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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

◯ Yes ☑ No

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

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

**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? Department of Conservation

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: David & Julia Nute

Email:

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Williams & King, Attention Natalie Watson

Email:

Phone number:

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

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

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

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

Name/s: As per Applicant

Property address/
location:

Postcode

8. Application site details

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

Name/s:

Site address/ location: Te Kowhai Point Road
Kerikeri
Postcode 0294

Legal description: Lot 2 LT 620252 **Val Number:** 00213-41603

Certificate of title: 1249888

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 phone applicant to arrange a site visit.

9. Description of the proposal

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

Proposed two lot subdivision in the General Coastal Zone, cancellation of earlier consent Notices (to be replaced with updated conditions).

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 Enter BC ref # here (if known)

○ Regional Council Consent (ref # if known) Ref # here (if known)

○ National Environmental Standard Consent Consent here (if known)

○ Other (please specify) Specify 'other' here

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

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

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

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

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

13. Assessment of environmental effects:

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

Your AEE is attached to this application ✓ Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full) DAVID JOHN NUTE + JULIA ALLISON NUTE

Email:

Phone number:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full) JULIA ALLISON NUTE

Signature:
(signature of bill payer)

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full) Natalie Watson

Signature

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

David & Julia Nute

Proposed Subdivision & Cancellation of Consent Notice Conditions of Stage 2 RC 2250275-RMAVAR/A

Te Kowhai Point Road, Kerikeri

Williams & King, Kerikeri[1]
18 February 2026

[1] Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

1. Overview

David and Julia Nute propose to subdivide a site, described as Lot 4 RC 2250275 (to be created by an approved subdivision of Lot 4 LT 620620252), to create one additional Record of Title. The site is located at Te Kowhai Point Road, Kerikeri.

Lots 5 and 6 are vacant rural lifestyle sites with areas of 1.798ha and 2.026ha respectively. They will be accessed off a recently formed vehicle crossing, located towards the end of the public part of Te Kowhai Point Road, with shared private access to be completed within easements 'OA' and 'OB' pursuant to conditions of Stage 2 of RC 2250275-RMAVAR/A. The earthworks required to form this private accessway have been approved, and no further earthworks are necessary to complete the proposed subdivision.

Consent notice conditions applied at Stage 2 of RC 2250275-RMAVAR/A will be replaced with an updated suite of consent notice conditions, which specifically relate to the current proposal.

Lots 5 and 6 have been located where property access will have already been established, and potential effects will relate solely to the future development of an additional house site and associated infrastructure. These effects have been avoided through the location of building sites, which avoid direct view from neighbouring properties, are partially screened by existing vegetation and contained within the proposed framework of revegetation planting to benefit natural, amenity and ecological values.

Lot 5 includes a section of a modified watercourse that has been altered by way of upstream damming of gullies to form ponds, and damming caused by the Te Kowhai Point Road formation. Wetland areas and revegetated margins that are protected via covenant areas and consent notice conditions of RC 2250275-RMAVAR/A will be extended via additional revegetation areas, within areas 'OC', 'OD' and 'OE'. These areas will provide permanent protection of proposed revegetation, including for the purpose of landscape effect mitigation, and will strengthen the vegetative framework within the site, the applicant's wider landholding, and the wider landscape, and reflecting the existing hydrological / topographical patterns. Ecological benefits achieved through RC 2250275-RMAVAR/A will be maintained so as to be applicable to Lots 5 and 6, including a formalised pest and weed management plan, and a ban on the keeping of cats and dogs.

The subject site is zoned General Coastal in the Operative Far North District Plan, and the proposed subdivision is a non-complying activity.

Under the Proposed Far North District Plan, the site is zoned Rural Production. There are no relevant rules with legal effect under the Proposed District Plan at this time.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment. The assessment incorporates the findings of the following specialist reports:

- Vision Consulting Engineers Site Suitability Report 'Proposed Subdivision of 128 Te Kowhai Point Road', dated 11/4/2025, Reference J15729.
- Vision Consulting Engineers Site Suitability Report Addendum for 128 Te Kowhai Point Road, Kerikeri, dated 4/02/2026, Reference 15979.
- Simon Cocker Landscape Architecture Landscape Assessment dated 5 February 2026; Reference 24061_02.

2. Description of Proposal

2.1 Subdivision Layout and Lot Sizes

The purpose of the proposal is to subdivide the subject land to create one additional Record of Title. Lots 5 and 6 are vacant allotments with areas of 1.798ha and 2.026ha respectively. A summary of the proposed lots is provided in **Table 1** below.

Table 1: Summary of Proposed Lots

Lot Description	Area (Subject to Survey)	Existing / Proposed Use
Lot 5	1.798ha	Vacant rural lifestyle site
Lot 6	2.026ha	Vacant rural lifestyle site

Easements 'OA' over Lot 5, and 'OB' over Lot 6, provide shared access for the proposed lots as well as Lots 2 and 3 RC 2250275-RMVAR/A. These easements will also provide the right to convey water, electricity and telecommunications. No other easements are required to be subject to Section 243(a) of the Resource Management Act 1991.

In addition, a proposed (not required to be conditional) pedestrian right of way easement is shown over area 'OB' over Lot 6, in favour of Lot 5. Together with easements 'H' and 'M' (shown on DP 620252, to be granted in favour of the application site via Stage 2 RC 2250275-RMAVAR/A, and which will benefit Lots 5 and 6), this will provide Lot 5 with pedestrian access to and around the perimeter of a dam feature, where it is intended that the proposed lots, together with those created by RC 2250275-RMAVAR/A, will share access to the central dam and pest and weed maintenance responsibilities with each other.

Refer to the Scheme Plan in **Appendix 1** and **Figure 1** below**.** All areas and dimensions are subject to final survey.

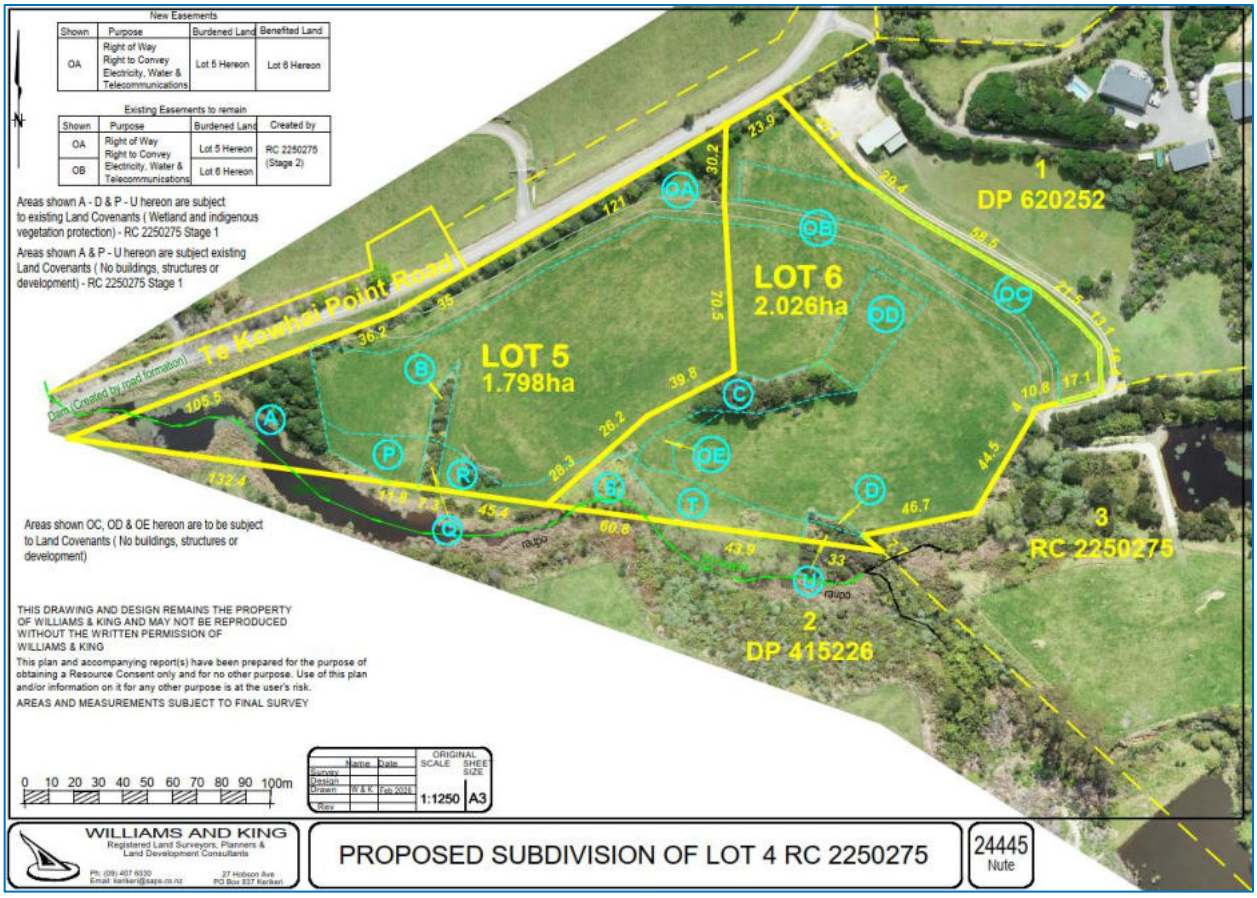


Figure 1: Proposed Scheme Plan

2.2 Property Access

Access to the proposed lots is described in **Table 2**.

Table 2: Summary of Property Access

Lot Description	Proposed Property Access / Private Driveway
Lot 5	Existing unsealed vehicle crossing formed off Te Kowhai Point Road to the boundary of easement 'OA' to Rural Type 1A standard – suitable for 3 – 5 lots. Vehicle access over easements 'OA' and 'OB' to be formed to comply with RC 2250275-RMAVARA Stage 2 condition 10.a.ii, requiring a minimum 3m wide unsealed carriageway with passing bays (where required), to accommodate an 8m long medium rigid truck, and stormwater drainage and control, and confirmation via condition 11.a.
Lot 6	

2.3 Engineering Site Suitability

A Site Suitability Report was prepared by Vision Consulting Engineers in conjunction with the application RC 2250275. An addendum to the Site Suitability Report has been prepared to address the current proposal and is provided with the original Report in **Appendices 2a** and **2b**.

2.4 Earthworks

The proposal does not require any additional earthworks over and above those approved under RC2250275. Access to the boundary of each lot will be formed to the appropriate standard through completion of the conditions of that consent, which include detailed design and the requirement for earthworks undertaken at the site to be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GC05).

2.5 Cancellation of Consent Notice Conditions of Stage 2 RC 2250275-RMAVAR/A

Activity D of RC 2250275-RMAVAR/A allows cancellation of the consent notice conditions recorded in Stage 1 as they relate to Lot 2 of Stage 2, on the proviso that this only may be actioned subsequently to, or simultaneously with, registration of the consent notice conditions of Stage 2.

To allow for further refinement of the consent notice conditions that are applicable to Lots 5 and 6, further permission is being sought to cancel the consent notice conditions recorded in Stage 2 as they relate to Lot of Stage 2, again, on the proviso that this may only be actioned subsequently to, or simultaneously with, registration of the consent notice conditions of this current application. Approval for this is sought pursuant to Section 221(3) of the Resource Management Act 1991.

Section 2.6 of this report specifies the proposed consent notice conditions that will replace the cancelled conditions.

2.6 Proposed Conditions

A summary of draft proposed conditions is provided below. Final wording would need to be reviewed.

Prior to Section 223 RMA 1991:

- *Show land covenant areas 'OC', 'OD' and 'OE' and easement 'OA' on the survey plan.*
- *Submit a revised Weed and Pest Management Plan to incorporate Lots 5 and 6 and additional land covenant areas 'OC', 'OD' and 'OE', based on the Bay Ecological Consultancy Ltd (9 /07/25) 2250275-RMAVAR/A CONDITION A(6)a(i-x) LOT 2 DP 205281 PEST & WEED MANAGEMENT PLAN; NUTE 128 TE KOWHAI POINT RD, KERIKERI.*

Prior to Section 224c RMA 1991:

- *Complete revegetation within areas 'OC', 'OD' and 'OE' in general accordance with Table 1 of the Simon Cocker Landscape Architecture Landscape Assessment. Provide certification.*

- *Provide evidence that access formed to the boundary of each lot as per conditions of RC2250275-RMVAR/A, Stage 2.*

Consent notice conditions pursuant to Section 221 RMA 1991:

- *In conjunction with the construction of any building requiring building consent, a geotechnical report prepared by a Suitably Qualified and Experienced Person shall be provided. Any future development including building platform shall comply with the restrictions and recommendations identified in the Vision Consulting Engineers Site Suitability report reference J15729 dated 11 April 2025 and Addendum reference 15979 dated 4 February 2026 unless an alternative engineering report prepared by a Suitably Qualified and Experienced Person is approved in writing by Council. [All Lots]*

- *Upon construction of any habitable building, sufficient water supply for fire fighting purposes is to be provided and be accessible by fire fighting appliances in accordance with Council's Engineering Standards 2023 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS 4509:2008'. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ. [All Lots]*

- *In conjunction with the construction of any buildings which includes a wastewater treatment & effluent disposal system, the applicant shall submit with the Building Consent application an Onsite Wastewater Report prepared by a Suitably Qualified and Experienced Person in accordance with AS/NZS1547:2012 or TP58. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus an appropriately sized reserve disposal area in accordance with the Northland Regional Council Regional Plan for Northland requirements. [All Lots]*

- *Electricity and telecommunications connections have not been provided at subdivision stage. Future lot owners are responsible for obtaining these connections. [Lots 5 & 6]*

- *Accessways and vehicular circulation and manoeuvring spaces are to be constructed from blue metal, a dark seal surface, or from exposed aggregate with a dark oxide additive as per the SCLA Landscape Assessment referenced 24061_02 dated 5 February 2026 submitted with the subdivision consent application. [All Lots]*

- *Wetlands and contributing overland flow paths have been identified on Lot 5. Future development of the lots shall take into consideration wastewater disposal setbacks, stormwater quality and earthworks disturbance and rules and setbacks required by the Northland Regional Council Regional Plan and NES-F 2020. Stormwater shall be managed to prevent sedimentation, scouring and erosion of the wetland areas. [All Lots]*

- *Any building consent, which increases impermeable surfaces beyond the permitted threshold of 10% of the total Lot area are to attenuate flows to the permitted levels for rainfall events up to a 10% Annual Exceedance Probability (10% AEP) with an allowance for the RCP6.0 climate change scenario. [All Lots]*

- *The site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators. [All Lots]*

- *Exotic vegetation which could adversely affect natural regeneration is not to be introduced to the site. This includes environmental weeds, and those plants listed in the National Pest Plant Accord. [All Lots]*

- *Any building or structures are to be located and designed to meet the design controls specified in the Landscape Assessment by Simon Cocker Landscape Architecture under the headings 'Building Area', 'Building height and RL of building platform', 'Building Form and design', 'External finishes for buildings and structures', 'Internal roading and driveways' and 'Earthworks and retaining walls'. A statement prepared by a qualified Landscape Architect or Architect is to be provided at Building Consent stage to demonstrate compliance. [All Lots]*

- *Building construction and any other development that poses a risk to life or property within the identified inundation zone shown as areas 'A', 'P', 'Q', 'R', 'S', 'T' and 'U' on the survey plan is prohibited, these areas also having been set aside for riparian margin revegetation. [All Lots]*

- *The pest and weed management plan to protect the native vegetation and kiwi habitat shall be observed and continued by the landowners and the plan shall not cease or be amended without the express permission of Council. [All Lots]*

- *The owner shall preserve the indigenous trees and bush as indicated on the survey plan, as areas A – D, P – U & OC, OD & OE and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible. [All Lots]*

- *The lot owners must ensure all existing vegetation within easement OA and parallel to Te Kowhai Point Road (as shown on the scheme plan) is retained and shall not without the prior written consent of the Far North District Council cut down, damage or destroy any of the existing vegetation. The owner shall be deemed to be not in breach of this prohibition if any of the vegetation dies from natural causes, however the lot owners must replace the damaged vegetation as soon as possible, or within the next planting season. [Lot 5]*

3. Application Site Details and Description

3.1 Location

The site is located at Te Kowhai Point Road, approximately 7.3km north east of central Kerikeri. The site is positioned to the east of Te Kowhai Point Road. Refer to the Location and Cadastral Maps in **Figures 2** and **3**.

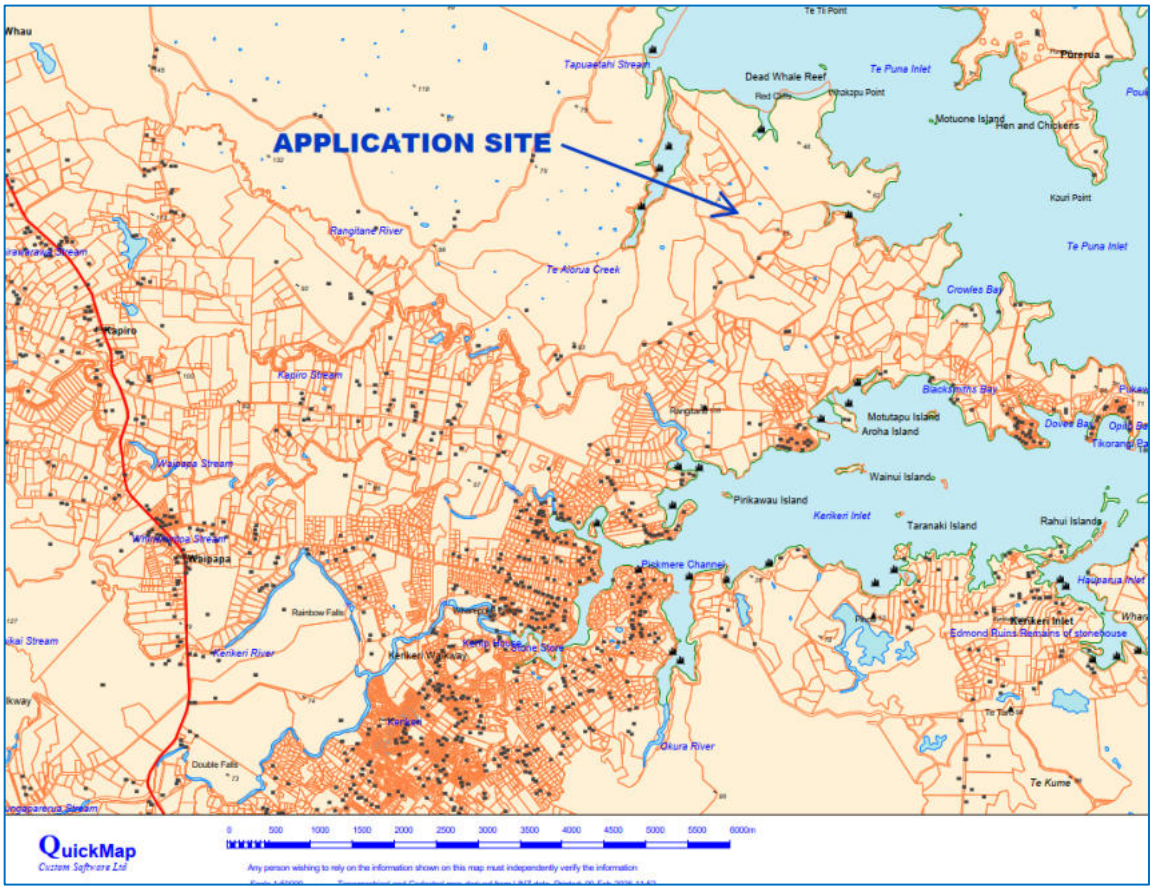


Figure 2: Location Map (Source: QuickMap)

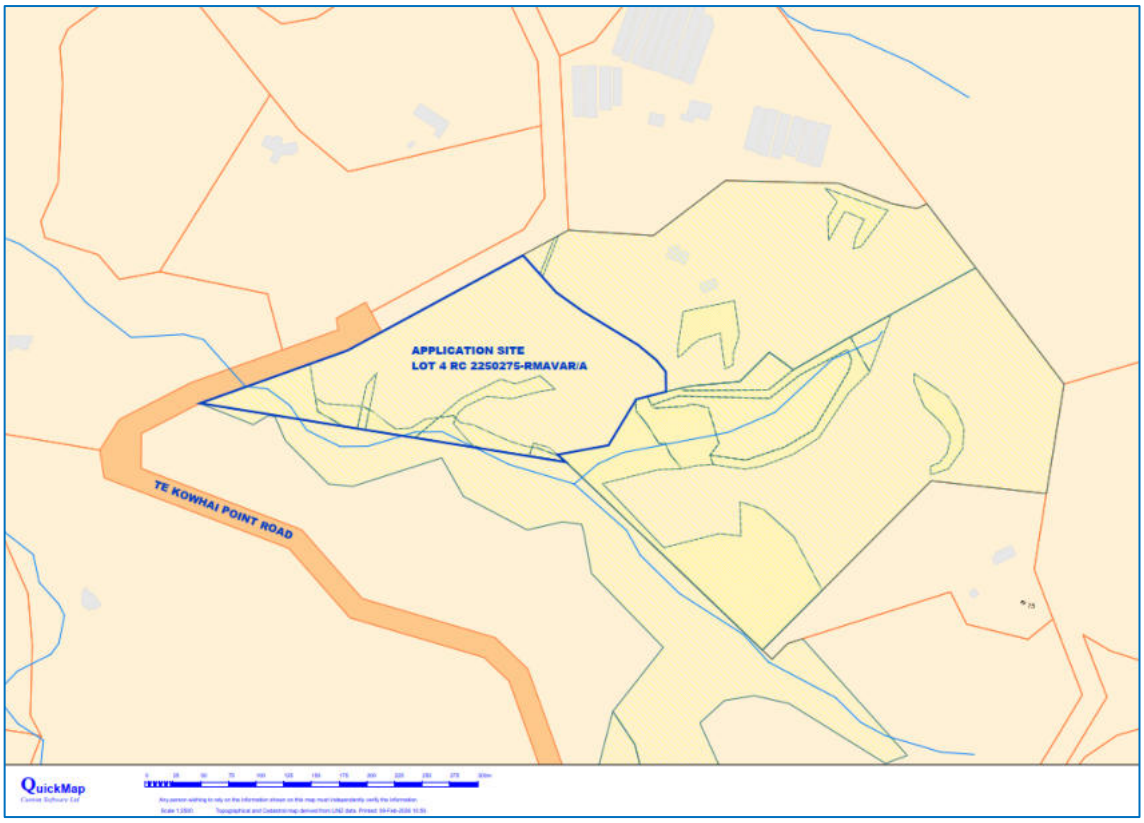


Figure 3: Cadastral Map (Source: QuickMap)

3.2 Legal Details

The subject site is Lot 4 of approved subdivision Stage 2 RC 2250275-RMAVAR/A (see **Appendix 3**). Stage 1 has been completed (with section 221, 223 and 224c certification issued), and Stage 2 comprises further subdivision of Lot 2 LT 620252. LT 620252 is attached in **Appendix 4**.

