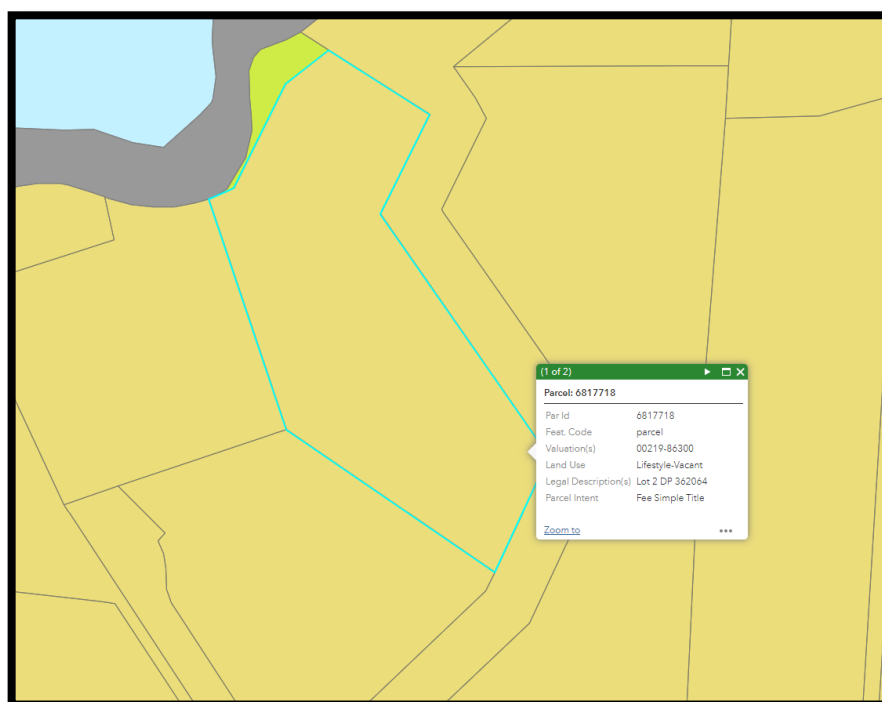


Figure 7- 94a Edmonds Road - Coastal Living Zone

3.3. An assessment of the relevant District Plan rule standards is set out in **Table 1** and **Table 2** below:

Coastal Living Zone Standards

Table 1 - Assessment against the Coastal Living Zone rule standards		
Plan Reference	Rule	Performance of Proposal
10.7.5.1.1	Visual Amenity	<p>Restricted Discretionary</p> <p>The proposed dwelling is 285m² (including roof over deck) and is not within a defined building envelope.</p>



10.7.5.1.2	Residential Intensity	Permitted One residential dwelling is proposed.
10.7.5.1.3	Scale of Activities	Not applicable
10.7.5.1.4	Building Height	Permitted The house roof height is a complying 6.750m above EGL.
10.7.5.1.5	Sunlight	Permitted. The proposal is able to comply with the permitted sunlight provisions.
10.7.5.1.6	Stormwater Management (Max 10%)	Permitted Activity The total amount of impermeable surfaces proposed within the site is as follows: <ul style="list-style-type: none"> Proposed house – 285m² Existing shed – 106m² Driveway – 160m² Total – 551m² or 4.5%
10.7.5.1.7	Setback from Boundaries	Restricted Discretionary The site is 1.2373ha therefore a 10m building setback from an external boundary is required. The proposed dwelling would be setback 7.4m from the western boundary. (Adjacent to FNDC Esplanade Reserve). The site has an existing shed present on the property that is located within the 10m boundary setback. This appears to have been approved under BP 1149519 in 1981. The site has since been subdivided under RC 2050760 and no further commentary on this was noted. This shed has been assessed as having existing rights to be in this location.
10.7.5.1.8	Screening for Neighbours Non-Residential Activities	Not applicable. Non-residential activities are not proposed.
10.7.5.1.9	Transportation	Refer table below
10.7.5.1.10	Hours of Operation – Non-Residential Activities	Not applicable. Non-residential activities are not proposed.
10.7.5.1.11	Keeping of Animals	Not applicable.



10.7.5.1.12	Noise	Permitted. Residential use – subject to CLZ noise standards.
10.7.5.1.13	Helicopter Landing Area	Not applicable.
10.7.5.4	Discretionary Activities	Discretionary Activity The proposal does not comply with one or more of the permitted, controlled, restricted discretionary or discretionary standards for the Coastal Living Zone.

Applicable District Wide Standards

Table 2 – Assessment against the relevant District Wide rule standards		
Plan Reference	Rule	Performance of Proposal
Chapter 12 – Natural and Physical Resources		
12.1	Landscapes and Natural Features	Not applicable The site is not within an area of Outstanding Landscape.
12.2	Indigenous Vegetation	Not applicable No indigenous vegetation clearance required.
12.3.6.1.2	Excavation and/or filling (Max 300m ³) Max cut / face = 1.5m	Discretionary Activity 20m ³ excavation 240m ³ fill (building platform) 150m ³ Fill (wastewater disposal field) Max fill face = 2.2m Earthworks Total = 410m³ The proposed cut / fill heights exceed the permitted standard.
12.4	Natural Hazards	Permitted The site is not within a coastal hazard area The building site is not within 20m of trees or woodlot.
12.5	Heritage	Permitted There are no notable trees on the site There are no recorded or suspected archaeological sites on the property.



12.6	Air	Not applicable
12.7	Lakes, Rivers, Wetlands and the Coastline	Discretionary Activity Rule 12.7.6.1.1 The dwelling is located 28.4m from MHWS creating a minor infringement to the permitted standard of 1.6m.
12.8, 12.9	Hazardous Substances Renewable Energy and Energy Efficiency	Not applicable
Chapter 15 - Transportation		
15.1.6A	Traffic Intensity	Not applicable
15.1.6B	Parking	Not applicable
15.1.6C	Access	Not applicable

ODP Activity Status

3.4. The assessment against the relevant ODP permitted standards above has identified the following rule breaches:

- **10.7.5.1.1 - Visual Amenity** – restricted discretionary activity – *the proposal is for a building with a roof area greater than 50m² in the Coastal Living Zone.*
- **10.7.5.1.1 – Building setback from boundaries** – restricted discretionary activity – *1.6m breach of the required 10m setback at north-west boundary.*
- **10.7.5.4(c) – Discretionary Activity** - *the proposal does not comply with one or more of the permitted Rule 10.7.5.1 standards.*
- **12.3.6.1.2 – Excavation and Filling** – Discretionary – *420m³ of earthworks cut and fill where fill height exceeds 1.5m.*
- **Rule 12.7.6.1.1 – Setback from lakes, rivers and the coastal marine area** - *the proposed building will breach the required 30m setback from the coastal marine area by 1.6m.*



- 3.5. In accordance with Coastal Living zone **Rule 10.7.5.4** and District-wide **Rule 12.3.6.3** and **12.7.6.3** the proposal is a Discretionary Activity under the ODP.

Proposed District Plan (PDP)

- 3.6. The application site is zoned 'Rural Lifestyle' under the PDP. The house site area is within the coastal environment overlay but outside of the Coastal Flood Zones 1, 2 and 3.

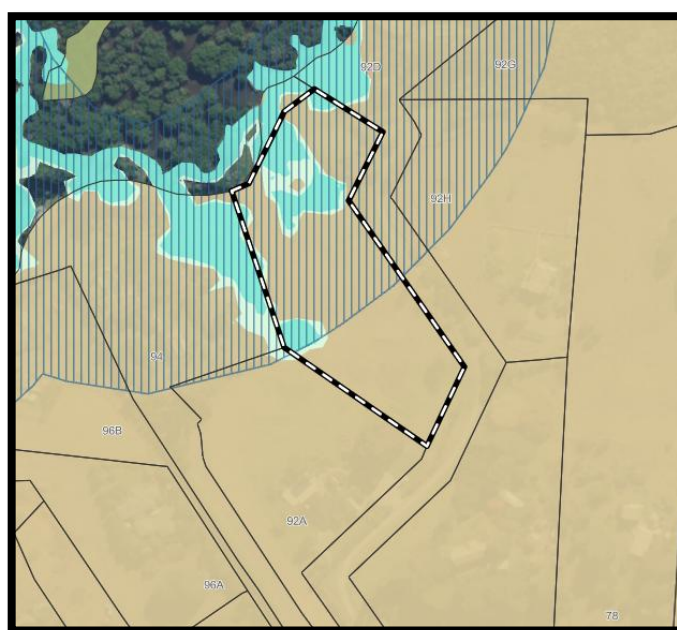


Figure 8 – 94A Edmonds Road – Rural Lifestyle Zone with Coastal Environment overlay and coastal flood zones

- 3.7. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. District Plan hearings on submissions are currently underway and are scheduled to finish later this year. No decision on the PDP or any sections within the PDP has been made. For this reason, little weight is given to the PDP provisions.
- 3.8. An assessment of the proposed activities against the PDP rules that have immediate legal effect, is set out in **Table 3** below:

Table 3 – Assessment against the PDP rule standards that have immediate legal effect ¹		
Chapter	Rule Reference	Compliance of Proposal

¹ As updated by PDP Variation 1 dated 14 October 2024



Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p>Not applicable.</p> <p>The site does not contain any hazardous substances nor are any proposed.</p>
Heritage Area Overlays	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>Not applicable.</p> <p>The site is not located within a Heritage Area Overlay.</p>
Historic Heritage	<p>All rules have immediate legal effect (HH-R1 to HH-R10).</p> <p>Schedule 2 has immediate legal effect.</p>	<p>Not applicable.</p> <p>The site does not contain any areas of Historic Heritage.</p>
Notable Trees	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any notable trees.</p>
Sites and Areas of Significance to Maori	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any sites or areas of significance to Maori.</p>
Ecosystems and Indigenous Biodiversity	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p>Not applicable.</p> <p>The site does not contain any known ecosystems or indigenous biodiversity to which these rules would apply.</p>



Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. All earthworks in all zones are subject to Accidental Discovery Protocol standards EW-S3 and sediment control standards EW-S5 The proposed earthworks will be undertaken in accordance with these standards and as recommended by the Applicant' archaeologist and required by HNZ.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable.

3.13. The proposal is a permitted activity under the PDP.



National Environmental Standards

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

- 3.14. The site is not identified as HAIL on the Council database of HAIL sites. A review of aerials did not indicate that the site was used for an activity listed on the HAIL.

National Environment Standard for Freshwater Regulations 2020 (NES-F)

- 3.15. The site contains wetland features defined under the NPS-F. The proposed house construction will not affect the adjacent wetland area or its hydrological function. No earthworks or vegetation clearance will be undertaken within 10m of the wetlands.

4.0 Statutory Assessment under the Resource Management Act (RMA)

Section 104B of the RMA

- 4.1. Section 104B governs the determination of applications for Discretionary Activities. A consent authority may grant or refuse the application. If it grants the application, it may impose conditions under Section 108.

Section 104(1) of the RMA

- 4.2. The relevant parts of Section 104(1) of the RMA state that when considering an application for resource consent –

“the consent authority must, subject to Part 2, and section 77M have regard to –

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

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

(b) any relevant provisions of –

i. a national environmental standard:

ii. other regulations:

iii. a national policy statement:

iv. a New Zealand Coastal Policy Statement:

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

vi. a plan or proposed plan; and



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

- 4.3. Section 77M of the RMA is not relevant to the proposed activity in the non-urban residential Coastal Living Zone.
- 4.4. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). Positive effects arising from this development is the provision of a new dwelling for the Applicant’s to permanently reside at their coastal site. Relative to surrounding residential development, the proposed house is modestly sized and will consolidate built development in the northern part of the site. The proposed house building will not adversely affect the privacy or views enjoyed by surrounding properties.
- 4.5. Section 104(1)(ab) requires that the consent authority consider *‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’*. The proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. Potential adverse effects on the environment are no more than minor. Low density residential activities in the Coastal Living zone are anticipated in the ODP Coastal Living and PDP Rural Lifestyle zones.
- 4.6. Section 104(1)(b) requires that the consent authority consider the relevant provisions of national environmental standards, regulations, national policy statements, regional policy statements or plans, including proposed plans. There are no national standards, regulations or national policy statements that are directly relevant to the proposed activities and / or that are not adequately managed within the framework hierarchy of the District Plan.
- 4.7. An assessment of the relevant statutory documents is provided in the paragraphs below.
- 4.8. Section 104(1)(c) states that consideration must be given to *‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.’* There are no other matters relevant to this application.



- 4.9. The proposal is to be assessed as a Discretionary Activity under the Coastal Living Zone Rule 10.7.5.4 and the District-Wide Rule 12.3.6.3 and Rule 12.7.6.3. The Council has full discretion to consider the broad range of policy matters relating to land use activities in the Coastal Living zone and those PDP rule matters that have immediate legal effect.

5.0 Assessment of Effects on the Environment - Section 104(1)(a)

- 5.1. Having reviewed the relevant plan provisions and considering the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects are identified as being relevant to this application. These include matters relating to:

- *Visual Amenity*
- *Building setback from boundaries*
- *Building setback from the coastal marine area*
- *Earthworks volume and fill height*

Visual Amenity

- 5.2. Under the ODP, new buildings are permitted if the gross floor area does not exceed 50m². The intent of the rule standard is to manage the potential adverse visual effects of buildings in the Coastal Environment which includes the Coastal Living Zone. The policy focus of the ODP are the potential adverse effects on the natural character of the coastal environment (Objective 10.7.3.2 and Policy 10.7.3). The proposed roof area of the new dwelling (including the covered deck) is 285m². Where the area standard is exceeded and the building is located outside of an approved building envelope, it is deemed a restricted discretionary activity. However, given the bundling of the application, overall this defaults to a Discretionary activity such that the assessment criteria as set out in section 11.5 is applicable.

- 5.3. Those are matters within section 11.5 enable appropriate consideration of any potential effects on the Coastal Living location of the site, noting that mature mangrove vegetation limits site visibility from the coastal marine area.

(a) The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.

- 5.3.1. The proposed house location would consolidate built development in the northern part of the site adjacent to the existing shed. The rocky, undulating nature of the site,



scattered ponds and water easement restrictions limits potential options for locating a dwelling. From the Applicant's perspective, utilising the existing curtilage area and ROW access point to accommodate the additional building platform is more cost effective. In this location, except for a small area of covered deck in the north-west corner, most of the building can be located within the required 10m setback from the property boundary. It is considered that the orientation of the building within the setback will have a less than minor effect on the adjacent reserve land in terms of building dominance and privacy effects and that the infringement is not a significant departure from the permitted standard. While the adjacent reserve is Council owned land, it is not currently accessible from any public road. For this reason, it is predominantly a local reserve enjoyed by surrounding neighbours who can access the reserve land via their own driveways or with neighbours' permission. The location of the building, or outlook from the deck area will have no adverse effect on the use or enjoyment of the reserve land and is reduced (in part) by the deck design that includes an enclosed roof structure that will obscure views into the reserve.

- 5.3.2. The site is not on a ridgeline or high point that would be affected by the location of the proposed building.
- 5.3.3. The proposed exterior cladding colour scheme is black coloursteel and will include non-reflective glazing to minimise its appearance in the landscape.
- 5.3.4. The proposed building is a residential dwelling that will be located within an existing rural-residential enclave adjacent to the Kerikeri Inlet coastal margin. The dwelling building is in keeping with the character of the surrounding neighbourhood and residential site density. The building will be located within the developed curtilage area of the existing shed site, with the balance of the property remaining in fenced pasture. Any potential adverse visual effects arising from buildings on the site will be no more than minor.

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

- 5.3.5. Existing planting on the site, including mature trees within the curtilage area and at the rear along the ROW will soften the appearance of the building as viewed from the surrounding area. The heavily vegetated coastal marine area will obscure views from



the outer coastal marine area to the extent that only the roofline is likely to be visible. No additional landscaping of the site is considered necessary.

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

- 5.3.6. There will be no change to the existing vehicle access from the adjacent ROW and on-site car parking.

(d) The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.

- 5.3.7. As described above, the building will already largely be screened from the outer views of the coastal marine area due to existing mangroves.
- 5.3.8. There will be views from the coastal margin, however as detailed above, this area is not easily accessible by members of the public and is more utilised by neighbouring properties. Permanent screening is not considered necessary in this case.

(e) The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.

- 5.3.9. The existing coastal environment in this location is a mixed rural-residential landscape characterised by small-scale pastoral farming, mature trees and undulating volcanic topography. The rural pastoral character of the site comprising existing fenced paddocks will remain unchanged. A modest, single dwelling building on the site is consistent with the surrounding landscape character where sites are occupied by much larger residential buildings and garden areas within the coastal environment.

(f) Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.

- 5.3.10. The building site is located at a relatively low elevation (approximately 5m above MHWS) adjacent to the coastal margin and will have limited visibility from the wider coastal marine area. The potential visual effects are local and noticeable only to immediate neighbours and the adjacent reserve area. The building is single storey and



will include low reflectivity exterior colours that are required in the coastal environment. The building location is considered suitable.

(g) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

5.3.11. The future dwelling has been sited 5m above the CMA to avoid coastal flooding effects. The development is not considered to exacerbate any natural hazards.

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

5.3.12. The site is a non-urban rural-residential property which has ample provision for private open space.

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

5.3.13. The proposed building will breach building setback from boundaries at the north-west corner of the deck. This is a minor infringement above the permitted standard for this zone that does not change the overall impact of a new dwelling building in this location. This part of the site is constrained by the existing topography and the location of the shed and driveway area, which affects the size and orientation of the building. The building site utilises the existing developed curtilage area and will consolidate built development on the site, which is consistent with surrounding properties. The reserve area below the building site has limited general public use due to restricted access from local roads. For this reason, it is largely a neighbourhood reserve.

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

5.3.14. The privacy, outlook or enjoyment of private open spaces on adjacent sites will not be affected or altered by the proposal. Coastal Living permitted building standards enable a dwelling to be located on the site with outdoor living spaces overlooking the adjacent reserve space.



- 5.4. The proposed house will be located within the curtilage area of the existing shed building and driveway entrance. The visual effects of the building are mitigated by the single storey, flat roof design, with a black recessive colour scheme. Limited views of the house will be possible from the neighbouring properties to the east and south. The building will not visually dominate or affect the privacy of these properties, or the adjacent esplanade reserve. Overall, it is considered that potential adverse visual effects would be no more than minor.

Building Setback from Boundaries

- 5.5. A minor encroachment of the 10-metre building setback will occur at the north-west corner of the proposed deck. For building setback infringements, while the activity in itself is restricted discretionary the bundling of the application results in a Discretionary activity overall such that the relevant assessment criteria are contained within section 11.6 of the plan. The following matters are commented on below:

(a) Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites.

- 5.5.1. The proposed dwelling is typical of a coastal development in the area. It is relatively modest in size to fit the site and will fit in well with neighbouring developments. The adjacent site is the esplanade reserve. While this is generally undeveloped with the exception of a concrete jetty, it has limited public use and is a local neighbourhood amenity where locals walk and swim dogs. The house development will have little impact on the topography interface with the reserve as it has been designed to generally comply with the 10m setback, apart from the north-west corner of the deck. This part of the deck is elevated above the reserve and is enclosed with cladding that will restrict views.

(b) The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.

- 5.5.2. The proposed building location does not intrude into the street scene, nor will it have an adverse effect on the outlook or privacy of adjacent residential properties. The proposed infringement will have a negligible impact on proximity of the dwelling to



the boundary and potential views into the adjacent reserve as compared to the permitted baseline effects of a complying building.

(c) The extent to which the buildings restrict visibility for vehicle manoeuvring.

- 5.5.3. The proposed building location will have no adverse effect on visibility for access and egress of vehicles. Vehicle access is from a shared ROW.

(d) The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting.

- 5.5.4. Existing planting, including mature mangroves in the adjacent coastal marine area will provide sufficient mitigation of visual effects arising from the new building. The proposed setback infringement is minor and is generated by a corner of the proposed deck.

- 5.5.5. Councils Parks & Reserves planner has asked whether the proposal will be mitigated by boundary definition planting or structures. It is not proposed that any planting or fencing be constructed in this case. This is due to the 7m setback which remains quite generous, the design of the building which does not include any access from the building towards the coast, and the regular maintenance of the esplanade by neighbouring properties essentially delineating the coastal walkway and public areas.

(e) The extent to which provision has been made to enable and facilitate all building maintenance and construction activities to be contained within the boundaries of the site.

- 5.5.6. While there is a setback infringement, the development is still located over 7m from the site boundary. As such all building activities and future maintenance can easily be accommodated within the site.

- 5.6. The proposed house will not visually dominate or affect the privacy of those users of the esplanade reserve. Overall, it is considered that potential adverse effects relating to setback would be no more than minor.



Building Setback from mean high water springs

5.7. To protect the natural character, ecological, cultural and public access values associated with the coastal environment, buildings are required to be set back 30m from MHWS in the coastal zones including the Coastal Living zone. The proposed deck at the northern end of the dwelling will infringe the required 30m setback from the coastal marine area (MHWS) by a maximum of 3 metres over a distance of 5 metres. This is a minor infringement that will have a no more than minor adverse effect on the coastal environment in this location. The property abuts an existing esplanade reserve which provides an additional buffer to the coastal marine area, including more than 15m of existing grassed space between the edge of the dwelling and the intertidal zone. The location of the building will not affect existing public access that is protected by the existing esplanade reserve. Residential buildings along the coastal margin form part of the character of this local environment. Any potential adverse effects of an additional dwelling in this location will be less than minor.

5.8. The ODP Rule 12.7.7 sets out criteria to be applied to a MHWS setback proposal. These are commented on as follows:

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

5.8.1. No recorded archaeological sites have been mapped on the property and an archaeological assessment has been undertaken which has not found any evidence of archaeology being present within the development areas. The 27m minimum setback from the coastal margin combined with the archaeological reporting suggests that there will be no impact on cultural and spiritual values. However, to ensure that this is in fact the case, the application has been sent through to Ngati Rehia for comment.

(b) the extent to which the activity may adversely affect wetlands;

5.8.2. The proposed building location will have no adverse effect on wetlands on the site or the adjacent reserve.

(c) the extent to which the activity may exacerbate or be adversely affected by natural hazards;



- 5.8.3. The proposed location of the building relative to the coastal marine area will not affect or exacerbate natural hazards.

(d) the potential effects of the activity on the natural character and amenity values of lakes, rivers, wetlands and their margins or the coastal environment;

- 5.8.4. Potential adverse effects arising from the location of the northern deck corner within the 30m metre setback are minor. The building would be located a significant distance from MHWS with at least 7 metres to the property boundary and a further 15 metres to MHWS. The modified coastal environment in this location is characterised by low density rural-residential type development where dwellings are positioned to enjoy coastal views and proximity to the coastal marine area.

(e) the history of the site and the extent to which it has been modified by human intervention;

- 5.8.5. The coastal environment in this location is a modified environment that has been zoned and developed for low density residential type living. The volcanic nature and surrounding terrain including shallow surface water bodies has made it marginal for productive farming. Local land use is typically large homes on large sites with some localised grazing for horses, sheep and cattle.

(f) the potential effects on the biodiversity and life supporting capacity of the water body or coastal marine area or riparian margins;

- 5.8.6. The building is to be set back more than 20m from MHWS. Its location is unlikely to have any effect on the biodiversity or life-supporting capacity of the coastal marine area.

(g) the potential and cumulative effects on water quality and quantity, and in particular, whether the activity is within a water catchment that serves a public water supply;

- 5.8.7. The proposed building location will not affect water quality or quantity in the adjacent coastal marine area.



(h) the extent to which any proposed measures will mitigate adverse effects on water quality or on vegetation on riparian margins;

5.8.8. The proposed building development is not expected to have any effect on water quality or riparian margins.

(i) whether there are better alternatives for effluent disposal;

5.8.9. The wastewater treatment and disposal areas are suitable for the type and size of on-site services required by the dwelling. The location of these services complies with the permitted standards in both the district and regional plans.

(j) the extent to which the activity has a functional need to establish adjacent to a water body;

5.8.10. The building is a residential dwelling provided for in the Coastal Living zone. The deck is an extension to the indoor living spaces on what is an undulating site that does not lend itself to the development of a suitably flat and accessible outdoor living area. The 5-metre deck width is not excessive to accommodate outdoor furniture and / or barbecue facilities.

(k) whether there is a need to restrict public access or the type of public access in situations where adverse safety or operational considerations could result if an esplanade reserve or strip were to vest.

5.8.11. Not applicable.

5.9. Overall, it is considered that potential adverse effects relating to setback from the coastal marine area would be no more than minor.

Earthworks

5.10. Fill and some localised cut earthworks activities are required to construct a suitably flat building platform for the house. Additional fill is required to construct the wastewater disposal field.



The undulating nature of the site limits the foundation options for a building. Further modification of this part of the site is not considered unreasonable in the developed part of the site. Potential adverse effects from erosion and sediment runoff can be managed in accordance with Council standards.

5.11. Relevant matters for assessment of a discretionary activity are set out in section 12.3.7.

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

5.11.1. The site is a 1.2-hectare coastal residential property. The building site is located at the northern end of the property and generally setback at least 10 metres from external boundaries. Exacerbation of erosion and / or natural hazards on the site or in the vicinity beyond normal construction activity is not expected. Erosion and sediment runoff will be managed in accordance with the required GD05 standards for erosion and sediment control. This includes locating a sediment fence on the northern and southern downward slopes below the building foundation site.

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

5.11.2. There will be no adverse effect on the life supporting capacity of the soil. The site is not rural production land.

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

5.11.3. The proposed earthworks will have no adverse effect on stormwater flow within the site or other adjacent properties. Roof stormwater will be captured into water tanks for on-site use.

(d) any reduction in water quality;

5.11.4. The proposed earthworks will not affect the water quality of adjacent water bodies including wetlands and the coastal marine area. There is sufficient setback and protection via silt fences to ensure that sediment runoff can be contained within the building site.



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

- 5.11.5. There will be some temporary, localised visual effects on the coastal environment as viewed from neighbouring properties and the adjacent esplanade reserve. These are likely to have a relatively short duration while the house is under construction and are expected to be no more than minor. A single residential dwelling is permitted on the site.

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

- 5.11.6. The site is not within any outstanding landscape or natural feature that would be affected by the proposed house development.

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

- 5.11.7. The proposal will not affect any significant indigenous vegetation or habits.

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

- 5.11.8. The Context Archaeological report states that no previously recorded archaeological sites exist within the site boundary and no suspected sites have been found. The potential for encountering unrecorded subsurface remains during development is low due to previous landscape modifications. Heritage NZ supports the recommendation that works be undertaken in accordance with normal 'accidental discovery protocol' and the PDP permitted earthworks rule EW-R12.