3.3 Existing Land Use

The subject site is a rural lifestyle site, used for cutting pasture for baleage as part of the parent site. The site is grazed by horses and sometimes a small number of cattle, but not at a commercial scale.

Refer to **Photographs 1 – 3**.


Photograph 1: View West over Lot 5.

Photograph 2: View West from Lot 6, towards covenant areas 'C', 'S' and 'OE' and to Lot 5's building site beyond.

Photograph 3: View North East over Lot 6 building area.

3.4 Natural & Recorded Features

The topographical characteristics, geological setting and ground conditions are described in the Site Suitability Report. Refer to **Appendix 2a** and **2b**. The site is in well-kept pasture, with a strip of planting along the road side boundary, areas of mature revegetation within existing covenants 'A', 'B', 'C', 'D', 'Q', 'S' and 'U'. More recent revegetation and visual amenity planting has been established within existing covenant areas 'C', 'P', 'R' and 'T'. An area of saturated wetland swamp bordering an area of open water is located within covenant area 'A', at the western corner of Lot 5. **Figure 4** is an extract of the approved Bay Ecological Consultancy Ltd Pest and Weed Management Plan, showing the ecological features of the subject site.

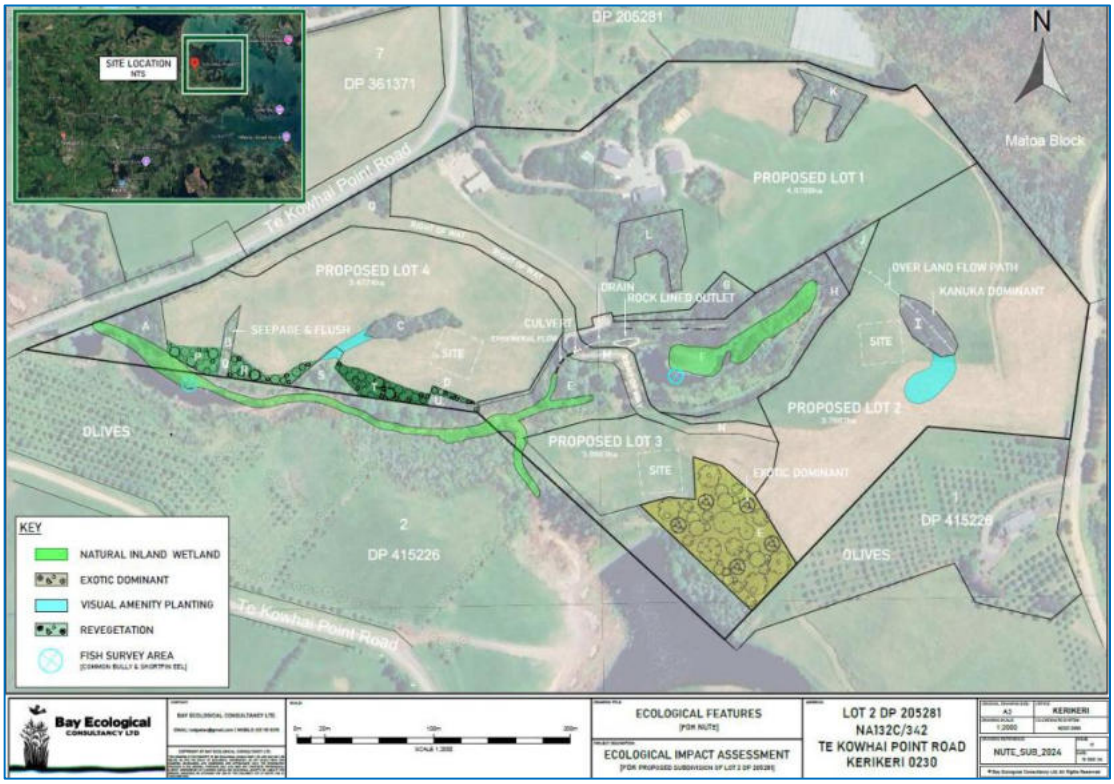


Figure 4: Ecological Site Context Plan. Source: Bay Ecological Consultancy Ltd (9 /07/25) 2250275-RMAVAR/A CONDITION A(6)a(i-x) LOT 2 DP 205281 PEST & WEED MANAGEMENT PLAN; NUTE 128 TE KOWHAI POINT RD, KERIKERI

The subject land is not part of the coastal environment and does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement.

The site is not part of any ecological unit recorded in the Department of Conservation Protected Natural Area mapping. The land is mapped as being within a high-density kiwi habitat in Far North Maps "Species Distribution (DoC)" Map.[2] The mapping related to kiwi habitat is a non-statutory document.

The site is mapped as comprising Land Use Capability ("LUC") units 4s4 and 4e7, which do not meet the definition of 'highly versatile soils' as per the Regional Policy Statement definition or the definition of 'highly productive land' in the National Policy Statement for Highly Productive Land.

3.5 Consent History

Relevant resource consents are summarised below.

- **RC 2000784 Subdivision creating Lots 1 – 3 DP 205281**. Issued 3 October 2000. Consent Notice D5622591.2 imposed via this subdivision consent (to be superseded by RC 2250275-RMAVAR/A).
- **RC 2250275-RMAVAR/A Subdivision Creating Four Lots Over Two Stages, Earthworks, Consent Notice Cancellation.** Issued 27 May 2025, Varied 9 July 2025. Application site is Lot 4 / Stage 2 of this approved subdivision.

3.6 Surrounding Land

The character of the surrounding environment is described in the Simon Cocker Landscape Architecture Landscape Assessment (see **Appendix 5**). In particular:

"Predominantly underlain by Waipapa Groups sandstone and siltstone (refer to Plate 2 at left), the landform has a moderately rolling character with – in the vicinity of the Site – a northern and north westerly grain which is imparted by the hydrological patterns. Plate 3, and Figure 2a illustrate this rolling landform character and evidence how the topographical patterns are emphasized and lent legibility by vegetation where it occupies the base of a gully (highlighting the alignment of a watercourse), or steeper gully slopes and ridge flanks. In some places, the land use has served to emphasise these patterns…

… the subject property is located on the south western edge of a cluster of rural residential lots of some 3 – 5ha in area. A smaller lot of some 2ha adjoins the property on its south eastern edge, whilst to the south, a cluster of 2ha rural residential lots occupies a ridge which trends to the east from Redcliffs Road near its junction with Te Kowhai Point Road. Between these clusters, landholdings are large and generally under pasture, or native shrubland."

3.7 Vehicle Access

The subject land has frontage Te Kowhai Point Road, with an existing entrance having been formed to satisfy conditions of RC 2250275-RMAVAR/A. Te Kowhai Point Road has an unsealed formation.

[2] A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): Call count monitoring of Northland brown kiwi 2019. Department of Conservation, Whangarei, New Zealand.

4. District Plan Assessment

4.1 Far North Operative District Plan

The application site is zoned General Coastal and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

4.1.1 General Coastal Zone

Rule	Discussion	Compliance
10.6.5.1 PERMITTED ACTIVITIES		
10.6.5.1 Visual Amenity	Future buildings will need to be assessed under the visual amenity rules for the zone.	Not applicable at subdivision stage.
10.6.5.1.2 Residential Intensity	Proposed lots are vacant.	Not applicable.
10.6.5.1.5 Sunlight	No issues.	
10.6.5.1.6 Stormwater management	Existing and anticipated future coverage on each lot will be less than 10%.	
10.6.5.1.7 Setback from Boundaries	No issues.	

4.1.2 Natural & Physical Resources

Rule	Discussion	Compliance
PERMITTED ACTIVITIES		
12.3.6.1.2 Excavation and/or filling … in the … General Coastal … zones	Earthworks to complete private access to be completed pursuant to RC 2250275-RMAVAR/A.	Not applicable.
12.7.6.1.2 Setback from Smaller Lakes, Rivers and Wetlands	Wetland areas on the site are not more than 1ha in area, and this rule does not apply.	Not applicable.
12.7.6.1.3 Preservation of Indigenous Wetlands	No works are proposed within an indigenous wetland.	Not applicable.
12.7.6.1.4 Land use activities involving discharge of human sewage effluent	There is sufficient area for onsite wastewater disposal to accommodate a 30m separation distance from natural inland wetland areas. This is apparent by comparison of Figure 14 of the Site Suitability Report Addendum and Figure 4 of this report. Lots 5 and 6 would require 720m² of active and reserve effluent disposal field; the Site Suitability Report Addendum shows available areas to exceed this requirement. Detailed design is required at lot development stage.	Complies. Requires detailed design at lot development stage.

4.1.3 Subdivision

Rule	Discussion	Compliance
13.6 GENERAL RULES		
13.6.5 Legal Frontage	Each lot has legal frontage to Te Kowhai Point Road, either directly or via proposed Right of Way 'OA'.	Complies

13.6.8 Subdivision Consent Before Work Commences	No earthworks or vegetation clearance is required.	Not applicable.
13.6.12 Suitability for Proposed Land Use	The land is considered suitable for the proposal, as described in the Site Suitability Report and Addendum. Consent notice conditions are proposed.	Complies
13.7 CONTROLLED ACTIVITIES		
13.7.2.1 Minimum Area for Vacant New Lots …..	The areas of Lots 5 and 6 do not comply with the controlled activity minimum lot size.	Does not comply
13.7.2.2 Allotment Dimensions	Each lot includes a dimension of 30 x 30m, plus 10m boundary setbacks.	Complies
13.9 DISCRETIONARY (SUBDIVISION) ACTIVITIES		
13.9.1 Minimum Area for Vacant New Lots ….	A management plan subdivision is not proposed.	Does not comply
13.11 NON-COMPLYING (SUBDIVISION) ACTIVITIES		
13.11(a) Non-Complying (Subdivision) Activities	The overall proposal has been assessed as a non-complying activity.	Non-complying activity status.

4.1.4 Financial Contributions

Rule	Discussion	Compliance
PERMITTED ACTIVITIES		
14.6 Esplanade Areas	The water course through the southern boundaries of Lots 5 and 6 is modified. It only becomes 'flowing' at the point where the two dam outlet areas meet, within covenant areas 'S' and 'A'. Within 'S' the average width is less than 3m in width. The area of water dammed by Te Kowhai Point Road within area 'A' has been assessed as practically not meeting the definition of modified river.	Not applicable.

4.1.5 Transportation

Rule	Discussion	Compliance
15.1.6C.1 PERMITTED ACTIVITIES		
15.1.6C.1.1 Private Accessway in all Zones	Access will be formed over easements 'OA' and 'OB' via RC 2250275-RMAVAR/A to comply with this rule, i.e. 3m plus passing bays where required, within a legal width exceeding 7.5m.	Complies
15.1.6C.1.3 Passing Bays on Private Accessways in all Zones	Passing bays will be formed as specified in the Site Suitability Report and Addendum.	Complies.
15.1.6C.1.5 Vehicle crossing standards in Rural … Zones	An existing vehicle crossing is suitably formed to easement 'OA' in accordance with the FNDC Engineering Standards 2023 / Sheet 21 / Type 1A. Suitable visibility is available based on an accepted speed assessment via RC 2250275.	Existing - complies.
15.1.6C.1.7 General Access Standards	Adequate area for future onsite manoeuvring is available on each lot. The accessway horizontal geometry will provide sufficient radius to accommodate a Medium Rigid Truck of 8m.	Complies

15.1.6C.1.8 Frontage to Existing Roads	This refers to the public portion of Te Kowhai Point Road; the adjoining section is categorised as being a Low Volume Access Road (ONRC). The adjoining public road is of sufficient legal and carriageway width for the road type assuming Band 1 characteristics. There are no encroachments of Te Kowhai Point Road into the application site. It appears that the property boundary is at least 2m from its edge is and 6m from its centreline.	Complies.

4.1.6 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a non-complying activity.

4.2 Far North Proposed District Plan

The application site is zoned Rural Production in the Far North Proposed District Plan and is not subject to any Overlays. The proposal is assessed against the relevant rules of the Proposed District Plan as follows.

4.2.1 Area-Specific Matters – Rural Production Zone

Rule	Discussion	Compliance
RPROZ-R2 Impermeable Surface Coverage	Existing and anticipated future coverage on each lot will be less than 15%.	These rules do not have legal effect.
RPROZ-R3 Residential Activity	A single residential unit per lot is intended.	
RPROZ-S2 Height in Relation to Boundary	No issues in terms of the proposed new boundaries to be created by the subdivision.	
RPROZ-S3 Setback	No issues in terms of the proposed new boundaries to be created by the subdivision.	
RPROZ-S5 Building or Structure Coverage	Existing and anticipated future coverage on each lot will be less than 12.5%.	

4.2.2 District-Wide Matters – General District-Wide Matters – Energy, Infrastructure, & Transport – Transport

Rule	Discussion	Compliance
TRAN-R2 Vehicle crossings and access, including private accessways	Shared private access over ROW 'OA' and 'OB' will serve less than 8 household equivalents and is not off the road types listed in PER-3. Access widths will be sufficient for fire fighting, manoeuvring will be available within the lots. There will be no unused vehicle crossings. The private accessway will meet TRAN-Table 9 for up to four residential units in a rural setting. Passing bays will be formed where necessary. The existing vehicle crossing is suitably formed.	This rule does not have legal effect.

4.2.3 District Wide Matters – Subdivision

Rule	Discussion	Compliance
SUB-R3 Subdivision of land to create a new allotment.	CON-1 • Each lot includes a 30 x 30m dimension, plus 10m boundary setbacks.	This rule does not have legal effect.

	• Onsite water storage, including supply or fire-fighting is proposed. • Stormwater management can be achieved on site. • Onsite wastewater treatment and disposal is feasible. • Power and telecommunications connections can be supplied at BC stage if required. • Easements are shown on the Scheme Plan. CON-2 • Controlled and discretionary activity minimum allotment sizes are not achieved. • Esplanade Reserve not required.	

4.2.5 Earthworks

Rule	Discussion	Compliance
EW-R6 Earthworks for … formation … of … private accessways	Not applicable / required at subdivision stage.	This rule does not have legal effect.
EW-R12 Earthworks and the discovery of suspected sensitive material		Not applicable. Refer to EW-S3 below.
EW-R13 Earthworks and erosion and sediment control		Not applicable. Refer to EW-S5 below.
EW-S1 Maximum earthworks thresholds.		These rules do not have legal effect.
EW-S2 Maximum depth and slope		
EW-S3 Accidental Discovery Protocol		Not applicable.
EW-S4 Site reinstatement		This rule does not have legal effect.
EW-S5 Erosion and sediment control		Not applicable.

4.2.5 Summary of Activity Status under the Far North Proposed District Plan

There are no relevant rules with immediate effect.

5. Assessment of Environmental Effects

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment of environmental effect therefore addresses the relevant assessment criteria listed in 13.10 of the Operative District Plan as a guide as specified in Rule 13.11 (Non-Complying (Subdivision) Activities.

5.1 Allotment Sizes and Dimensions

The proposal will introduce one additional site, with intervening areas of existing and proposed vegetation. The proposed lots are of a sufficient size to provide for the intended land use as set out in **Table 1**. Sufficient area for future buildings and onsite servicing is available, as detailed in the Site Suitability Report. The proposed dimension of each allotment complies with the controlled activity standard for the General Coastal Zone.

The lot sizes average approximately 1.9ha, being similar in size to Lot 1 DP 415226 (2.0463ha) to the south east

Lot 2 DP 177038 (2.5206ha), Lot 1 DP 557844 (1.3420ha), Lots 1 – 4, 6 and 8 DP 193094 (1.7564ha – 2.2694ha) and Lots 1 and 2 DP 359920 (8003m² and 1.0793ha) all located off the end of Redcliffs Road to the south east of the application site. Other smaller rural residential sites exist

in the area, including Lot 6 DP 348644 (5220m²) located to the south east of the application site. In addition, there are numerous examples of rural residential sized sites along either side of the first ~1.5km of Rangitane Road. The lot sizes proposed will continue to fit within the range of existing rural lifestyle and rural residential properties nearby and in the wider area.

The Landscape Assessment notes that *"… the subject property is located on the south western edge of a cluster of rural residential lots of some 3 – 5ha in area. A smaller lot of some 2ha adjoins the property on its south eastern edge, whilst to the south, a cluster of 2ha rural residential lots occupies a ridge which trends to the east from Redcliffs Road near its junction with Te Kowhai Point Road. Between these clusters, landholdings are large and generally under pasture, or native shrubland."*

This description provided by the Landscape Assessment in demonstrated by **Figure 5** below, which highlights the individual and clustered smaller rural residential lots, which will be similar to, or small in area than, the proposed lots.

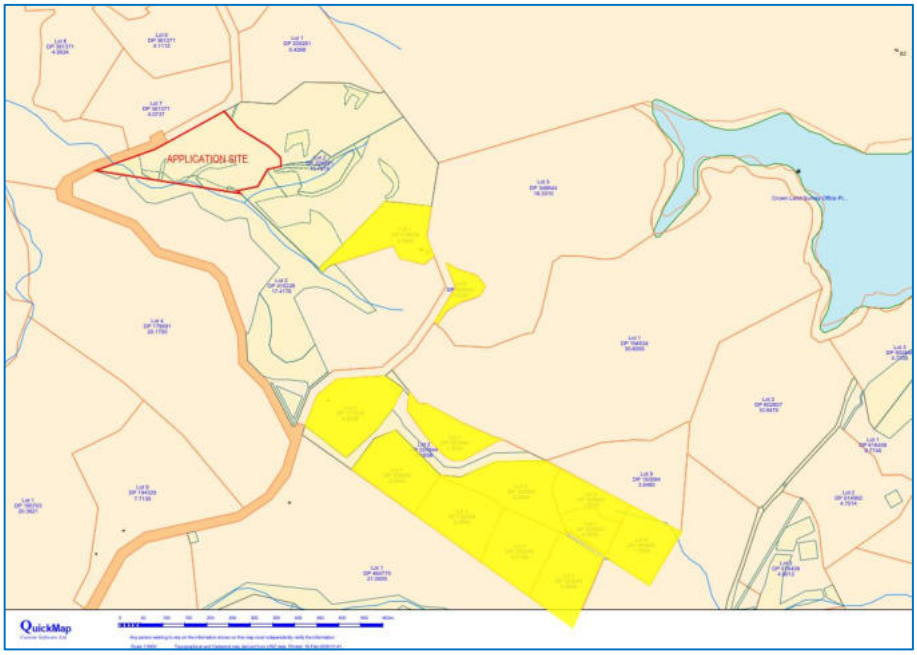


Figure 5: Cadastral Map highlighting nearby sites less than 3ha in area.

The proposed subdivision layout will increase the density of built development on the land by adding one additional lot; however, as described in the Landscape Assessment "*… the proposed subdivision pattern will have a commonality with the existing pattern of development to the north west and – given its situation on the lower lying terrain, rather than on one of the skyline ridges – will be 'read' as forming a part of this existing low density cluster of rural residential settlement.*" Further, it notes that "*spatially separated, and separated by the existing and proposed vegetative structure, the future built form will be effectively integrated into the landscape and will therefore impart a character that is consistent with the existing landscape character described above. This integration will be further achieved as a result of the proposed design controls which encourages (amongst other things), recessive external finishes for built form.*"

5.2 Natural and Other Hazards

The Site Suitability Report and Addendum assess stability and other natural hazards and notes that the proposed building areas are not located in an area susceptible to landslide, erosion, coastal hazards, flooding or coastal flooding. The area of land comprising Lots 5 and 6 are considered at low risk of slippage. The relevant recommendations are that:

- Any proposed structures or fills placed within 8m of the unnamed watercourses require a stability assessment by a Chartered Professional Engineer specialising in geotechnical engineering, and
- Site specific geotechnical investigations are carried out for proposed structures, because the near-surface soils exhibit expansive characteristics that typically fail to meet the "good ground" criteria defined in NZS3604(2011) i.e., soil that does not have an ultimate bearing pressure of 300 kPa or greater. Deepening foundations might be a solution for constructing light weight timber framed structures; however, an alternative approach, subject to further geotechnical investigation, could involve constructing hardfill platforms and placing rib-raft foundations on top, requiring larger volumes of earthworks.

Consent notice conditions relating to these matters will apply to Lots 5 and 6 as follows:

- *In conjunction with the construction of any building requiring building consent, a geotechnical report prepared by a Suitably Qualified and Experienced Person shall be provided. Any future development including building platform shall comply with the restrictions and recommendations identified in the Vision Consulting Engineers Site Suitability report reference J15729 dated 11 April 2025 and Addendum reference 15979 dated 4 February 2026 unless an alternative engineering report prepared by a Suitably Qualified and Experienced Person is approved in writing by Council.*
- *Upon construction of any habitable building, sufficient water supply for fire fighting purposes is to be provided and be accessible by fire fighting appliances in accordance with Council's Engineering Standards 2023 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS 4509:2008'. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ.*

The above conditions will sufficiently avoid natural hazard risk such that section 106 of the Resource Management Act 1991 does not apply, and consent may be issued.

The proposed subdivision does not have any known adverse effects related to soil contamination - see Section 6.1.1 of this Report.

Future building sites on Lots 5 and 6 will be sited within a framework of existing and proposed planting. These revegetation areas include many low flammability species, such as flax and broadleaf species, and are not considered to be continuous areas of highly flammable vegetation. As such, it is considered that future dwellings on Lots 5 and 6 can be sited to avoid and mitigate fire risk related to proximity to vegetation. On site roof water supply tanks will need to be used for fire fighting water supply, given the absence of public reticulated water supply and fire hydrants in the vicinity. Suitable water supply for this purpose can be designed and provided at the building consent stage for any residential dwelling on Lots 5 and 6, as per the proposed consent notice condition.

5.3 Water Supply

Potable water will be supplied within each vacant lot via collection and storage of rainwater. The typical consent notice condition, which requires onsite water supply to be designed to be adequate for fire fighting purposes, is proposed for Lots 5 and 6. The proposal will not result in any adverse effects in terms of water supply.

5.4 Stormwater Disposal

Anticipated coverage of each lot with impermeable surfaces is expected to remain within the permitted activity standards for the General Coastal Zone, taking into account expected impermeable surface coverage to be formed over easements 'OA' and 'OB'.

As no new impermeable surfaces are proposed at subdivision stage, no additional stormwater management is required. This is all to be addressed within the detailed design required for RC 2250275-RMAVAR/A.

Long term stormwater management will require further refinement at the building consent stage, depending on the final design and extent of impermeable surfaces. The Site Suitability Report notes that "*On-site attenuation is not required based on the percentage of impermeable surface likely to arise during development i.e., impermeable surfaces are unlikely to be above 10% of the total lot area given the size of each lot. Additionally, attenuation is provided within the dam and ponded areas in the watercourse channel. Furthermore, downstream flooding has not been identified as a risk and attenuation of the 1% AEP event is not deemed necessary*."

As the proposed lots will be within a catchment involving an existing Council culvert within Te Kowhai Point Road (at the outlet of the watercourse in covenant 'A'), the following consent notice will apply in order to not impact the capacity of that culvert:

Any building consent, which increases impermeable surfaces beyond the permitted threshold of 10% of the total Lot area are to attenuate flows to the permitted levels for rainfall events up to a 10% Annual Exceedance Probability (10% AEP) with an allowance for the RCP6.0 climate change scenario. [All Lots]

With the proposed stormwater management consent notice condition, it is considered that the proposal will avoid and mitigate potential adverse effects related to stormwater, such that effects will be less than minor.

5.5 Sanitary Sewage Disposal

On-site treatment and disposal of wastewater is addressed in the Site Suitability Report and Addendum in **Appendices 2a** and **2b**, which states that "*For the purposes of feasibility we have considered secondary aerated wastewater treatment systems only. Detailed design during the building consent stage may consider alternatives available for each proposed lot based on the soil type, environmental constraints, location and size of the proposed dwellings*" and "*It is anticipated that surface mounted pressure compensating drip lines covered with mulch will be suitable for the proposed future activities. We have assumed a soil category of 6 (in accordance with TP58) from onsite soil testing with a loading rate of 3 litres per square meter per day and a 100% reserve area*".

Each of the proposed lots have sufficient area available, including setbacks specified in the Proposed Regional Plan, for an on-site wastewater treatment system, with the final design to be submitted at building consent stage. A consent notice condition for Lots 5 and 6 to this effect will be applied.

As the site conditions have been deemed to be suitable for onsite wastewater treatment and disposal in accordance with the relevant permitted activity Proposed Regional Plan rules, it is considered that the proposal avoids adverse effects in relation to sanitary sewage disposal.

5.6 Energy & Telecommunications Supply

Top Energy has been contacted for their comments, their response is provided in **Appendix 6**. No new power or telecommunications connections will be installed as part of this subdivision as these are not required by Rule 13.7.3.7 given that the subdivision does not create urban allotments, nevertheless, the consent holders may choose to provide a power a supply to the lot boundaries.

The standard consent notice condition, advising that electricity and telecommunications have not been made a condition of the subdivision consent, will be applied to Lots 5 and 6.

5.7 Easements for any Purpose

Easements ‘OA’ and ‘OB’ ‘provide shared access for a length of approximately 300m over Lots 5 and 6 and will also provide the right to convey water, electricity and telecommunications. No other easements are required to be subject to Section 243(a) of the Resource Management Act 1991.

Proposed easement ‘OB’ over Lot 6 is also shown as a pedestrian right of way easement. Together with easements ‘H’ and ‘M’ (shown on DP 620252, and to be granted in favour of the application site via Stage 2 RC 2250275-RMAVAR/A, and which will benefit Lots 5 and 6), this will provide Lot 5 with pedestrian access to and around the perimeter of a dam feature, where it is intended that the proposed lots, together with those created by RC 2250275-RMAVAR/A, will share access to the central dam and pest and weed maintenance responsibilities with each other. This easement does not need to be a conditional easement.

5.8 Property Access

The additional traffic generated by the proposal is in the order of ten daily one-way traffic movements based on the increase of one additional site and future anticipated household equivalent.

An existing vehicle crossing has been formed at the entrance to easement ‘OA’, with site distances having been maximised through its location on the brow of a rise in the road. From this vantage point, clear sight distances in both directions along Te Kowhai Point Road can be attained, more than adequate for the estimated operating speed of 60 km /hr (refer to the Site Suitability Report in **Appendix 2a**). Based on the NZTA's MOTSAM guidelines, a PW-11 sign, or any additional signage, is not warranted in this situation. The policy for PW-11 signs states they are intended for intersections with 'restricted sight distance combined with a large volume of turning or crossing traffic.' This does not apply to the proposed access on Te Kowhai Point Road, given the low existing and anticipated traffic volumes. Therefore, no upgrades to Te Kowhai Point Road or additional signage are required.

Private vehicle access over easements ‘OA’ and ‘OB’ is to be formed pursuant to the conditions of RC 2250275-RMAVAR/A to a suitable standard to cater for the proposed subdivision, and in such a way that will meet permitted activity private accessway standards. Detailed design for this is to be submitted for engineering plan approval shortly. Vehicle access to and within Lots 5 and 6 will therefore be formed in accordance with the permitted standards of the District Plan and Council’s Engineering Standards and Guidelines.

With suitable visibility being achieved from the existing vehicle crossing location, speed reduction from road environment factors, and the low traffic volumes that are applicable to Te Kowhai Point Road, risks to traffic and road safety arising from the application are considered to be sufficiently avoided and mitigated.

5.9 Earthworks and Utilities

Earthworks are not required to complete the subdivision stage, given that formation of private access to the boundary of each lot will be completed under RC 2250275-RMAVAR/A. The Site Suitability Report provides general comments for earthworks at lot development stage. In terms of landscape effects, the proposed building areas within Lots 5 and 6 are situated on relatively flat terrain and will necessitate a very limited volume of earthworks.

Utility connections to the lots are not proposed, given that they are within a rural environment.

5.10 Building Locations

Suitable building sites on the lots have been identified, as outlined in the Site Suitability Report. In addition, the wetland areas and potential inundation areas are already protected so that future built development is avoided in those locations.

The building sites on Lots 5 and 6 slope gently towards the south but could be developed with north facing windows while still achieving suitable privacy. Aspects related to passive solar gain related to future buildings can be considered when the lots are developed.

The Landscape Assessment notes that "*the proposal will facilitate the construction of dwellings within Lots 5 and 6, and the identified building sites within these lots are 'contained' within the gully landform rather than being positioned in elevated locations such as ridge tops. As such, the future buildings will 'sit' within the landscape, whilst the existing (and proposed) riparian and other vegetation will impose a structure on the Site which reflects the landform features and will therefore lend a logic and legibility to the proposed lots*."

5.11 Preservation and Enhancement of Heritage Resources, Vegetation, Fauna and Landscape

The proposed lots do not contain any recorded heritage resources, landscape features, or sites of cultural significance. Despite being zoned General Coastal under the Operative District Plan, the most recent mapping of the coastal environment under the Regional Policy Statement does not include the subject site within the coastal environment.

The property does not include any mapped areas of significant indigenous vegetation. It is located within 500m of Te Puna Inlet Marginal Strip, which is administered by the Department of Conservation, who have indicated that they have no comments to make with regards to the proposal.

RC 2250275-RMAVAR/A contains a consent notice condition which excludes the occupiers of, or visitors to, the site from keeping or introducing to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators. This is also of benefit to other indigenous birds, reptiles and insects which may inhabit or visit the site. Additional consent notice conditions relating to works on or near the identified wetland areas and a ban on introducing exotic vegetation that could adversely affect natural regeneration (including environmental weeds) will continue to apply to the proposed lots.

Other potential ecological effects of the subdivision will be managed through the existing pest and weed management plan, which will be updated to incorporate the new lots as well as the additional proposed covenant areas.

Positive ecological effects will arise through the additional areas of protected revegetation. This revegetation planting will principally strengthen and extend an existing finger of vegetation that is aligned to the north east and separates proposed Lots 5 and 6. Further a belt of revegetation planting is proposed along the north side of the easement OB which will, at its eastern end, link with the existing riparian vegetation associated with the dam. The owners of Lots 5 and 6 will contribute to the formalised weed and pest management, to assist with improvement and maintenance of natural processes and systems of the local ecosystems, imparting an overall gross positive ecological effect.

Landscape effects are evaluated in the Landscape Assessment, which summarises that "*the anticipated change resulting from the proposed subdivision will be spatially and visually contained and separated from the wider landscape. The proposed building areas are to be located within existing pasture and will not necessitate the removal of native vegetation, and the existing native vegetation will be legally protected and managed to control exotic weeds. The anticipated landform*

modification will be small in scale and localised. Future built form, infrastructure, … will be controlled by design controls. As such, the proposed changes will be limited in scale, and when considered in the context of the wider landscape will be insignificant in term so their influence on the character of that landscape and overall, it is the opinion of the author that the potential adverse landscape effect will be low".

5.12 Soil

Soils on the subject site are not mapped as being Class I, II or III in the NZ Land Resource Inventory Worksheets. The mapped Land Use Capability class is IV and does not meet the definition of 'highly productive land' under the National Policy Statement for Highly Productive Land or of 'highly versatile soils' in the Regional Policy Statement. The current rural activities on the site are not economically productive. The proposed subdivision is located on soils which are not considered to be a scarce resource, and the proposal is considered to be an efficient use of soil resources.

The proposed subdivision layout creates rural lifestyle sites within an overall framework of existing and proposed revegetation. These areas of revegetation are located adjacent to riparian areas and their contributing overland flow areas and generally reflect the existing hydrological and topographical patterns, with the additional planting serving to strengthen and extend the existing riparian vegetation and support erosion prevention. In this way, the proposal is considered to contribute to the protection of the life supporting capacity of soils.

5.13 Access to Reserves and Waterways

The freshwater features within the site include the unnamed modified water course, which passes in and out of Lots 5 and 6, with areas 'A' and 'S' including part of the original swampy stream, before existing through a culvert beneath Te Kowhai Point Road. The Te Kowhai Point Road formation has embanked the original stream such that it has now formed a wider pond area outside of the original stream, within area 'A'. The area of water dammed by Te Kowhai Point Road within Area 'A' has been assessed as practically not meeting the definition of modified river. Within Area 'S', the average width is less than 3m in width. The riparian area is not identified as an Esplanade Priority Area.

Protection of the riparian margin is achieved via land covenants created by RC 2250275-RMAVAR/A, shown on the Scheme Plan, while public access and recreational use is considered unnecessary given the lack of connecting esplanade areas, the intermittent incursion of the watercourse into the site, and the nature of the water course. In addition, enhancement of the riparian margin will provide a more robust buffer for habitat quality and water protection.

5.14 Land Use Compatibility

Lots 5 and 6 have frontage to an unsealed road where dust may be a nuisance to nearby residents, particularly in dry weather. These potential effects are mitigated through existing and proposed planting (including the existing vegetation along the subject site's boundary with Te Kowhai Point Road, which is formally protected via consent notice), and through the substantial setback distances between future buildings and the road. A typical advice note states that unsealed roads can create a dust nuisance from vehicle usage and recommends that any dwellings be placed as far as possible from the road and/or boundary planting within the site can be used to reduce this.

The proposed lots are not in close proximity to any existing activities that are likely to conflict with their intended use, and overall, the proposed subdivision is not considered to generate any adverse effects associated with land use compatibility or reverse sensitivity issues that will be more than minor.

6. Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *New Zealand Coastal Policy Statement*
- *National Policy Statement for Highly Productive Land*
- *National Policy Statement for Indigenous Biodiversity*
- *National Policy Statement for Natural Hazards*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment's Hazardous Activities and Industries List.[3] Review of historic aerial imagery using Retrolens (aerial image from years 1951, 1968, 1970 and 1978), and more recent aerial and satellite photography indicates that the subject land has been in pasture since 1951, with gully and wetland areas visible along with patches of vegetation and ponds.[4] The land cover remains the same until the early 2000's, when the built development commenced on the parent site, the dam was constructed, and the revegetation began. There is no apparent evidence that the site has been used for any of the activities listed on the Hazardous Activities and Industries List. As such, the subject site is not considered to be a 'piece of land' in terms of the above regulations.

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

Figure 4 identifies the location of natural inland wetland within the lots. Building platforms and associated infrastructure are potentially within 100m of natural inland wetland but do not occupy critical source areas, seepage or overland flow path that through their formation may change the water level range or hydrological function of the wetland. Diversion of diffuse natural discharge naturally permeating or sheetflow downslope through the development area will not likely change the water level range or hydrological function of the wetland in any measurable way.

Future earthworks within 100m or 10m of natural inland wetland areas will not result in complete or partial drainage of all or part of the wetland as per Reg 52(i);(ii) & Reg 54 (c) & (d) as the relevant wetland areas are covenanted.

[3] Northland Regional Council (n.d.): *Selected Land-use Register Map.* Retrieved 5 February 2026 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21
[4] Sourced from http://retrolens.nz and licensed by LINZ CC-BY 3.0

Hydrological sources of the wetlands are fed by springs / seepage with variable output dependent on weather conditions in a pastoral setting. Species composition throughout has a level of tolerance adapted to periodic moderate to high fluctuation in water levels without discernible shift in composition or aquatic life. Stormwater inputs should be controlled in a manner that prevents sediment, scouring or erosion as best practice to avoid adverse effects of such on wetland and aquatic habitat condition.

Therefore, the proposal is not considered to have any implications in terms of the above regulations and consent under these Regulations is not required.

6.2 National Policy Statements

6.2.1 New Zealand Coastal Policy Statement 2010

The most recent mapping of the 'coastal environment' is within the operative Regional Policy Statement, which postdates the Operative District Plan 'General Coastal' zoning. The subject site is not included in the coastal environment; therefore, it is considered that the above policy statement is not pertinent to this application.

6.2.2 National Policy Statement for Highly Productive Land 2022 – Amended 2024

The site does not contain land meeting the definition of 'highly productive land' and this National Policy Statement does not apply.

6.2.3 National Policy Statement for Indigenous Biodiversity

The objective of the above policy statement is set out in 2.1, as copied below:

(1) The objective of this National Policy Statement is:

(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and

(b) to achieve this:

(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and

(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

There is no SNA included in the district plan or identified in a policy statement or plan. The 17 listed policies set out to achieve this objective, and of most relevant to this proposal is Policy 8:

Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.

Of relevance is the following approach to implementing the NPSIB.

3.16 Indigenous biodiversity outside SNAs

(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.

Effects Management Hierarchy is defined as follows:

effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:

(a) adverse effects are avoided where practicable; then
(b) where adverse effects cannot be avoided, they are minimised where practicable; then
(c) where adverse effects cannot be minimised, they are remedied where practicable; then
(d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then
(e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then
(f) if biodiversity compensation is not appropriate, the activity itself is avoided.

Direct effects on indigenous vegetation are avoided as the subdivision does not require clearance of any indigenous vegetation. Potential indirect effects arising from future building and residential development on an additional lot can be avoided and mitigated through standard erosion and sediment control measures, careful stormwater discharge and by observing suitable buffers from wetland areas. Potential adverse effects on kiwi habitat and other birdlife are already avoided through consent notice conditions, which ban the keeping of cats and dogs or other carnivorous or omnivorous animals that have the potential to be kiwi predators. As such, the proposal achieves (a) and (b) of the above hierarchy. There are no adverse effects which are more than minor or require remediation or biodiversity offsetting.

It is therefore considered that the proposal is consistent with the above National Policy Statement.

6.2.4 National Policy Statement for Natural Hazards

Risk Matrix
When undertaking an assessment of natural hazard risk, the following risk matrix and associated tables must be applied to enable assessment of the consequence level and likelihood level and to determine the level of natural hazard risk applicable.