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

- 5.11.9. No recorded archaeological sites have been mapped on the property and an archaeological assessment has been undertaken which has not found any evidence of archaeology being present on the site. The 27m minimum setback from the coastal margin combined with the archaeological reporting suggests that there will be no



impact on cultural and spiritual values. However, to ensure that this is in fact the case, the application has been sent through to Ngati Rehia for comment.

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

5.11.10. The minor nature of the earthworks activity which relates to the foundation fill height and the construction of the wastewater disposal field is such that there would be no cumulative adverse effects requiring further consideration.

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

5.11.11. Erosion and sediment control measures are proposed in accordance with GD-05. These are illustrated on the application site plan RC02. The proposed fill will be engineered compacted fill that will form part of the constructed building platform. It is expected that the combination of building consent requirements to establish a safe and stable building platform and appropriate erosion and sediment control measures will ensure that adverse effects are avoided, remedied or mitigated.

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

5.11.12. The proposed earthworks are of a residential scale and will be managed as part of the overall construction activity. The volume of earthworks only just exceeds the ODP permitted standard for the Coastal Living zone and will be subject to the PDP earthworks standards that have immediate legal effect. This includes erosion and sediment control and accidental discovery protocol to be applied if or when suspected archaeological materials are uncovered. As a project subject to the building consent process there will be a number of inspections undertaken by the Council providing unofficial monitoring and ease of remedial action if necessary.

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

5.11.13. Not applicable.

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

5.11.14. Not applicable.



- 5.12. Overall, it is considered that potential adverse effects relating to the proposed earthworks will be no more than minor.

6.0 Relevant provisions of any statutory planning document - Section 104(1)(b)

- 6.1. In accordance with Section 104(1)(b) of the Act, the following documents have been considered

National Environmental Standards and Regulations (section 104(1)(b)(i) & (2))

- 6.2. There are no National Environmental Standards that are relevant to the consideration of the proposed activity.

National Policy Statements (section 104(1)(b)(iii))

- 6.3. There are currently 8 National Policy Statements in place. These are as follows:

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

- 6.4. Other than the NZCPS and the NPS-FM, there are no National Policy Statements that are directly relevant to the consideration of the proposed activity. The site is within the Coastal Living Zone. The building would be located within the NRC mapped coastal environment. The proposed building location would not be contrary to the NZCPS objectives that seek to preserve the natural character of the coastal environment and its associated natural landscape and ecological values. The existing coastal environment in this location is characterised by an extensive intertidal margin that is heavily vegetated with mature mangroves. Adjacent land has been developed for low density rural-residential activity a variety of residential homes and domestic gardens. The proposed residential building will consolidate buildings in the northern part of the site and retain the balance area in pastoral grazing. The existing character of the site as potentially viewed from the wider coastal marine area will remain relatively unchanged.



- 6.5. There are existing wetland ponds within the site boundary and on the adjacent esplanade reserve. Building work and earthworks will be located away from these features and will not affect the hydrological function of these wetlands or result in loss of vegetation or sedimentation.

Regional Policy Statement for Northland 2016

- 6.6. The Regional Policy Statement for Northland (RPS) is the governing regional statutory document for Northland that includes the application site. Notwithstanding the policy relevance of the RPSN, the small-scale nature of the proposed land use activity is such that it can be adequately assessed under the provisions of the ODP provisions.
- 6.7. The proposal is consistent with the intent of the Regional Policy Statement objectives and policies and would not be subject to any Regional Plan rule. Relevant to built development in the coastal environment, are policies that protect the natural character of the coastal environment (Objective 3.14 and Policy 4.6.1). Potential adverse effects on the natural character of the coastal environment in this location arising from the building setback breach and associated earthworks are not significant to the extent that they need to be avoided. The site is zoned for coastal living and dwellings on site are anticipated by the District Plan(s) providing they are discretely designed and located to minimise visual effects.

Far North Operative District Plan 2009

- 6.8. Set out below are the relevant objectives and policies of the ODP including the Coastal Environment and the Coastal Living Zone. District-wide objectives and policies relating to earthworks and building setback from the coastal marine area are also relevant. As assessed above, the proposed dwelling will have no more than minor adverse effects on the existing environment. The proposal is consistent with the character of the surrounding area, which is a rural-residential environment where rural residential living is the predominant activity. The proposal would not be contrary to the objectives and policies of the ODP, as discussed in the paragraphs below.

Coastal Environment - Objectives

10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.



10.3.2 *To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:*

- (a) the natural character of the coastline and coastal environment;*
 - (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
 - (c) outstanding landscapes and natural features;*
 - (d) the open space and amenity values of the coastal environment;*
 - (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).*
- 10.3.3 *To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.*

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

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

10.3.6 *To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.*

10.3.7 *To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.*

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

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.*

6.9. The proposed activity is small-scale and appropriate for this coastal site where low density residential activity is anticipated by the ODP. The construction of a single dwelling on the site will not adversely affect the amenity of the surrounding rural-residential environment.



- 6.10. The site does not contain any significant indigenous vegetation or habitats of indigenous fauna. The site is not within any outstanding landscape nor does the site contain any outstanding natural features. The proposal would not adversely affect water quality in the area or soil conservation.
- 6.11. Given the information to date, it is not anticipated that the proposal would adversely affect Māori and their relationship with their culture and traditions.
- 6.12. Public access to the coastal margin will be maintained to the extent that it is currently possible from neighbouring properties. The small deck encroachment to the 10-metre boundary setback will not adversely affect the use or enjoyment of the reserve.
- 6.13. The site is a rural-residential type property. The proposed activity is consistent with the low-density residential character of the surrounding environment and the expected environmental outcomes for the Coastal Living zone.

Coastal Environment - Policies

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

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

(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and

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

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



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

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

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

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

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.

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.

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

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

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.



10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:

- (a) parking;*
- (b) rubbish disposal;*
- (c) waste disposal;*
- (d) dinghy racks.*

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

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

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.

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

10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;*
- b) the number of buildings and intensity of development;*
- (c) the colour and reflectivity of buildings;*
- (d) the landscaping (including planting) of the site;*
- (e) the location and design of vehicle access, manoeuvring and parking areas.*

6.14. The proposed activity would not affect the character of the surrounding environment, in particular the natural character of the Coastal Environment. The existing landscape character



in this environment is predominantly low density rural-residential development. The proposal is consistent with that character. The amenity values and enjoyment of the reserve will not be affected.

- 6.15. All infrastructure services will be provided on site. The activity will not increase runoff from the site in a manner that would exacerbate erosion or flooding within the immediate area.
- 6.16. The activity would not generate adverse effects on the environment or the safety and efficiency of the roading network.
- 6.17. The information to date suggests that the proposed activity will avoid adverse effects on outstanding landscapes, cultural values, indigenous vegetation and fauna and the natural functions and systems of the Coastal Environment. The proposed activity is not anticipated to affect the relationship of Maori with the land, or any relevant culture and traditions.

Coastal Living Zone - Objectives

10.7.3.1 To provide for the wellbeing of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.

10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.

- 6.18. The proposed activity is consistent with Objective 10.7.3.1 and would enable the wellbeing of the Applicant to reside within an established low density residential environment. Adverse effects on the coastal environment can be avoided. In what is already a modified part of the coastal environment, potential adverse effects on natural character would be no more than minor.

Coastal Living - Policies

10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.



10.7.4.2 *That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.*

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

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

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

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

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

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

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

6.19. As stated above, the proposed dwelling is an appropriately sized and located residential building that would have a no more than minor adverse effect on the natural character of the coastal environment, and a less than minor adverse effect on the established rural-residential character of the surrounding area. Adequate on-site wastewater and water supply can be provided to service the residential. The quality of the surrounding environment would not be affected.



There are no identified archaeological sites or suspected sites that would be affected by the proposal.

Soil and Minerals – Objectives and policies

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

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

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

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

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

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

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

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

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

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

(d) natural hazards may pose unacceptable risks.

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

12.3.4.5 That soil conservation be promoted.



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

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

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

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

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

6.20. The proposed earthworks are required to establish a suitably flat building platform for a new residential dwelling that will have a concrete slab foundation. Fill heights of up to 2.2 metres are proposed. Additional fill is required to construct the wastewater disposal bed where there is currently insufficient topsoil to install the necessary dripper lines. The volume of fill and its height exceeds the permitted standard for the Coastal Living zone.

6.21. The site is not a rural production site. There will be no adverse effect on the productive potential of the environment or the life-supporting capacity of soil. Earthworks activities will be managed to ensure that any potential erosion or sediment runoff is contained within a construction zone that includes sediment fences on the downslope perimeter. The potential for sediment runoff into nearby wetland ponds and the coastal marine area can be avoided. There are no identified archaeological features that could be affected by the proposed earthworks. It is expected that contractor requirements to follow Accidental Discovery Protocol will be a condition of consent. Local hapu have been contacted to advise if there is any particular cultural or spiritual concerns with constructing a house on the site.



Lakes, Rivers, Wetlands and the Coastline – Objectives and Policies

- 12.7.3.1 *To avoid, remedy or mitigate the adverse effects of subdivision, use and development on riparian margins.*
- 12.7.3.2 *To protect the natural, cultural, heritage and landscape values and to promote the protection of the amenity and spiritual values associated with the margins of lakes, rivers and indigenous wetlands and the coastal environment, from the adverse effects of land use activities, through proactive restoration/rehabilitation/revegetation.*
- 12.7.3.3 *To secure public access (including access by Maori to places of special value such as waahi tapu, tauranga waka, mahinga kai, mahinga mataitai, mahinga waimoana and taonga raranga) to and along the coastal marine area, lakes and rivers, consistent with Chapter 14 - Financial Contributions, to the extent that this is compatible with:*
- (a) the maintenance of the life-supporting capacity of the waterbody, water quality, aquatic habitats, and*
 - (b) the protection of natural character, amenity, cultural heritage, landscape and spiritual values; and*
 - (c) the protection of public health and safety; and*
 - (d) the maintenance and security of authorised activities (but acknowledging that loss of privacy or fear of trespass are not valid reasons for precluding access). In some circumstances public acquisition of riparian margins may be required and managed for purposes other than public access, for example to protect significant habitats, waahi tapu or historic sites, or for public recreation purposes.*
- 12.7.3.4 *To provide for the use of the surface of lakes and rivers to the extent that this is compatible with the maintenance of the life supporting capacity of the water body, water quality, aquatic habitats, and the protection of natural character, amenity, cultural heritage, landscape and spiritual values.*
- 12.7.3.5 *To avoid the adverse effects from inappropriate use and development of the margins of lakes, rivers, indigenous wetlands and the coastline.*
- 12.7.3.6 *To protect areas of indigenous riparian vegetation: (a) physically, by fencing, planting and pest and weed control; and (b) legally, as esplanade reserves/strips.*
- 12.7.3.7 *To create, enhance and restore riparian margins.*



- 12.7.4.1 *That the effects of activities which will be generated by new structures on or adjacent to the surface of lakes, rivers and coastal margins be taken into account when assessing applications.*
- 12.7.4.2 *That land use activities improve or enhance water quality, for example by separating land use activities from lakes, rivers, indigenous wetlands and the coastline, and retaining riparian vegetation as buffer strips.*
- 12.7.4.3 *That adverse effects of land use activities on the natural character and functioning of riparian margins and indigenous wetlands be avoided.*
- 12.7.4.4 *That adverse effects of activities on the surface of lakes and rivers in respect of noise, visual amenity of the water body, life supporting capacity of aquatic habitats, on-shore activities, the natural character of the water body or surrounding area, water quality and Maori cultural values, are avoided, remedied or mitigated.*
- 12.7.4.5 *That activities which have a functional relationship with waterbodies or the coastal marine area be provided for.*
- 12.7.4.6 *That public access to and along lakes, rivers and the coastline be provided as a consequence of development or as a result of Council (see Method 10.5.19) or public initiatives except where it is necessary to restrict access or to place limits on the type of access, so as to:*
- (a) protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna or*
- (b) protect cultural values, including Maori culture and traditions; or*
- (c) protect public health and safety; to the extent that is consistent with policies in Chapter 14.*
- 12.7.4.7 *That any adverse effects on the quality of public drinking water supplies from land use activities, be avoided, remedied or mitigated. (Refer to Commentary and Methods 12.7.5.6 and 12.7.5.7.)*
- 12.7.4.8 *That the Council acquire esplanade reserves, esplanade strips and access strips in accordance with Chapter 14 - Financial Contributions and Method 10.5.10 of the Plan.*
- 12.7.4.9 *That riparian areas in Council ownership be managed so as to protect and enhance the water quality of surface waters.*



12.7.4.10 That historic buildings erected close to, or over, water bodies be protected and provision be made for new buildings where this form of development is in keeping with the historic pattern of settlement.

6.22. Section 7 of the ODP seeks to manage adverse effect on the amenity and natural values of water bodies including the coastal marine area. Setback requirements are in place to ensure that buildings and impermeable surfaces located adjacent to the coastal marine area do not adversely affect its natural character and / or ecological values or cultural or spiritual values held by Maori.

6.23. The dwelling proposal includes a very small encroachment to the required 30m setback. Residential dwellings are provided for in the Coastal Living zone. Aside from aspects of the building design, the proposed activity is a permitted activity in the zone. The potential adverse effects on the natural character of the coastal environment arising from the proposed building location as compared to a complying development would be less than minor. The coastal marine area in this location is heavily vegetated with mature mangroves, which will remain the predominant landscape feature as viewed from out in the Bay area. The proposed dwelling location will have no adverse effects on coastal ecological values, or the amenity and use of the adjacent coastal esplanade reserve that is predominantly used by local neighbours.

Proposed Far North District Plan 2022

6.24. The application site is proposed to be zoned 'Rural Lifestyle'. The site is partially within the coastal environment overlay as mapped by the PDP. The site is also subject to overlays for Coastal Flooding. No other overlays that apply to the site.

Rural Lifestyle Zone - Objectives

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

RLZ-O2 The predominant character and amenity of the Rural Lifestyle Zone is characterised by:

- a) low density residential activities;*
- b) small scale farming activities with limited buildings and structures;*
- c) smaller lot sizes than anticipated in the Rural Production Zone;*



- d) a general absence of urban infrastructure;*
- e) rural roads with low traffic volumes;*
- f) areas of vegetation, natural features and open space*

RLZ-O3 The role, function and predominant character and amenity of the Rural Lifestyle Zone is not compromised by incompatible activities.

RLZ-O4 Land use and subdivision in the Rural Lifestyle Zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zones.

6.25. The proposed activity is consistent with the intent of the zone, which is that it be used for predominantly for low density residential development. The site would remain a low-density residential site.

Rural Lifestyle Zone - Policies

RLZ-P1 Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle Zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including:

- a. low density residential activities;*
- b. small scale farming activities;*
- c. home business activities;*
- d. visitor accommodation; and*
- e. small scale education facilities.*

RLZ-P2 Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle Zone because they are:

- a. contrary to the density anticipated for the Rural Lifestyle zone;*
- b. predominately of an urban form or character;*
- c. primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living; or*
- d. commercial, rural industry or industrial activities that are more appropriately located in a Settlement Zone or an urban zone.*



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

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

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

6.26. The proposed development is consistent with the scale and character of the zone. There are no areas of historic heritage, natural features or landscapes or indigenous biodiversity that would be affected by the proposed activity.

Coastal Environment – Objectives and Policies

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

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

- a. preserves the characteristics and qualities of the natural character of the coastal environment;*
- b. is consistent with the surrounding land use;*



- c. *does not result in urban sprawl occurring outside of urban zones;*
 - d. *promotes restoration and enhancement of the natural character of the coastal environment; and*
 - e. *recognises tangata whenua needs for ancestral use of whenua Māori.*
- CE-O3** *Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.*
- CE-P1** *Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.*
- CE-P2** *Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as:*
- a. *outstanding natural character;*
 - b. *ONL;*
 - c. *ONF.*
- CE-P3** *Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:*
- a. *outstanding natural character;*
 - b. *ONL;*
 - c. *ONF.*
- CE-P4** *Preserve the visual qualities, character and integrity of the coastal environment by:*
- a. *consolidating land use and subdivision around existing urban centres and rural settlements; and*
 - b. *avoiding sprawl or sporadic patterns of development.*
- CE-P5** *Enable land use and subdivision in urban zones within the coastal environment where:*
- a. *there is adequacy and capacity of available or programmed development infrastructure; and*
 - b. *the use is consistent with, and does not compromise the characteristics and qualities.*
- CE-P6** *Enable farming activities within the coastal environment where:*
- a. *the use forms part of the values that established the natural character of the coastal environment; or*
 - b. *the use is consistent with, and does not compromise the characteristics and qualities.*



- CE-P7 Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:*
- a. the use is consistent with the ancestral use of that land; and*
 - b. the use does not compromise any identified characteristics and qualities.*
- CE-P8 Encourage the restoration and enhancement of the natural character of the coastal environment.*
- CE-P9 Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.*
- CE-P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:*
- a. the presence or absence of buildings, structures or infrastructure;*
 - b. the temporary or permanent nature of any adverse effects;*
 - c. the location, scale and design of any proposed development;*
 - d. any means of integrating the building, structure or activity;*
 - e. the ability of the environment to absorb change;*
 - f. the need for and location of earthworks or vegetation clearance;*
 - g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;*
 - h. any viable alternative locations for the activity or development;*
 - i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
 - j. the likelihood of the activity exacerbating natural hazards;*
 - k. the opportunity to enhance public access and recreation;*
 - l. the ability to improve the overall quality of coastal waters; and*
 - m. any positive contribution the development has on the characteristics and qualities.*

6.27. The proposed development will ensure the characteristics of the coastal environment in this local is preserved and consistent with surrounding landuse. The development avoids outstanding areas. Built development on site will be consolidated to one area. Effects both temporary and permanent will be mitigated. There will be no vegetation clearance and the earthworks proposed are minimal. There are no other viable options for development on site given the topography and wetlands present. Natural hazards will not be exacerbated. There will



be no adverse impact on public access. The information to date suggests that there will be no adverse impact on cultural and spiritual values.

Natural Hazards – Objectives and Policies

6.28. It is noted that as the relevant hazard pertaining to this activity is coastal, that only the general and coastal hazard policies have been included for assessment below.

NH-O1 The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.

NH-O2 Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.

NH-O3 New infrastructure is located outside of identified natural hazard areas unless:

- a. it has a functional or operational need to be located in that area;*
- b. it is designed to maintain its integrity and function, as far as practicable during a natural hazard event; and*
- c. adverse effects resulting from that location on other people, property and the environment are mitigated.*

NH-O4 Natural defences, such as natural systems and features, and existing structural mitigation assets are protected to maintain their functionality and integrity and used in preference to new structural mitigation assets to manage natural hazard risk.

NH-P1 Map or define areas that are known to be subject to the following natural hazards, taking into account accepted estimates of climate change and sea level rise:

- a. flooding;*
- b. coastal erosion;*
- c. coastal inundation; and*
- d. land instability.*

NH-P2 Manage land use and subdivision so that natural hazard risk is not increased or is mitigated, giving consideration to the following:

- a. the nature, frequency and scale of the natural hazard;*
- b. not increasing natural hazard risk to other people, property, infrastructure and the environment beyond the site;*
- c. the location of building platforms and vehicle access;*



- d. *the use of the site, including by vulnerable activities;*
- e. *the location and types of buildings or structures, their design to mitigate the effects and risks of natural hazards, and the ability to adapt to long term changes in natural hazards;*
- f. *earthworks, including excavation and fill;*
- g. *location and design of infrastructure;*
- h. *activities that involve the use and storage of hazardous substances;*
- i. *aligning with emergency management approaches and requirements;*
- j. *whether mitigation results in transference of natural hazard risk to other locations or exacerbates the natural hazard; and*
- k. *reduction of risk relating to existing activities.*

NH-P3 *Take a precautionary approach to the management of natural hazard risk associated with land use and subdivision.*

NH-P4 *Manage land use and subdivision so that the functionality and long-term integrity of existing structural mitigation assets are not compromised or degraded.*

NH-P5 *Require an assessment of risk prior to land use and subdivision in areas that are subject to identified natural hazards, including consideration of the following:*

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

NH-P7 *Manage new land use and subdivision in coastal hazard areas so that:*



- a. *new subdivision avoids locating building platforms within High Risk Coastal Hazard areas and building platforms should be located outside other coastal hazard areas where alternative locations are available and it is practicable to do so;*
- b. *new buildings containing vulnerable activities are not located within High Risk Coastal Hazard areas unless:*
 - i. *there is no other suitable location available on the existing site;*
 - ii. *hazard risks can be mitigated without the need for hard protection structures.*
- c. *where a building or building platform is located with a coastal hazard area, it should be designed and constructed such that:*
 - i. *the building platform will not be subject to inundation and / or material damage (including erosion) over a 100-year timeframe; and either*
 - ii. *the finished floor level of any building accommodating a vulnerable activity must be at least 500mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise; or*
 - iii. *the finished floor level of any other building must be at least 300mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise.*
- d. *hazard risk is not transferred to, or increased on, other properties;*
- e. *buildings, building platforms, access and services are located and designed to minimise the need for hard protection structures;*
- f. *safe vehicle access within the site is provided; and*
- g. *services are located and designed to minimise the risk of natural hazards.*

6.29. The proposed built development and associated infrastructure has been located such that it will sit outside of the areas depicted as subject to natural hazards. As a result, risk will not be increased. Existing access to the site and parking areas also sit outside of the mapped hazard areas.

7.0 Notification Assessment – Sections 95A to 95G of the RMA

Public Notification Assessment

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



Step 1 Mandatory public notification in certain circumstances

An application must be publicly notified if, under section 95A(3), it meets any of the following criteria:

- (a) the applicant has requested that the application be publicly notified;*
- (b) public notification is required under section 95C;*
- (c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.*

7.2. Public notification of the application is not required or requested. The application is not made jointly with an application to exchange reserve land. Step 1 does not apply. Step 2 is considered.

Step 2: Public Notification precluded in certain circumstances.

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

- (a) if the answer is yes, go to step 4 (step 3 does not apply); and*
- (b) if the answer is no, go to step 3.*

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

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
- (b) the application is for a resource consent for 1 or more of the following, but no other, activities:*
 - (i) a controlled activity;*
 - (ii) [Repealed]*
 - (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.*
 - (iv) [Repealed]*

(6) [Repealed]

7.3. Public Notification is not precluded as the proposal is a Discretionary Activity and is not a boundary activity. Step 3 is considered.



Step 3: Public Notification required in certain circumstances

- 7.4. The proposal is not subject to a rule or NES requiring public notification and the proposal does not have effects that will be more than minor. Public Notification is not required. Step 4 is considered.

Step 4: Public notification in special circumstances

- 7.5. Section 95A(9) states that a council must publicly notify an application for resource consent if it considers that 'special circumstances' exist. There are no special circumstances that would warrant public notification of the application. The proposed activity is residential dwelling that requires resource consent for reasons relating visual amenity, setback from boundaries / coastal marine area and earthworks. The site will retain its low density rural-residential character and be consistent with the surrounding area. All potential adverse effects can be avoided or mitigated to the extent that they are no more than minor.

Public Notification Summary

- 7.6. It is considered that the public notification of the application is not required.

Limited Notification Assessment

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

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

(2) Determine whether there are any—

- (a) affected protected customary rights groups; or*
- (b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*

(3) Determine—

- (a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and*
- (b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.*



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

7.8. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are relevant to this application. Step 1 does not apply and Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances

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

- (a) if the answer is yes, go to step 4 (step 3 does not apply); and*
- (b) if the answer is no, go to step 3.*

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

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:*
- (b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).*

7.9. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity. Step 2 does not apply. Step 3 is considered.

Step 3: Certain other affected persons must be notified

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

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

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



- 7.10. The proposal is setback the required distance from all boundaries with the exception of the esplanade. The application has been sent through to Robin Rawson – Parks & Reserves Planner initially for comment and will be sent again in conjunction with the lodgement of this application for further review.
- 7.11. Based on the preceding assessment of effects on the environment, it is considered that there are no persons, including adjacent landowners that would be adversely affected to a minor or more than minor extent.
- 7.12. The potential adverse effects on any persons are less than minor. Step 3 does not apply. Step 4 is considered.

Step 4: Further notification in special circumstances

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

- 7.13. The proposal is to construct a residential dwelling on the site. There are no special circumstances that would apply.

Limited Notification Assessment Summary

- 7.14. For the reasons set out above, it is concluded that Steps 1 to 4 do not apply, and that this application can be processed on a non-notified basis. Other than FNDC as the owner of the adjacent esplanade reserve there are no other affected landowners or parties

8.0 RMA Part 2 Assessment

- 8.1. The application is subject to Part 2 of the RMA contained in Sections 5 to 8 inclusive.
- 8.2. The proposed activity will achieve the sustainable management purpose of the RMA expressed in Section 5 and enable social and economic wellbeing of the Applicant. Future sustainable use of natural and physical resources and the life-supporting capacity of air, water, soil and eco-systems will not be affected. Adverse effects on the environment can be avoided and/or mitigated.



- 8.3. The scale of the proposed activity is such that Section 6 of Matters of National Importance are not relevant. The activity would not affect the natural character the coastal environment, wetlands, lakes or rivers, any outstanding natural features or landscapes, any significant indigenous vegetation or habitats. The information to date suggests that the relationship of Māori and their culture and traditions will not be affected, however the application has been sent to Ngati Rehia for comment. The activity would not affect any historic heritage, area with identified customary rights and would not affect any natural hazard risk.
- 8.4. Section 7 matters are not affected by the proposed activity. The amenity and quality of the Coastal Living zone will be maintained in accordance with Section 7(c) and (f).
- 8.5. Section 8 relates to the principles of the Treaty of Waitangi. The proposed activity would not be contrary to the principles of the Treaty of Waitangi.

9.0 Conclusion

- 9.1. The Applicant seeks resource consent to construct a residential dwelling on a site at 94A Edmonds Road, Kerikeri. Discretionary resource consent is required for visual amenity (buildings greater than 50m²), building set back from a boundary, building setback from the coastal marine area and earthworks in the Coastal Living Zone. The proposal is a permitted activity insofar as the Proposed District Plan under rules that have current legal effect.
- 9.2. This AEE concludes that any potential adverse effects on the environment will be no more than minor. This includes effects arising from breaches to boundary and coastal marine area setbacks and the nature and volume of earthworks.
- 9.3. The proposed activity would not be contrary to any relevant statutory policy statement or plan objectives or policies. The ODP and PDP provide for low density residential development adjacent to the coastal environment in this part of the Kerikeri. The amenity and enjoyment of the adjacent public reserve space will not be affected.
- 9.4. The proposed activity will enable the social and economic wellbeing of the Applicant. This is consistent with Section 5 of the RMA and Objective 10.7.3.1 of the Coastal Living Zone.
- 9.5. The Applicant requests that the application be granted on a non-notified basis.