There are no recorded natural hazards that affect the subject land. Both Lots 5 and 6 have building platforms elevated well above the unnamed stream, and outside of the potential inundation zone. Erosion can be avoided, subject to suitable stormwater discharge, and maintaining vegetation cover. Finally, there is a low risk of subsidence or slippage, which can be addressed at building consent stage.

Therefore, the likelihood level (using Table 1) has been classified as ‘Unlikely’, the consequence level (Table 2) can be described as minor, and the level of natural hazard risk is considered to be low.

Part 2: Objective and policies
2.1 Objective
1. *Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.*

Comment: This has been considered using the risk matrix and in response to the policies below.

2.2 Policies
Policy 1: *When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.*
Comment: A low level of natural hazard risk has been assessed.

Policy 2: *Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.*
Comment: Specific engineering design of foundations can be completed at building consent stage.

Policy 3: *Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.*
Not applicable.

Policy 4: *Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.*
Not applicable.

Policy 5: *Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.*
Latest NRC Natural Hazard mapping has been referred to.

Policy 6: *The potential impacts of climate change to at least 100 years into the future must be considered.*
Not applicable.

6.3 Regional Policy Statement for Northland ("RPS")

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region. The subject site is not in the coastal environment, does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character. The relevant policies from the RPS are addressed below.

Policy 4.4.1 – Maintaining and protecting significant ecological areas and habitats - requires adverse effects outside the coastal environment to be avoided, remedied or mitigated by subdivision, use and development, so that they are no more than minor on threatened or at risk indigenous taxa, significant areas of indigenous vegetation and habitats of indigenous fauna, and areas set aside for full or partial protection of indigenous biodiversity under other legalisation (Policy 4.4.1(1)). For other ecological values, outside the coastal environment, subdivision must avoid, remedy or mitigate adverse effects of subdivision, use and development so that they are not significant on areas of predominantly indigenous vegetation as well as indigenous ecosystems and habitats that are particularly vulnerable to modification, including wetlands, headwater streams, floodplains and margins of freshwater bodies (Policy 4.4.1(3)(a) and (c)). The relevant parts of this policy are considered to be met by the proposal, in that it provides further enhancement of areas of indigenous biodiversity, whilst also ensuring that direct and indirect effects of the subdivision and anticipated future development are less than minor on these areas.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. Relevant matters are listed under (a), (c), (e), (g) and (h). These matters have been considered in preceding sections of this report. In particular:

- Servicing with the necessary infrastructure is viable, with onsite storage of potable water and onsite wastewater disposal being feasible. Power and telecommunication connections are not expected to be made a condition of consent as they will be supplied at the time that the lot is developed, if required by the property owner, or otherwise supplied by the consent holders at their own discretion.
- The site is not near any significant mineral resources;
- The new building sites are not close to any incompatible land use activities and avoid reverse sensitivity;
- The proposal does not affect any landscape or natural character values, historic or cultural heritage values, or transport corridors;
- The existing consent notice conditions relating to the keeping of dogs and cats will continue to avoid harm to kiwi;
- Adverse effects associated with natural hazards and downstream flooding are avoided. Existing and future impermeable surface coverage is likely to be low.
- The site does not contain highly versatile soils.

- The subdivision density exceeds that provided for by the Operative District Plan; however, the sense of place and character of the surrounding environment can be retained – refer to the Landscape Assessment.
- Matters such as renewable energy, sustainable design technologies can be further addressed at the time that development on the vacant lots is proposed.

6.4 Objectives and Policies – Operative Far North District Plan

The objectives and policies of the Coastal Environment, General Coastal Zone and Subdivision Sections of the District Plan are relevant to this proposal. As discussed below, it has been concluded that the proposal is not contrary to the overall objectives and policies of the Operative District Plan and consequently, meets the test of section 104D(1)(b) of the Resource Management Act 1991.

Coastal Environment

Objectives and policies relating to the Coastal Environment can be grouped into twelve main themes, which are commented on below. Further detailed assessment of the General Coastal Zone objectives policies, together with the Context and Commentary for the zone, follows.

- ***Avoid, remedy or mitigate adverse effects, minimise effects that cross the coastal marine boundary***
  As addressed in Section 5 of this report, adverse effects are avoided where possible through the subdivision design and avoidance of direct effects on habitat, and are otherwise mitigated through the specified measures to integrate future built form and infrastructure, as well engineering conditions, in accordance with policy 10.6.4.4. No physical work is required to implement the subdivision, and future land use works are a long distance from the coastal marine area.

- ***Preservation, restoration, rehabilitation, protection / preservation or enhancement of character, visual and amenity values***
  In managing landscape change, substantial and / or inappropriate adverse effects must be avoided or sufficiently mitigated to ameliorate the effects of the change in land use. Refer to the Landscape Assessment, which outlines that "*The resulting landscape character facilitated by the proposal will be consistent with existing landscape character, noting that design controls will guide the design, scale and appearance of future built form and infrastructure. The future buildings will be spatially and visually contained, and separated from the wider landscape. The proposed building areas are to be located within existing pasture and will not necessitate the removal of native vegetation, and existing native vegetation is / will be legally protected and managed to control exotic weeds. The anticipated landform modification will be small in scale and localised. Future built form, infrastructure, and area of vegetation clearance will be controlled by design controls. The identified building areas have been located such that separation between each is provided, and with consideration given to the avoidance of potential adverse effects on neighbouring properties*". As such, the existing character, visual and amenity values can be preserved as a result of the proposal. In addition, "*It is proposed that additional revegetation be undertaken again, reflecting the existing hydrological / topographical patterns and will strengthen the vegetative framework within the Site, the applicant's wider landholding and the wider landscape. It is anticipated that this resulting framework will enable the integration of future built form and associated infrastructure*". The proposal is considered to be consistent with objective 10.6.3.2 and policies 10.4.12, 10.6.4.1, 10.6.4.2 and 10.6.4.6.

- ***Preservation, restoration, rehabilitation, protection or enhancement of significant indigenous vegetation and habitats of indigenous fauna***
  The proposal avoids the need for clearance of indigenous vegetation. Existing wetland areas and areas of predominantly indigenous vegetation are already permanently protected, and over time the implementation of pest and weed management, as well as exclusion of cats and dogs, will contribute to the restoration and rehabilitation of these areas. Further planting of locally

sourced and appropriate indigenous vegetation will provide additional enhancement of indigenous biodiversity, resulting in a net positive ecological effect. Policy 10.4.3 is supported by the proposal.

- ***Ensuring suitable water supply and storage***
  Suitable water supply for potable and fire-fighting use can be provided using onsite water tanks, in accordance with policy 10.4.10.

- ***Ensure appropriate servicing with utility services***
  Power and telecommunication connections are not expected to be a requirement given the rural environment. Onsite stormwater and wastewater treatment and disposal is achievable as confirmed by the Site Suitability Report. Policy 10.4.1(c) is achieved.

- ***Avoid effects on local roading***
  The proposal uses approved and combined access formations for efficient access and to avoid affecting the safety or efficiency of Te Kowhai Point Road, with additional traffic movements catered for by the proposed private access, which is to be formed to comply with permitted activity standards, including intervisibility and passing bays where required. The detailed design for the private access is to be submitted for engineering plan approval shortly, in accordance with the conditions of RC 2250275-RMAVAR/A. The existing vehicle crossing is located to maximise visibility, which is suitable in terms of the speed environment on the relevant section of local road.

- ***Protect, restore, and enhance heritage and cultural resources***
  No archaeological, cultural or heritage sites are recorded on the subject site. Potential adverse effects of the development on any unrecorded or unidentified archaeological sites can be mitigated through compliance with Heritage New Zealand's Accidental Discovery Protocol, which can be attached to the consent as an Advice Note. This is in accordance with policy 10.4.1(d).

- ***Give effect to the NZ Coastal Policy Statement and Regional Policy Statement:***
  See comments in Section 6.2.1 and 6.3, which assess the proposal in terms of the relevant national and regional policy statements as required by policy 10.4.1(h).

- ***Avoidance of natural hazards:***
  Refer to the Site Suitability Report and Addendum, which confirms that the proposed subdivision and building sites mitigate sufficiently against natural hazards by adopting the recommendations of the report. Fire hazard is also able to be mitigated to a suitable level. Policy 10.4.9 is therefore met.

- ***Avoid sprawling or sporadic subdivision and development to the extent that is consistent with the other objectives and policies of the Plan.***
  The lot sizes proposed fit within the existing range of subdivision and land use intensity and density in the wider General Coastal Zone environment in this location, therefore is not considered to be sprawling or sporadic in accord with policy 10.4.2. There is no change to the existing and proposed land use, which will remain as rural lifestyle following the subdivision.

- ***Promote sustainable management.***
  The proposal is considered to represent a sustainable use of the land.

- ***Maintain and enhance public access to and along the coast, including in accordance with the Esplanade Priority Areas.***
  The subject site does not adjoin the coastal marine area or any existing esplanade reserve areas. There are no identified opportunities to maintain or improve public access to and along the coast. Objective 10.3.4 and policies 10.4.1(g) and 10.4.4 are met.

General Coastal Zone

CONTEXT
The General Coastal Zone covers the largest area of all the zones in the coastal environment. This zone is generally rural with a coastal focus and natural character predominates. The General Coastal Zone includes controls on development to preserve the natural character of the coastal environment and protect it from inappropriate subdivision and use. Due to the potential vulnerability of the natural environment, more is expected from developers of land in this zone in the way of preserving, and restoring the environment as part of development proposals. The General Coastal Zone has controls aimed at preserving natural character and the restoration and enhancement of areas which may have been compromised by past land management practices. These controls reflect its coastal location and the inherent sensitivity of the coastal and adjoining marine environment and the vulnerability of these areas to change and development.

The existing character of this rolling rural landscape is influenced by built form albeit to a low density. Visually, it does not have a close relationship with the coastal marine environment. The components of the subject site that contribute to its natural character the watercourse and ponded areas within this site – in their current state, these have resulted from landform modification and restoration planting. The proposal continues and enhances this restoration process.

OBJECTIVES

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

The Landscape Assessment notes that "*The existing character of this rolling rural landscape is influenced by built form albeit to a low density. The proposal will result in an outcome that will be consistent with this existing character and – in the opinion of the author – will not detract from the natural character values to any more than a very low level*" and "*natural character is of relevance with regard to the watercourse and ponds within the Site*". It concludes that "*the proposal will result in a very small change in the abiotic and biotic attributes, and will [be] subservient to its rural setting*".

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

This objective repeats the theme of objective 10.6.3.2 and refers more specifically to matter of national importance section 6(a) of the RMA 1991. The preservation of coastal environment natural character provisions of the RMA are repeated in the NZCPS, which specifies that natural character should be preserved by encouraging development in areas already compromised, and avoiding sprawling or sporadic subdivision, use and development in the coastal environment. The existing character of the landscape is influenced by the low density built form already present, the small and localised changes will be consistent with the existing character, and gross positive amenity and ecological gains in the immediate areas where additional revegetation is proposed will be attained. The Landscape Assessment confirms that the proposal will preserve natural character.

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

This objective reflects section 5(2)(a) of the RMA. The soil type at the site is limited in terms of its productive capability and is neither highly versatile nor highly productive. The LUC class 4 land type is not a scarce resource, and its use for low density rural lifestyle properties is considered to be efficient. The sloping land is difficult to farm, and the current block of land is not economically productive. At the same time, considerable investment of energy, time and expense is required to maintain the revegetation areas and keep these free from weeds and pests. The existing site is essentially a large rural lifestyle property, and the proposed subdivision will not change that use, simply increase its density as to an appropriate level, resulting in an efficient outcome. Freshwater and the existing riparian margins within the site will continue to be improved and permanently protected.

POLICIES

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

This policy specifies that the zone should allow for a wide range of activities where their effects are compatible with the preservation of the natural character of the coastal environment, as per objectives 10.6.3.1 & 10.6.3.2.

Direct potential effects of the subdivision on natural character will arise from the development stage of one additional lot – including individual lot earthworks, formation of vehicle access and future buildings (as discussed above, these will be small, localised changes which will achieve the outcome of preserving natural character, notwithstanding that the subject site is not within the coastal environment), while additional revegetation will benefit the natural, amenity and ecological values of the riparian features on the site.

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

Relevant to this policy is the fact that the subject site is not within the coastal environment in terms of the more recent Regional Policy Statement. The proposed subdivision avoids inappropriate effects from a landscape and visual perspective – refer to the Landscape Assessment.

10.6.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:
(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;
(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;
(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.

Again, the RPS does not map the site as being within the coastal environment, and it is also noted that the site is not an Outstanding Landscape and does not have high or outstanding natural character. This RPS mapping "*assists in the implementation of s6. Resource Management act and the New Zealand Coastal Policy Statement 2010 (NZCPS) by:*
• *Identifying the coastal environment;*
• *Identifying high and outstanding natural character areas (in the coastal environment); and*
• *Identifying outstanding natural features and landscapes."*
(Explanation of RPS Policy 4.5.1).

The character of the zone, and the wetland and river areas and their margins, are protected from inappropriate subdivision and future use as described in terms of section 6(a) and (c) of the RMA.

Commenting specifically on the listed techniques:

(a) As outlined in the Landscape Assessment, the proposed subdivision is "*located on the south western edge of a cluster of rural residential lots of some 3 – 5ha in area. A smaller lot of some 2ha adjoins the property on its south eastern edge, whilst to the south, a cluster of 2ha rural residential lots occupies a ridge which trends to the east from Redcliffs Road near its junction with Te Kowhai Point Road. Between these clusters, landholdings are large and generally under pasture, or native shrubland*". Further, the site does not have high or outstanding natural character and specific to this site, the proposed building sites do not interfere with the parts of the site where natural character is higher. Firstly, the gully landform will be retained and future buildings will sit within the landscape, while existing and proposed riparian and other vegetation will impose a structure on the site to reflect the landform features, and lend a logic and legibility to the proposed lots.

(b) The visual impact of future buildings will be managed using techniques of building location, form, height, colouring, which will be included within the suite of consent notice conditions. Strategically placed vegetation will further mitigate and reduce the visual impact of future buildings. The location of the building platforms has been selected following consideration of the topographical characteristics of the land and the surrounding properties, together with ease of access without requiring additional earthworks.
Vegetation clearance is not required for any of the proposed building envelopes, or for vehicle access to them. Earthworks are not required at subdivision stage, but a small volume will be required at building consent stage to prepare building platforms and individual access.
The Landscape Assessment explains that "*the anticipated change resulting from the proposed subdivision will be spatially and visually contained and separated from the wider landscape. The proposed building areas are to be located within existing pasture and will not necessitate the removal of native vegetation, and the existing native vegetation will be legally protected and managed to control exotic weeds. The anticipated landform modification will be small in scale and localised. Future built form, infrastructure, and area of vegetation clearance will be controlled by design controls.*
As such, the proposed changes will be limited in scale, and when considered in the context of the wider landscape will be insignificant in term so their influence on the character of that landscape and overall, it is the opinion of the author that the potential adverse landscape effect will be low".

(c) The proposal does not create any opportunities in terms of public access to the coastal marine area. The modified swampy creek has little recreational value for the public and esplanade areas are not considered an appropriate outcome for this subdivision.

(d) There are no known aspects of the proposal that detract from the relationship of Māori with culture, traditions and taonga.

(e) This is specifically met, as the proposal will introduce additional indigenous vegetation to link existing areas of indigenous vegetation and provide a more robust riparian buffer. Over time, further enhancement will be achieved through continued pest and weed control, and cat and dog exclusion conditions. A positive ecological impact is expected to arise from the proposal.

(f) there are no known areas of historic heritage on the site.

10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.

Consent notice conditions applied at Stage 2 of RC 2250275-RMAVAR/A will be replaced with an updated suite of consent notice conditions, which specifically relate to the current proposal. These are proposed to manage the future effects of buildings, earthworks and additional residential activities within the subject site to ensure that they are managed to avoid adverse effects in terms of natural hazards, wastewater and stormwater disposal, water quality, visual and landscape effects, and ecological effects. A positive effect will arise through the proposed revegetation areas.

10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

As described in Section 8.1.2 of the report, consultation has been initiated with Trustees of the adjoining Matoa block. Any response will be forwarded to Council.

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

As noted, earthworks are not required to complete the subdivision stage. At the time of individual lot development, the identified building sites within these lots are 'contained' within the gully landform rather than being positioned in elevated locations such as ridge tops. This overall natural landform will be retained following future earthworks to develop the lots. There is no need for clearance of indigenous vegetation (and this will be permanently protected to impose a structure on the Site which reflects the landform features). Table 2 of the Landscape Assessment includes mitigation measures for earthworks and retaining walls to assist with their integration.

The Commentary gives further explanation of the General Coastal zone objectives and policies.

COMMENTARY
The objectives and policies of the General Coastal Zone are a subset of those for the coastal environment. As such they are aimed at a particular zone within the coastal environment and the particular constraints and opportunities inherent in the environment of that zone. They are intended to be as flexible, permissive and enabling as possible given the statutory requirement to preserve the natural character of the coastal environment.
This statutory requirement is given effect to by reducing the amount of built development that is allowed as of right compared with the Rural Production Zone. Also, the form of development is controlled in order to achieve the compatibility with the natural environment that is foreshadowed by the objectives and policies.
The objectives and policies recognise that some control or regulation of activities is necessary in order to ensure that environmental conditions are maintained. In addition however, they provide for flexibility through case by case assessments where activities do not comply with the rules.
There are roads within the District that have comparatively high levels of vehicle use (over 1,000 vehicle movements per day). There are also areas such as Department of Conservation reserves that are particularly sensitive to increased traffic movements. Both of these require particular consideration in terms of the management of traffic effects.

This proposed subdivision has taken into account the need to control the form of development on the lots by way of building site location, use of existing and proposed vegetative structure, and through the proposed design controls that prescribe a dark and natural external finish, but requests that the flexibility through a case-by-case assessment for this non-complying activity is applied.

<u>Subdivision</u>

Objectives and policies relating to Subdivision are commented on below.

- ***Provide for subdivision so as to be consistent with the purpose of the various zones and promote sustainable management of natural and physical resources.***
  As detailed previously, the proposed activity is considered consistent with the objectives and policies of the General Coastal Zone.

- ***Ensure subdivision is appropriate and does not compromise the life supporting capacity of air, water, soil or ecosystems. Avoid, remedy and mitigate adverse effects.***
  The site does not include highly versatile soils. The life supporting capacity of the soil is maintained through avoidance of subdivision stage earthworks (using a combined access formation) and maintenance of the existing vegetation as well as additional revegetation areas. Overall, the proposed subdivision is an appropriate use of the land, which represents sustainable management, having regard to the range and scale of adverse and positive effects identified.

- ***Provide sufficient water storage.***
- ***Provide electricity supply sufficient to meet the needs of activities that will establish on the lots created.***
- ***Support energy efficient design.***
- ***Promote efficient provision of infrastructure.***
- ***Take into account natural and other hazards.***
  On site collection and storage of water, and onsite management of wastewater and stormwater can be achieved on the lots in such a way that avoids adverse effects on the environment. Electricity supply is available, although is not required to be supplied via consent conditions, and there are suitable building sites on the vacant lots that are able to be developed in accordance with energy efficient principles**.**

- ***Require safe and effective vehicular and pedestrian access. Provide in such a way as will avoid, remedy or mitigate adverse effects.***
  Vehicle access can be satisfactorily provided, as outlined in the Site Suitability Report. The shared use of an existing vehicle crossing off Te Kowhai Point Road and shared private accessway represents an efficient design. The existing vehicle crossing is sited to maximise sight distances sufficient for the speed environment, in order to provide for the safety of vehicular traffic associated with the future development of the proposed lots. Pedestrian access to and around a constructed dam is provided for within the subdivision proposal, however given the rural location and lack of connecting footpaths and public walking tracks, the proposal is not considered to have any implications in terms of pedestrian access outside of the proposed subdivision.
- ***Provide for the protection, restoration and enhancement of significant habitats of indigenous fauna, significant indigenous vegetation, natural character of riparian margins where appropriate.***
- ***Preserve, and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters.***
  The proposed subdivision retains the existing character of the environment, refer to the Landscape Assessment, which notes that "… *with the future dwellings integrated into their shrubland setting such that – in conjunction with the proposed design controls that prescribe a dark and natural external finish – they will form relatively recessive elements within the landscape and will be subservient to the natural, vegetated landscape*" and "*The existing character of this rolling rural landscape is influenced by built form albeit to a low density. The proposal will result in an outcome that will be consistent with this existing character and – in the opinion of the author – will not detract from the natural character values to any more than a very low level*".

6.5 Objectives and Policies - Proposed Far North District Plan

Relevant objectives and policies are set out under the chapters 'Rural Production Zone' and 'Subdivision', and are commented on below, and it is concluded that the proposal will generally be consistent with the relevant strategies with the exception that Policy SUB-P8(a) is not met, as the proposal does not intend to add a Significant Natural Area ("SNA") to the SNA Schedule.

Rural Production Zone
Objectives
RPROZ-O1 The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.
RPROZ-O3 Land use and subdivision in the Rural Production zone:

a. *protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
b. *protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
c. *does not compromise the use of land for farming activities, particularly on highly productive land;*
d. *does not exacerbate any natural hazards; and*

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

RPROZ-O4 The rural character and amenity associated with a rural working environment is maintained.

Policies

RPROZ-P3 Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P4 Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

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

RPROZ-P6 Avoid subdivision that:

a. *results in the loss of highly productive land for use by farming activities;*
b. *fragments land into parcel sizes that are no longer able to support farming activities, taking into account:*
c. *the type of farming proposed; and*
d. *whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*
e. *provides for rural lifestyle living unless there is an environmental benefit.*

RPROZ-P7 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. *whether the proposal will increase production potential in the zone;*
b. *whether the activity relies on the productive nature of the soil;*
c. *consistency with the scale and character of the rural environment;*
d. *location, scale and design of buildings or structures;*
e. *for subdivision or non-primary production activities:*
f. *scale and compatibility with rural activities;*
g. *potential reverse sensitivity effects on primary production activities and existing infrastructure;*
h. *the potential for loss of highly productive land, land sterilisation or fragmentation at zone interfaces:*
i. *any setbacks, fencing, screening or landscaping required to address potential conflicts;*
j. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
k. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
l. *the adequacy of roading infrastructure to service the proposed activity;*
m. *Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
n. *Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The above strategies give emphasis to the protection of primary production activities and highly productive land. As noted, the site does not contain highly productive land, and given the nature of the site and existing land use, will not result in any significant change to the low scale of existing primary production. The proposed building sites on Lots 5 and 6 are all set back a suitable distance from existing primary production activities on neighbouring or nearby sites, and the proposal is not considered to generate any significant reverse sensitivity effects that would constrain any primary production activities.

Natural hazards are not exacerbated, provided that the Site Suitability Report and Addendum recommendations are followed. Consent notice conditions are to be applied to ensure this.

On site servicing of the new lots is feasible, as described in the Site Suitability Report and Addendum. Rural character and amenity values can be preserved. The increase in rural lifestyle development is considered not to have a significant impact on the existing rural amenity values in the local environment.

An environmental benefit is offered by the proposed indigenous revegetation.

Subdivision

Objectives

SUB-O1 Subdivision results in the efficient use of land, which:

a. *achieves the objectives of each relevant zone, overlays and district wide provisions;*
b. *contributes to the local character and sense of place;*

c. *avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;*
d. *avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;*
e. *does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and*
f. *manages adverse effects on the environment.*

SUB-O2 Subdivision provides for the:
a. *Protection of highly productive land; and*
b. *Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.*

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:
a. *there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and*
b. *where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.*

Policies

SUB-P3 Provide for subdivision where it results in allotments that:
a. *are consistent with the purpose, characteristics and qualities of the zone;*
b. *comply with the minimum allotment sizes for each zone;*
c. *have an adequate size and appropriate shape to contain a building platform; and*
d. *have legal and physical access.*

SUB-P4 Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:
a. *demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and*
b. *ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.*

SUB-P8 Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:
a. *will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and*
b. *will not result in the loss of versatile soils for primary production activities.*

SUB-P11 Manage 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, density, design and character of the environment and purpose of the zone;*
b. *the location, scale and design of buildings and structures;*
c. *the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
d. *managing natural hazards;*
e. *Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and*
f. *any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The proposed subdivision is an efficient use of land and in accordance with the Rural Production Zone objectives. The proposed subdivision and future land use activity on Lots 5 and 6 can proceed, subject to the proposed mitigation measures, without generating any significant adverse impact on character, amenity values, heritage or cultural values, highly productive land, land use compatibility, and legal and physical property access. Electricity and telecommunications connections are not required as part of the subdivision consent. Provided that the recommendations of the Site Suitability Reports are adhered to, and further considered at building consent stage, via consent notice conditions, the proposed subdivision will not increase natural hazard risk.

Policy P8 specifically relates to rural lifestyle subdivision in the Rural Production Zone. It directs the avoidance of rural lifestyle subdivision unless it (a) protects a qualifying SNA in perpetuity and the SNA is added to the District Plan SNA schedule, and (b) it will not result in the loss of versatile soils for primary production activities. The proposal does not add a Significant Natural Area to the SNA schedule, so is unable to meet clause (a). Clause (b) is achieved, as the site does not contain highly versatile soils.

6.6 Proposed Regional Plan for Northland (February 2024)

Long term stormwater management will be based on Proposed Regional Plan for Northland Rule C.6.4.2 and can comply with the permitted standard. No new stormwater diversions or discharges are required at subdivision stage.

The discharge of sewage effluent onto land is controlled by the permitted activity rule C.6.1.3 of the Regional Plan for Northland. A feasible design that complies with that standard has been devised, as outlined in the Site Suitability Report and Addendum. An effluent field and reserve area can be located on Lots 5 and 6 in compliance with the current rules.

No consents are considered necessary for the proposed subdivision under the Proposed Regional Plan for this proposal, although careful design of future onsite wastewater and stormwater management systems and earthworks proposals, will be required.

6.7 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-

(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b)Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c)Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

6 Matters of national importance

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

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

(h) the management of significant risks from natural hazards.

7 Other matters

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

(b) The efficient use and development of natural and physical resources;

(c) The maintenance and enhancement of amenity values;

(f) Maintenance and enhancement of the quality of the environment;

8 Treaty of Waitangi

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

The proposed subdivision creates one additional allotment while avoiding subdivision of highly versatile soil or highly productive land. The subdivision is located where access will be readily available, and onsite servicing is feasible without generating adverse effects in terms of water quality. Further, the location of the proposed lots means that potential visual amenity and rural character effects are avoided and mitigated using an existing and proposed framework of vegetation, with the enhanced continuation of ecological restoration forming part of the proposal. Each lot has a suitable building site, having been deemed suitable in terms of natural hazards, property access, onsite wastewater and stormwater disposal, and potential landscape and visual effects. The proposal enables the economic and social well-being of the property owners by creating

an additional rural lifestyle lot, in a location where this type of land use already exists, with the intention that the additional property owners will be able to share in the economic and/or physical obligations of maintaining pest and weed control over the extensive revegetation areas. In addition, with cats and dogs having been excluded from the land via RC 2250275-RMVAR/A, there is a reduction in marketability of the subject site, and they consider that a smaller rural lifestyle site as proposed for Lots 5 and 6 will be more desirable to potential purchasers. As described above, it is considered that the proposal will promote sustainable management as per the purpose of the Act (Section 5).

The natural character of wetlands and riparian margins within the lots will continue to be preserved and enhanced as a result of the subdivision, in accordance with Matter 6(a). The proposed subdivision and future use of the lots are considered to be appropriate activities.

The Site Suitability Report and Addendum provide an assessment of natural hazards. Areas of potential inundation have been set aside from vulnerable use and development, and development specific geotechnical investigation will be required at building consent stage. With the proposed mitigation measures, a less than minor level of effects can be anticipated. Consent notice conditions will be applied to Lots 5 and 6 in this respect, in order to achieve consistency with Matter 6(h).

The proposed subdivision is considered to be an efficient use of this land, which is not highly productive. The proposal uses existing and proposed planting, together with a suite of mitigation measures to assist with the integration of future built form and infrastructure. These strategies will allow the subdivision to proceed without detracting from existing amenity values, and the overall quality of the environment will be maintained.

The proposal has no known implications in terms of the Treaty of Waitangi.

Overall, the proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

7. Other Matters

Section 104(1)(c) requires the consent authority, subject to Part 2 of the Act, to have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

7.1 Precedent Effect

The precedent resulting from granting a resource consent is an ‘other matter’ that Council may have regard to in considering an application for consent for a non-complying activity. The non-complying activity status does not of itself create a precedent effect; however, a relevant consideration is whether granting this consent, and the anticipation that like cases will be treated alike, will contribute to an adverse cumulative effect that follows from this activity.

The existing pattern of rural lifestyle development in the wider area will be continued by the proposal allowing one additional lot to be accommodated without setting a wider precedent.

This application must be considered on its own merits and against the provisions of the District Plan. In particular, the existing landform and existing and proposed framework of vegetation means that future built development will be effectively integrated into the landscape and spatially and visually contained and separated from the wider landscape. The proposal is based on the unique circumstances of the site, including its existing pattern of vegetation which provides opportunity for the building sites to be assimilated into the environment without generating any significant adverse landscape or visual effects. Refer to the Landscape Assessment.

The proposal includes additional revegetation to complement and enhance the existing framework of revegetation, reflecting the existing hydrological and topographical patterns of the site and wider landscape. The formalised pest and weed control will be continued, and over time a positive ecological outcome will ensue, with a measurable and overall improvement to ecosystem health resulting from these actions. This is a unique aspect of the proposal to be considered.

Further, it is noted that despite its General Coastal zoning, the site is not within the coastal environment in the latest Regional Policy Statement mapping, which has been prepared to give effect to the NZ Coastal Policy Statement.

The proposal has been designed to avoid and mitigate actual and potential adverse effects, and the specialist landscape and engineering assessments show that it is acceptable in terms of these matters and in terms of the relevant provisions of the Operative District Plan.

For these reasons, it is considered that a precedent will not be created through the granting of this application due to its distinguishing features and circumstances. If Council is to grant consent, it would be due to this particular proposal demonstrating that it is acceptable in this respect and would not set a precedent that would guarantee approval of other future applications of a similar nature.

8. Consultation & Notification Assessment

8.1 Consultation

8.1.1 Department of Conservation

An email setting out general relevant aspects of the proposal and inviting comments was sent to Department of Conservation. They have responded that they have no comment. The consultation record is attached in **Appendix 7**.

8.1.2 Matoa Block Trustees

An email setting out general relevant aspects of the proposal and inviting comments was sent to Matoa Block trustees. Refer to **Appendix 8**. Any response will be forwarded to Council.

8.2 Public Notification

Step 1: Public notification is not requested. Sections 95A(3)(b) and (c) do not apply.

Step 2: Public notification is not precluded.

Step 3: There are no relevant rules that require public notification, and the adverse effects of the proposal have been assessed as being less than minor, as set out in Section 5 of this Report and the Landscape Assessment. As such, public notification is not considered necessary.

Step 4: No special circumstances are considered to exist to warrant public notification.

8.3 Limited Notification

Step 1: There are no affected protected customary rights groups or affected customary marine title groups, the land is not subject to a statutory acknowledgement.

Step 2: Limited notification is not precluded.

Step 3: Section 95E describes when a person is an affected person. No person is considered to be an affected person in terms of this proposed activity as:

- The site is within 500m of land administered by the Department of Conservation; however, they have advised that they have no comments.
- There will be no adverse effects on any downstream land in terms of flooding or inundation.
- Vehicle access uses the legal road reserve and does not add users or traffic to the Te Kowhai Point Road private extension.
- The Landscape Assessment concludes that:
    - The level of adverse effects on the specified landscape and visual attributes is low.
    - The potential adverse effect on proximate and neighbouring individuals will be (at most) low, and the future built form facilitated by the subdivision will only represent a small change in the character of the wider landscape.
    - The existing character of this rolling rural landscape is influenced by built form albeit to a low density. The proposal will result in an outcome that will be consistent with this existing character and will not detract from the natural character values to any more than a very low level.
    - Potential adverse visual amenity effects on the users of Te Kowhai Point Road will be very low.
    - The potential adverse visual amenity effect that will be experienced by occupants of Lot 1 DP 415226 and Lot 2 DP 415226 will be (at most), low in the short term, and very low in the longer term when the revegetation planting (existing and proposed framework of revegetation planting) has become established. Additional planting will be implemented at section 224c certificate stage, so that it is established prior to a dwelling being built on the vacant lots. As described in the 'Assessment Methodology' of the Landscape Assessment, a 'low' level of effect equates to a 'less than minor' effect.

As such, it is considered that limited notification is not required.

Step 4: There are no special circumstances to warrant notification to any person.

8.4 Summary of Notification Assessment

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

9. Conclusion

In terms of section 104, 104B and 104D of the Resource Management Act 1991, we consider that:

- the proposed activity achieves the "threshold test" set out in Section 104D(1) as:
    - the adverse effects of the activity on the environment resulting from the proposed activity are not more than minor;
    - the proposal is not contrary to the objectives and policies of the Operative District Plan;

- the proposal is generally not contrary to the objectives and policies of the Proposed District Plan, with the exception that an SNA is not being added to a schedule (environmental benefit is proposed).

- The proposal is not contrary to the Regional Policy Statement for Northland, or the National Policy Statements for Indigenous Biodiversity and Natural Hazards.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- The proposal has been assessed as satisfying the statutory requirements to proceed without notification.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, subject to conditions and under delegated authority, as detailed in the application and supporting information.

Signed
Natalie Watson,
Resource Planner

Date: 18 February 2026
WILLIAMS & KING
Kerikeri

10. Appendices

Appendix 1 Scheme Plan
Appendix 2a Vision Consulting Engineers Site Suitability Report
Appendix 2b Vision Consulting Engineers Site Suitability Report Addendum
Appendix 3 RC 2250275-RMAVAR/A
Appendix 4 LT 620252
Appendix 5 Simon Cocker Landscape Architecture Landscape Assessment Dated 5 February 2026
Appendix 6 Top Energy Correspondence
Appendix 7 Consultation Record – Department of Conservation
Appendix 8 Consultation Record – Matoa Trustees

New Easements

Shown	Purpose	Burdened Land	Benefited Land
OA	Right of Way Right to Convey Electricity, Water & Telecommunications	Lot 5 Hereon	Lot 6 Hereon
OB	Pedestrian Access	Lot 6 Hereon	Lot 5 Hereon

Existing Easements to remain

Shown	Purpose	Burdened Land	Created by
OA	Right of Way Right to Convey Electricity, Water & Telecommunications	Lot 5 Hereon	RC 2250275 (Stage 2)
OB		Lot 6 Hereon	

Areas shown A - D & P - U hereon are subject to existing Land Covenants (Wetland and indigenous vegetation protection) - RC 2250275 Stage 1

Areas shown A & P - U hereon are subject existing Land Covenants (No buildings, structures or development) - RC 2250275 Stage 1

Areas shown OC, OD & OE hereon are to be subject to Land Covenants (No buildings, structures or development)

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

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

0 10 20 30 40 50 60 70 80 90 100m

	Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey				
Design				
Drawn	W & K	Feb 2026	1:1250	A3
Rev				

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

PROPOSED SUBDIVISION OF LOT 4 RC 2250275

24445
Nute

SITE SUITABILITY REPORT

Proposed Subdivision of 128 Te Kowhai Point Road

Prepared for

David and Julia Nute

11/04/2025

VISION REF: J15729

Report Information Summary

Job no.	J15729
Report Author	Jonathan Cousins
Report Reviewer	Ben Perry
Version No.	1
Status	Final
Date	11/04/2025

Version No.	Date	Description
1	30/10/2024	DRAFT Issued to Planner
2	06/11/2024	Report Issued to Client
3	09/12/2024	Final report for Issue
4	11/04/2025	Final revised report for Issue

Document Acceptance

Action	Name	Signed	Date
Author	Jonathan Cousins	 MEng (Civil)	11/04/2025
Reviewer	Ben Perry	 MIPENZ, CPEng	11/04/2025

Limitations

This report has been prepared by Vision Consulting Engineers Limited (VISION) based on the scope of our engagement. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. VISION does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by VISION for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source. VISION should be contacted immediately if variations are encountered. It is possible that further investigation or modification of recommendations is required.

Vision Consulting Engineers Ltd
Level 1, 62 Kerikeri Road
Kerikeri 0230

Contents

Tables

Figures

1 Introduction

Vision Consulting Engineers Limited (VISION) were commissioned by David and Julia Nute to provide a site suitability report (this report) to accompany a Resource Consent application to the Far North District Council (FNDC) for a proposed subdivision of Lot 2 Deposited Plan (DP) 205281, 128 Te Kowhai Point Road, Far North District (the "Site"), owned by David and Julia Nute.

It is proposed to subdivide the Site into three new lots (Lot 2, 3 and 4), with Lot 1 containing the existing dwelling as shown in the Proposed Subdivision Plan in Figure 1 and included in Appendix A. The proposal also includes forming and access from Te Kowhai Point Road through the proposed Lot 4. Due to the size of the parent Lot 2 DP 157,915 m² (15.7915 ha), this report only covers the proposed Lot 2, 3 and 4 (3.7667 ha, 3.6683 ha, and 3.4774 ha, respectively), with the main focus being on the possible building areas and site access.

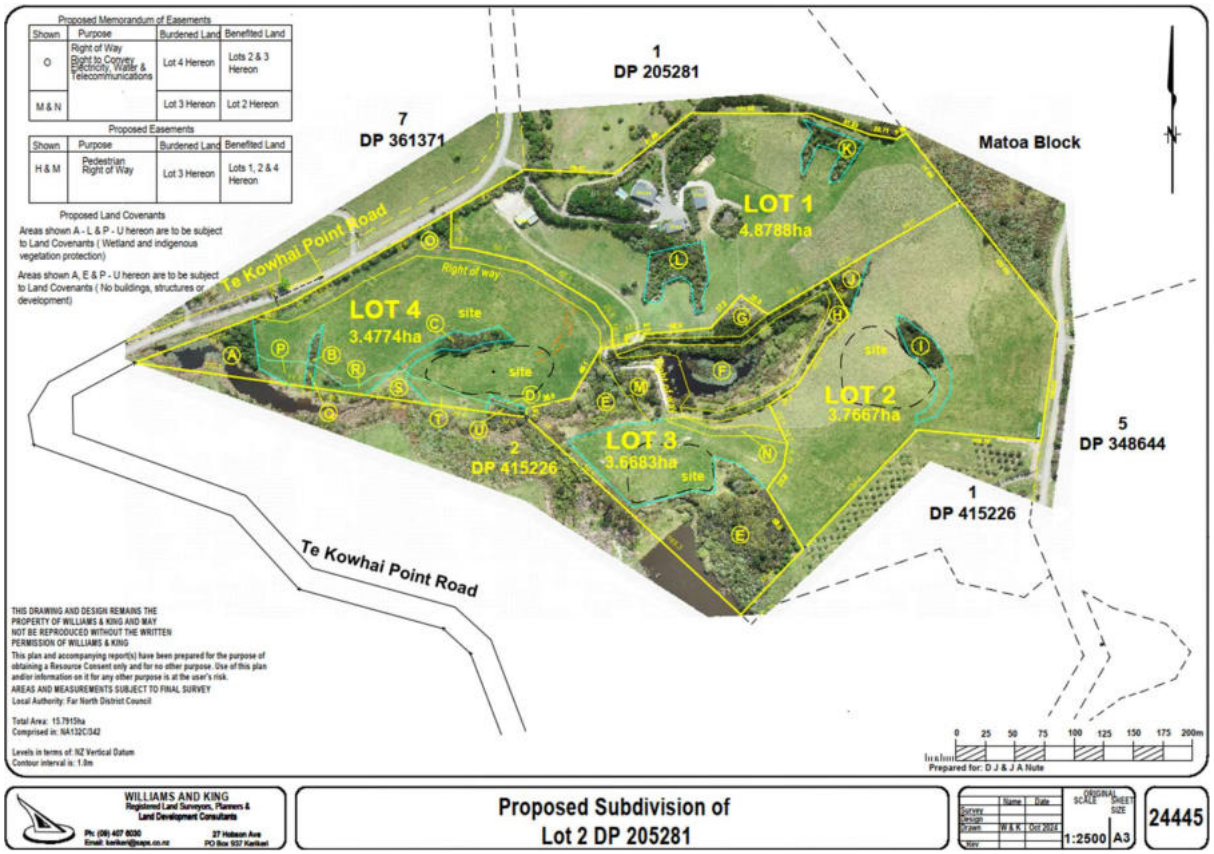


Figure 1: Proposed Subdivision Scheme Plan

2 Scope of Work

The scope of work for this report is to assess the site suitability covering:

- Natural hazards
- Ground conditions at proposed building areas
- Vehicle access
- Water supply (including fire fighting)
- Wastewater
- Stormwater

The site suitability report is supported by a desktop study and a site walkover to review existing site conditions and hydrology. Soil type and suitability for wastewater management have also been assessed using intrusive soil coring. A topographical survey was undertaken in March 2025 at the dam outlet structures to support hydraulic capacity assessments.