10.0 Limitations

- 10.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 10.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 10.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 10.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.



PROPOSED DEVELOPMENT SCHEDULE

Legal Description:

Site Area:

Location:

Wind Zone:

Corrosion Zone:

Territorial Authority:

Zone:

Lot 2 DP 362064

1.2373 Ha.

94a Edmonds Road

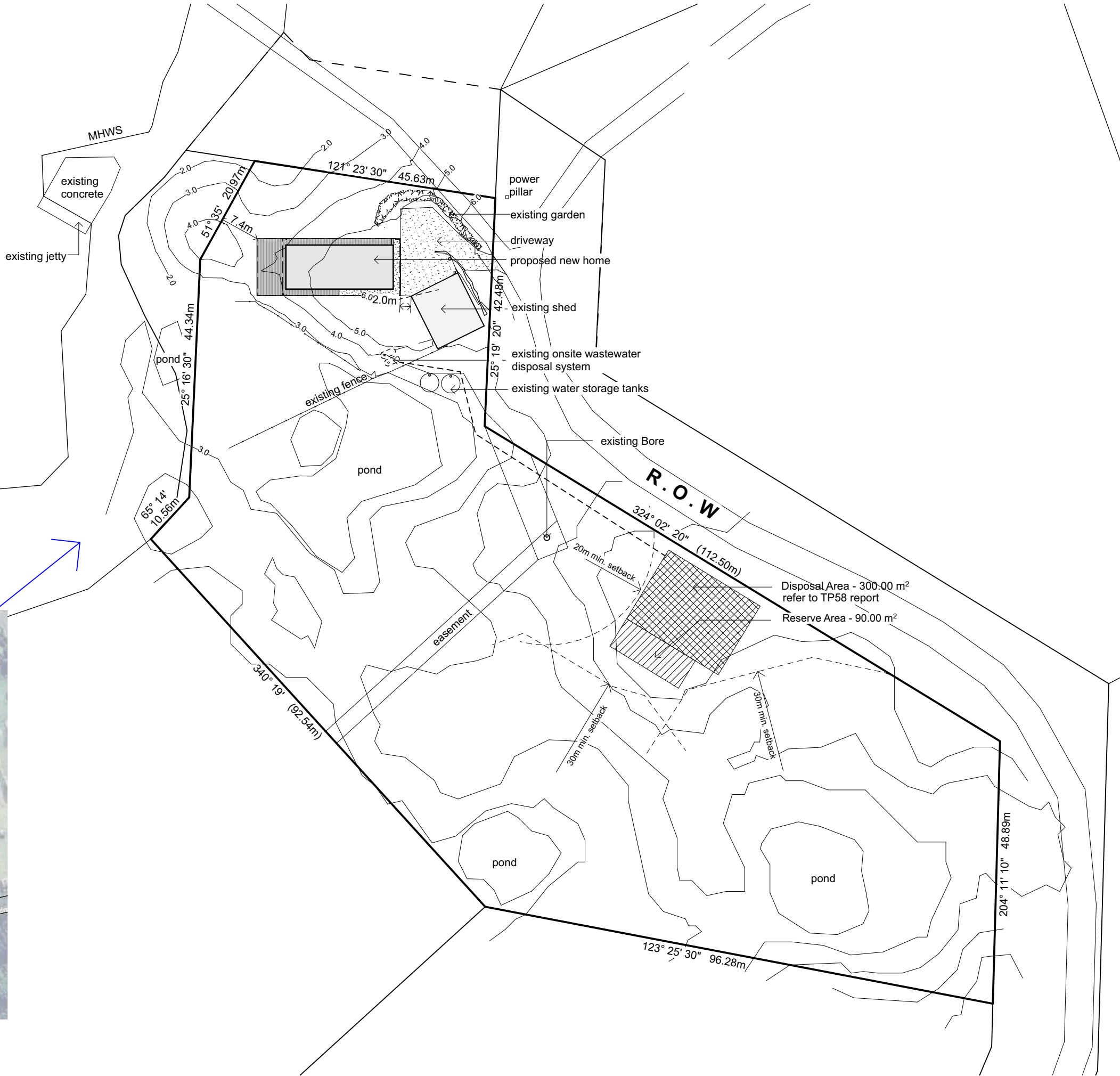
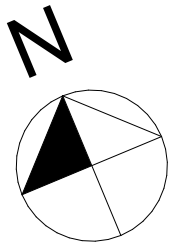
, Kerikeri

Very High

D

Far North District Council

Coastal Living



Location Plan

Scale 1:5000

<div>Job Title</div> <div>Proposed New Home for M. Moorhouse</div> <div>At</div> <div>94a Edmonds Road</div> <div>Kerikeri</div>	<div>Project Status</div> <div>RC PLANS</div> <div>NOT FOR CONSTRUCTION</div>		<div>Drawing Title</div> <div>Location Plan</div>			<div>Drawing Number</div> <div>RC01</div>
	<div>CORE ARCHITECTURAL DESIGN LTD</div> <div>PO Box 1006, Kerikeri 0245</div> <div>Northland, New Zealand</div> <div>Phone: +64 9 407 5999</div> <div>email: info@cadi.co.nz</div>		<div>Scale</div> <div>1:750 @ A3</div>	<div>Plot Date</div> <div>18/08/2025</div>	<div>Project No.</div> <div>2025-0683</div>	<div>Revision</div> <div>G</div>
			<div>D:\Core Architectural Design Ltd\CADL - Documents\000 Projects\2025\0225-0683 Moorhouse\0683 Moorhouse.pln</div>			

PROPOSED DEVELOPMENT SCHEDULE

Legal Description: Lot 2 DP 362064
Site Area: 1.2373 Ha.
Location: 94a Edmonds Road
, Kerikeri

Wind Zone: Very High
Corrosion Zone: D

Territorial Authority: Far North District Council
Zone: Coastal Living

AREAS

Site Area 1.2373 Ha.

Total Floor area (over frame) 162m²
Total Roof area 285m²

Stormwater Management (10% permitted)
Roof area 285m²
Existing Shed 106m²
Driveway area (outside roofline) 160m²
Total Impermeable area 551m² (4.5%) permitted

SITE SERVICES

Water supply from existing water storage tanks
Sewerage to existing onsite wastewater system
Stormwater Roof water to water storage tanks

EXCAVATION

Excavation Volume
excavated soil 20m³
fill - Building Platform 240m³
fill - ww disposal area 150m³
TOTAL 410m³

EW-R12 Earthworks and the discovery of suspected sensitive material

EW-S3 Accidental discovery protocol

On discovery of any suspected [sensitive material](#), the person must take the following steps:

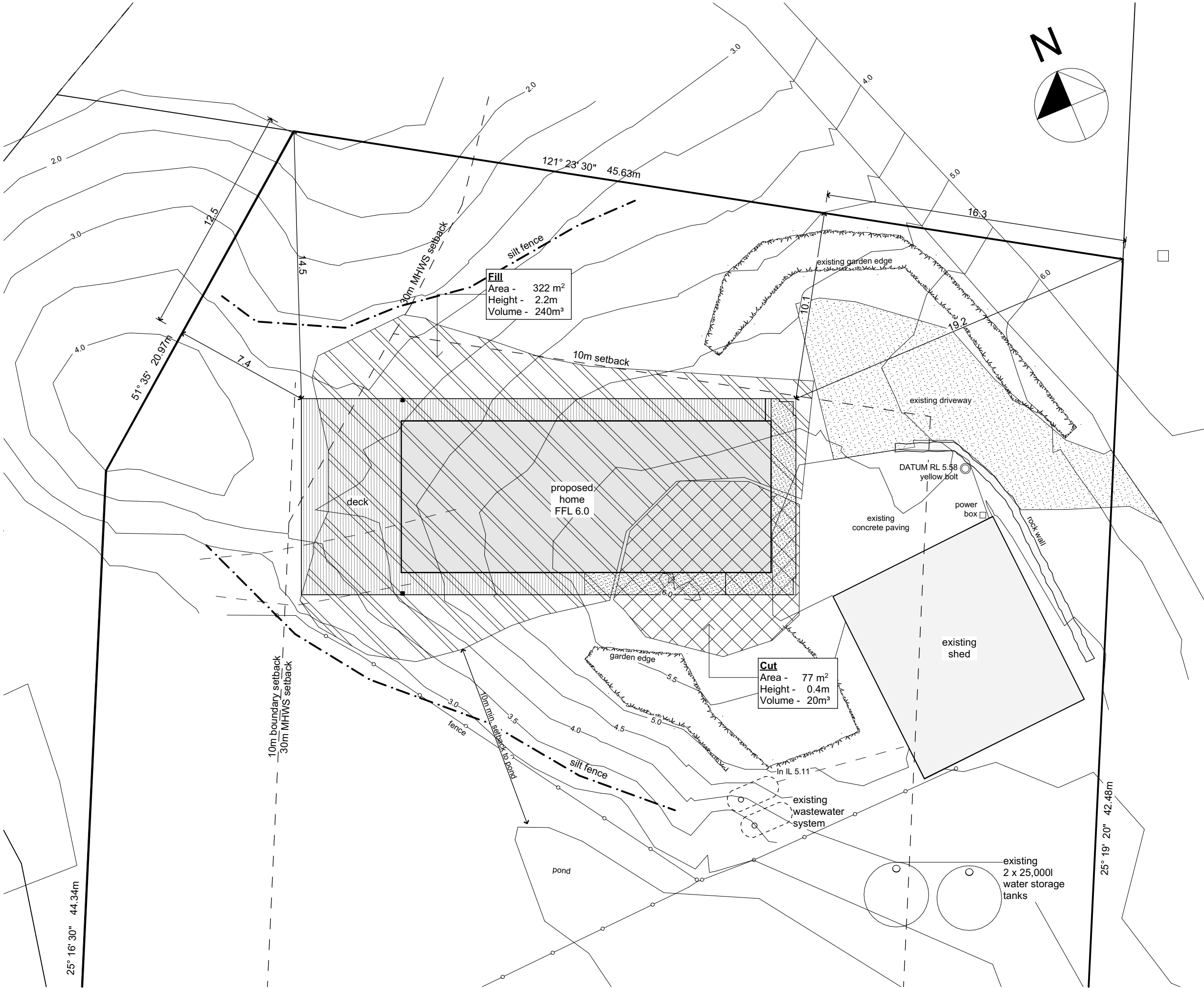
1. Cease all works within 20m of any part of the discovery immediately and secure the area, including:
 - i. shutting down all earth disturbing machinery and stopping all earth moving activities; and
 - ii. establish a sufficient buffer area to ensure that all material remains undisturbed.
2. Within 24 hours of the discovery the owner of the [site](#), tenant or the contractor must:
 - i. inform the following parties of the discovery:
 - The New Zealand Police if the discovery is of human remains or kōiwi;
 - The [Council](#) in all cases;
 - Heritage New Zealand Pouhere Taonga if the discovery is an archaeological [site](#), Māori cultural artefact, human remains or kōiwi;
 - [Tāngata Whenua](#) if the discovery is an archaeological [site](#), Māori cultural artefact, or kōiwi.
 - ii. No works shall recommence until the discovery area is inspected by the relevant authority or agency, this shall include:
 - i. If the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or
 - ii. If the discovery is of archaeological material, other than evidence of [contaminants](#), a [site](#) inspection for the purpose of initial assessment and response will be arranged by the [Council](#) in consultation with Heritage New Zealand Pouhere Taonga and appropriate [Tāngata Whenua](#) representatives.
4. Resumption of work:
 - o Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;
 - o Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;
 - o Resource consent has been granted to any alteration or amendment to the [earthworks](#) or [land disturbance](#) that may be necessary to avoid the [sensitive materials](#) that is not otherwise permitted under the plan or allowed by any existing resource consent.

EW-R13 Earthworks and erosion and sediment control

EW-S5 Erosion and sediment control

[Earthworks](#)

- i. must for their duration be controlled in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005);
- ii. shall be implemented to prevent silt or sediment from entering [water bodies](#), coastal marine area,



Job Title

Proposed New Home for M. Moorhouse

At

94a Edmonds Road
Kerikeri

Project Status

RC PLANS

NOT FOR CONSTRUCTION

CORE ARCHITECTURAL DESIGN LTD

PO Box 1006, Kerikeri 0245
Northland, New Zealand

Phone: +64 9 407 5999
email: info@cadi.co.nz

Drawing Title

Site Plan

Scale

1:200 @ A3

Plot Date

18/08/2025

Project No.

2025-0683

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Drawing Number

RC02

Revision

G

NOTES

All construction to NZS 3604:2011 unless specifically designed
Confirm all dimensions on site
Internal door leaf size shown doors to be standard 1980mm high
External joinery nominal sizes shown allow 15mm for trim size openings

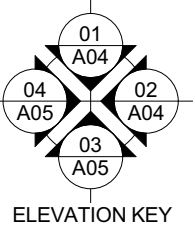
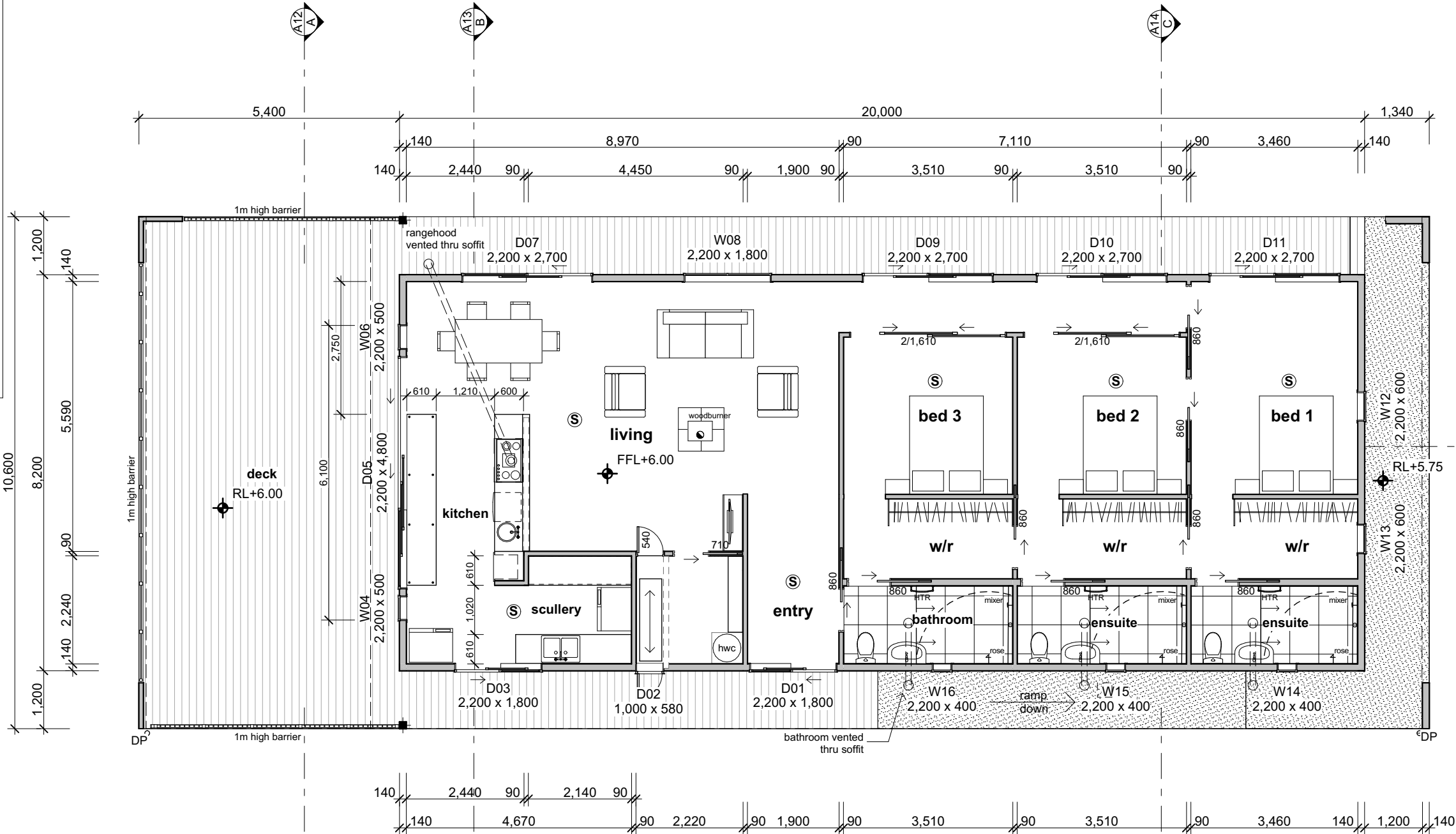
ht denotes hose tap
dp denotes 100mmØ downpipe

Glazing to bathrooms to be Grade A Safety Glass as required by NZS 4223 Part 3:2016

Ensuite,Bathroom to be Ceramic tiles over waterproof membrane
Entry & Kitchen floor to be Waterproof Laminate flooring (Quickstep or similar)

Smoke Alarms
Provide interconnected smoke alarms as required by NZS 4514: 2021 for the installation of alarms.

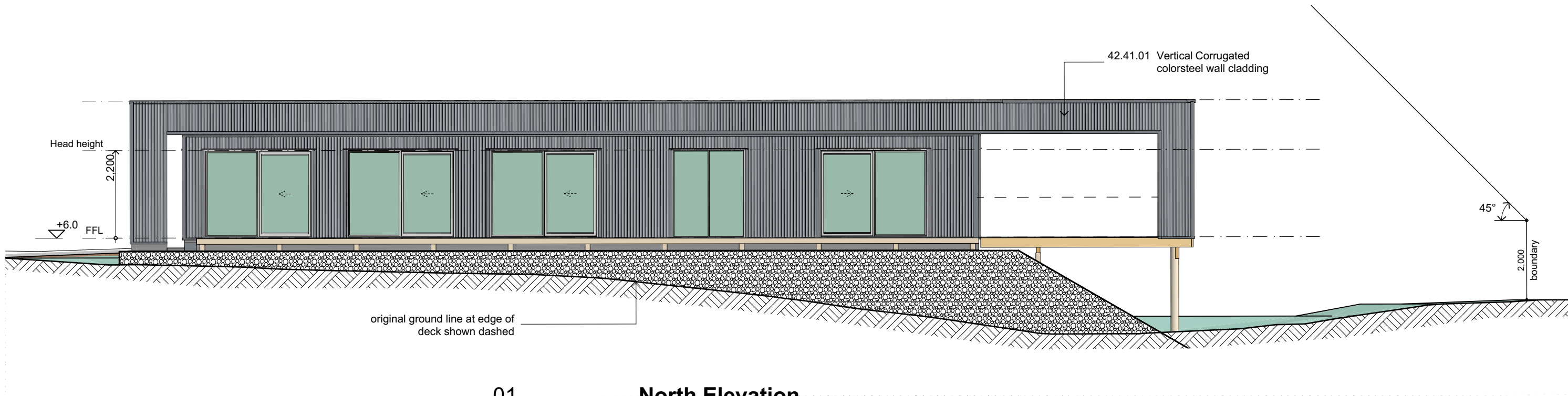
Aluminium Joinery
Powder coated aluminium joinery with paint quality H3.1 treated 19mm pine jamb liners suitable for architrave Double glazed throughout
All glazing to comply with:
NZ Building Code
NZS 4223 Part 1:2008
NZS 4223 Part 3:2016
NZS 4223 Part 4:2008
ie,Safety Glass to glazing of doors, side panels, low level and window seat glazing, bathrooms, stairwell landings and similar locations, refer to NZS 4223.3 for thickness and maximum areas of safety glass.



Floor Area -	162.00 m ²
Roof Area -	284.78 m ²

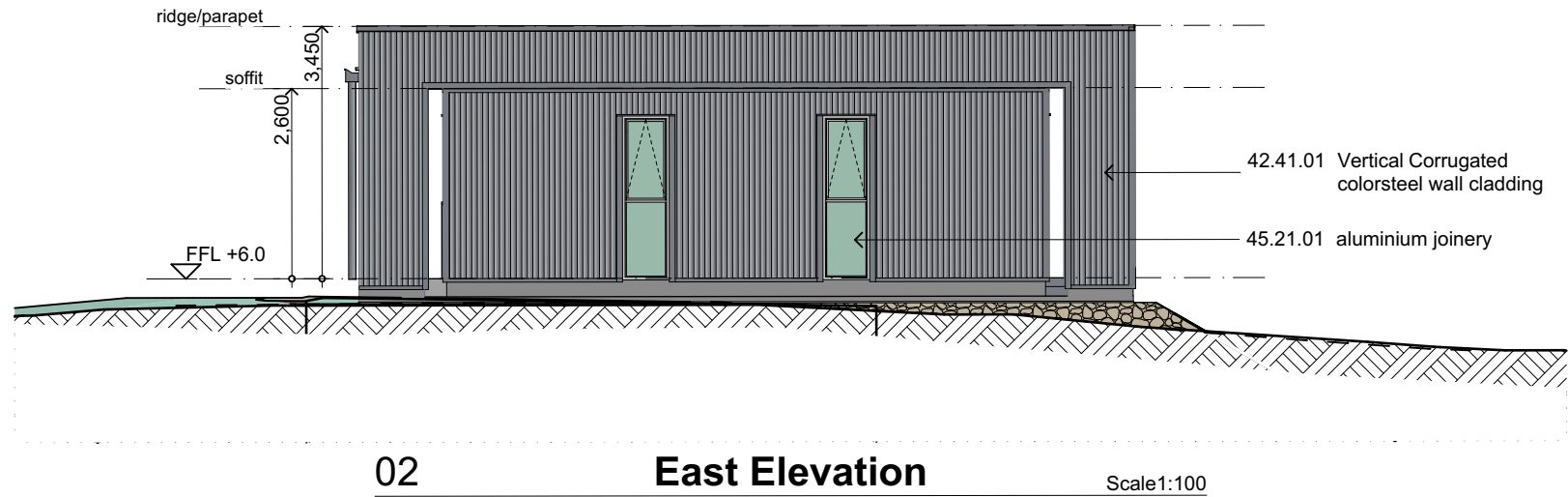
Ⓢ denotes interconnected smoke alarm installed to manufacturers requirements

Job Title Proposed New Home for M. Moorhouse At 94a Edmonds Road Kerikeri	Project Status RC PLANS NOT FOR CONSTRUCTION CORE ARCHITECTURAL DESIGN LTD PO Box 1006, Kerikeri 0245 Northland, New Zealand Phone: +64 9 407 5999 email: info@cadi.co.nz	Drawing Title Floor Plan Scale 1:100 @ A3 Plot Date 18/08/2025 Project No. 2025-0683 D:\Core Architectural Design Ltd\CADL - Documents\000 Projects\2025\2025-0683 Moorhouse\0683 Moorhouse.pln	Drawing Number RC03 Revision G
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Notes

- 4 Enclosure**
- 42.41.01 Vertical Corrugated colorsteel wall cladding**
0.4mm BMT corrugated COLORSTEEL
MAXAM wall cladding over Cavibat cavity battens
- 45.21.01 aluminium joinery**
thermally broken powder coated aluminium joinery with double glazing (U 1.30)
Glass: Low E./ Clear
Gas: Argon
All glazing to comply with:
NZ Building Code
NZS 4223 Part 1:2008
NZS 4223 Part 3:2016
NZS 4223 Part 4:2008
ie Safety Glass to glazing of doors, side panels, low level and window seat glazing, bathrooms, stairwell landings and similar locations, refer to NZS 4223.3 for thickness and maximum areas of safety glass.
paint quality H3.1 19mm pine jamb liners suitable for architraves



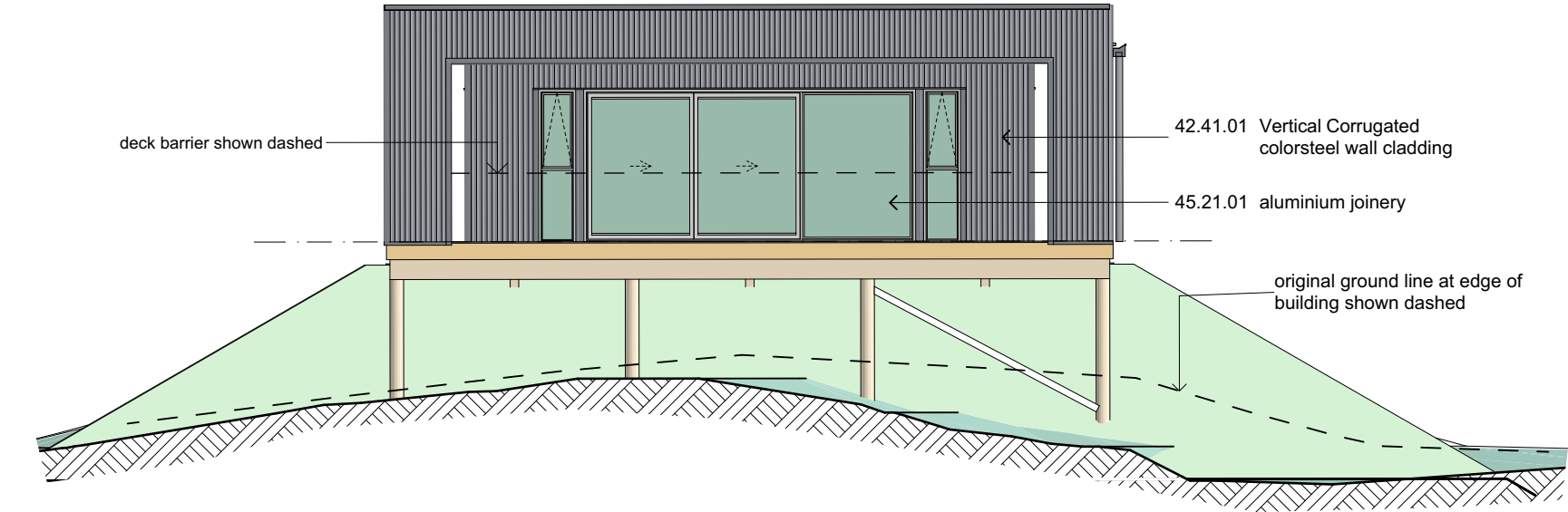
COLOUR SCHEME			
Colorsteel Roof	EBONY	TSR 5%	LVR 5%
Colorsteel Walls	EBONY	TSR 5%	LVR 5%
Aluminium Joinery	Black Matt		LVR 5%
Fascia & Gutter	Ebony		LVR 5%
Glass	Non Reflective Low E Clear		