3 Industry Guidance

This report has been prepared in accordance with the requirements of the FNDC Engineering Standards & Guidelines 2004 - Revised March 2009, the District Plan, and Section 106 of the Resource Management Act (RMA) relating to natural hazards.

4 Site Description & Details

The proposed Lots 2, 3 and 4 are sized 3.7667 ha, 3.6683 ha, and 3.4774 ha, respectively and are located to the east of Te Kowhai Point Road, Kerikeri (Figure 2). The property is bounded by general coastal lots used for residential and agriculture purposes. The site is zoned General Coastal with respect to the FNDC District Plan. The access is currently provided from the northern boundary via farm tracks through Lot 1 and crossing over the embankment of the dam into the southern fields.

All proposed new Lots are currently undeveloped and covered in grass, mixed agriculture, scrub and trees. The proposed building locations are grassed. A small dam (the “Chignell Dam”) is wholly located within the proposed Lot 3 and overflows into an unnamed tributary of wetlands discharging into Te Puna Inlet. A second dam (the “Gerrard Dam”) is partially located on proposed Lot 3 along its southwestern boundary.

The Site consists of undulating hills generally sloping northwest and more locally towards the unnamed watercourse and dams. Site elevations vary between 60 m NZVD on the eastern boundary to 7 m NZVD within the watercourse channel on the northwest boundary at Te Kawhai Point Road. General site details are provided in Table 1.

Figure 2: Site aerial photograph looking north over the Site

Aerial photograph source: Bayleys Realty Group. Possible building locations and access shown as red points and a grey line, respectively.

Table 1: Site Details

Specific details about the site.

Item	Description
Site Address	Lot 2 Deposited Plan (DP) 205281, 128 Te Kowhai Point Road, Far North District
Owner	David and Julia Nute
Legal Description	Lot 2 Deposited Plan (DP) 205281
Certificate of title	NA132C/342
Territorial Authority	Far North District Council
Zoning	General Coastal (Operative District Plan). Rural Production (Proposed District Plan)
Engaged By	David and Julia Nute
Property Size	Lot 2 = 15.7915 ha
Proposed Lot sizes	Proposed Lots 2 = 3.7667 ha Proposed Lot 3 = 3.6683 ha Proposed Lot 4 = 3.4774 ha
Domestic Water Supply	Roof collection
Anticipated Wastewater Load from future dwellings:	Assume 4-bedroom dwelling per Lot (6 people maximum design occupancy). Design flow allowance is 180 L/person/day, therefore total design load = 1080 L/day/ dwelling. This design load is sourced from ARC TP58:2004.
Availability of Sewer	The area is unsewered and unlikely to be sewered in the long term.

4.1 Council Hazard Mapping

According to the NRC and FNDC hazard layers the proposed building areas are not located in an area susceptible to:

- Landslide
- Erosion
- Coastal Hazards
- Flooding (refer Section 8)
- Coastal Flooding

5 Site Evaluation

VISION undertook site investigations on 10th October 2024 and a summary is provided in Table 2. The weather was fine at the time of the investigation without significant rainfall in the preceding days. An aerial photograph over the Site is provided in Figure 2 with the proposed building areas in each lot marked.

Table 2: Site Evaluation Summary

Feature	Description
Site Area	Lot 2 = 15.7915 ha
Lot Size	Proposed Lots 2 = 3.7667 ha Proposed Lot 3 = 3.6683 ha Proposed Lot 4 = 3.4774 ha
Climate	Northland is a sub-tropical climate zone, with warm humid summers and mild winters. Typical summer temperatures range from 22°C to 26°C (maximum daytime) but seldom exceed 30°C. In winter, high temperatures are between 14°C to 17°C. Annual sunshine hours average about 2000 in many areas. Mean annual rainfall is 1400mm for the site location.
Exposure	The possible Lots are moderately exposed providing them with medium sun and wind exposure. The tops of hills will experience higher wind speeds in the coastal region
Vegetation	The possible building areas are grassed. The fields are lightly grazed and cut for grass bales. Several stands of native vegetation have been planted along the watercourse and around the dams.
Slope	The possible building area are sloped as follows: Proposed Lot 2 = 12 to 18 degrees to north Proposed Lot 3 = 7 degrees to west Proposed Lot 4 = 8 to 12 degrees to south
Fill	There were no obvious signs of fill on the proposed building areas or access way, other than at the dam embankments.
Erosion Potential	No signs of erosion were noted on the proposed building areas. Only minor signs of erosion were noted on steep grassed slopes within the wider Site boundary during the site walkover assessment. In channel erosion was observed in the unnamed watercourse towards the more southern dam. According to the Land Use Capability maps the Site has a potential for moderate to severe sheet, rill, wind and gully erosion when cultivated is slight, sheet, rill (when cultivated).
Surface Water	An unnamed watercourse with online dams / ponds runs east to west through the site before passing through a culvert under Te Kowhai Point Road. The watercourse has been fenced through the Site and appears to have high-quality native vegetation enclosed.
Flood Potential	The NRC flood level report mapping shows that the 1 in 100 year + CC fluvial flooding encroaches within the site boundaries; however, this is generally contained within the channel of the watercourse and away from the proposed building locations.
Stormwater run-on and upslope seepage	The proposed systems should include surface water cut-off drains where appropriate to intercept hill runoff.
Groundwater	Subsurface conditions were logged from the boreholes performed on the site. Groundwater was not observed to be present in the boreholes which extend to a depth of up to 1.2m below ground level.
Site Drainage and Subsurface Drainage	Site drainage will need to be addressed at the time of Building Consent. At this stage no subsurface drainage is recommended.
Recommended Buffer Distances	All buffer distances recommended in NRC's Regional Plan, the District Plan and ARC TP58:2004 are achievable and do not appear to significantly limit the positioning of a new wastewater system.

6 Soils

The site soils have been assessed for their suitability for on-site wastewater disposal by a combination of soil survey and desktop review of published soil survey information as outlined in this section.

6.1 Published Soil Information

The 1:250,000 geological map, Geology of the Whangarei Area (Edbrooke et al 2009) indicates that all three of the proposed building areas and access way are generally underlain by the Waipapa Group. Towards the western Site boundary extending into the flatter wetland areas are mapped as swamp deposits of the Tauranga Group. These deposits consist of sediments of mud and peat.

The soils have been mapped by Landcare Research which describes soils under the New Zealand Revised Soil Classification. The soil mapped at the Site is Albic Ultic (UE) which have yellow or yellow-brown subsoil. They are derived from quartz-rich sediments which have weathered to clay or sandy clays. They are of low fertility and their clayey subsoils have poor drainage.

6.2 Soil Survey and Analysis

A soil survey was undertaken at each of the proposed wastewater discharge area to determine the suitability for application of treated effluent based on 1.2m deep boreholes (BH1, BH2, and BH3). Borehole locations are shown in Figure 3 and the logs are in included in Appendix B.

BH1 was drilled at proposed Lot 2 and showed that the overlying soils generally consist of a layer of topsoil (silty clay), which is underlain by clayey silt and clay to a depth of at least 1.2m below ground level (bgl).

BH2 was drilled at proposed Lot 3 and showed a 100mm layer of vegetated topsoil over a 100mm band of orange silty clay over another 100mm thick band of silty clay topsoil. The layering and position at the base of a slope suggests that historical land movement or human earthworks - possibly a shallow slip or earth moving during the dam construction – have occurred.

BH3 was drilled at proposed Lot 4 and showed that overlying soils were silty clay topsoil to a depth of over 400mm above brown silty clay to orange clay.

Groundwater was not encountered during the survey in any of the boreholes.

Figure 3: Borehole Locations

Boreholes shown as orange points and numbered accordingly

7 Site Earthworks and Geotechnical Requirements

7.1 Geomorphology

Figure 4 shows the landform across the Site as derived from 1m DEM LiDAR data. The proposed building locations and access alignment are also shown along with the watercourses and standing water. No significant active or recent land slips were observed during the site survey; however, the mapping in Figure 4 suggests that several historical slips (orange boxes) may have occurred within the Site boundary.

Reviewing aerial imagery dating back between 1950 and 1982 also suggests that whilst the land has been cleared of most native vegetation since that point, no major land movements can be observed. Shallow surface slips are present in images from March 1951 (Figure 5). Similarly, reviewing aerial imagery in Google Earth Pro dating back from present day to 2003 shows no further evidence of a major slip having occurred.

The proposed Lot 2 building site sits on ground that is relatively steeps and slopes between 12 to 18 degrees to north. An overland surface water flow path – represented by a blue triangle in the figure - sits within a small pocket of bush and shallow valley less than 50 m to the east of the proposed building area. An existing vehicle access track has been cut into the toe of the hill and runs around the perimeter of the dam. The hillside features areas that, although not shown by the contour lines, are flatter than the surrounding hill.

Lot 3 sits on land that slopes at around 7 degrees to the west from the base of a hill climbing at over 20 degrees to the east. The building location is relatively flat and no geomorphological features were observed on the ground. The watercourse running along the southern boundary of Lot 3 is downstream of the dam spillway and was observed to have active in-channel erosion. The channel has been stepped in part to reduce scour.

Lot 4 is on ground sloping south at 8 to 12 degrees to the south. An area of steeper gradient land is enclosed within a fenced off and treed area. Site observations from the fenceline did not suggest that it is an active feature.

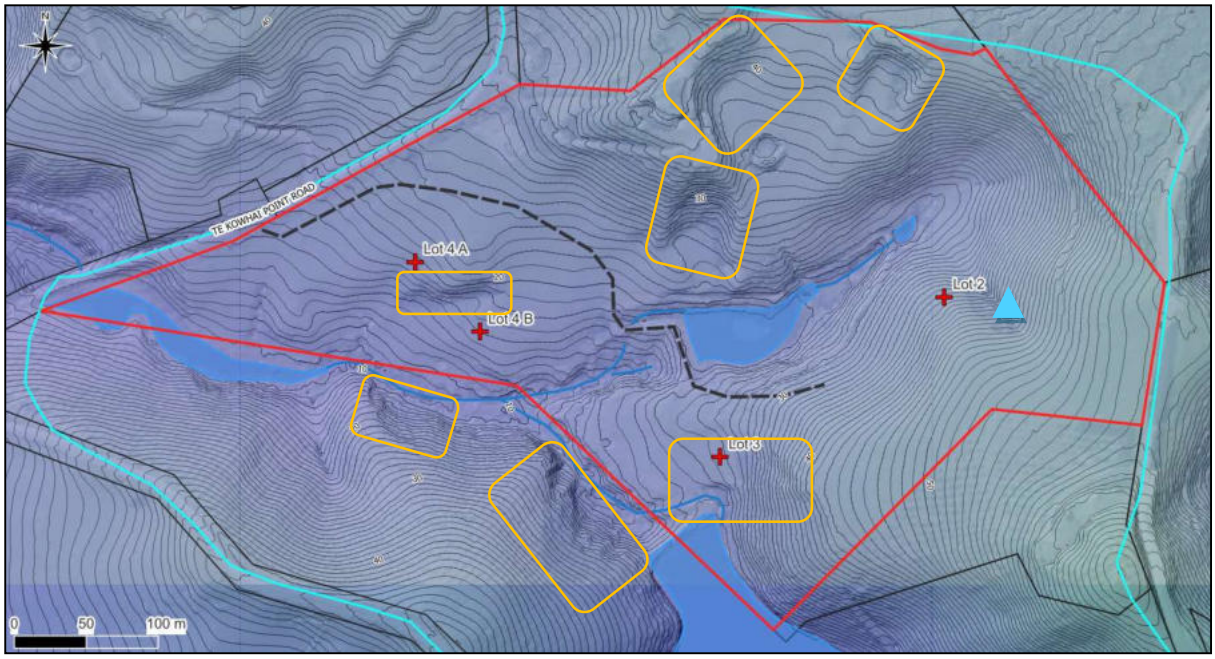


Figure 4: Landform derived from LiDAR

Figure 5: March 1951 Aerial Photograph (Source: Retrolens.co.nz)
Note: The location of the site boundary red line is an approximation.

7.2 Earthworks

At this stage, geotechnical investigations have not been undertaken or the design and construction methodology determined. However; earthworks will be required to form the access way across the Site. To estimate earthwork volumes, VISION imported the access alignment from the proposed scheme plan (Appendix A) into AutoCAD Civil 3D and specified design criteria in accordance with FNDC engineering standards and incorporating side drainage channels.

The slopes are modest and an estimated 620 cubic meters of cut is required to form the access up to the Lot 2 boundary including the excavation of side ditches. In the current alignment, as the access approaches Lot 2, there is a requirement to retain a portion of the upslope bank to approximately 1.5 m. The modelling showed the current alignment to be feasible in terms of engineering requirements; however, it should be noted that the estimated volume is very conservative and refinement during design will reduce the volume significantly.

It is recommended that earthworks undertaken at the site be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

7.2.1 Site Fills

It is recommended that fill slopes are constructed on land sloping at less than 1V:5H at a maximum batter slope of 1V:2.5H to a maximum height of 1.0m. All fill slopes greater than 1.0m in height are to be engineer assessed by a Chartered Professional Engineer experienced in geotechnical engineering.

It is recommended that where any proposed filling is to take place within 8m of the top of the banks of the unnamed watercourse that the stability is assessed by a Chartered Professional Engineer with experience in geotechnical engineering.

Where the proposed filling is to support the loads of a building it will need to be certified by a Chartered Professional Engineer in accordance with NZS4431:2022.

7.2.2 Site Cuts

It is recommended that cut slopes are constructed at a maximum slope angle of 1V:3H to a maximum height of 1.0m. All cut slopes greater than 1.0m in height are to be engineer assessed by a chartered professional engineer experienced in geotechnical engineering.

It is anticipated that cuts at the site may be up to 4m in height.

7.3 Infrastructure

It is not anticipated that there will be geotechnical constraints for the installation of infrastructure services provided that standard shoring and, where required, temporary works are implemented during construction.

7.4 Land Stability

A formal land stability assessment is not included in this report. Due to the undulating topography combined with the geological group, the proposed building areas of Lots 3 and 4 are considered at low risk of slippage, whilst Lot 2 on the steeper sloping ground is considered higher risk.

It is recommended that any proposed structures or fills placed within 8m of the unnamed watercourses or the dam's top of banks require a stability assessment by a Chartered Professional Engineer specialising in geotechnical engineering.

7.5 Foundations

It is recommended that site specific geotechnical investigations are carried out for proposed structures, because the near-surface soils exhibit expansive characteristics that typically fail to meet the "good ground" criteria defined in NZS3604(2011) i.e., soil that does not have an ultimate bearing pressure of 300 kPa or greater. Deepening foundations might be a solution for constructing light weight timber framed structures; however, an alternative approach, subject to further geotechnical investigation, could involve constructing hardfill platforms and placing rib-raft foundations on top, requiring larger volumes of earthworks.

8 Roads

Access to the proposed lots will be via a shared new entrance from Te Kowhai Point Road. The access will pass through Lot 4 before traversing the existing vehicle access track over the dam embankment, and continue on to lots 2 and 3.

It is recommended that the accessway design will be prepared in accordance with the FNDC Engineering Standards (May 2023) and will include:

- A comprehensive geotechnical assessment of the accessway alignment will be conducted to ensure the stability of cut and fill slopes, assess subgrade conditions, and inform pavement design.
- The accessway will have a minimum 3 m width of carriageway, complying with the FNDC standards.
- On accessways in excess of 100 m long and less than 4.5 m carriageway width, passing bays will be provided at points of intervisibility (at approximate 50 m intervals). For such passing bays, the

carriageway width will be increased to 5.5 m over a 15 m length, including 5 m tapers at each end.

- The accessway horizontal geometry will provide an inside wheel turning radius to accommodate a Medium Rigid Truck of 8 m.
- A detailed drainage design for the accessway will be prepared, including ditch dimensions, culvert capacities, and discharge points. The capacity and condition of the existing culvert under Te Kowhai Point Road will be assessed to ensure it can handle the increased runoff from the development.

8.1.1 Te Kowhai Point Road Crossing

As per the Proposed Scheme Plan, the access onto the site has been reallocated to 44m West of the previous location to the brow of a rise in the road and provide additional distance to the line of sight.

Minimum line of sight distances for the main site access from Te Kowhai Point Road complies with the standards set in *Austroads Guide to Road Design, Part 4A: Unsignalled and Signalled Intersections* to avoid road widening of Te Kowhai Point Road. Although not sign posted, Te Kowhai Point Road is speed-limited to 60 km/hr. The minimum required sight distance on a low traffic volume road is 85 m.

Currently, visibility from the proposed site access is over 200 m to the right (towards Te Kowhai Point) and over 200 m to the left. Figure 6 shows the light of site from the proposed access in both directions.

Figure 6: Line of sight from the access

Left image looking towards Kerikeri, right image towards Te Kowhai Point

Based on the NZTA's MOTSAM guidelines, a PW-11 sign, or any additional signage, is not warranted in this situation. The policy for PW-11 signs states they are intended for intersections with 'restricted sight distance combined with a large volume of turning or crossing traffic.' This does not apply to the proposed access on Te Kowhai Point Road, given the low existing and anticipated traffic volumes. Therefore, it is proposed that no upgrades to Te Kowhai Point Road or additional signage are required.

<u>It is recommended</u> that:

- The entrance be designed in accordance with FNDC Engineering Standards drawing Sheet 21 detail TYPE 1A, incorporating the following:
  - Curve Radius: 5.0 m and may increase to accommodate the tracking of a Medium Rigid Truck.

- Property Access Width: 4.0 m at 6.5 m from the edge of the roadway and, where needed, widened to accommodate the tracking of a Medium Rigid Truck.
- Access Gate: To be recessed back from the edge of the roadway at least 6.5 m
- Drainage: Where a culvert is deemed necessary, the culvert shall be adequate for the upstream catchment, but not less than 300 mm diameter, with end treatments consisting of concrete bound riprap 100 mm to 150 mm rock embedded in concrete to 100 mm below the pipe.
- Pavement: an unsealed crossing with a minimum of 125 mm GAP 65 and 75 mm GAP 40 or 200mm GAP 40 (compacted depths).

8.1.2 Dam Embankment Crossing

The accessway to proposed Lots 2 and 3 will utilise the existing dam embankment. To minimise disturbance to the dam structure and the adjoining wetlands, the existing 4 m wide crest will be maintained, providing 0.5m shoulders on either side of the 3m wide gravel carriageway. While the FNDC Engineering Standards do not specify a minimum shoulder width for private accessways, they emphasize considering site-specific constraints and adopting innovative solutions.

In this instance, the narrow crest severely limits widening. Expanding the accessway would involve extensive earthworks, potentially compromising the dam's integrity and causing significant environmental disturbance. However, several factors mitigate the risks associated with the narrow shoulders:

- The accessway serves only two properties, resulting in minimal traffic and infrequent vehicle encounters.
- The rural setting and nature of the properties suggest a low-speed environment, further reducing the need for wider shoulders.

To further enhance safety, the following measures are recommended:

- A passing bay be installed on the northern side of the dam to ensure safe vehicle passing, as sightlines are limited on the southern approach.
- A safety barrier with appropriately spaced bollards, complying with AS/NZS 3845:2017, be installed along the upstream side of the accessway to prevent vehicles from leaving the roadway and entering the pond. This is particularly crucial given the potential for serious consequences, especially for vulnerable occupants like infants or elderly.
- A geotechnical assessment of the dam embankment be conducted to confirm its load-bearing capacity and address potential impacts of the accessway construction.
- If necessary, vehicle restrictions may need to be imposed to limit the size or type of vehicles allowed to use the accessway.

This approach prioritizes the preservation of the dam structure and minimises environmental impacts while maintaining a functional, albeit narrow, accessway for the two properties. The safety measures mitigate the risks associated with the restricted shoulder width.

Version 3 of this site suitability report recommended that “a comprehensive geotechnical assessment of the dam embankment to confirm its load-bearing capacity and address potential impacts of accessway construction” be undertaken.

Following this recommendation and the subsequent RfI relating to the bearing capacity of the dam embankment, the client provided the following supporting documents that the dam is likely to achieve the required capacity (see Appendix D for supporting information).

- 4 November 2000 Specification: Memorandum report by Mason Reed of Fraser Thomas dated 4 November 2000 to present the results of field investigations at the site of the proposed dam and provision of a dam design and fill specification.
- 15 December 2000 Authority to Use: A letter to Mr Jongkees at NRC from Roger and Louise Chignell in relation to authorisation by Roger Toplis of Fraser Thomas for the duplication and use of the dam construction plans.
- 12 February 2001 Resource Consent for Dam:Resource Consent certificate (NLD 00 9084 (01 02) for the erection of an unnamed dam (the "Chignell Dam"), including the Construction Details drawings for the Earth Dam at Rangitane.
- 16 May 2006 Producer Statement (PS4): Roger Toplis issues certifying statement for the earth dam construction. Confirms that Fraser Thomas Ltd were engaged to provide the design drawings and site monitoring during construction for Roger Chignell. The PS4 confirms that work was undertaken in accordance with the design drawings and specifications.

The documents show that the dam was constructed in line with the design and fill specifications with the core of the dam meeting the following:

> Dam core
>
> It is recommended that the residual soil located to the north of the northern side slope of the gully, i.e the proposed borrow area, be used in the construction of the core of the proposed dam.
>
> Fill shall be broken up and placed in uniform layers not greater than 150 mm loose thickness with a water content high enough for the compaction plant to be able to easily remould the clay clods into a dense, homogeneous mass with a soil structure of low permeability. The clay shall be compacted using a tamping roller that has tamping feet that are sufficiently long to fully penetrate the lift being placed and to remould the loose soil on the surface of the previous lift and apply sufficient compactive pressure to break down clods and knead the soil to overcome the adhesion or interparticle forces of the clay fill. Compaction on each layer of fill materials so placed shall be sufficient to obtain the following minimum standards:
>
> (a) Air Voids Percentage (As defined in NZS 4402:1 986)
>
> > An average value of not more than 6% and any one test site value of not more than 8%.
> >
> > The air voids value at any one test site shall be taken as the mean of the results of a minimum of two individual tests made within an area of 0.5 m2 that has been carefully trimmed to below the compacted surface. ,
> >
> > The average value of the air voids shall be taken as the mean of any ten consecutive test site values. If less than ten test sites have been tested, the average air voids value should be taken as the mean of the test site values obtained up to that time.
>
> (b) Undrained Shear Strength (As measured by hand-held field vane)
>
> > An average value of not less than 120 kPa and any one test site value of not less than 100 kPa.
> >
> > The test site value of undrained shear strength shall be taken as the mean of six field measurements made within an area of 0.5 m2 at a single test site and two laboratory measurements, one on each of two "undisturbed" test samples taken from the test site. If no "undisturbed" test samples are taken, the test site value of undrained shear strength shall be taken as the mean of six field measurements.

The average value of the undrained shear strength shall be taken as the mean often consecutive test site values. If less than ten test sites have been tested, the average air voids value should be taken as the mean of the test site values obtained up to that time.

In addition to the above criteria, if the variation of the strength values in any one fill area are, in the judgement of the controlling engineer, sufficiently large so as to bring into question the uniformity of the fill materials as. placed, the engineer shall reject the fill so affected.

On this basis, the dam meets the requirements of the building code and specified compaction standard.

9 Local Hydrology and Flooding

The local hydrological network has been mapped in Figure 7 based on LiDAR and site observations. The surface water catchment draining to the culverted watercourse crossing on Te Kowhia Point Road is approximately 38.5 ha and contains two online earth embankment dams and a ponded area within an unnamed watercourse. The unnamed watercourse runs east to west through the site and forms a tributary of the wetlands that ultimately discharge into Te Puna Inlet.

The Site and proposed building areas currently drains predominantly via overland flows towards the existing dams / ponds and unnamed watercourse. No formal drainage infrastructure was identified at the proposed building areas.

The NRC Flood Level Report region-wide mapping (see Figure 8 and Appendix C) shows that flooding does not encroach into the proposed building areas. Floodwater is generally contained within the channel of the unnamed watercourse. The proposed Site access way is generally not mapped to be at risk of flooding other than a small area immediately downstream of the dam on the unnamed watercourse. It is unlikely that the culvert under Te Kowhai Point Road has been included in the model and may therefore be at risk of flooding in larger rainfall events or when blocked.

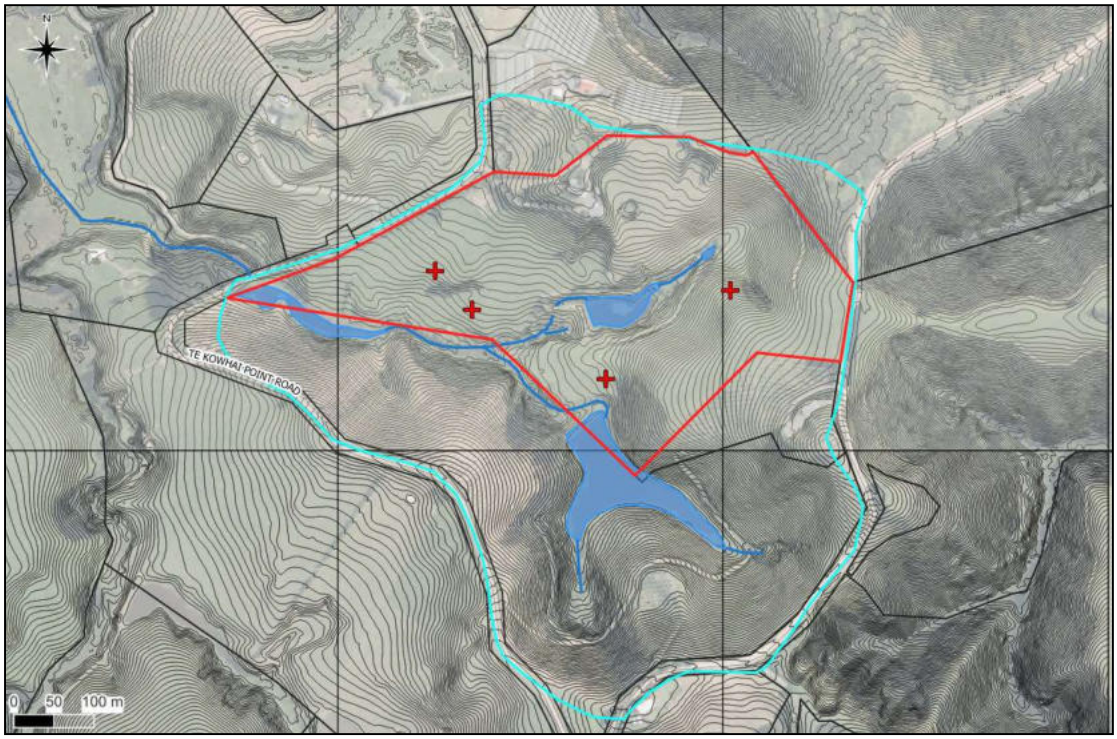


Figure 7: Local Hydrology and Site Observations

Indicative surface water catchment (light blue line), water courses (blue lines) and standing water (blue shading)

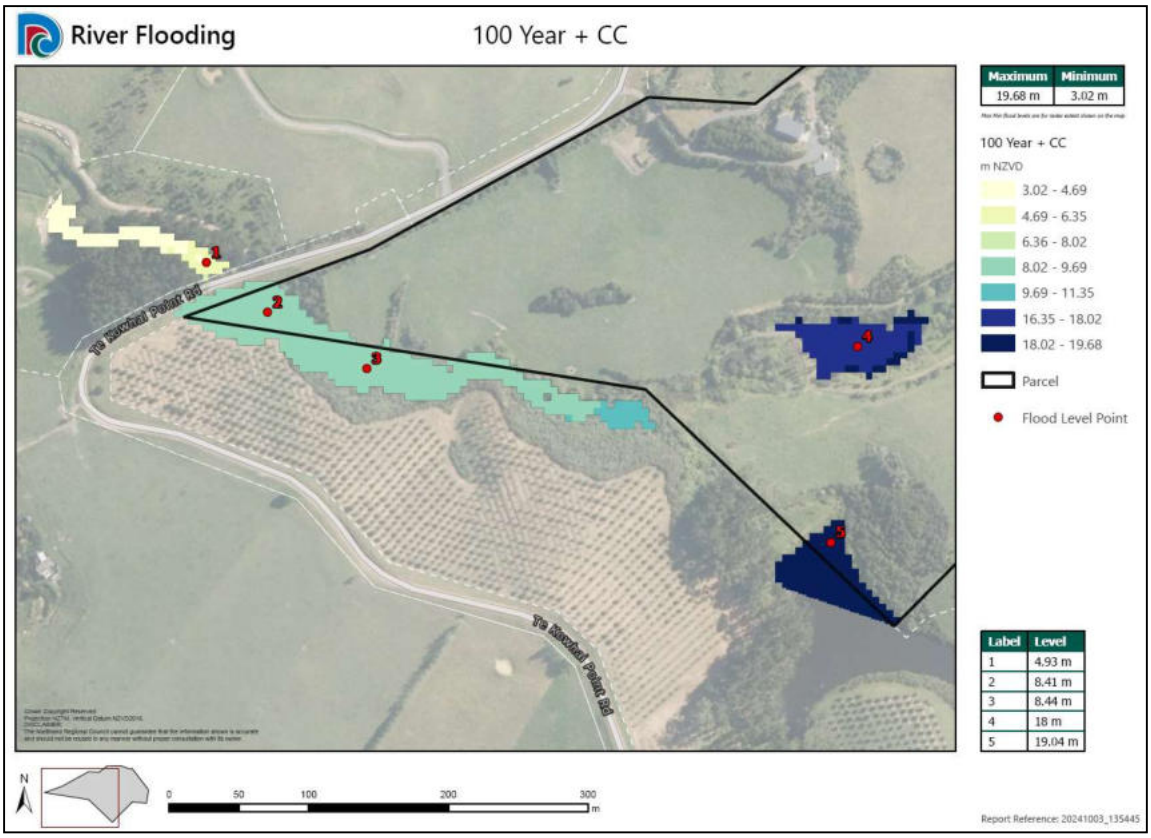


Figure 8: NRC Flood Level Report mapping 1 in 100 year + climate change

9.1 Hydraulic Analysis

Hydraulic analysis has been undertaken for the dan structure to ensure that there is adequate capacity to safely convey the 1% AEP rainfall event including a climate change allowance. A 2-dimensional rain-on-grid hydraulic model was built in HEC-RAS[1] to simulate the existing unsteady flow patterns and water surface profiles.

Details of the dam structure and outlets were surveyed by Williams & King Ltd with the wider elevation data infilled with 1m resolution DEM LiDAR.

HEC-RAS allows a 'Precipitation' boundary condition to be set for the computational grid cells and generate map layers for Land Cover and Infiltration that can be associated with each cell. This allows rainfall to be applied directly to each cell and the volume of runoff determined based on topography, surface roughness and losses due to infiltration.

9.1.1 Model Domain and Build

The model domain covers the hydrological catchment to the dam delineated from elevation data (see figure below) and covers 13.5 ha, including a stretch of the downstream channel that receives water from the dam. The model cell size is 5 m, with refined areas of 1 m along key features requiring higher-resolution modelling around complex flow areas, such as culverts, spillways and drainage channels. Breaklines are also used to represent changes in topography and ensure that model cells are aligned correctly and have a high resolution to ensure overland flow is correctly routed through the model. The model contains over 22,000 cells. All modelling was done with the dam full, i.e., the water level was at the dam's outfall culvert invert level.

[1] United States Army Corps of Engineers (USACE) Hydrological Engineering Center's River Analysis System (HEC-RAS) software.

Hydraulic structures include a single Ø300 mm plastic overflow culvert pipe from the dam, a riprap stone spillway channel that flows into an earth channel that passes under the access track via three pipes: 1 x Ø300 mm and 2 x Ø225 mm plastic culverts.

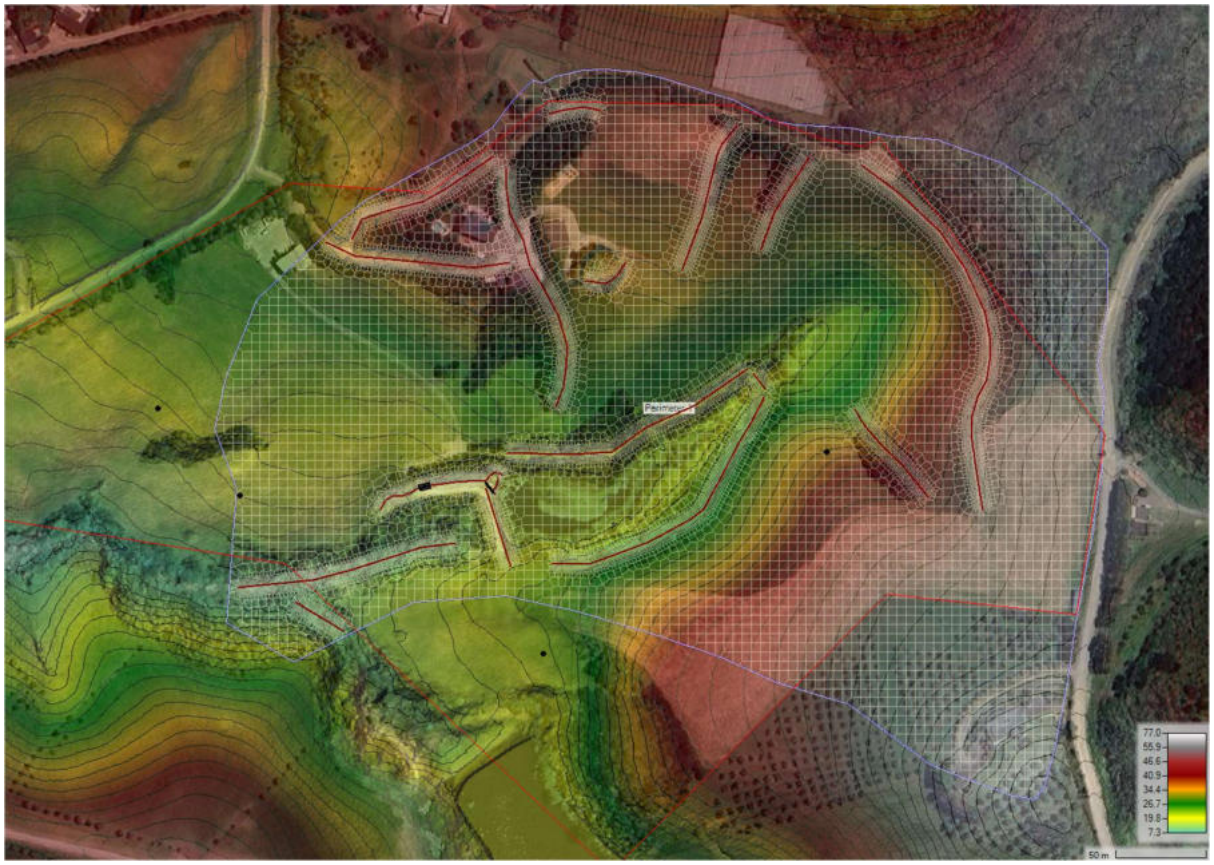


Figure 9: Hydraulic Model Domain

Hydraulic Model Domain (grey hatching), Breaklines (red lines), topographic elevation and 1m contours

9.1.2 Land Cover and Infiltration

The land cover map layer (Figure 10) was taken from the Land Cover Database (LCBD) 2018. Land cover is used to assign the Manning's "roughness" value, or the resistance to overland flow.

Similarly, the GNS geological map was used to define areas of different hydrological soil class depending on the mapped geology. The infiltration map was then generated by overlapping the land cover data with the geological map.

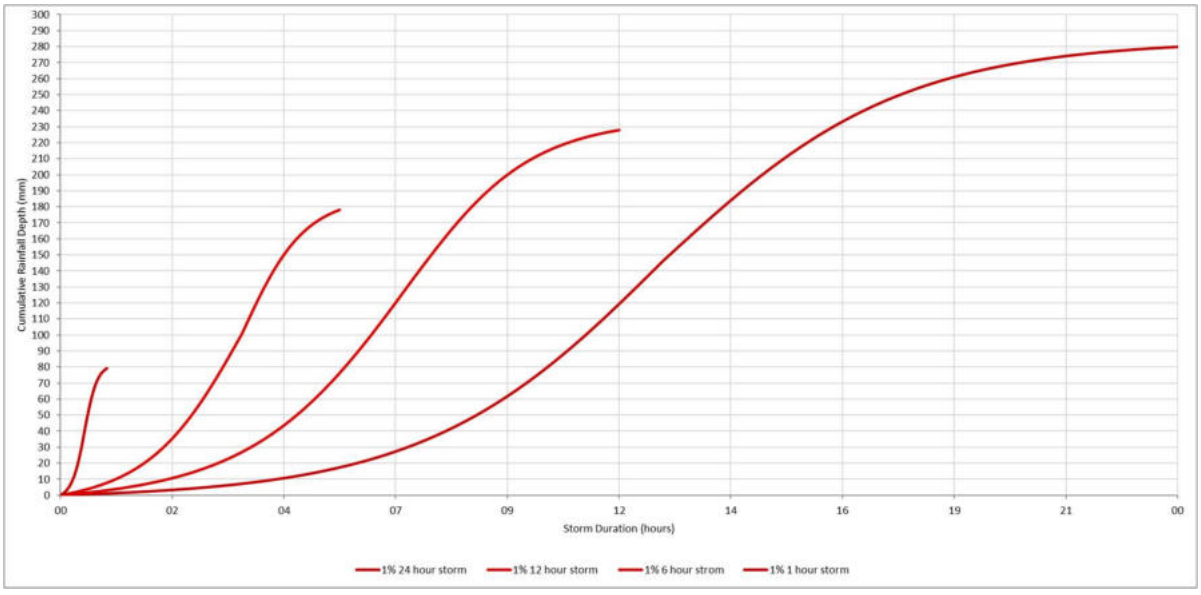
The SCS Curve Number Method, as defined in TR-55, was chosen to model the losses due to infiltration and initial abstraction in order to generate a more realistic runoff response in the catchment.

Boundary conditions define what happens at the perimeter of the 2D model domain i.e., how does water flow out of the model. The downstream boundary used a normal depth based on the slope, and with inflows being rainfall (precipitation) across the entire modelling grid.

Figure 10: Land Use Classification Layer

9.1.3 Rainfall Design Storm Data

Rainfall data was taken from the NIWA High Intensity Rainfall Design System V4 (HIRDSv4) with a climate change scenario of RCP 6.0 and the temporal rainfall pattern created from HIRDsv4 (Section 6). A range of storm durations were modelled for the 1% AEP storm event in order to determine the critical event for the catchment. This method is consistent with that used by the NRC Region-wide modelling of the area. The design storm hyetographs used for the model storm durations are shown in the following figure.



9.1.4 Baseline Hydraulic Model Results

The baseline model (existing outlet scenario) was run for the 1% AEP rainfall event including climate change for 1, 6, 12 and 24-hour durations to ensure that the most critical storm durations were captured and that hydraulic structures have sufficient capacity.

The results show that the 24-hour is the critical rainfall event for the catchment. In shorter duration storms, like the 1-hr event, the land soaks up (infiltrates) some of the rainfall and the storage in the dam attenuates peak flows. In larger events, infiltration reaches capacity and overland flow occurs, gradually filling up the dam until the spillway is active.

The dam embankment is not overtopped in any of the modelled events and all flow is contained within the hydraulic structures. However, freeboard levels are below a recommended safe operating level (0.5m below the top of the dam embankment crest level or 18.05 m NZVD) as shown in the following figure. The dam spillway crest is at 17.78 m NZVD.