Job Title Proposed New Home for M. Moorhouse At 94a Edmonds Road Kerikeri	Project Status RC PLANS NOT FOR CONSTRUCTION CORE ARCHITECTURAL DESIGN LTD PO Box 1006, Kerikeri 0245 Northland, New Zealand Phone: +64 9 407 5999 email: info@cadi.co.nz	Drawing Title Elevations		Drawing Number RC04 Revision G
		Scale @ A3	Plot Date 18/08/2025	Project No. 2025-0683

Notes

4 Enclosure

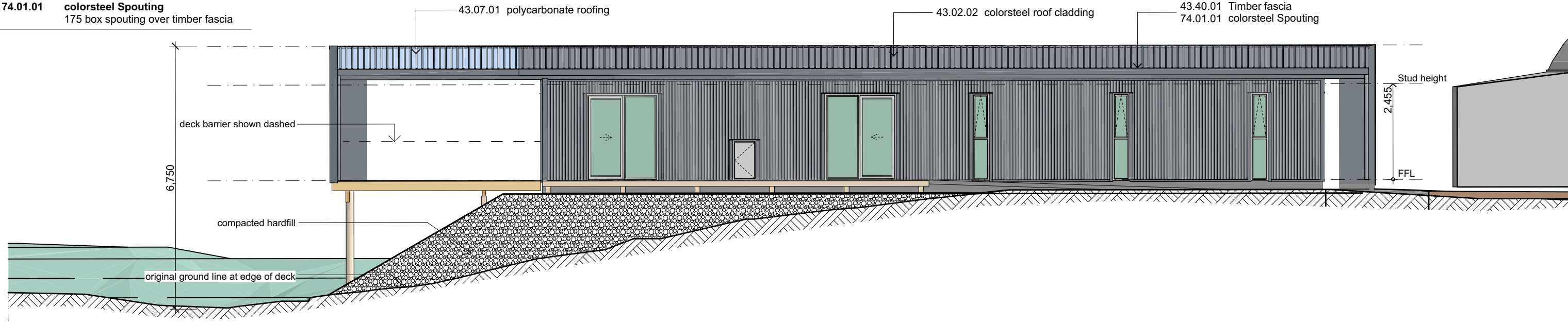
- 42.41.01 Vertical Corrugated colorsteel wall cladding
- 0.4mm BMT corrugated
COLORSTEEL MAXAM wall cladding
over Cavibat cavity battens
- 43.02.02 colorsteel roof cladding
- 0.4mm BMT Trimline (or similar)
COLORSTEEL MAXAM roofing
- 43.07.01 polycarbonate roofing
- poly carbonate roofing to match roof
profile
- 43.40.01 Timber fascia
- Ex.200x40 H3.1 timber fascia with
paint finish
- 45.21.01 aluminium joinery
- thermally broken powder coated
aluminium joinery with double glazing
(U 1.30)
Glass: Low E./ Clear
Gas: Argon
All glazing to comply with:
NZ Building Code
NZS 4223 Part 1:2008
NZS 4223 Part 3:2016
NZS 4223 Part 4:2008
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side panels, low level and window
seat glazing, bathrooms, stairwell
landings and similar locations, refer to
NZS 4223.3 for thickness and
maximum areas of safety glass.
paint quality H3.1 19mm pine jamb
liners suitable for architraves



04 West Elevation Scale1:100

7 Services

- 74.01.01 colorsteel Spouting
- 175 box spouting over timber fascia



03 South Elevation Scale1:100

<div>Job Title</div> <div>Proposed New Home for M. Moorhouse</div> <div>At</div> <div>94a Edmonds Road</div> <div>Kerikeri</div>	<div>Project Status</div> <div>RC PLANS</div> <div>NOT FOR CONSTRUCTION</div>		<div>Drawing Title</div> <div>Elevations</div>			<div>Drawing Number</div> <div>RC05</div>
	<div>CORE ARCHITECTURAL DESIGN LTD</div> <div>PO Box 1006, Kerikeri 0245</div> <div>Northland, New Zealand</div>		<div>Scale</div> <div>@ A3</div>	<div>Plot Date</div> <div>18/08/2025</div>	<div>Project No.</div> <div>2025-0683</div>	<div>Revision</div> <div>G</div>
	<div>Phone: +64 9 407 5999</div> <div>email: info@cadi.co.nz</div>		<div>D:\Core Architectural Design Ltd\CADL - Documents\000 Projects\2025\2025-0683 Moorhouse\0683 Moorhouse.pln</div>			

94A Edmonds Road, Kerikeri

Archaeological Assessment

Prepared for Garth Dobney

By Doug Gaylard (MA Hons)
August 2025



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Introduction

The owner of 94A Edmonds Road, Kerikeri (legal description: Lot 2 DP 362064), is proposing the construction of a 162m² dwelling. Earthworks to create a building platform for the proposed dwelling are minor and comprise:

- 20m² of excavated soil
- 285m² of imported fill

An archaeological and heritage impact assessment was commissioned by Garth Dobney to establish if building platform earthworks are likely to impact archaeological or heritage values. Recommendations have been made in accordance with the statutory requirements of the Resource Management Act 1991 (RMA) and the Heritage New Zealand Pouhere Taonga Act 2014.

Methodology

As part of this assessment the New Zealand Archaeological Association's (NZAA) site record database (ArchSite), District Plan schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero were searched to determine whether any archaeological sites had been recorded on or near the proposed areas of works. Relevant literature and archaeological reports were also consulted (see Bibliography). Early survey plans and aerial photographs from the area were checked for information relating to past activities or modifications.

An inspection of the building footprint of the proposed dwelling was undertaken on 1 August 2025. This inspection focussed on the building footprint and its immediate surrounds. Visual inspection of the area was undertaken, in addition to randomised subsurface probing. Three test pits were opened within footprints of the proposed dwelling, and photographs were taken to record the area.

Constraints and Limitations

This report does not reflect the perspectives of the iwi concerning the importance of the place to mana whenua. The cultural significance of the place to iwi and the potential presence of wāhi tapu can only be evaluated by mana whenua.

Traditional archaeological survey methods, which rely on visual inspection and limited sub-surface testing, are not always capable of identifying all sub-surface archaeological features. Furthermore, they cannot identify wahi tapu and other sites of traditional importance to Māori, especially if these sites lack physical remains.



Figure 1. General Location of 94A Edmonds Road, Kerikeri (indicated by the white dot)

Source: Northland Regional Council Local Maps 2025



Figure 2. Detailed Location of 94A Edmonds Road, Kerikeri (indicated by the white broken line)

Source: Northland Regional Council Local Maps 2025

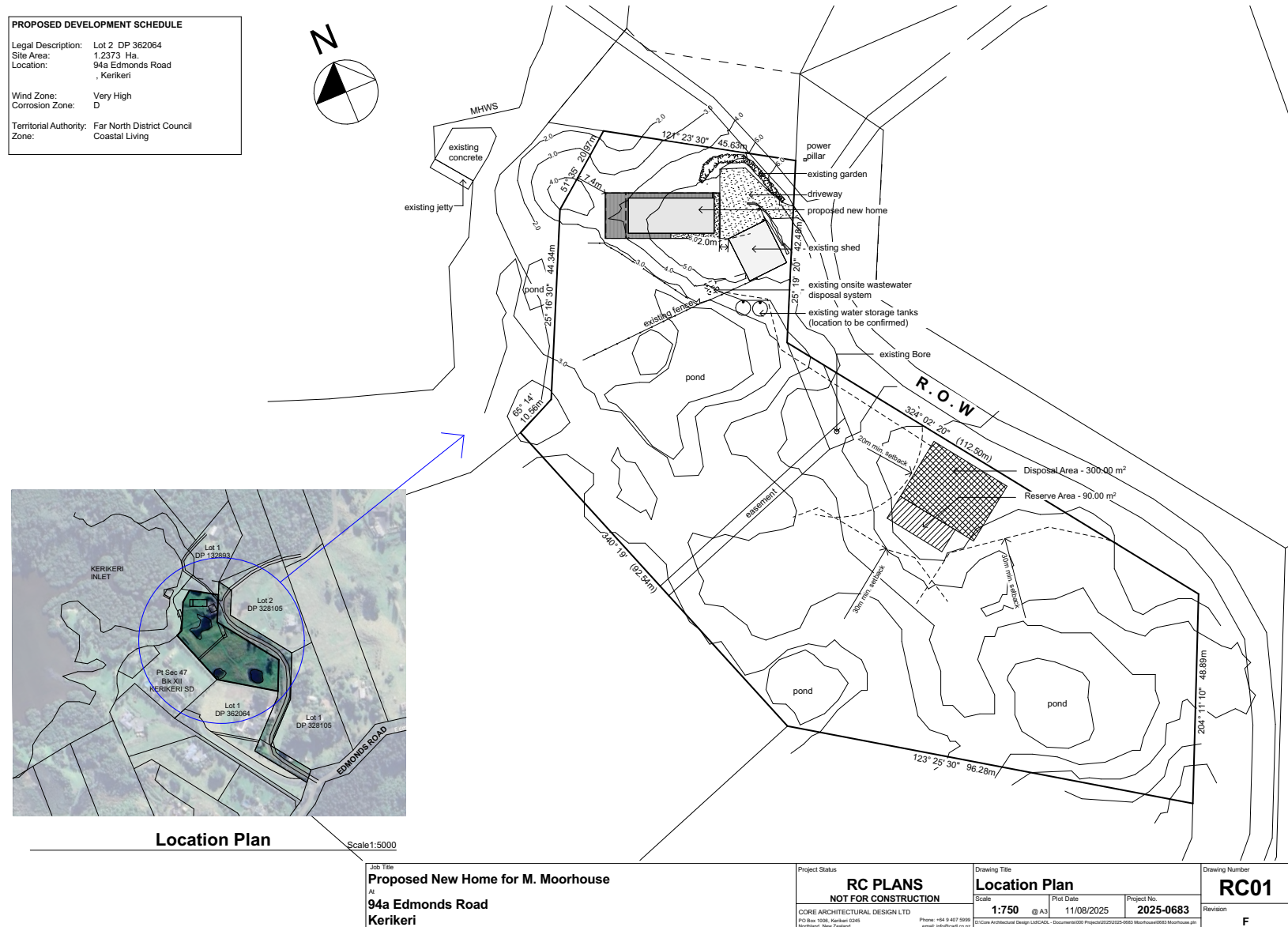
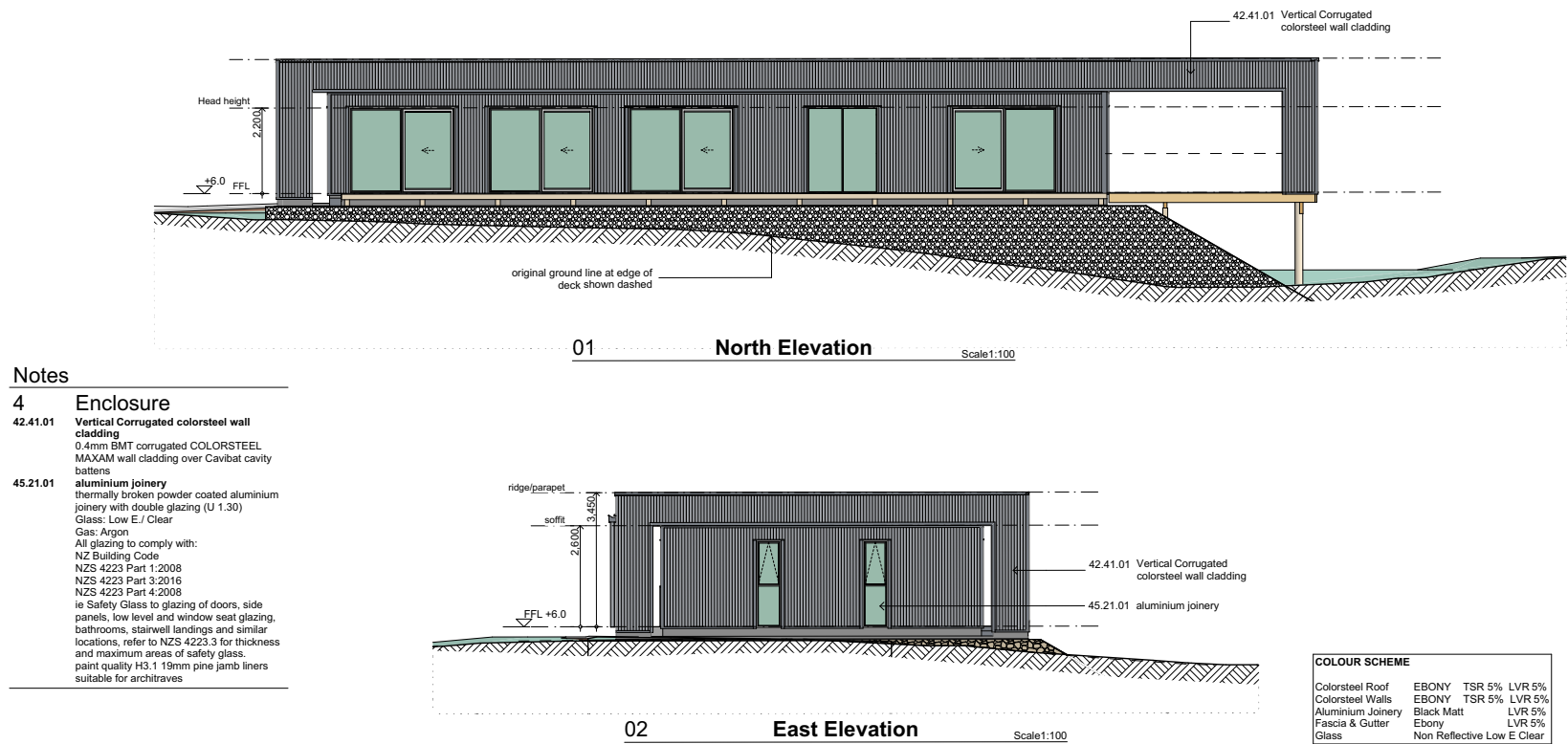


Figure 3. Proposed Development Schedule for 94A Edmonds Road

Source: Core Architectural Design Limited (2025)



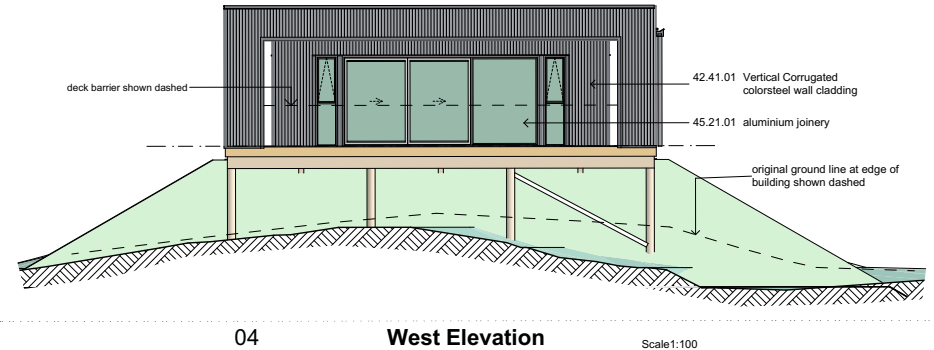
Job Title Proposed New Home for M. Moorhouse At 94a Edmonds Road Kerikeri	Project Status RC PLANS NOT FOR CONSTRUCTION CORE ARCHITECTURAL DESIGN LTD PO Box 1508, Kerikeri 5245 Northland, New Zealand Phone: +64 9 407 5899 email: info@cad.co.nz	Drawing Title Elevations			Drawing Number RC04 Revision F
		Scale @ A3	Plot Date 11/08/2025	Project No. 2025-0683	
		© Core Architectural Design LLC/CAD - Documents/083 Projects/2025/0683 Moorhouse/083 Moorhouse.ph			

Figure 6. Proposed Development Schedule for 94A Edmonds Road

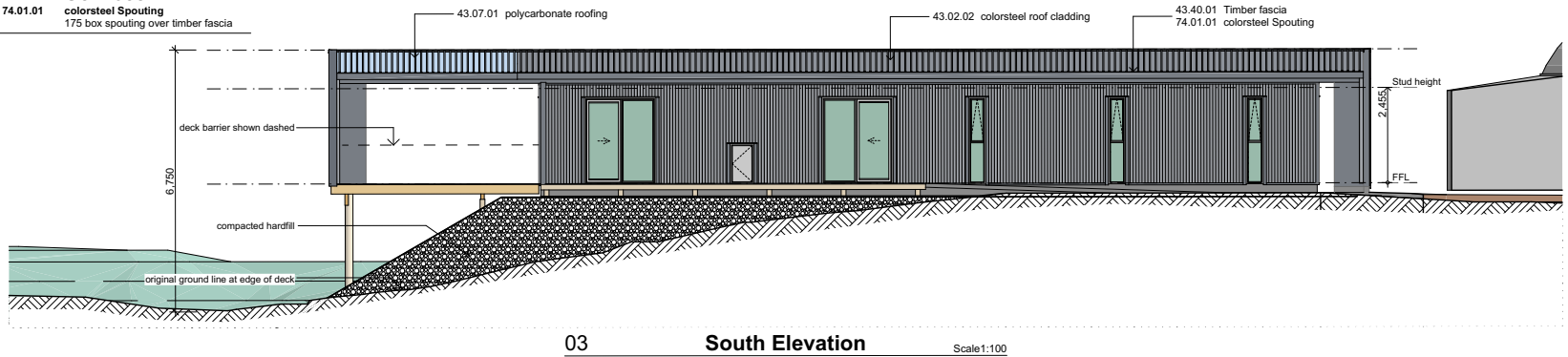
Source: Core Architectural Design Limited (2025)

Notes

- 4 Enclosure**
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0.4mm BMT corrugated
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thermally broken powder coated
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maximum areas of safety glass.
paint quality H3.1 19mm pine jamb
liners suitable for architraves



- 7 Services**
- 74.01.01 colorsteel Spouting**
175 box spouting over timber fascia



Job Title Proposed New Home for M. Moorhouse At 94a Edmonds Road Kerikeri	Project Status	Drawing Title		Drawing Number
	RC PLANS	Elevations		RC05
	NOT FOR CONSTRUCTION	Scale	Plot Date	
	CORE ARCHITECTURAL DESIGN LTD PO Box 1006, Kerikeri 245 Northland, New Zealand	@ A3	11/08/2025	2025-0683
	Revision			
	F			

Figure 7. Proposed Development Schedule for 94A Edmonds Road

Source: Core Architectural Design Limited (2025)

Summary Historical Background

The Bay of Islands in New Zealand is home to a high concentration of archaeological sites, highlighting its significant role in Māori history. These sites are primarily situated along the coast and waterways, where resources were abundant and accessible by waka. Radiocarbon dating indicates that the Polynesian ancestors of the Māori settled in the Bay of Islands around the mid-12th to early 13th centuries. Before the arrival of Europeans, the Bay of Islands was densely populated by Māori and saw some of the earliest interactions between Māori and Europeans. It was also one of the first locations for European settlement in New Zealand.

The first mission station and permanent European settlement in the country were established in 1814 at Oihi, near Rangihoua Pā, on the nearby Purerua Peninsula. Prior to this, there had been several years of trade between Europeans and Māori in the Bay of Islands, which served as a hub for rest and provisioning for whaling ships and other vessels. Rangihoua Pā was the primary settlement of Ngāti Rehia in the early 19th century, under the leadership of local chief Te Pahi until his murder in 1810, following the Boyd Affair. Te Pahi initiated contact with Europeans in 1805 by traveling to Norfolk Island and Port Jackson to enhance trading opportunities. His nephew, Ruatara, accompanied him and later joined the crews of various ships, including a voyage to England. Ruatara returned from England to New South Wales with missionary Samuel Marsden in 1809-10. He spent 18 months in Parramatta, learning about European agriculture, and returned to Rangihoua in early 1813, where he successfully introduced wheat cultivation to the Bay of Islands.

Marsden's connection with Ruatara led to the establishment of the mission settlement at Oihi, under the protection of Ruatara and his close relative, Hongi Hika. Following this, other mission stations were set up. The second mission was founded in Kerikeri in 1819 and became the centre of the Church Missionary Society's trade operations. Kemp House, built between 1821 and 1822, is the oldest surviving European building in New Zealand, while the Kerikeri Stone Store, constructed from 1832 to 1836, is the oldest stone building.

Other early settlers, such as James Edmonds, arrived in New Zealand in the early 19th century, seeking to cultivate land, build infrastructure, and engage in trade. By the 1830s, Edmonds had established a farm located approximately 670 meters south of the proposed dwelling site. Like many early European settlers, he was involved in the rapidly growing agricultural economy, which was essential for providing food for the settler population and the increasing number of European ships passing through New Zealand waters. Edmonds' farm likely included livestock, crops, and possibly early viticulture, reflecting the growing interest in New Zealand's agricultural potential.

Archaeological Background and Survey

G. E. Nevin conducted a thorough archaeological survey of the coastal regions from Te Tii on the Purerua Peninsula to Tapeka Point in Russell. The survey documented 325 archaeological sites, including pā, burials, marine shell middens, stone features, pits, ditches, and artefact findspots (Nevin 1984).

In 2015, D. Nevin monitored excavations at 900 Kerikeri Inlet Road, approximately 1km east of 94A Edmonds Road. While there was a possibility of uncovering unrecorded archaeological sites during the excavations, none were encountered. It was observed that the area's rocky and uneven terrain made it unsuitable for agriculture and not conducive to the construction of defensible pā sites (Nevin 2015).

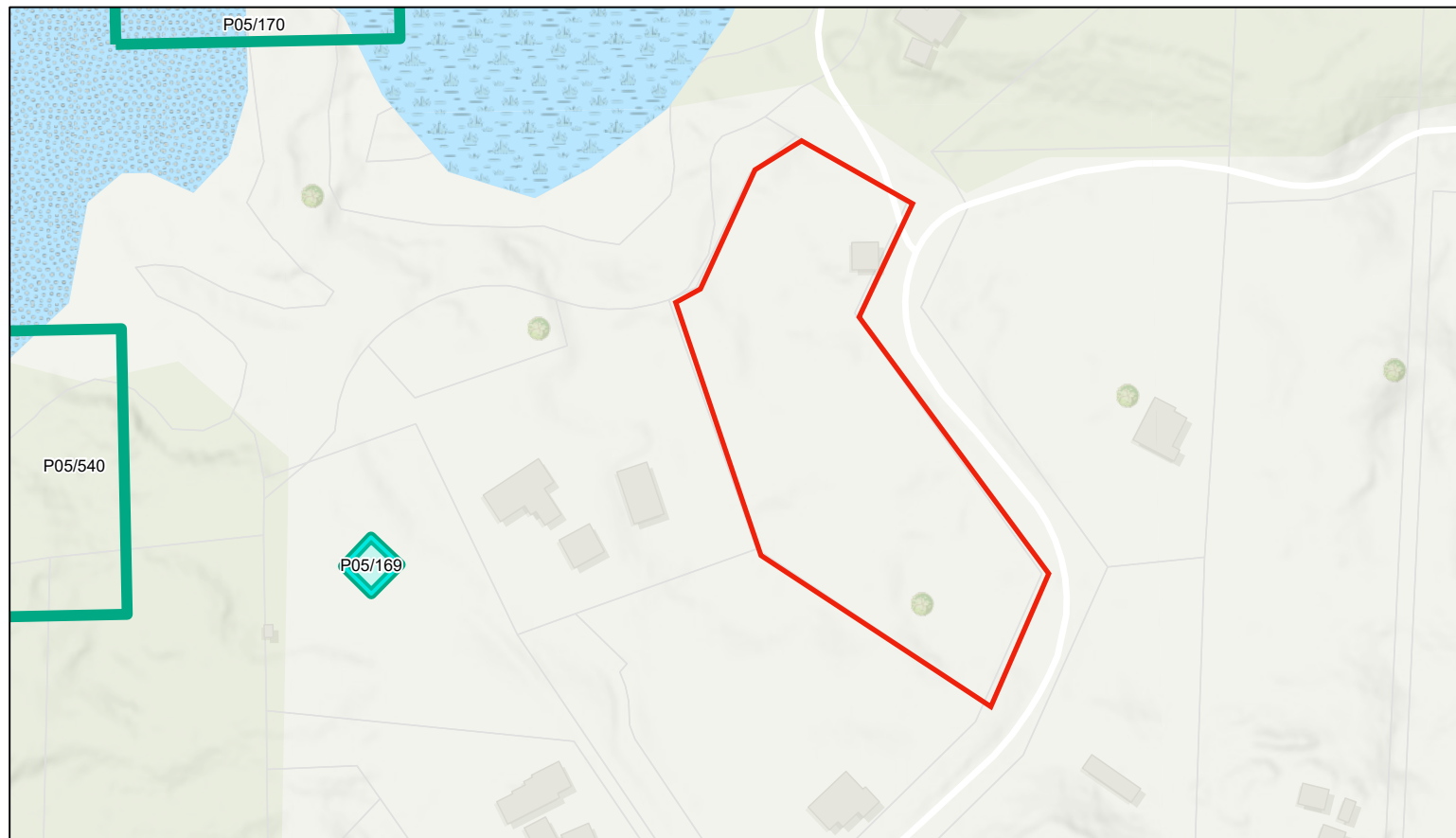
Historic maps and 20th century aerial photography were consulted in order to understand previous use of the property and establish if historic remains or unrecorded archaeological features may be present within the property. Neither historic maps or aerial photography provided significant insight into the property, nor did they suggest the presence of previously unrecorded archaeological features or historic remains.

Three recorded archaeological sites exist within 250m of the proposed dwelling (Figure 7). All three sites are represented by marine shell midden, in addition to a fish trap. Detailed site recorded forms have been included within Appendix 1. There are no recorded archaeological sites within the boundary of 94A Edmonds Road (Figure 8). It should be noted that no previous archaeological surveys of the property are known to have been undertaken. The landscape within 94A Edmonds Road encompasses a combination of gently rolling landscape and seasonal wetlands, and borders a tidal inlet. Much of the property is covered in a mixture of established trees and low grasses. An existing structure occupies an area to the immediate southeast of the proposed dwelling site, in addition to domestic water tanks (Figure 9-Figure 12). Modern contouring of ground surfaces is evident, especially in proximity to the existing structure.

Subsurface probing across the footprint of the proposed dwelling suggested two key conditions subsurface. The first, adjacent to the existing structure, was generally topsoils of moderate compaction mixed with fragmented shell. Further probing upon a pronounced hummock in the northern area of the property revealed loosely compacted soils with isolated instances of rock subsurface.

Three test pits were opened within the footprint of the proposed dwelling (Figure 13). Test Pit 1 was consistent with the results of subsurface probing, and stratigraphy was represented by moderately compacted silts mixed with modern fragmented oyster shell. An instance of modern twine was also noted within the shell excavated from Test Pit 1, suggesting the area has been subject to some form of past modification – likely the disposal of oyster shell from commercial operations (Figure 14-Figure 16). Test Pits 2 and 3 were also consistent with the results of subsurface probing, revealing loosely compacted clumpy soils (Figure 17, Figure 18). No inclusions were noted within either Test Pit 2 or Test Pit 3.

No suspected archaeological features or deposits were encountered during the course of this survey.



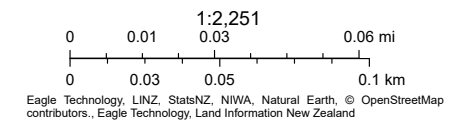
8/8/2025, 11:04:04 am

Sites



Approved

New Zealand Hillshade



This document contains data sourced from the NZAA ArchSite. NZAA gives no warranty in relation to the data and accepts no liability for any loss, damage or costs relating to any use of the data.

Figure 8. Recorded Archaeological Sites in Proximity to 94A Edmonds Road (Indicated by the red outline)

Source: NZAA ArchSite (2025)



Figure 9. View Northwest over the Location of the Proposed Dwelling



Figure 10. View North over the Location of the Proposed Dwelling



Figure 11. View North over the Location of the Proposed Dwelling



Figure 12. View South over the Location of the Proposed Dwelling



Figure 13. Location of Test Pits



Figure 14. Detail of Test Pit 1



Figure 15. Modern Twine from Within Test Pit 1



Figure 16. Modern Fragmented Oyster Shell from within Test Pit 1



Figure 17. Detail of Test Pit 2



Figure 18. Detail of Test Pit 3

Summary and Discussion

Summary of Results

No previously recorded archaeological sites exist within the boundary of 94A Edmonds Road. Likewise, no suspected archaeological sites were noted during the course of this survey. It is assumed that there is a low risk of encountering previously unrecorded archaeological deposits or features during construction of proposed dwelling.

Māori Cultural Values

This assessment considers the impact on archaeological values only and does not assess the impact on Māori cultural values. Only the tangata whenua should carry out such assessments. Māori cultural concerns may include a wider range of values than those associated with archaeological sites. The strong historical connection of the general area with the tangata whenua is apparent from the documented sites, traditional histories, and known Māori place names.

Effects of the Proposal

In any area where archaeological sites have been documented in the general vicinity, there is a possibility of encountering unrecorded subsurface remains during development. Although this is considered unlikely in this instance, due to previous landscape modifications and the absence of documented archaeological sites, procedures should be in place to ensure that the Council and Heritage NZ are notified if such remains are discovered.

These remains may include burnt and fire-cracked stone, charcoal, rubbish heaps containing shell, bone, and/or 19th-century glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and/or early European origin, or human burials.

Legislation and Policy

There are two main pieces of legislation in New Zealand that govern work affecting archaeological and other significant historic heritage sites: the Resource Management Act 1991 (RMA) and the Heritage New Zealand Pouhere Taonga Act (2014).

1. Resource Management Act 1991 (RMA)

This act provides a framework for managing the use of natural and physical resources, including historic heritage. It requires local authorities to consider the effects of land use and development on heritage sites, and to provide protection for historic heritage as part of the sustainable management of resources. The RMA empowers local councils to develop district and regional plans that include rules and provisions to protect heritage sites.

2. Heritage New Zealand Pouhere Taonga Act 2014

This act is specifically focused on heritage protection and management. It establishes Heritage New Zealand Pouhere Taonga (formerly known as the New Zealand Historic Places Trust) as the main organisation responsible for identifying, protecting, and conserving New Zealand's historic places. The Act requires that any work on archaeological sites – defined as any site associated with human activity before 1900 – must have an archaeological authority from Heritage New Zealand Pouhere Taonga, regardless of whether the site is recorded or not.

Together, these two pieces of legislation play a significant role in safeguarding New Zealand's archaeological and historic heritage sites.

Resource Management Act 1991 (RMA)

Section 6 of the RMA recognises as matters of national importance: "the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga" (S6(e)); and "the protection of historic heritage from inappropriate subdivision, use, and development" (S6(f)).

All individuals carrying out responsibilities and exercising authority under the Resource Management Act (RMA) must acknowledge and address these significant national matters when overseeing the utilisation, development, and safeguarding of natural and physical resources, as outlined in Section 6. There is an obligation to prevent, rectify, or alleviate any negative environmental impacts resulting from an activity (Section 17), including those affecting historic heritage.

Historic heritage is defined (S2) as 'those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological'. Historic heritage includes: '(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Māori,

including wahi tapu; (iv) surroundings associated with the natural and physical resources’.

Regional, district, and local plans include sections that aid in the identification, protection, and management of archaeological and other heritage sites. These plans are developed in accordance with the provisions of the Resource Management Act (RMA).

Heritage New Zealand Pouhere Taonga Act 2014 Requirements

The Heritage New Zealand Pouhere Taonga Act (HNZPTA) protects all archaeological sites, whether they have been officially recorded or not. These sites cannot be damaged or destroyed without prior authorisation from Heritage NZ, as outlined in Section 42 of the Act, in addition to any requirements set forth in the Resource Management Act (RMA).

HNZPTA Section 6 defines an archaeological site as follows:

‘archaeological site’ means, subject to section 42(3), –

- (a) any place in New Zealand, including any building or structure (or part of a building or structure) that –
 - (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
 - (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- (b) includes a site for which a declaration is made under section 43(1)’

Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide ‘significant evidence relating to the historical and cultural heritage of New Zealand’ can be declared by Heritage NZ to be an archaeological site.

Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Māori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapū and are subject to the recommendations of the Māori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

An archaeological authority will not be required for this project as there are no known sites that will be affected, and it is unlikely that any undetected sites are present. However, if any sites are exposed during the development, the provisions of the HNZPTA must be complied with.

Conclusions

As there are no recorded archaeological sites within the area of the proposed dwelling – nor were any suspected archaeological sites encountered during the course of this survey – it is considered appropriate for construction of the dwelling to proceed under the provisions provided by the Accidental Discovery Protocol (ADP).

Recommendations

- There should be no major restrictions on construction of the proposed dwelling based on archaeological grounds as there are no known archaeological sites within the property, and it is considered unlikely that any will be exposed during development.
- If any suspected archaeological artefacts, deposits, or features are found during construction (such as intact shell middens, hāngi, or storage pits related to Māori occupation, or cobbled floors, brick or stone foundations, and rubbish pits related to 19th-century European occupation) work should stop immediately in the area, and both Heritage NZ and the Council should be notified. If changes to an archaeological site become necessary, an Authority must be applied for under Section 44(a) of the HNZPTA and granted before any further work that will impact the site. This is a legal requirement
- Alternatively, applying for an Authority in advance of works could be considered as a precaution to minimise delays if archaeological remains are uncovered once the works are underway.
- In the event of human remains being uncovered, work should be stopped immediately in the area, and tangata whenua, Heritage NZ, NZ Police, and the Council should be contacted to make appropriate arrangements.
- Since archaeological surveying cannot always detect sites of traditional importance to Māori, such as wahi tapu, the tangata whenua should be consulted about the potential existence of such sites on the property.

Bibliography

Heritage NZ. 2006. Writing Archaeological Assessments. Archaeological Guidelines Series No. 2. New Zealand Historic Places Trust Pouhere Taonga (now Heritage NZ).

Judge, C., D. Gaylard, L. Harding, J. Low, S. Bickler. 2021. Chorus Ultra-Fast Broadband Installation – Skudders Beach Road, Paretu Drive, Kerikeri Road and Mission Station Connection, Kerikeri: Final Archaeological Monitoring and Investigation Report

Nevin, D. 2015. Archaeological Authority Interim Report 2015/506: Kerikeri Inlet; New House

Nevin, G. 1984. Archaeological Survey of the Coastal Region Between Te Tii to Tapeka Point.

New Zealand Archaeological Association ArchSite Database, accessed at <http://www.archsite.org.nz>.

Northland Regional Council LocalMaps, accessed at <https://localmaps.nrc.govt.nz/localmapsvviewer/?map=79f54a18dcae4fbd9e1cf774aa2de871>

Prover, accessed at <https://www.prover.co.nz/>

RetroLens, accessed at <https://retrolens.co.nz/>

Appendix 1: Site Record Forms

NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED

ARCH SITE archaeological site recording scheme		Site Record Form	
NZAA Site Number:	P05/169	Site Coordinates (NZTM)	
Imperial Site Number:	N11/211	Easting:	1692338
Site Type:	Midden/Oven	Northing:	6102913
Site Name(s):		Source:	Handheld GPS



Scale: 1:2,500

Disclaimer: Polygon may not reflect the full extent of the site

Finding Aids to the Location of the Site:
Located on Lot 3 DP 330854 (96B Edmonds Road, Kerikeri)

Brief Description:
Dense shell midden approximately 15 m long that runs along the southern shore. Stone walls may be the remains of a fish trap.

Condition of Site when last visited:
Fair

NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Indigenous pre-1769

Ethnicity:

Maori

Site Features:

Fish trap, Midden, Ovenstones, Charcoal

Associated Sites:

N11/539, P05/540, P05/541

Description:

Updated 03/02/2016 (Field visit), submitted by elisabethcallaghan, visited 09/06/2003 by Bruce, Ivan
Grid reference (E1692338 / N6102913)

See original 2003 additional information form (pdf). A midden feature was identified through test pitting some 20 m to the east of the Edmonds boat shed and approximately 30 m southwest of the fish trap. The midden comprised cockle, and mud whelk in a matrix of dark charcoal stained soil and fire cracked rock.

Condition Notes:

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		METRIC SITE RECORD NUMBER: P05/169	
SITE RECORD FORM (METRIC)		DATE VISITED: 9/6/2003	
METRIC MAP NUMBER : P05 (KAIKOHE)		SITE TYPE : MIDDEN/FISH TRAPS	
METRIC MAP EDITION : 260 (1998)		SITE NAME: MAORI- OTHER	
GRID REFERENCE : EASTING E2603184		NORTHING- N6664812	
<p>1. Additional Information:</p> <p>The midden feature is located near the foreshore on Lot 3 of the proposed subdivision of Lot DP 212076, some 20m to the east of the Edmonds boat shed (P05/512) and approximately 30m southwest of the fish trap (P05/169). A gate in a fence line that cuts through the lot marks the southern extent of the feature which extends over an approximate area of 20m². A track has been cut along the fence line through the lot and into the land owned by the Department of Conservation some time in the past to service the oyster farms. This track has been laid in gravel and oyster shell and has clearly disturbed an area of the original midden.</p> <p>The midden is completely subsurface and was located as a result of a series of test pits excavated in the area likely to be affected by the proposed dwelling. No midden relating to the feature was visible at ground level. A transect of four test pits were dug along the northern axis of the site, while two others were dug east and west of the transect line to further delineate the extent of the site in relation to the proposed building. The midden was primarily composed of cockle (<i>Austrovenus stutchburyi</i>) shell and the large mud whelk (<i>Cominella glandiformis</i>) held together in a matrix of dark charcoal stained earth mixed with fire cracked rock. The midden is situated on an area of flat and even ground, and taking into account the proximity of this midden to the fish trap and nearby middens, there remains a high likelihood that further middens exist in the vicinity.</p> <p>Location recorded with Garmin 12 GPS unit 15m RMS 2D Navigation</p>			
4. Owner : R Ahlsen and D Sandifer		Tenant/Manager:	
Address: 100 Edmonds Road, Kerikeri		Address:	
5. Nature of information : Brief Visit			
6. Reported by: Ivan Bruce		Filekeeper:	
Address: 2 Dean Street		Date:	
Arch Hill			
Auckland			
7. NZHPT (for office use)		Present condition and future	
Type of Site		Local Body	
Local environment today			
Land Classification			

BP AV AE BB AA AL

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM		SITE NUMBER N11/241
Map number N11	Map name Kerikeri	SITE NAME: MAORI OTHER
Map edition 3rd, 1969	Grid Reference 519585	SITE TYPE Fish trap/midden
<p>1. Aids to relocation of site ^{E 51900} ^{N 858500} See map of sites.</p>		
<p>2. State of site; possibility of damage or destruction Reasonable condition. Being eroded by sea and stock. Further damage possible from these two sources.</p>		
<p>3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)</p> <p>Shell midden approximately 15 metres long and very dense. Runs along the small inlets southern shore. This may have been a fish trap as there are stone walls present. The midden consists of cockles (<u>Chione stutch-buryi</u>) primarily, although oysters (<u>Crassostrea glomerata</u>) and <u>hangi</u> stones are also present. The fish trap is situated on inlet, the western end. There are two stone walls present and the geographical location of the trap takes advantage of "natural" stone outcrop and small harbour.</p>		
<p>4. Owner Lance. Address No. 2. R.D., Kerikeri,</p>		<p>Tenant/Manager Address</p>
<p>Attitude Co-operative</p>		<p>Attitude</p>
<p>5. Methods and equipment used Examined and measured by two people. Photographs taken: Yes/No (Describe on Photograph Record Form) Date recorded 7/12/1976</p>		
<p>6. Aerial photograph or mosaic No. 3406 4477/4</p>		<p>Site shows: XXXXX Clearly/badly/not at all</p>
<p>7. Reported by T.D. & J.C. Nugent, Address 5 Taupata Street, Mt. Eden, Auckland 3. Date 9/2/1977</p>		<p>Filekeeper <i>[Signature]</i> Date 26/6/77</p>



Site Record Form

NZAA Site Number: P05/170

Imperial Site Number: N11/212

Site Type: Midden/Oven

Site Name(s):

Site Coordinates (NZTM)

Easting: 1692251

Northing: 6103097

Source: CINZAS



Scale: 1:2,500

Disclaimer: Polygon may not reflect the full extent of the site

Finding Aids to the Location of the Site:

Brief Description:

MIDDEN

Condition of Site when last visited:

No Recent Info

AA ALAE BB AA AL 0

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM		SITE NUMBER N11/12
Map number N11 Map name Kerikeri Map edition 3rd, 1969 Grid Reference 520586	SITE NAME: MAORI OTHER	
		SITE TYPE Midden
1. Aids to relocation of site ^{E152000} ^{N858600} See map of sites.		
2. State of site; possibility of damage or destruction Good condition although some erosion by the sea. The site is large enough not to have sustained very much damage.		
3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.) Large shell midden showing for approximately 42 metres around a small headland and extends back under the gorse for some distance. Appears to be a single layer 50cm. deep. Predominantly cockle (<u>Chione stutchburyi</u>) although <u>Cominella</u> sp. was also found. The site covers approximately 50 sq. metres.		
4. Owner Lance, Address No. 2 R.D., Kerikeri.		Tenant/Manager Address Attitude Co-operative. Attitude
5. Methods and equipment used examined and measured by two people. Photographs taken: Yes/No (Describe on Photograph Record Form) Date recorded 7/12/1976		
6. Aerial photograph or mosaic No. 3406 4477/4		Site shows: Clearly/indistinctly/overexposed
7. Reported by T.D. & J.C. Nugent, Address 5 Taupata Street, Mt. Eden, Auckland 3. Date 9/2/1977		Filekeeper <i>[Signature]</i> Date 26/6/77



Site Record Form

NZAA Site Number:	P05/540	Site Coordinates (NZTM)	
Imperial Site Number:		Easting:	1692152
Site Type:	Midden/Oven	Northing:	6102897
Site Name(s):		Source:	CINZAS



Finding Aids to the Location of the Site:

Brief Description:
MIDDENS

Condition of Site when last visited:
No Recent Info

NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Ethnicity:

Maori

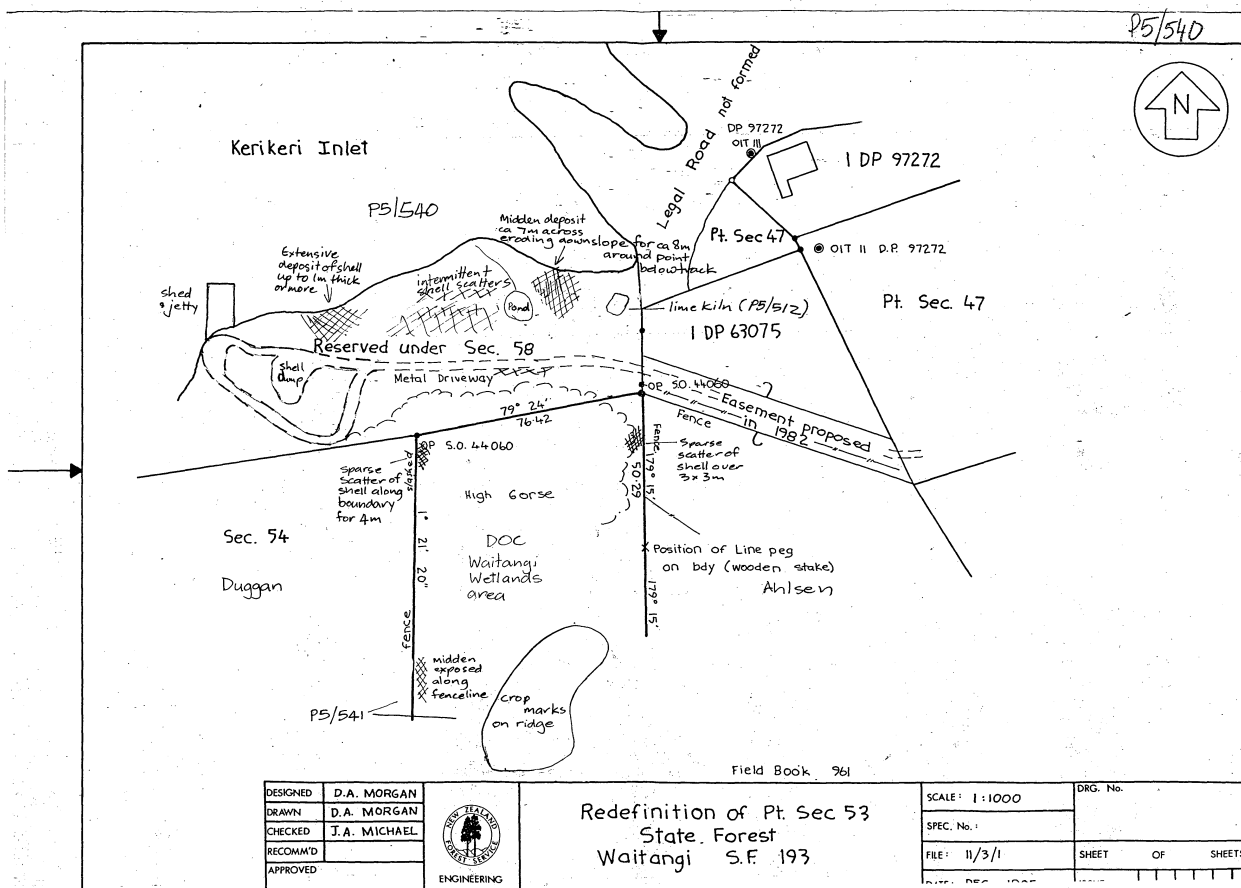
Site Features:

Midden

Associated Sites:

Description:

Condition Notes:



NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER P5/540													
SITE RECORD FORM (NZMS260)		DATE VISITED 23.3.88													
NZMS 260 map number P5 NZMS 260 map name Kaikohe NZMS 260 map edition 1st 1984		SITE TYPE Middens SITE NAME: MAORI — OTHER													
Grid References		Easting	Northing												
		2 6 0 3 0 5 0	6 6 6 4 8 5 0												
1. Aids to relocation of site (<i>attach a sketch map</i>) Drive to the gate at the end of Edmonds Rd. Walk through Department of Conservation land towards shore of Kerikeri Inlet. Site is located just above the shoreline to the north of the DOC land, and extends partly onto DOC estate. Oyster lease operation at west end of site. Map attached.															
2. State of site and possible future damage Site has been partly modified by access track and other activities associated with oyster lease. Some of the midden deposit may have been quarried for Edmond's lime kiln (site P5/512). Easement application under consideration.															
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here</i>) Midden exposed intermittently along shoreline for approximately 100m. Extensive deposits up to 1 m thick present near oyster lease, but further to the east the midden is more sparsely scattered amongst scoria boulders forming the shoreline. Minor scatters of shell exposed further inland on DOC land. See sketch map. Midden appears to consist entirely of cockle (<u>Chione stutchburyi</u>), with a charcoal/soil matrix present where the profile is intact.															
4. Owner Address Sec. 58 strip. Extends onto Department of Conservation land to south.		Tenant/Manager G J Wright Address Department of Conservation P O Box 128 Kerikeri.													
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>) Brief visit. Photographs (<i>reference numbers, and where they are held</i>) Department of Conservation Aerial photographs (<i>reference numbers, and clarity of site</i>) Regional Archaeology Unit															
6. Reported by Address ROBERT BRASSEY DEPT OF CONSERVATION PRIVATE BAG NO 8 NEWTON AUCKLAND		Filekeeper Date <i>[Signature]</i> 4/5/88													
7. Key words Middens cockle															
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code															
Latitude S		Longitude E													
<table border="1" style="display: inline-table; vertical-align: top;"> <tr><td>A</td><td>A</td></tr> <tr><td>-</td><td>-</td></tr> <tr><td>B</td><td>C</td></tr> </table> Type of site Local environment today Land classification		A	A	-	-	B	C	<table border="1" style="display: inline-table; vertical-align: top;"> <tr><td>B</td><td>B</td></tr> <tr><td>-</td><td>-</td></tr> <tr><td>A</td><td>A</td></tr> </table> Present condition and future danger of destruction Security code Local body		B	B	-	-	A	A
A	A														
-	-														
B	C														
B	B														
-	-														
A	A														



NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Ethnicity:
Maori

Site Features:
Midden



Associated Sites:

Description:

Condition Notes:

SITE 94A Edmonds Road, Kerikeri
LEGAL DESCRIPTION Lot 2 DP 362064
PROJECT Proposed Residential Dwelling
CLIENT Mary Moorhouse
REFERENCE NO. 141873
DOCUMENT On-site Effluent Disposal Report
STATUS/REVISION No. 02
DATE OF ISSUE 18 August 2025

Report Prepared For	Email
Mary Moorhouse c/ - Garth Dobney	garth.dobney1@gmail.com

Authored by	G.Brant (BE(Hons) Civil)	Civil Design Engineer	Gustavo@wjl.co.nz	
Reviewed & Approved by	B. Steenkamp (CPEng, BEng Civil, CMEngNZ, BSc (Geology))	Senior Civil Engineer	BenS@wjl.co.nz	

1. EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Legal Description:	Lot 2 DP 362064
Site Area:	1.2373ha
Development Proposals Supplied:	Preliminary plan set provided by Core Architectural Design Ltd (Ref No: 2025-0683, dated: 30.06.2025)
Associated Documents:	WJL Geotechnical Report Ref No. 140503
Overall Site Gradient within Disposal Area:	Disposal slope < 7°
Geology Encountered:	Kerikeri Volcanic Group Pleistocene Basalt of Kaikohe – Bay of Islands Volcanic Field
Site Soil Category (TP58):	Category 5
Daily Application Rate:	3mm/day
Number of Bedrooms:	3
Max Dwelling Occupancy:	5
Water Source:	Rainwater Collection Tanks (180L/pp/pd)
Daily Wastewater Production:	900L/day
Disposal Area:	300m ²
Reserve Area:	90m ² (50%)
Application Method:	Surface Laid (atop minimum 500mm thick raised topsoil bed): Pressure Compensating Drip Irrigation Lines
Effluent Treatment Level:	Secondary Aerated Package Treatment Plant (<BOD5 20 mg/L, TSS 30 mg/L)

2. INTRODUCTION

2.1 SCOPE OF WORK

Wilton Joubert Ltd was engaged by the client, **Mary Moorhouse**, to undertake an effluent disposal assessment at the above site, where we understand, it is proposed to construct a residential dwelling.

At the time of report writing, we have been supplied the following documents:

- Preliminary plan set, including site plan, floor plan and elevations provided by Core Architectural Design Ltd (Ref No: 2025-0683, dated: 30.06.2025)
- Topographical Survey by Thomson Survey (Ref No: 10778, dated: 09.06.2025)

Any revision of drawings and/or development proposals with implications on the wastewater design should be referred back to WJL for review.

3. SITE DESCRIPTION

The subject 1.2373ha irregularly shaped property is located off the northern side of Edmonds Road, accessed via a right-of-way commencing 900m west of the Kerikeri Inlet Road intersection, in the northeastern outskirts of the Kerikeri District. The site is positioned off the western side of the ROW and is currently accessed at its northeastern corner, approximately 360m northeast of Edmonds Road.

The Lot is legally titled Lot 2 DP 362064 and is situated within a Coastal Living Zone.

Topographically speaking, the property is set on gentle rolling land that generally descends towards the west. The site essentially displays a moonscape-type surface, with outcrops of basalt rock and boulders present across the Lot. The northern boundary is bound by a triangle of designated reserve, which in turn is skirted by an extensive mangrove environment on the southern banks of the Kerikeri Inlet. Existing ground levels across the property largely range between RL7.0m (southeast) and RL2.5m (northwest) New Zealand Vertical Datum (NZVD).

Existing built development comprises of a shed and concrete apron next to the driveway at the northeastern corner of the property. The site is covered in lawn and pasture, with small pockets of trees and bush intermittently present throughout and a shelterbelt along the western boundary.

Adjoining properties are of similar land use, and all accommodate existing rural-residential developments. At the time of preparing this report, we note that the Far North District Council (FNDC) on-line GIS Water Services Map indicates that reticulated wastewater, and stormwater service connections are not available to the property.

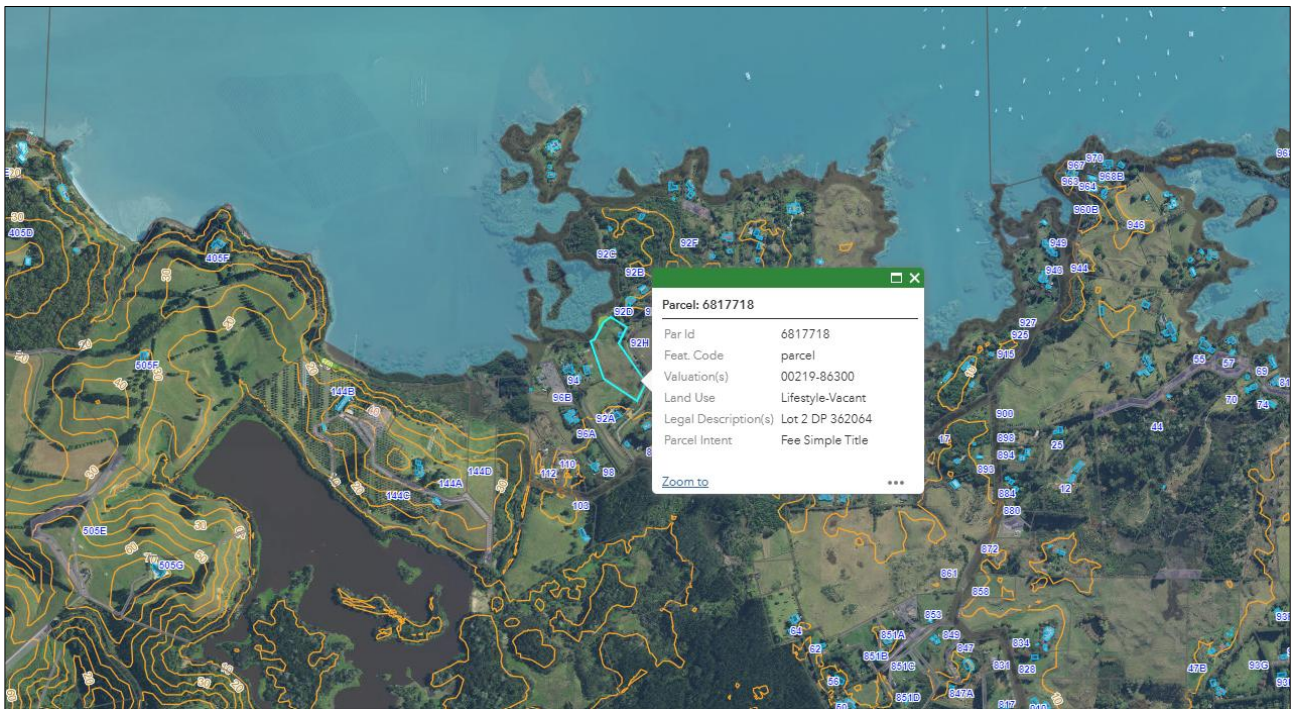


Figure 1: Screenshot aerial view from the FNDC on-line GIS Property and Land Map. 1.0m LiDAR contours are overlaid. Property boundary is highlighted in cyan.



Figure 2: Screenshot aerial view from the FNDC on-line GIS Property and Land Map. 1.0m LiDAR contours are overlaid. Property boundary is highlighted in cyan. Yellow ring approximately depicts proposed building site location.

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a 3-bedroom residential dwelling, as depicted in the plan set provided by Core Architectural Design Ltd (Ref No: 2025-0683, dated: 30.06.2025).

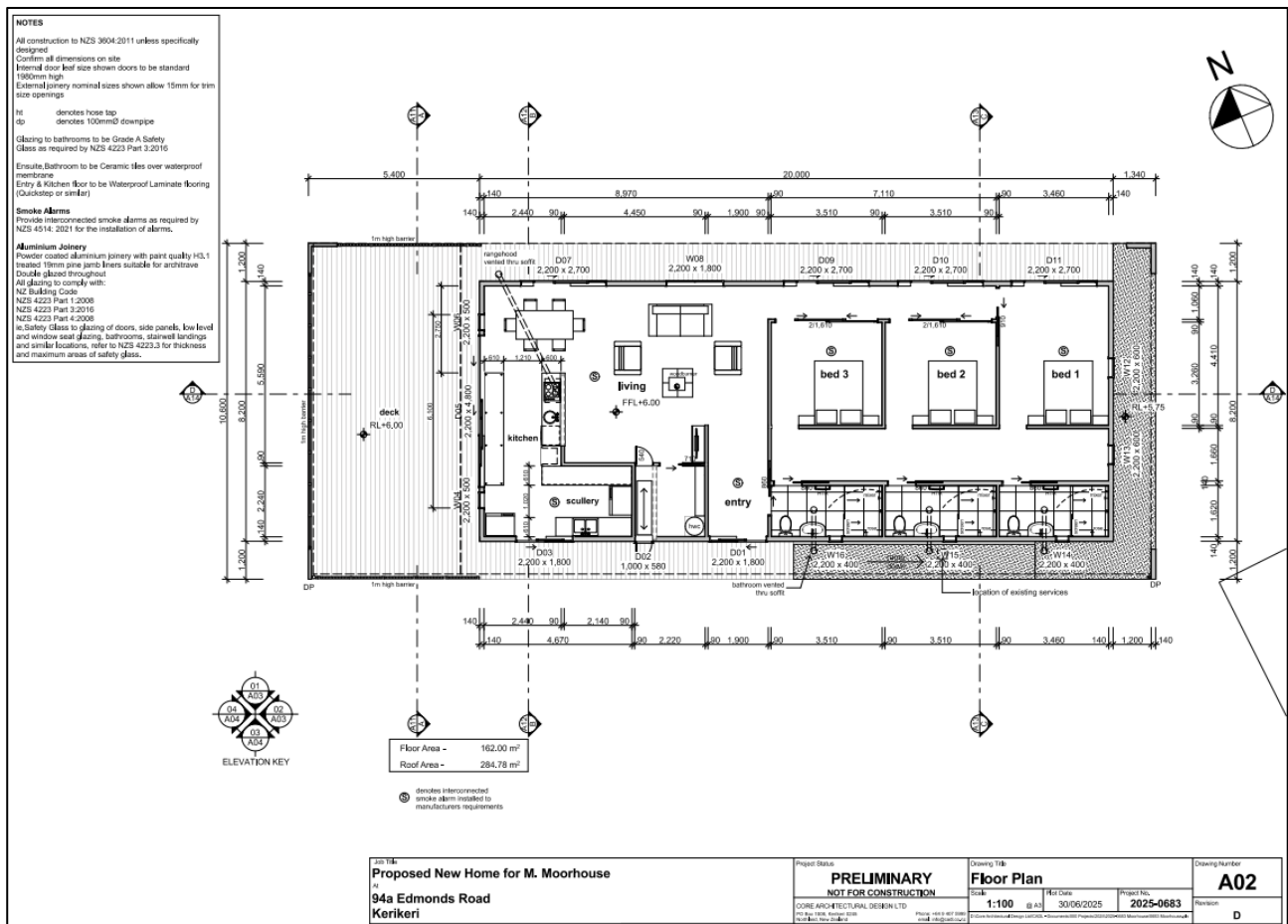


Figure 3: Snip of proposed floor plan provided by Core Architectural Design Ltd (Ref No: 2025-0683, dated: 30.06.2025)

The principal objectives of our investigation were to investigate the soil profile, variability, relative density, and strength of soils together with any observed groundwater levels, other water sources and potential short-circuiting pathways within the proposed effluent disposal area.

5. MAPPED GEOLOGY & SOIL ASSESSMENT

Local geology across the property and wider surrounding land is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; **Kerikeri Volcanic Group Pleistocene Basalt of Kaikohe – Bay of Islands Volcanic Field**. More specifically, Hayward (2017) *“Out of the Ocean, Into the Fire”* indicates that the site lies near the terminal end within a northern branch flow of *“Basalt lava and volcanic plugs.”* from the 75,000-year-old Te Puke Volcano.



Figure 4: Screenshot aerial view from the New Zealand Geology Web Map. Yellow ring approximately depicts property location.

In addition to the above, geotechnical hand auger testing was conducted at the subject site by WJL in May 2025.

The underlying natural deposits encountered beneath the proposed development area were consistent with our expectations of Kerikeri Volcanic Group deposits.

Essentially, below the surficial topsoil and non-engineered track fill in HA07, the development area is underlain by shallow, extremely strong BASALT ROCK, with a thin layer of very stiff SILT overlying the rock along the northwestern portion. Surficial outcrops of massive basalt boulders were clearly evident across the property, including along the banks of the Kerikeri Inlet, downslope of the northern end of the building site.

Given the above information, the site's soils have been classified as **Category 5** in accordance with TP58. Due to the shallow rock layer, it is recommended that wastewater disposal be located atop a minimum 500mm thick topsoil bund. Based on our investigation, and provided that all report recommendations are following, WJL consider that there should be no wastewater disposal stability problems associated with the site.

6. ASSESSMENT CRITERIA

Table 1: Compliance with Section C.6.1.3 of the PRPN

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity			
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:			
#	Rule	✓/x	Explanation
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and	✓	Design has been carried out in accordance with TP58 & cross referenced with AS/NZS 1547:2012
2	The volume of wastewater discharged does not exceed two cubic metres per day, and	✓	Total proposed discharge = 900L
3	The discharge is not via a spray irrigation system or deep soakage system, and	✓	Pressure compensated drip irrigation lines proposed
4	The slope of the disposal area is not greater than 25 degrees, and	✓	Disposal slope < 7°
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:	✓	Secondary Treatment and Pressure compensated drip irrigation lines proposed
	a) dose loaded, and	✓	Dose loading proposed
	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and	✓	Drip lines to be surface laid atop a minimum 500mm thick topsoil bed
6	For the discharge of wastewater onto the surface of slopes greater than 10 degrees:	n.a	n.a - Disposal area slope < 10°
	a) the wastewater, excluding greywater, has received at least secondary treatment, and	n.a	"
	b) the irrigation lines are firmly attached to the disposal area, and	n.a	"
	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and	n.a	"
	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and	n.a	"
	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or	n.a	"
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and	n.a	"
7	the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and	✓	From on-site investigation the Field positions comply with table 9

	setback distances for on-site domestic wastewater systems, and		
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and	n.a	
	the following reserve disposal areas are available at all times:		
9	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or	n.a	
	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and	✓	30% reserve area provided
10	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and	✓	Maintenance as outlined within section 12 of this report
11	the discharge does not contaminate any groundwater water supply or surface water, and	✓	Groundwater was not encountered to a depth of 0.5m below ground level at the disposal location. Appropriate offsets, and conservative loading rates applied to avoid adverse effects on water sources.
12	there is no surface runoff or ponding of wastewater, and	✓	Appropriate application rates applied for subsoil permeation capabilities/site conditions
13	there is no offensive or objectionable odour beyond the property boundary.	✓	WJL anticipated compliance as long as all recommendations within this report are adhered to

7. REQUIRED SETBACK DISTANCES

As per Point 7 above, the disposal and reserve areas must be situated outside the relevant exclusion areas and setbacks described within Table 9 of the PRPN: Exclusion areas and setback distances for on-site domestic wastewater systems:

Table 2: "Table 9" of the PRPN (Proposed Regional Plan for Northland).

Feature	Primary treated domestic wastewater	Secondary treated domestic wastewater	Greywater
Exclusion areas			
Floodplain	5% AEP	5% AEP	5% AEP
Horizontal setback distances			
Identified stormwater flow paths (downslope of disposal area)	5 meters	5 meters	5 meters
River, lake, stream, pond, dam or wetland	20 meters	15 meters	15 meters
Coastal marine area	20 meters	15 meters	15 meters
Existing water supply bore	20 meters	20 meters	20 meters
Property boundary	1.5 meters	1.5 meters	1.5 meters
Vertical setback distances			
Winter groundwater table	1.2 meters	0.6 meters	0.6 meters

In compliance with above:

- The disposal & reserve areas are outside any known or mapped flood zones,
- The site is not in proximity to a coastal marine area,
- Groundwater was not encountered to a depth of 0.5m below ground level at the disposal location. Appropriate offsets, and conservative loading rates applied to avoid adverse effects on water sources,
- Disposal and reserve area to be >5m away from any OLFPs,
- Disposal and reserve area to be >15m from existing ponds,
- Disposal and reserve area to be >20 from existing bore.

The disposal and reserve fields are proposed to be situated to the south of the proposed dwelling with appropriate offsets to the property's boundary (>1.5m), the proposed dwelling (>3.0m), the existing ponds (>15m) and the existing bore (>20m).

8. DISCHARGE DETAILS

Water supply for the proposed dwelling will be sourced from on-site domestic tank supply. A per capita flow allowance of 180 litres/person/day was used in the calculations as outlined in Table 3 below.

Table 3: Design flows for proposed dwelling

Development	5 bedrooms
Combined Occupancy Allowance	5-person peak occupancy
Water Reduction	<i>no</i>
Daily Flow Allowances	180L / person / day
Design Flow Rate	900L / day
Water Meter	None required.
Other Notes	No garbage grinder

Notes: Additional Occupancy Allowance takes account of additional rooms above and beyond any marked as 'dining', 'lounge' or 'bedrooms'. The calculation is made on the basis of one extra person times the ratio of the total floor area of the additional rooms to that of the smallest designated bedroom & rounded up to the next whole number.

Additionally, a bathroom and laundry located within the shed will be connected to the system; however, this does not increase the overall occupancy. For the purposes of this application and design report, the peak design occupancy has therefore been calculated at 5 persons.

9. WASTEWATER TREATMENT

Wilton Joubert Ltd recommends servicing the proposed dwelling and existing shed with an approved **Secondary Level Treatment Plant**. As an EconoTreat 2200 system is already installed on site and meets the requirements of this assessment, we propose to utilise the existing system. Discharge from this system is required to be directed to a new disposal field consisting of pressure compensated drip irrigation lines. The basic system requirements are summarised in Table 4 below.

Table 4: Secondary Treatment Requirements

Emergency Storage Capacity	Minimum >1,000L
Telemetry Alarm System	Visual and Audible alarm located at plant.
Location	Please refer to Site Plan. More than 3.0m clear of habitable buildings; 1.5m clear of boundaries; 5.0m clear of any OLFP
Discharge Quality	Secondary Level BOD ⁵ <= 20g/m ³ , TSS <= 30g/m ³

10. DESIGN VOLUMES

Maximum Daily Wastewater Discharge = Maximum Occupancy x Flow Allowance (litres/ person/ day). This calculation results in a total wastewater flow rate of 900 litres per day. Since the daily flow does not exceed 2,000 litres, the output complies with the PRPN as a Permitted Activity and a Resource Consent is not required.

The ratio of lot area to design flow = Gross Lot Area (12,373m²) / 900 Max Daily Flow (litres/day). This calculation provides an A:V Ratio of approximately 13.7 m²/litre/day.

11. LAND DISPOSAL METHOD

Surface Laid Lines Atop Raised Topsoil Bed

The drip lines are recommended to be surface laid atop a minimum 500mm thick raised topsoil bed with a daily application rate of 3mm/day. A required disposal field area of 300m² amounts. Stripped topsoil from the building platform can be spread out over the recommended field location; however, compaction should be limited.

The drip lines must be securely pinned to the grounds surface and installed in a regular 'grid' pattern as far as practicable, with row spacings of no more than 1.0m. The grid should consist of 300 linear metres of drip line split into individual rows not exceeding 65m, with a manual flushing valve at the end of each row. The manual flushing valves must be located within flush boxes for inspection and maintenance purposes. End-feeding the drip lines will lower the cost of installation, with each drip line only requiring one manual flushing valve. 65m long drip lines should be easily flushed by the pump supplied with the system.

The disposal field area requires re-covering with 100mm of bark or mulch and planted out at a density of 1 plant per m², to assist in evapotranspiration and nutrient removal. See a summary of the system below.

Table 5: Land Disposal System

Land Disposal System:	PCDI drip irrigation (Ref: Soil Assessment)
Type:	Surface laid atop minimum 500mm thick raised topsoil bed, pressure compensating dripper irrigation lines
Soil Category (TP58):	Category 5
Buffer Zone:	Not required
Cut-off Drain:	Not required
Loading Rate:	3mm/day
Loading Method:	Pump
Pump:	High water level alarm is installed in pump chamber – audible/visual alarm Design head is subject to supplier specs. Pump Chamber Volume is integral to the treatment system Required Emergency Storage volume - >1,000L
Primary Disposal Area:	300m ² at 1.0m centres - surface laid
Reserve Disposal Area:	90m ² (30% reserve area)

12. ASSESSMENT OF ENVIRONMENTAL EFFECTS

This report serves as a full AEE. Each section displays compliance with the relevant council standards while providing explanations on how the proposed design of on-site effluent treatment system will prevent adverse effects on the surrounding environment.

In conclusion:

The system has been designed in accordance with TP58 and cross referenced with AS/NZS 1547:2012. It further complies with the setbacks stipulated in the PRPN.

It is anticipated that the existing secondary treatment system and proposed PCDI disposal system for the site will have a less than minor effect on the environment. The irrigation field area will be surface laid atop a minimum 500mm thick raised topsoil bed, recovered in mulch or bark or topsoil, with introduced grass plantings facilitating evapotranspiration and nutrient removal.

Separation distances shall be maintained from the property's boundary and existing vegetation will assist with the retention, breakdown and uptake of effluent at the site and prevent effluent from being washed off-site. Given the appropriate separation distances to water sources, a reserve area of 30% and the discharge of secondary level of effluent treatment, the proposed wastewater disposal is considered to be suitable to protect the environment and the effects are deemed less than minor.

Additionally:

- To protect against any possible failure of the disposal area, the reserve area should remain undeveloped and should be maintained with a grassed/vegetated surface ready for the possible installation of additional drip lines into it.
- To protect the integrity of the disposal area from unwanted damage from vehicles, persons or animals we recommend that adequate protection measures be put in place.
- To protect the physical treatment plant from misuse or neglect the manufacturer of the plant will supply a detailed maintenance schedule that must be adhered to. It is imperative that the operator of the system both schedule and undertake regular maintenance of the system to ensure its effectiveness.

Based on our site assessment and calculations, we consider that the site is able to provide for the sustainable treatment and land application of domestic effluent generated from the proposed residential dwelling.

Since the discharge volume does not exceed: three cubic metres per day, averaged over the month of greatest discharge, and six cubic metres per day over any 24-hour period, the application falls under a **Permitted Activity** and Northland Regional Council Resource Consent is not required.

13. LIMITATIONS

The recommendations and opinions contained in this report are based on our visual reconnaissance of the site, information from geological maps and upon data from the field investigation as well as the results of in-situ testing of soil carried out by Wilton Joubert Ltd. Inferences are made about the nature and continuity of sub soils away from and beyond the exploratory holes but cannot be guaranteed. The descriptions detailed on the exploratory borehole logs are based on the field descriptions of the soils encountered.

This assignment only considers the design of a **secondary on-site effluent treatment system** and all drainage designs are up to the connection point for each building face of any new structures/slabs; no internal building plumbing or layouts have been done.

During construction, a person competent to judge whether the conditions are compatible with the assumption made in this report should examine the site. In all circumstances, should variations in the subsoil occur which differ from that described or assumed to exist, the matter should be referred back to Wilton Joubert Ltd.

The performance behaviour outlined by this report is dependent on the construction activity and actions of the builder/contractor. Inappropriate actions during the construction phase may cause behaviour outside the limits given in this report.

This report has been prepared for the particular project described to us and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.

Yours faithfully,

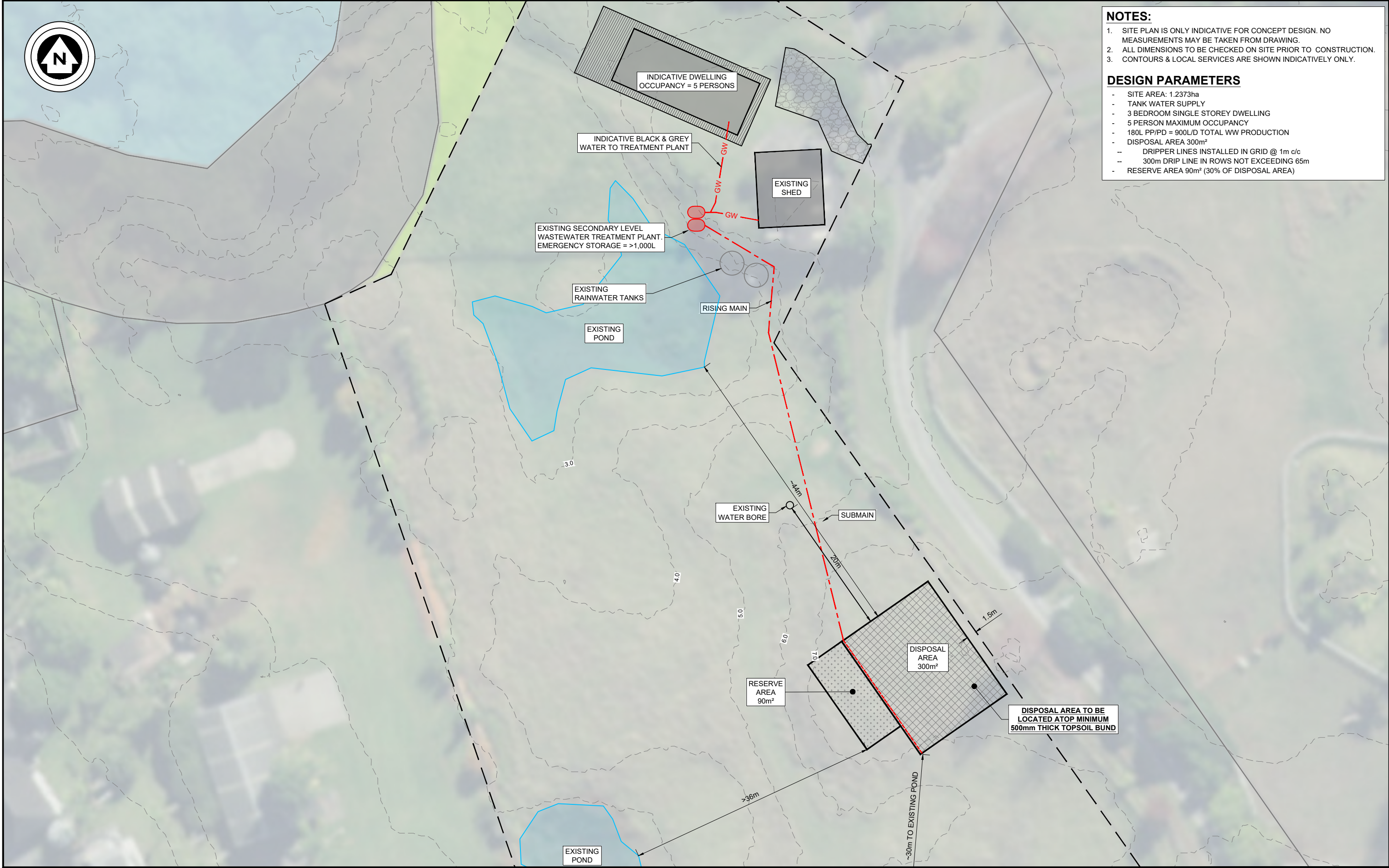
Wilton Joubert Ltd.




Gustavo Medina Brant
BE(Hons)

REPORT ATTACHMENTS

- Site Plan (1 sheet)
- Floor Plan (1 sheet)
- Borelogs (7 sheets)
- Econo Treat VBB-C-2200 Product Specifications (12 sheets)
- TP58 PS1 (1 sheet)



- NOTES:**
1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
 2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
 3. CONTOURS & LOCAL SERVICES ARE SHOWN INDICATIVELY ONLY.
- DESIGN PARAMETERS**
- SITE AREA: 1.2373ha
 - TANK WATER SUPPLY
 - 3 BEDROOM SINGLE STOREY DWELLING
 - 5 PERSON MAXIMUM OCCUPANCY
 - 180L PP/PD = 900L/D TOTAL WW PRODUCTION
 - DISPOSAL AREA 300m²
 - DRIPPER LINES INSTALLED IN GRID @ 1m c/c
 - 300m DRIP LINE IN ROWS NOT EXCEEDING 65m
 - RESERVE AREA 90m² (30% OF DISPOSAL AREA)



WILTON JOUBERT
Consulting Engineers

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Auckland: 09 527 0196
Christchurch: 021 824 063
Wanaka: 03 443 6209
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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	AUG '25	GMB	WASTEWATER REPORT
02	AUG '25	BGS	WASTEWATER REPORT REV02

DESIGNED BY:
GMB

DRAWN BY:
GMB

CHECKED BY:
BGS

SURVEYED BY:
N/A

SERVICES NOTE

WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:

SITE PLAN

PROJECT DESCRIPTION:

WASTEWATER REPORT

PROJECT TITLE:

**LOT 2 DP 362064
94A EDMONDS ROAD
KERIKERI
NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1: 250	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
141873-C300	02
COPYRIGHT - WILTON JOUBERT LIMITED	

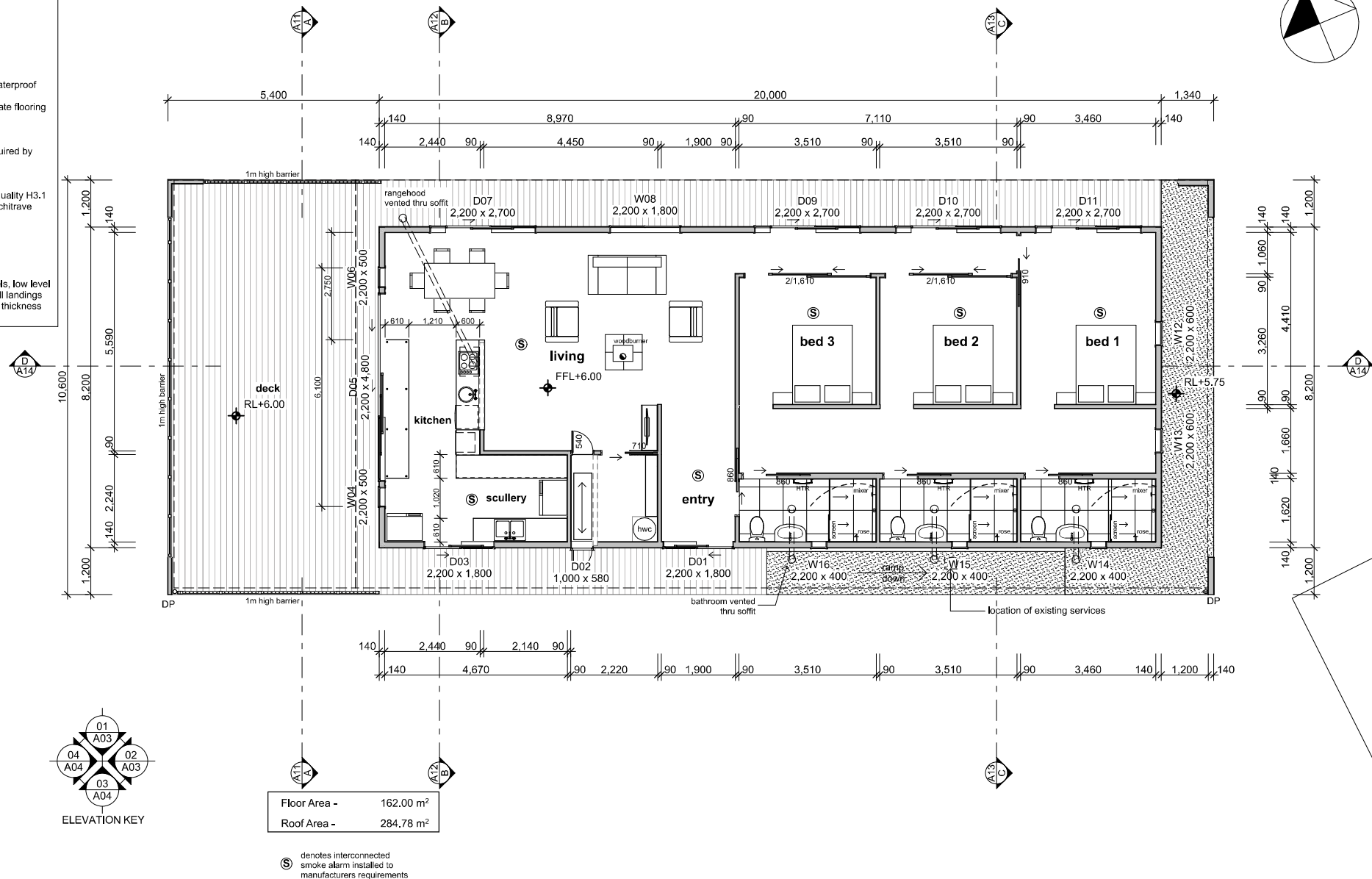
All construction to NZS 3604:2011 unless specifically designed
Confirm all dimensions on site
Internal door leaf size shown doors to be standard 1980mm high
External joinery nominal sizes shown allow 15mm for trim size openings

Glazing to bathrooms to be Grade A Safety Glass as required by NZS 4223 Part 3:2016

Ensuite, Bathroom to be Ceramic tiles over waterproof membrane
Entry & Kitchen floor to be Waterproof Laminate flooring (Quickstep or similar)

Provide interconnected smoke alarms as required by NZS 4514: 2021 for the installation of alarms.

Powder coated aluminium joinery with paint quality H3.1 treated 19mm pine jamb liners suitable for architrave Double glazed throughout
All glazing to comply with:
NZ Building Code
NZS 4223 Part 1:2008
NZS 4223 Part 3:2016
NZS 4223 Part 4:2008
ie, Safety Glass to glazing of doors, side panels, low level and window seat glazing, bathrooms, stairwell landings and similar locations, refer to NZS 4223.3 for thickness and maximum areas of safety glass.



Floor Area -	162.00 m ²
Roof Area -	284.78 m ²

Ⓢ denotes interconnected smoke alarm installed to manufacturers requirements

Job Title Proposed New Home for M. Moorhouse At 94a Edmonds Road Kerikeri	Project Status <div style="border: 1px solid black; padding: 5px; text-align: center;"> PRELIMINARY NOT FOR CONSTRUCTION </div>	Drawing Title Floor Plan <div> <div>Scale</div> <div>1:100 @ A3</div> <div>Plot Date</div> <div>30/06/2025</div> <div>Project No.</div> <div>2025-0683</div> </div>	Drawing Number <div style="font-size: 2em; font-weight: bold;">A02</div>
	CORE ARCHITECTURAL DESIGN LTD PO Box 1906, Kerikeri 6245 Northland, New Zealand Phone: +64 9 457 5999 email: info@cad.co.nz	Revision <div style="font-size: 2em; font-weight: bold;">D</div>	

HAND AUGER : HA01

JOB NO.: 140503

SHEET: 1 OF 1

START DATE: 26/05/2025

NORTHING:

GRID:

DIAMETER: 50mm

EASTING:

SV DIAL: DR4802

ELEVATION: Ground

FACTOR: 1.57

DATUM:

CLIENT: Mary Moorhouse c/- Garth Dobney

PROJECT: New Dwelling

SITE LOCATION: 94A Edmonds Road, Kerikeri


STRATIGRAPHY	SOIL DESCRIPTION				LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
	TOPSOIL	CLAY	SAND	PEAT				PEAK STRENGTH (kPa)	REMOLD STRENGTH (kPa)	SENSITIVITY		
	FILL	SILT	GRAVEL	ROCK								
Topsoil	TOPSOIL, dark brown, moist.											
	EOH: 0.20m - Refusal (Hard Basalt Inferred)					0.2		NUTP	-	-		
						0.4						
						0.6						
						0.8						

REMARKS

REMARKS
End of borehole @ 0.20m (Target Depth: 3.00m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP

 Standing groundwater level

CHECKED BY: SJW

▽ GW while drilling



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Email: jobs@wjl.co.nz
Website: www.wiltonjoubert.co.nz

HAND AUGER : HA02

JOB NO.: 140503

SHEET: 1 OF 1

START DATE: 26/05/2025

NORTHING:

GRID:

DIAMETER: 50mm

EASTING:

SV DIAL: 1994

ELEVATION: Ground























































FACTOR: 1.41

DATUM:

CLIENT: Mary Moorhouse c/- Garth Dobney

PROJECT: New Dwelling

SITE LOCATION: 94A Edmonds Road, Kerikeri


STRATIGRAPHY	SOIL DESCRIPTION				LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
	 TOPSOIL	 CLAY	 SAND	 PEAT				PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY		
	 FILL	 SILT	 GRAVEL	 ROCK								
Topsoil	TOPSOIL, dark brown, moist.				                                             	0.2	Groundwater Not Encountered	NOT	-	-		
		EOH: 0.20m - Refusal (Hard Basalt Inferred)										

REMARKS

End of borehole @ 0.20m (Target Depth: 3.00m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM

 Standing groundwater level

CHECKED BY: SJW

▽ GW while drilling



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HAND AUGER : HA03

JOB NO.: 140503

SHEET: 1 OF 1

START DATE: 26/05/2025

NORTHING:

GRID:

DIAMETER: 50mm

EASTING:

SV DIAL: 1994

ELEVATION: Ground

FACTOR: 1.41

DATUM:

CLIENT: Mary Moorhouse c/- Garth Dobney

PROJECT: New Dwelling

SITE LOCATION: 94A Edmonds Road, Kerikeri

[illegible]

REMARKS

End of borehole @ 0.20m (Target Depth: 3.00m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM

▼ Standing groundwater level

CHECKED BY: SJW

▽ GW while drilling



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HAND AUGER : HA04

JOB NO.: 140503

SHEET: 1 OF 1

START DATE: 26/05/2025

NORTHING:

GRID:

DIAMETER: 50mm

EASTING:

SV DIAL: DR4802

ELEVATION: Ground









FACTOR: 1.57

DATUM:

CLIENT: Mary Moorhouse c/- Garth Dobney

PROJECT: New Dwelling

SITE LOCATION: 94A Edmonds Road, Kerikeri

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY		
Topsoil	TOPSOIL, dark brown, moist.	<div><div> TOPSOIL</div><div> CLAY</div><div> SAND</div><div> PEAT</div><div> FILL</div><div> SILT</div><div> GRAVEL</div><div> ROCK</div></div>	0.2		UTP	-	-		
	EOH: 0.20m - Refusal (Hard Basalt Inferred)			Groundwater Not Encountered					

REMARKS

End of borehole @ 0.20m (Target Depth: 3.00m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP

▼ Standing groundwater level

CHECKED BY: SJW

▽ GW while drilling



185 Waipapa Road, Kerikeri 0295
Phone: 09-945 4188
Email: jobs@wjl.co.nz
Website: www.wiltonjoubert.co.nz

<h1>HAND AUGER : HA05</h1>		JOB NO.: 140503		SHEET: 1 OF 1						
CLIENT: Mary Moorhouse c/- Garth Dobney		START DATE: 26/05/2025		NORTHING: GRID:						
PROJECT: New Dwelling		DIAMETER: 50mm		EASTING:						
SITE LOCATION: 94A Edmonds Road, Kerikeri		SV DIAL: 1994		ELEVATION: Ground						
		FACTOR: 1.41		DATUM:						
STRATIGRAPHY	SOIL DESCRIPTION		LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
	<div><div>TS</div>TOPSOIL</div> <div><div>CL</div>CLAY</div> <div><div>S</div>SAND</div> <div><div>P</div>PEAT</div> <div><div>F</div>FILL</div> <div><div>SILT</div>SILT</div> <div><div>G</div>GRAVEL</div> <div><div>R</div>ROCK</div>	PEAK STRENGTH (kPa)				REMOULD STRENGTH (kPa)	SENSITIVITY			
Topsoil	TOPSOIL, dark brown, moist.		TS	0.2						
Kerikeri Volcanic Group	NATURAL: SILT, trace clay, light brown, very stiff, moist, no plasticity.		X	0.4						
	EOH: 0.40m - Refusal (Hard Basalt Inferred)			0.6	Groundwater Not Encountered	NUTP	-	-		
				0.8						
REMARKS										
End of borehole @ 0.40m (Target Depth: 3.00m)										
NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense										
LOGGED BY: JEM		▼ Standing groundwater level								
CHECKED BY: SJW		▽ GW while drilling								

WJ

WILTON
JOUBERT

Consulting Engineers

185 Waipapa Road, Kerikeri 0295

Phone: 09-945 4188

Email: jobs@wj.co.nz

Website: www.wiltonjoubert.co.nz

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HAND AUGER : HA06

JOB NO.: 140503

SHEET: 1 OF 1

START DATE: 26/05/2025

NORTHING:

GRID:

DIAMETER: 50mm

EASTING:

SV DIAL: DR4802

ELEVATION: Ground










FACTOR: 1.57

DATUM:

CLIENT: Mary Moorhouse c/- Garth Dobney

PROJECT: New Dwelling

SITE LOCATION: 94A Edmonds Road, Kerikeri

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS	
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY			
Topsoil	TOPSOIL, dark brown, moist.	 TOPSOIL  FILL  CLAY  SILT  SAND  GRAVEL  PEAT  ROCK		Groundwater Not Encountered						
			0.2							
Kerikeri Volcanic Group	NATURAL: SILT, trace clay, light brown, very stiff, moist, no plasticity.									
			0.4		~220+	-	-			
					~UTP	-	-			
			0.6							
	EOH: 0.50m - Refusal (Hard Basalt Inferred)		0.8							

REMARKS

End of borehole @ 0.50m (Target Depth: 3.00m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP

▼ Standing groundwater level

CHECKED BY: SJW

▽ GW while drilling



185 Waipapa Road, Kerikeri 0295
Phone: 09-945 4188
Email: jobs@wjl.co.nz
Website: www.wiltonjoubert.co.nz

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<h1>HAND AUGER : HA07</h1>		JOB NO.: 140503		SHEET: 1 OF 1							
CLIENT: Mary Moorhouse c/- Garth Dobney		START DATE: 26/05/2025		NORTHING: GRID:							
PROJECT: New Dwelling		DIAMETER: 50mm		EASTING:							
SITE LOCATION: 94A Edmonds Road, Kerikeri		SV DIAL: 1994		ELEVATION: Ground							
		FACTOR: 1.41		DATUM:							
STRATIGRAPHY	SOIL DESCRIPTION		LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS	
						PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY			
Topsoil	TOPSOIL, dark brown, moist.										
FILL	NON-ENGINEERED FILL: Slightly Clayey Silty GRAVEL (Brown Rock or Quarry Run Hardfill), yellowish brown, orangey brown and grey, dense to very dense, moist.			0.2							
	EOH: 0.30m - Refusal on Hard Gravels					OUTP	-	-			
				0.4	Groundwater Not Encountered						
				0.6							
				0.8							
REMARKS											
End of borehole @ 0.30m (Target Depth: 3.00m)											
NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense											
LOGGED BY: JEM			▼ Standing groundwater level								
CHECKED BY: SJW			▼ GW while drilling								



185 Waipapa Road, Kerikeri 0295
Phone: 09-945 4188
Email: jobs@wj.co.nz
Website: www.wiltonjoubert.co.nz



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

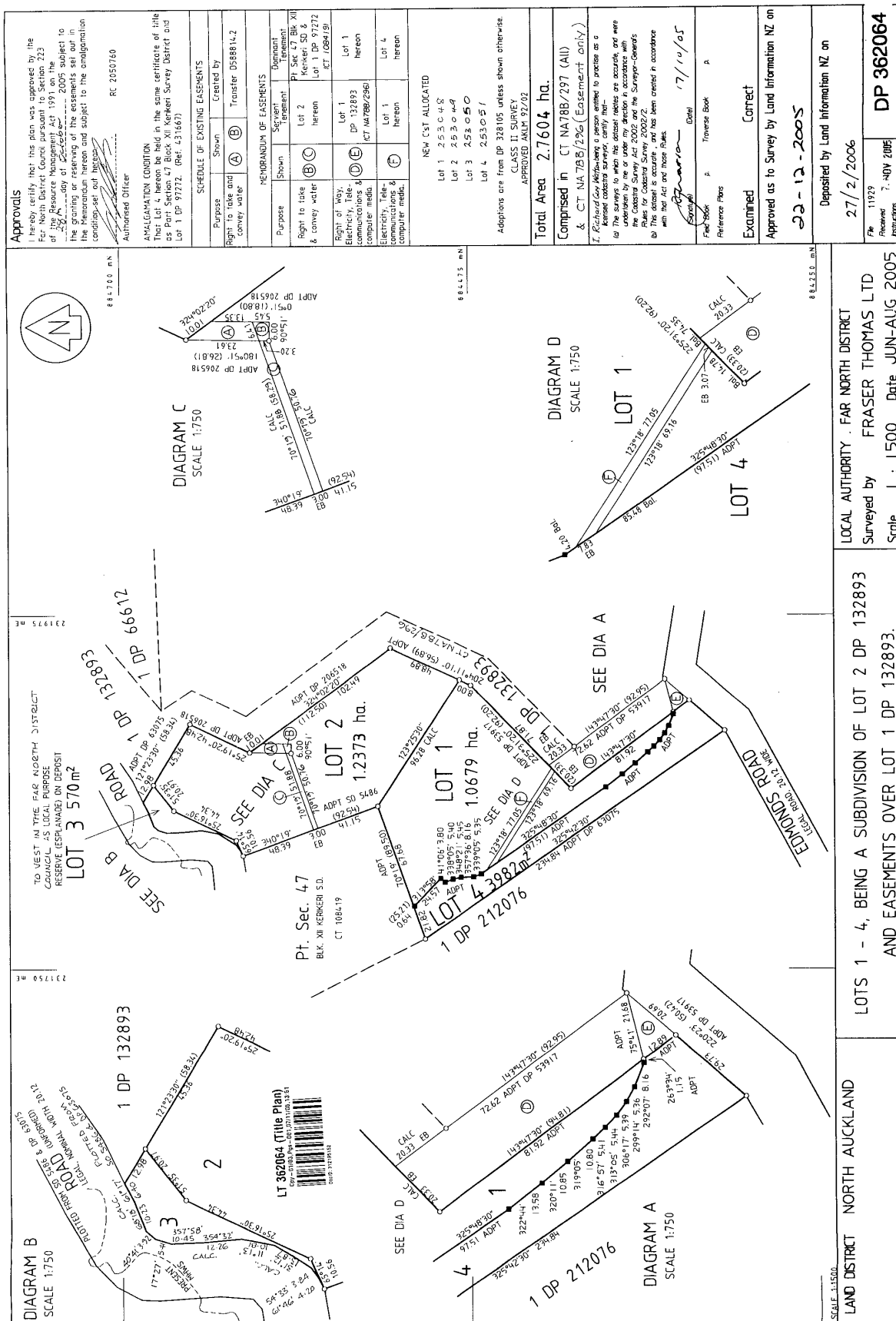
Identifier **253049**
Land Registration District **North Auckland**
Date Issued 27 February 2006

Prior References
NA78B/297

Estate Fee Simple
Area 1.2373 hectares more or less
Legal Description Lot 2 Deposited Plan 362064
Registered Owners
Mary Moorhouse and Helen Claire Burrell

Interests

Appurtenant hereto is a right of way specified in Easement Certificate C180792.3 - 29.8.1990 at 2.46 pm
Subject to a right to take and convey water over parts marked A and B on Plan 362064 created by Transfer D588814.2 -
Produced 20.3.2001 at 2.49 and entered 5.6.2001 at 9.00 am
Subject to a right to take and convey water over part marked B and C on DP 362064 created by Easement Instrument
6767261.6 - 27.2.2006 at 9:00 am
The easements created by Easement Instrument 6767261.6 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right to convey electricity created by Easement Instrument 8834640.1 - 2.7.2013 at 12:02 pm





ECONOTREAT™

VBB-C-2200 Treatment System



System Specifications & Installation Instructions

EconoTreat VBB-C-2200

System Specifications & Installation Instructions



Compliance Requirements

All Waterflow Septic Tanks and Treatment Modules meet the requirements of the New Zealand Building Code G13-VM4, Clause B1 - Structure, and Clause B2 Durability. As stated in the AS/NZS 1546.1:2008 Standard, 1.5.2.1, all septic tanks constructed to this Standard meet the requirements of the New Zealand Building Code for Clause B1 - Structure and Clause B2 Durability.

The design and specifications of the septic tank are fully compliant with the AS/NZS1546.1:2008 Standard, including but not limited to:

Structural Integrity: The tank is designed using 50 MPa fibre-reinforced concrete with appropriate foot anchors and reinforcement, ensuring it meets the structural requirements specified in the standard.

Material Specifications: All materials used, including the reinforcing details and concrete mix, comply with the necessary standards for durability and suitability in septic tank applications.

Capacity and Dimensions: The tank's dimensions and baffle placements align with the standard's guidelines, ensuring proper functionality and waste management.

Access and Maintenance Provisions: The design includes provisions for easy access, necessary for regular inspection, cleaning, and maintenance in accordance with the standard.

Please feel free to ask for a copy of this complete document, if required.

EconoTreat VBB-C-2200

System Specifications & Installation Instructions

Treatment Process

Primary Chamber / Tank

Influent enters the chamber via the source whereby scum and solids capable of settling are separated from the raw influent. Primary treated effluent flows through a transfer port to the aeration tank. This primary tank will also act as a storage chamber for sludge returned from the Clarification Chamber. After primary settling, the sewage passes through a ReIn outlet filter.

Aeration Chamber

Water enters from the Primary Chamber. Air is introduced into this chamber via an air blower to create an environment for aerobic bacteria and other helpful organisms to consume the organic matter present. The aeration tank is designed in a manner to help prevent short circuiting of the wastewater to ensure extended aeration. Media is present in the tank to support the growth of bacteria.

Clarification Chamber

The Clarification chamber is essentially a quiescent zone where suspended particles/solids are settled out of the water. These particles are returned to the Primary chambers via a sludge return which aids in further biological reduction, denitrification and providing a constant food supply rich in microbes supporting the system through periods of limited flows.

System Performance

The Econotreat VBB-C-2200 system is capable of treating up to 2200L per day peak flow to an advanced secondary standard. The effluent is suitable for UV disinfection where required.

Benchmark Ratings

The Waipapa Tanks Econo-Treat® VBB C-2200-2 system achieved the following effluent quality ratings:

Indicator Parameters	Median	Std Dev.	Rating	Rating System				
				A+	A	B	C	D
BOD (g/m ³)	3.4	1.5	A+	<5	<10	<20	<30	≥30
TSS (g/m ³)	4.98	3.49	A+	<5	<10	<20	<30	≥30
Total nitrogen TN (g/m ³)	13.6	1.3	A	<5	<15	<25	<30	≥30
Ammonia Nitrogen NH ₄ -N (g/m ³)	1.1	1.8	A	<1	<5	<10	<20	≥20
Total phosphorus TP (g/m ³)	4.2	0.5	B	<1	<2	<5	<7	≥7
Faecal Coliforms FC (cfu/100mL)	11,200	50,196	B-	<10	<200	<10,000	<100,000	≥100,000
Energy (kWh/d) (mean)	1.8	-	B	0	<1	<2	<5	≥5

EconoTreat VBB-C-2200

System Specifications & Installation Instructions

Effluent Quality

The EconoTreat VBB-C-2200 Series wastewater treatment system generates advanced secondary treated effluent of the following quality provided that there are no inhibitory or toxic substances within the wastewater that will impair the biological performance of the system:

- 5-day Biochemical Oxygen Demand (BOD5) 15 mg/L
- Suspended solids 15 mg/L

Note: Please read Guidelines on how to care for your EconoTreat wastewater system which are to be adhered to at all times.

The treated wastewater will usually be disposed of via a land application system, designed according to AS/NZS 1547:2012 which describes various land application systems for primary treated effluent. Disposal systems must also comply with the relevant Regional Authority rules, and these should be consulted.

Loading Rates

- | | |
|----------------------------|----------------|
| • Total Daily Flow Rate | 2200 L per day |
| • Organic loading as BOD5 | 700g per day |
| • Suspended solids loading | 700g per day |

Important: the actual maximum loading of an installed EconoTreat VBB-C-2200 System is limited to the capacity of the land application system it discharges to. For example if the land application system is designed with a capacity of 800L per day, then the VBB-C-2200 System must not be loaded at more than 800L per day.

Dual Chamber Septic Tank

5200L Nominal Capacity
2500mm Long
1700mm Wide
1975mm High
- 3100kg

Aeration Tank

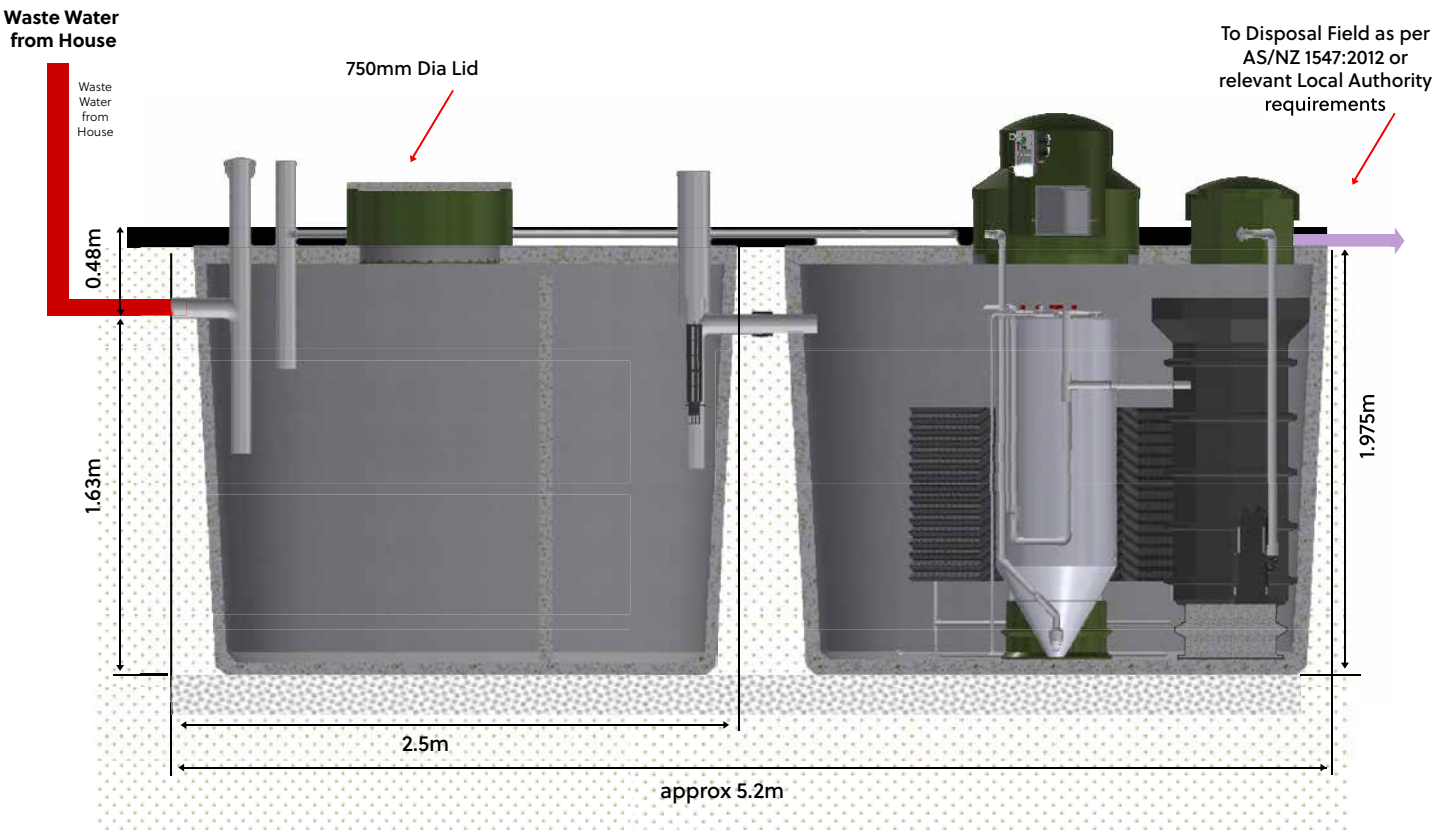
5200L Nominal Capacity
2500mm Long
1700mm Wide
1975mm High
- 2900kg

Pump Chamber

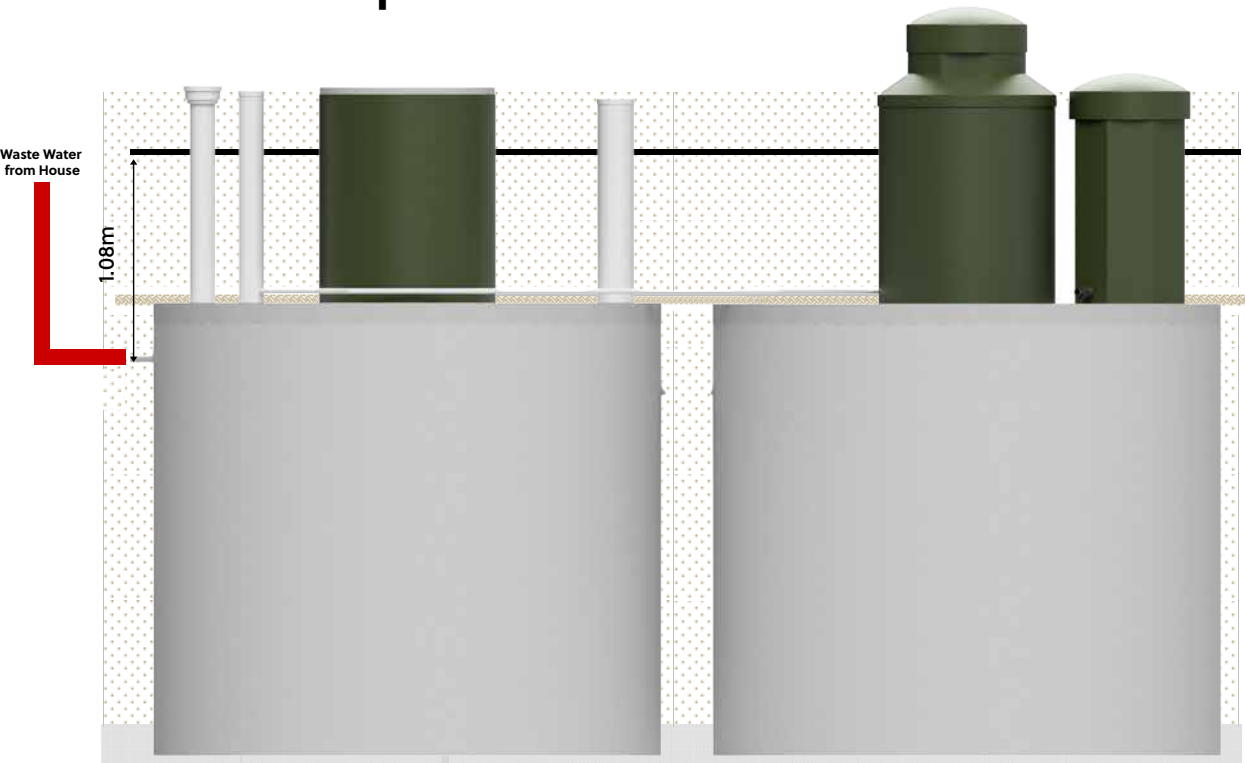
500L Pump Chamber
2200L Emergency Storage

EconoTreat VBB-C-2200

Schematic Drawings



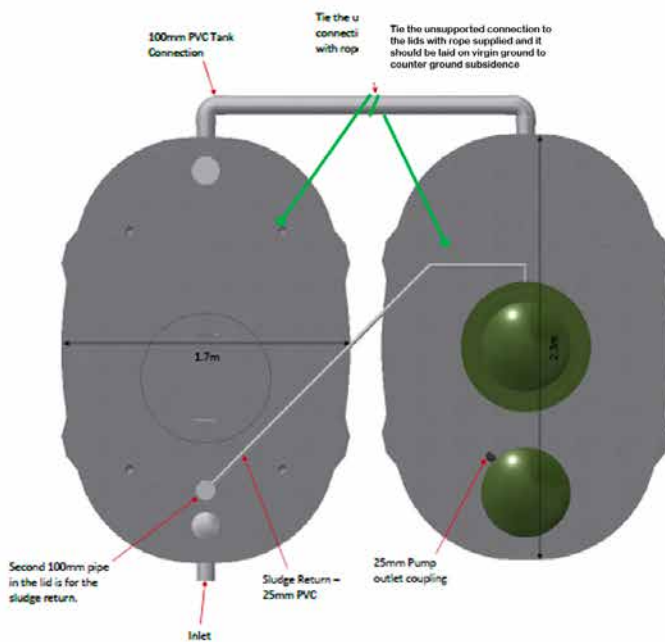
Maximum Invert Specifications



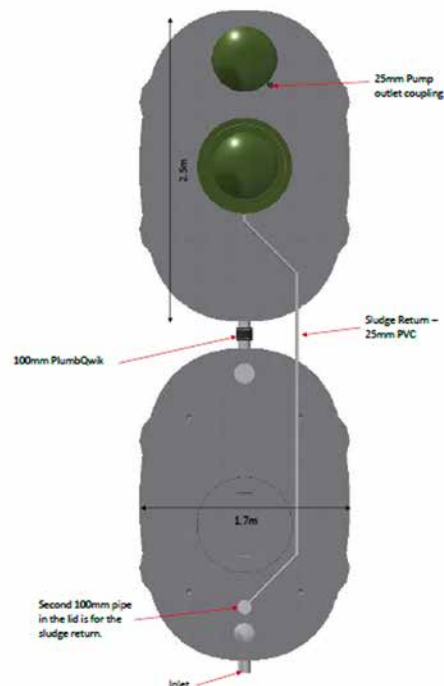
EconoTreat VBB-C-2200

Schematic Drawings

Side by Side Installation



End to End Installation



EconoTreat VBB-C-2200

Instructions for Installation

The EconoTreat system is to be installed or signed off by a registered Drain layer to the design specified by Waterflow NZ Ltd. The following installation instructions and procedures followed correctly will ensure System performance is not compromised in any way.

1. Excavate two 3m x 2m level platforms at an appropriate depth to ensure adequate fall for inlet pipe from the source. This has to be installed on virgin ground. The two platforms are ideally on the same level and next to each other, either side-by-side or end-on-end.
2. Lay 100mm of bedding metal on platform and place the Septic and Aeration tanks next to each other. As close as practically possible to minimize the connection distance between the tanks.
3. Connect the two tanks with 100mm PVC. If the tanks are side-by-side the connection will need supporting. This is done by, extending the connection back onto virgin ground or hard-filling and compacting and also tying it back to the wire on the lids with a length of rope supplied. The rope can be found in the top of the treatment tank.



EconoTreat VBB-C-2200

Instructions for Installation



4. Next connect the sludge return. This is a 25mm PVC pipe that come out of the central riser on the treatment tank. This must be plumbed back to the second 100mm PVC at the start of the septic tank. It is important that this pipe is falling slightly or at minimum flat.

5. Trench from Dose Chamber outlet to disposal field and lay the 25mm alkathene feed line.

6. Take a minimum of 3 photos at this point to showing connections and back fill, to ensure correct installation for sign off.

7. Back fill around tanks. Using spoil from the excavation is fine if it is suitable otherwise consider a hard fill. Please be aware that soils will settle over time though.

Caution: System must be protected from excessive super imposed loads both lateral and top loads. E.g. loads from vehicular traffic. There needs to be at least 2m of clearance maintained around system.

EconoTreat VBB-C-2200

System Specifications & Installation Instructions

Installation Location and Certification

These tanks are not designed for vehicle loads and shall be located no closer than 2m to a driveway, road frontage or a building. If for any reason the tank is located where vehicle traffic may drive over the tank or approach closer than 2m, or where it may be trampled on by farm stock then the tank should be protected by a concrete slab designed to support these loads. Surface water must also be diverted from flowing into the installation.

Installation must be certified to AS/NZS 1547:2012, the certificate to be issued and held by the regulatory authority.

High Water Table Installations

All tanks have been engineered and designed for maximum strength, in accordance with the NZC 3604. Clauses B1 and B2 for structure and durability, to withstand any hydraulic pressures, both lateral and uplift, created by high water table conditions.

In high water table installations, it is important to fill the tanks with water. This removes the hydraulic uplift and simplifies the installation. In extremely high-water tables, cement can be added to fine metal to create a mass around the dead men anchors secured to the tanks (alternately concrete could be used). Waterflow must be made aware of this early on in view of supplying a tank that is fit for purpose.

Plumbing Pipes and Fittings

All internal plumbing is done with PVC pipes with appropriate connections according to AS/NZS 1260 and AS/NZS 4130.

Alarm System

The VBB-C-2200 System is equipped with an AS/NZS 1546.3 compliant audible and visual alarm with a mutable alarm signal and alarm light. The alarm panel must be mounted in a location that is readily visible within the dwelling.

Alarm is triggered by a high-level float switch in the pump well.

EconoTreat VBB-C-2200

System Specifications & Installation Instructions

Plumbing Pipes and Fittings

All internal plumbing is done with PVC pipes with appropriate connections according to AS/NZS 1260 and AS/NZS 4130.



Backfill and Bedding

Backfill the excavation from the base of the tank with a GAP/PAP 20 metal, dry mixed with cement to form a solid mass, to a minimum of 400mm above the anchor plates. Then continue with metal, clean unsaturated soils or spoil from the excavation, (if suitable i.e. up to Class 4 as per AS/NZS 1547:2012) in approximately 200mm layers. Compact each layer evenly with a mechanical compactor to minimise subsidence and back fill to the level of the invert pipe.

Electrical

Where a pump is required to dose the Land Application System, all electrical connections must be installed according to AS/NZS 3000. The electrical connections are housed in an enclosure on the top of the tank. Please see separate Electrical Guide for more details.

EconoTreat VBB-C-2200

System Specifications & Installation Instructions



Warranty

WATERFLOW NZ LTD warrants that all Treatment Systems manufactured by WaterFlow NZ Ltd will be free from defects in materials and workmanship for the following periods from the date of installation, under the following conditions:

1. Plastic-Moulded tanks: 15 years
2. Concrete Tanks: 15 years
3. Filter Media: 5 years
4. Dosing float: 2 years
5. Electrical Components and Pump: 2 years

WATERFLOW NZ LTD will, at its discretion, repair or replace any defective components with the same or equivalent part at no charge to the consumer, in accordance with the following terms and conditions laid out in the WaterFlow NZ's Warranty Certificate. Full text warranty available on request.

1st June 2014
Dean Hoyle
Managing Director



WaterFlow

Bringing Clarity to Wastewater

Our team of wastewater experts are here to help.
Let's see if Econotreat could be right for your backyard.

*Smarter wastewater and sewage systems, for a
cleaner New Zealand.*

0800 628 356

www.waterflow.co.nz

sales@waterflow.co.nz

WF-ET-2200C-Spec and Install-241011

ECONOTREAT™



PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY: Ben Steenkamp on behalf of Wilton Joubert Ltd
.....(approved qualified design professional)

TO: Mary Moorhouse
.....(owner)

TO BE SUPPLIED TO:Far North District Council.....

PROPERTY LOCATION: 94A Edmonds Road, Kerikeri
.....

LOT...2DP.....362064...VALUATION NUMBER.....

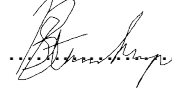
TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.



.....(Signature of approved design professional)

CPEng, BEng (Civil), BSc (Geology), CMEngNZ.....(Professional qualifications)

2001008
.....(Licence Number or professional Registration number)

Address 196 Centreway Road, Orewa, Auckland
.....

Phone Number 09 527 0196 Fax Number Cell Phone 0272792392
Date 18.08.2025

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Rochelle

From: Rochelle
Sent: Wednesday, 13 August 2025 5:09 pm
To: Stuart Bracey; Bill Edwards; James Robinson
Subject: RE: Edmonds Road
Attachments: 2025-0683 Moorhouse RC F 130825.pdf; 94A Edmonds Road V2.pdf

Good Afternoon Stu,

Please find attached the updated plan set, and the archaeological assessment completed by Doug from Context Archaeology.

Please let me know if you have any further comments or questions.

Cheers,



Rochelle Jacobs
Director / Senior Planner

Offices in Kaitaia & Kerikeri
☎ 09 408 1866 | 📠 027 449 8813
Northland Planning & Development 2020
Limited

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Wednesday, August 6, 2025 3:48 PM
To: Rochelle <rochelle@northplanner.co.nz>; Bill Edwards <BEdwards@heritage.org.nz>; James Robinson <jrobinson@heritage.org.nz>
Subject: RE: Edmonds Road

Hi Rochelle,

I confirm HNZPT has reviewed this request and would require an onsite archaeological assessment with some test holes to enable full consideration. This is based on the number of archaeological sites recorded in the vicinity of the development site,

Cheers,
Stuart

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit www.heritage.org.nz and learn more about NZ's heritage places.

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

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From: Rochelle <rochelle@northplanner.co.nz>

Sent: Thursday, 24 July 2025 9:18 am

To: Bill Edwards <BEwards@heritage.org.nz>; James Robinson <jrobinson@heritage.org.nz>; Stuart Bracey <SBracey@heritage.org.nz>

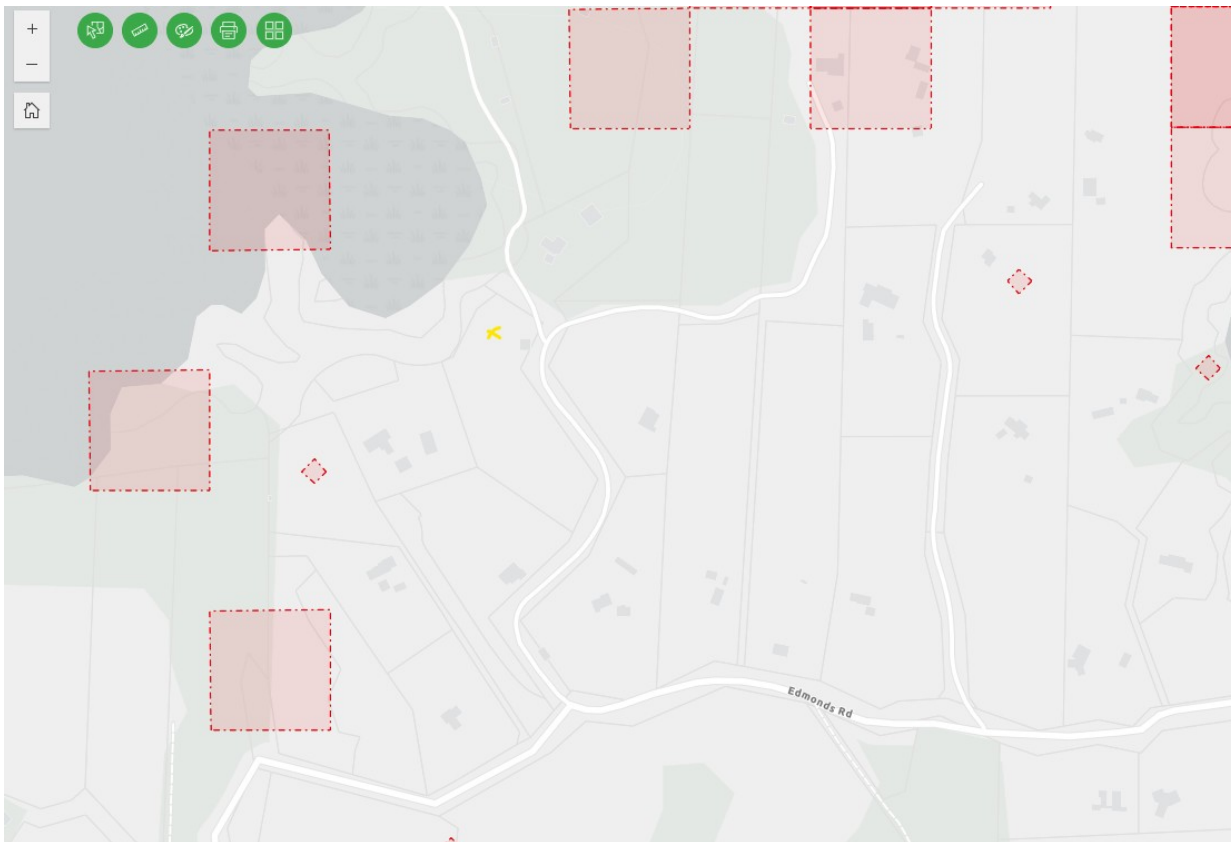
Subject: Edmonds Road

Morena All,

I am in the process of putting together a landuse consent for a new dwelling at Edmonds Road, Kerikeri. See plans and title attached.

In reviewing Far North Atlas and knowing the area there are a number of archaeological sites within the vicinity.

I am in the process of organizing another archaeological assessment at present and was wondering if I could get confirmation on whether I need to add this one to the list too.



Looking forward to hearing back from you.

Cheers,



Rochelle Jacobs

Director / Senior Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866 | 📠 027 449 8813

Northland Planning & Development 2020 Limited

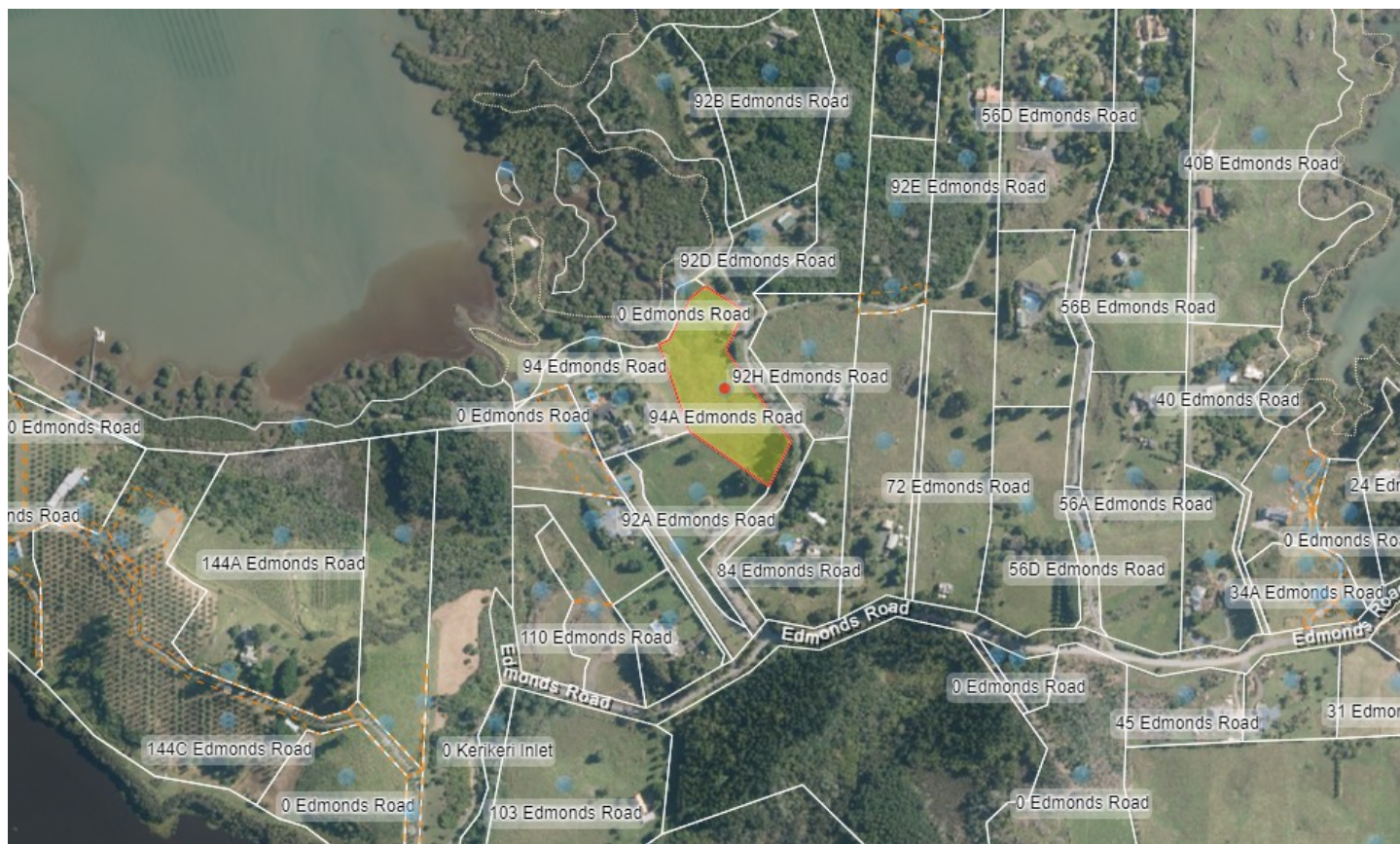
Northland Planning Development

From: Northland Planning Development
Sent: Monday, 18 August 2025 1:23 pm
To: admin@ngatirehia.co.nz
Cc: whati@ngatirehia.co.nz; 'jennifer@ngatirehia.co.nz'
Subject: Proposed Dwelling at 94A Edmonds Road, Kerikeri
Attachments: Appendix 3 - RC Application Plans 13.08.25.pdf; Appendix 4 - Context Archaeology Report.pdf

Tena koutou

For your consideration:

Our client Mary Moorhouse has a proposal to construct a new single storey dwelling on a site she owns at 94A Edmonds Road, which is zoned Coastal Living under the Operative District Plan and 'Rural Living' (within the coastal environment overlay) under the Proposed District Plan. The site is adjacent to the southern side of the Kerikeri Inlet Bay area and a small local purpose esplanade reserve. The Applicant and her partner intend to reside at the site as their retirement home.



The proposed residential building will breach District Plan rules relating to building setback from a boundary (less than 10m from the western) and setback from the coastal marine area (less than 30m). Resource consent is also required for visual amenity and earthworks volumes. The building and wastewater disposal area will be located away from existing wetland ponds on the site and within the adjacent reserve.

I have attached a copy of the house development plans and an archaeological assessment undertaken by Context Archaeology.

Our client would be grateful for any feedback Ngati Rehia may have about the proposal relating to potential cultural effects, and / or if the proposed design and the location of the house is supported.

Nga mihi

Deanne Rogers
Consultant Planner



Offices in Kaitaia & Kerikeri
☎ 09 408 1866
Northland Planning & Development 2020 Limited

Northland Planning Development

From: Te Hono Support <tehonosupport@fndc.govt.nz>
Sent: Monday, 18 August 2025 12:35 pm
To: Northland Planning Development; Te Hono Support
Subject: RE: Dwelling proposal - 94A Edmonds Road

Ngati Rehia are your hapu. Please go through their generic email. Whati Rameka whati@ngatirehia.co.nz; Jennifer Rutherford jennifer@ngatirehia.co.nz and admin@ngatirehia.co.nz

Thank you

Llani

From: Northland Planning Development <info@northplanner.co.nz>
Sent: Wednesday, 6 August 2025 4:45 pm
To: Te Hono Support <tehonosupport@fndc.govt.nz>
Subject: Dwelling proposal - 94A Edmonds Road

CAUTION: This email originated from outside Far North District Council.
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon

On behalf of our client, we are seeking a resource consent for a new dwelling on a site at 94D Edmonds Road, Kerikeri. The dwelling requires a consent in the Coastal Living zone for breaches to the permitted standards for visual amenity, setback from boundary and earthworks.

For consultation purposes, could you please advise the hapu contact for this area.

Nga mihi nui,

Deanne Rogers
Consultant Planner



Offices in Kaitaia & Kerikeri
☎ 09 408 1866
Northland Planning & Development 2020 Limited

Re: Setback from Esplanade

From Robin Rawson <Robin.Rawson@fndc.govt.nz>

Date Mon 2025-07-28 1:32 PM

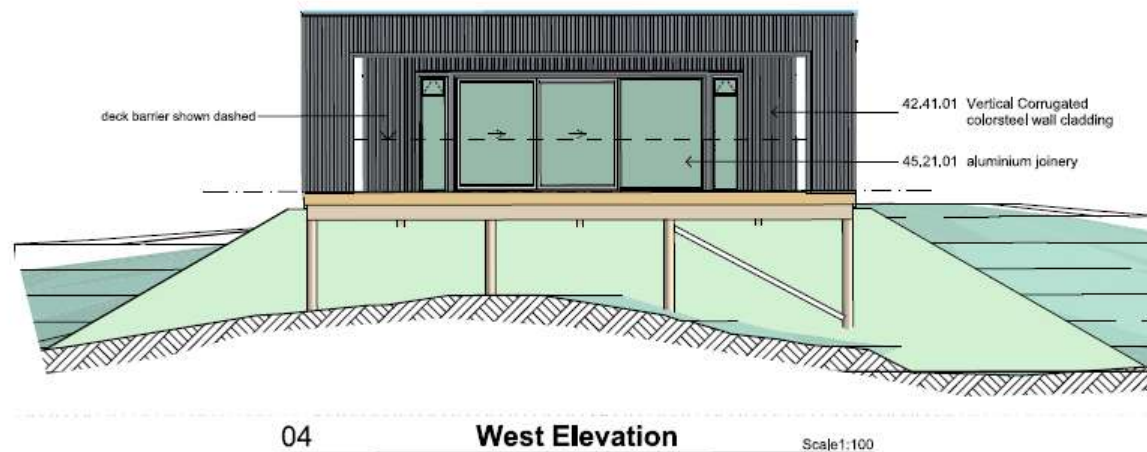
To Rochelle <rochelle@northplanner.co.nz>

Thanks Rochelle, a few preliminary notes

- + Public walking access to the coastal road and esplanade reserve is available through Waitangi wetlands, even if not seem to be well used at this time (I have never been there but will aim to visit one weekend soon)
- + An application should demonstrate the reasons why the infringement is being requested, i.e. design / use of site
- + also how it is proposed to be mitigated with boundary definition to ensure that the reserve boundary is visible,
- + probably also mitigation of scale of building facing the reserve, although I have not checked building envelope or thought this through in any detail

Hoping that is sufficient for you to work with at this time

Regards
Robin





Robin Rawson

Parks & Reserves Planner - Growth Planning and Placemaking

M 272171426 | P 6494015288 | Robin.Rawson@fndc.govt.nz

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

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029

fndc.govt.nz



From: Rochelle <rochelle@northplanner.co.nz>

Sent: Monday, July 28, 2025 12:54 PM

To: Robin Rawson <Robin.Rawson@fndc.govt.nz>

Subject: Setback from Esplanade

CAUTION: This email originated from outside Far North District Council.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Afternoon Robin,

We are in the very early stages of putting together a resource consent for a new dwelling at Edmonds Road, Kerikeri. As part of this consent, it looks like we will need to apply for setback from the esplanade boundary.

I have attached the concept plans for you. These still need a bit of information added to them, but in the meantime, I was hoping you could cast your eye over the plans and let me know if there are any initial concerns you have?

I am hoping weather permitting to do a site visit sometime this week, and we are in the process of engaging a few other consultants such as an archaeologist.

If you could come back to me with any questions you have and your initial thoughts on the proposal that would be much appreciated.

Once we have final designs and reports the plan is to come back to you again for formal written approval.

Cheers,

Rochelle Jacobs

Director / Senior Planner

Offices in Kaitia & Kerikeri



☎ 09 408 1866 | 📠 027 449 8813
Northland Planning & Development 2020
Limited

Northland Planning Development

From: Rochelle
Sent: Monday, 18 August 2025 5:12 pm
To: Northland Planning Development
Subject: FW: FW: Resource Consent Application Form



Rochelle Jacobs
Director / Senior Planner

Offices in Kaitia & Kerikeri
☎ 09 408 1866 | 📠 027 449 8813
Northland Planning & Development 2020 Limited

From: garth.dobney1@gmail.com <garth.dobney1@gmail.com>
Sent: Monday, August 18, 2025 4:01 PM
To: Rochelle <rochelle@northplanner.co.nz>
Subject: FW: FW: Resource Consent Application Form

Hi Rochelle please see Marys email bellow.

Kind Regards

Garth Dobney
027 496 4136
garth.dobney1@gmail.com

From: Mary Moorhouse <funshinebay2@gmail.com>
Sent: Monday, 18 August 2025 3:56 pm
To: Garth Dobney <garth.dobney1@gmail.com>
Subject: Re: FW: Resource Consent Application Form

Hi Rochelle, further to the Resource Consent Application Form, my instructions request that I am responsible for payments, I am the Bill payer,

Yours Sincerely,
Mary Moorhouse
94a Edmonds Road
RD3
Kerikeri 0293.