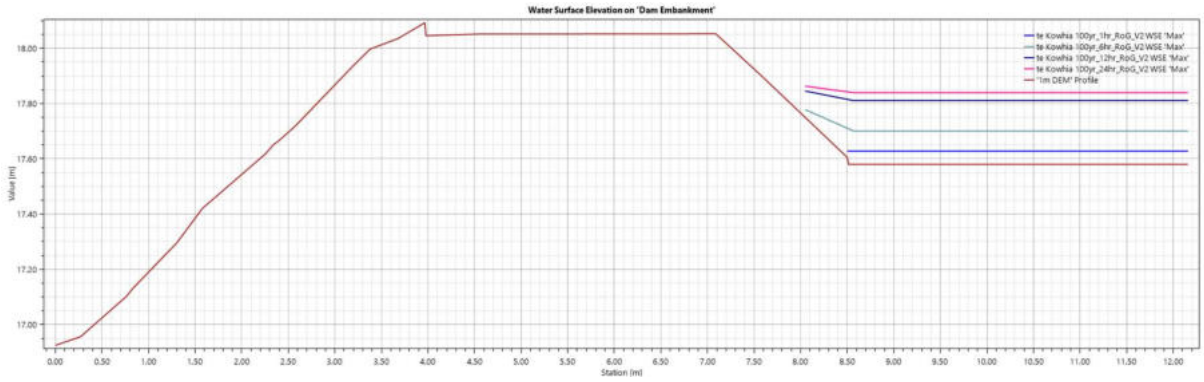


Figure 11: Modelled Surface Water Levels HEC RAS model water level results in baseline (existing outlet) scenario.

Peak discharge and velocity down the outlet channel via the existing overflow culvert and spillway are as follows:

Table 3: 1 % AEP event plus climate change event baseline model results

Event Duration (1% AEP +Climate Change)	Peak Discharge (m^3/s)	Peak Velocity (m/s)	Water Level in Dam (m NZVD)
1 hour	0.035	0.641	17.628
6 hours	0.053	0.736	17.701
12 hours	0.114	0.888	17.811
24 hours	0.135	0.913	17.840

9.1.5 Hydraulic Structure Sizing and Freeboard

The baseline modelling showed that there is insufficient freeboard for the 1% AEP event plus climate change and this section will discuss the resizing requirements to ensure safe conveyance of the design rainfall event whilst providing adequate freeboard. The dam overflow culvert was increased iteratively in diameter and the inlet lowered until the required freeboard during the 24-hour event was achieved.

The culvert was increased to a Ø450 mm plastic overflow culvert pipe from the dam with inlet invert lowered by 370mm from 17.59 m NZVD to 17.22 m NZVD.

With modifications, the hydraulic structures can safely convey the 1% AEP event plus climate change event without hazard to those using the access across the dam's embankment. It was further shown

that the culverts under the access track have capacity to convey all modelled events without over topping. Peak discharge and velocity down the outlet channel via the existing overflow culvert and spillway are as follows:

Table 4:1% AEP event plus climate change event model results

Event Duration (1% AEP +Climate Change)	Peak Discharge (m^3/s)	Peak Velocity (m/s)	Water Level in Dam (m NZVD)
24 hours	0.135	0.913	17.580

The modelled water levels with the upgraded culvert for the 24-hour event are shown in the following figure.

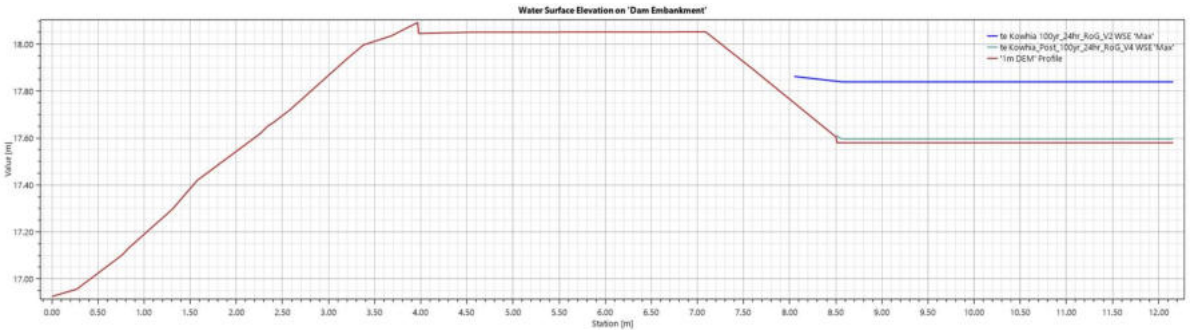


Figure 12: Modelled Surface Water Levels for the Upgraded Culvert

HEC RAS model water level results comparing baseline scenario (dark blue line) and proposed outlet scenario (green line) with terrain shown indicatively as a red line.

9.2 Initial Dam Breach Assessment

There are two earth embankment dams located on watercourses flowing through or along the Site boundary. It is prudent to consider the unlikely event of either dam having a breaching event, to assess the potential extent of a subsequent flood wave. This assessment aims to define an exclusion zone for future structures on the proposed lots, ensuring their safety even in such a low-probability scenario.

Based on VISION's experience with similar assessments, the "half height" method was used to estimate the potential extent of inundation. This method, outlined in the Tasmania Government guidance: *Guidelines on undertaking consequence category assessments for dams, March 2023, Version 1.1,* projects half of the physical height of the dam downstream to simulate a flood wave.

Figure 13 illustrates the potential inundation zone based on this conservative assessment.

This method is a conservative initial screening method for estimating the potential inundation zone. It does not constitute a detailed dam breach assessment or substitute for hydraulic modelling. The approach is intentionally conservative as it does not consider the volume of stored water, the rate or magnitude of dam failure, losses due to friction or attenuation storage in the landscape.

The estimated inundation zone has not been extended downstream of the site across Te Kowhai Point Road. Additionally, the NRC flood mapping does not indicate a risk of flooding for the dam embankment forming the access. However, in the unlikely event of a dam failure, there is potential for localised impacts on the embankment's structural integrity.

Figure 13: Indicative dam breach inundation map.
Indicative inundation zone shown in blue shading.

To ensure the long-term safety of the development, it is recommended that a consent condition be issued requiring the survey plan be updated to show the indicative inundation area. A consent notice should then be included on the land titles for proposed Lots 3 and 4, prohibiting building construction and any other development that poses a risk to life or property within the identified inundation zone (Figure 9), unless a specific engineering analysis and report prepared by a Chartered Professional Engineer clearly demonstrates that a potential dam breach flood wave does not pose a risk to life or property within the said zone. This approach provides strong protection against inappropriate development while allowing for flexibility if further engineering analysis demonstrates the safety of building within the zone.

10 Attenuation and Stormwater Management

10.1 Far North District Plan

The Far North District Plan (DP) provides rules relating to stormwater management at a site. The DP provides thresholds for permitted activities on a site which are deemed to have a no more than minor effect on the receiving environment. The permitted requirement for this site is defined in rule 8.6.5.1.3 of the DP as follows:

10.6.5.1.6 IMPERMEABLE SURFACES

"The maximum total site area covered by buildings and other impermeable surfaces shall be 10%."

Table 5 shows the permitted impermeable surface area for proposed lots:

Table 5: Permitted Impermeable Surfaces

Proposed Lot	Area (m^2)	Permitted impermeable surfaces (10%) (m^2)
Lot 2	37,365	3,737
Lot 3	37,005	3,701
Lot 4	38,530	3,853

Where impermeable surfaces exceed 10% of the gross site area, stormwater management and attenuation will be required as a controlled or restricted discretionary activity under the DP.

10.2 FNDC Engineering Standards & Guidelines

The FNDC Engineering Standards & Guidelines (ESG) (revised 2009) provide guidance on the requirements of FNDC's infrastructure department. Section 4.2.4 is relevant for subdivisions relating to stormwater catchment management and off-site effects as follows:

4.2.4 Catchment management planning and off-site effects

The developer must take into account catchment-wide issues at the concept design stage. The implications of future development upstream of the site and the cumulative effects of land development on water quality and flooding downstream are important considerations. The larger the scale of the development the more significant catchment management planning issues are likely to be. The developer must show how these issues are to be addressed and the effects dealt with. Where the discharge is to be into council's system and/or is to be incorporated into council's existing or future discharge consent, then the developer must demonstrate that consent conditions, including quality requirements, will be met.

All stormwater systems shall provide for the collection and controlled disposal of stormwater from within the land being developed together with any runoff from upstream catchments. In designing downstream facilities the upstream catchment shall be considered as being fully developed to the extent defined in the current District Plan. For all land development works (including projects involving changes in land use or coverage) the design of the stormwater disposal system shall include the evaluation of stormwater runoff changes on upstream and downstream properties.

Upstream flood levels shall not be increased by any downstream development unless any increase is small and can be shown to have no detrimental effects on the upstream properties. Downstream impacts investigated shall include (but are not limited to) changes in flow peaks and patterns, flood water levels, contamination levels and erosion or silting effects, and effects on the existing stormwater drainage system. Where such impacts are considered detrimental mitigation measures (e.g. Peak flow attenuation, velocity control, contamination reduction facilities) on or around the development site, or the upgrading of downstream stormwater disposal systems at the developers expense are likely to be required.

10.3 On-site Attenuation

On-site attenuation is not required based on the percentage of impermeable surface likely to arise during development i.e., impermeable surfaces are unlikely to be above 10% of the total lot area given the size of each lot. Additionally, attenuation is provided within the dam and ponded areas in the watercourse channel. Furthermore, downstream flooding has not been identified as a risk and attenuation of the 1% AEP event is not deemed necessary.

11 Wastewater Treatment System Selection

An appropriate land-application system and the treatment option to precede it is outlined in this section based upon a review of the physical site constraints and the assessment of environmental & public health effects. A disposal total design load of 1080 L/day/ dwelling is assumed.

11.1 Alternatives Considered

For the purposes of feasibility we have considered secondary aerated wastewater treatment systems only. Detailed design during the building consent stage may consider alternatives available for each proposed lot based on the soil type, environmental constraints, location and size of the proposed dwellings.

11.2 Treatment System

The treatment system suitable for the proposed subdivision is a Secondary Treatment system with a 120 micron filter or as recommended by the manufacturer. Should the activities at the site generate a large volume of grease, the owner may wish to install a grease trap on the kitchen drainage.

11.3 Land Application

It is anticipated that surface mounted pressure compensating drip lines covered with mulch will be suitable for the proposed future activities. We have assumed a soil category of 6 (in accordance with TP58) from onsite soil testing with a loading rate of 3 litres per square meter per day and a 100% reserve area.

Table 6. Summary of land application area

Proposed Lots	**Area Required for Disposal of Effluent (using the assumed proposed development with 100% Reserve) (m^2)**
2, 3, and 4	360m^2 (active) + 360 m^2 (reserve) = 720 m^2

Each of the proposed lots have sufficient area available, including setbacks, for an on-site wastewater treatment system as outlined in this report and shown by the area of available land in Figure 14.

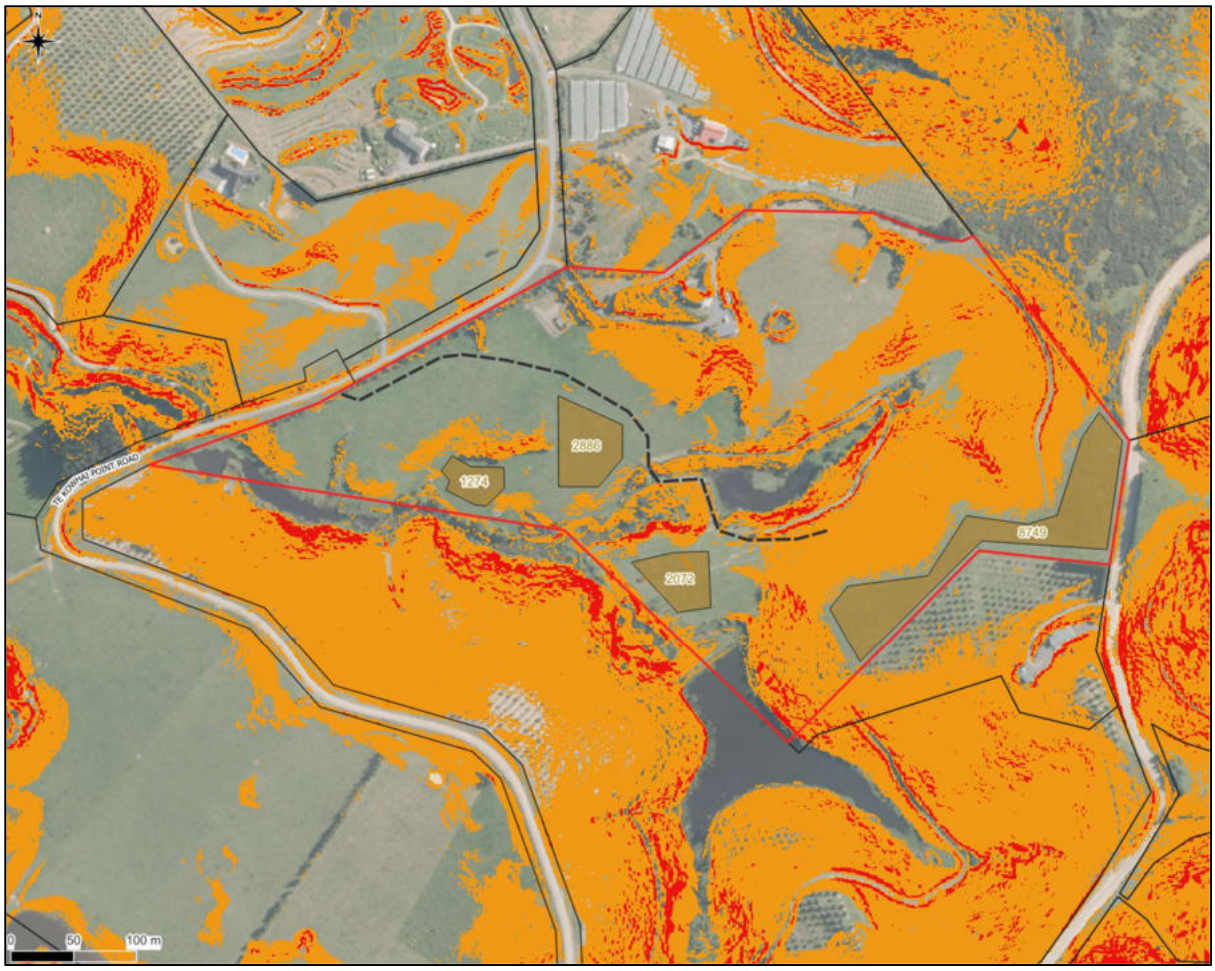


Figure 14: Wastewater Discharge Suitability

Slope classification shown by shading (orange = 10 to 26 degrees, red = +26 degrees). Suitable areas for land application shown by brown shading and numbering (m²)

12 Summary of Recommendations

The following recommendations are provided for the proposed subdivision of 128 Te Kowhai Point Road, Lot 2 Deposited Plan (DP) 205281, Kerikeri:

Geotechnical and Earthworks

- Existing vegetation is maintained wherever possible and cut slopes are protected against erosion.
- Earthworks are to be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).
- Fill slopes are constructed on land sloping at less than 1V:5H at a maximum batter slope of 1V:2.5H to a maximum height of 1.0m. Where this cannot be achieved or where fill slopes are greater than 1.0m in height, the earthwork are to be engineer assessed by a Chartered Professional Engineer experienced in geotechnical engineering.
- Where any proposed filling is to take place within 10m of the top of the banks of the unnamed watercourse that the stability is assessed by a Chartered Professional Engineer with experience in geotechnical engineering.
- Where the proposed filling is to support the loads of a building it will need to be certified by a Chartered Professional Engineer in accordance with NZS4431:2022.

- Cut slopes are to be constructed at a maximum slope angle of 1V:3H to a maximum height of 1.0m. All cut slopes greater than 1.0m in height are to be engineer assessed by a Chartered Professional engineer experienced in geotechnical engineering.
- Site specific geotechnical investigations are to be carried out for proposed structures at the site by a Chartered Professional Engineer experienced in geotechnical engineering.

Access and Roads

- The access road from Te Kowhai Point Road, and within the development, be designed and constructed in general accordance with the FNDC Engineering Standards (May 2023) and include:
  - A comprehensive geotechnical assessment of the accessway alignment be conducted to ensure the stability of cut and fill slopes, assess subgrade conditions, and inform pavement design.
  - A comprehensive geotechnical assessment of the dam embankment to confirm its load-bearing capacity and address potential impacts of accessway construction.
  - The accessway will have a minimum 3 m width of carriageway, complying with the FNDC standards.
  - On accessways in excess of 100 m long and less than 4.5 m carriageway width, passing bays be provided at points of intervisibility (at approximate 50 m intervals). For such passing bays, the carriageway width will be increased to 5.5 m over a 15 m length, including 5 m tapers at each end.
  - The accessway horizontal geometry provide an inside wheel turning radius to accommodate a Medium Rigid Truck of 8 m.
  - A detailed drainage design for the accessway be prepared, including ditch dimensions, culvert capacities, and discharge points. The capacity and condition of the existing culvert under Te Kowhai Point Road will be assessed to ensure it can handle the increased runoff from the development.
  - A passing bay be installed on the northern side of the dam to ensure safe vehicle passing, as sightlines are limited on the southern approach.
  - A safety barrier with appropriately spaced bollards, complying with AS/NZS 3845:2017, be installed along the upstream side of the accessway to prevent vehicles from leaving the roadway and entering the pond. This is particularly crucial given the potential for serious consequences, especially for vulnerable occupants like infants or elderly.
  - A geotechnical assessment of the dam embankment be conducted to confirm its load-bearing capacity and address potential impacts of the accessway construction.
  - If necessary, vehicle restrictions may need to be imposed to limit the size or type of vehicles allowed to use the accessway.
  - Detailed access design plans be prepared, specifying cut and fill areas, batter slopes, and drainage details.
- The entrance be designed in accordance with FNDC Engineering Standards drawing Sheet 21 detail TYPE 1A, incorporating the following:
  - Curve Radius: 5.0 m and may increase to accommodate the tracking of a Medium Rigid Truck.
  - Property Access Width: 4.0 m at 6.5 m from the edge of the roadway and, where needed, widened to accommodate the tracking of a Medium Rigid Truck.
  - Access Gate: To be recessed back from the edge of the roadway at least 6.5 m

- Drainage: Where a culvert is deemed necessary, the culvert shall be adequate for the upstream catchment, but not less than 300 mm diameter, with end treatments consisting of concrete bound riprap 100 mm to 150 mm rock embedded in concrete to 100 mm below the pipe.
- Pavement: an unsealed crossing with a minimum of 125 mm GAP 65 and 75 mm GAP 40 or 200mm GAP 40 (compacted depths).

Stormwater

- Any building consent, which increases impermeable surfaces beyond the permitted threshold of 10% of the total Lot area are to attenuate flows to the permitted levels for rainfall events up to a 10% Annual Exceedance Probability (10% AEP) with an allowance for the RCP6.0 scenario of climate change.
- The "Chignell Dam" outlet structures should be upgraded as per the hydraulic analysis presented in this report to ensure that the 1% AEP plus climate change event can be conveyed safely.

Wastewater

- The design of the on-site wastewater disposal is undertaken by an FNDC approved TP58 report writer experienced in on-site wastewater disposal. The final system design and layout will be dependent on the size and location of the building platform and associated structures (water tanks, driveways, etc.).

Other Considerations

- A consent condition be issued requiring the survey plan be updated to show the indicative inundation area (Figure 9). A consent notice should then be included on the land titles for proposed Lots 3 and 4, prohibiting building construction and any other development that poses a risk to life or property within the identified inundation zone (Figure 9), unless a specific engineering analysis and report prepared by a Chartered Professional Engineer clearly demonstrates that a potential dam breach flood wave does not pose a risk to life or property within the said zone.

Appendix A
Supplied Drawings

Proposed Memorandum of Easements

Shown	Purpose	Burdened Land	Benefited Land
O	Right of Way Right to Convey Electricity, Water & Telecommunications	Lot 4 Hereon	Lots 2 & 3 Hereon
M & N		Lot 3 Hereon	Lot 2 Hereon

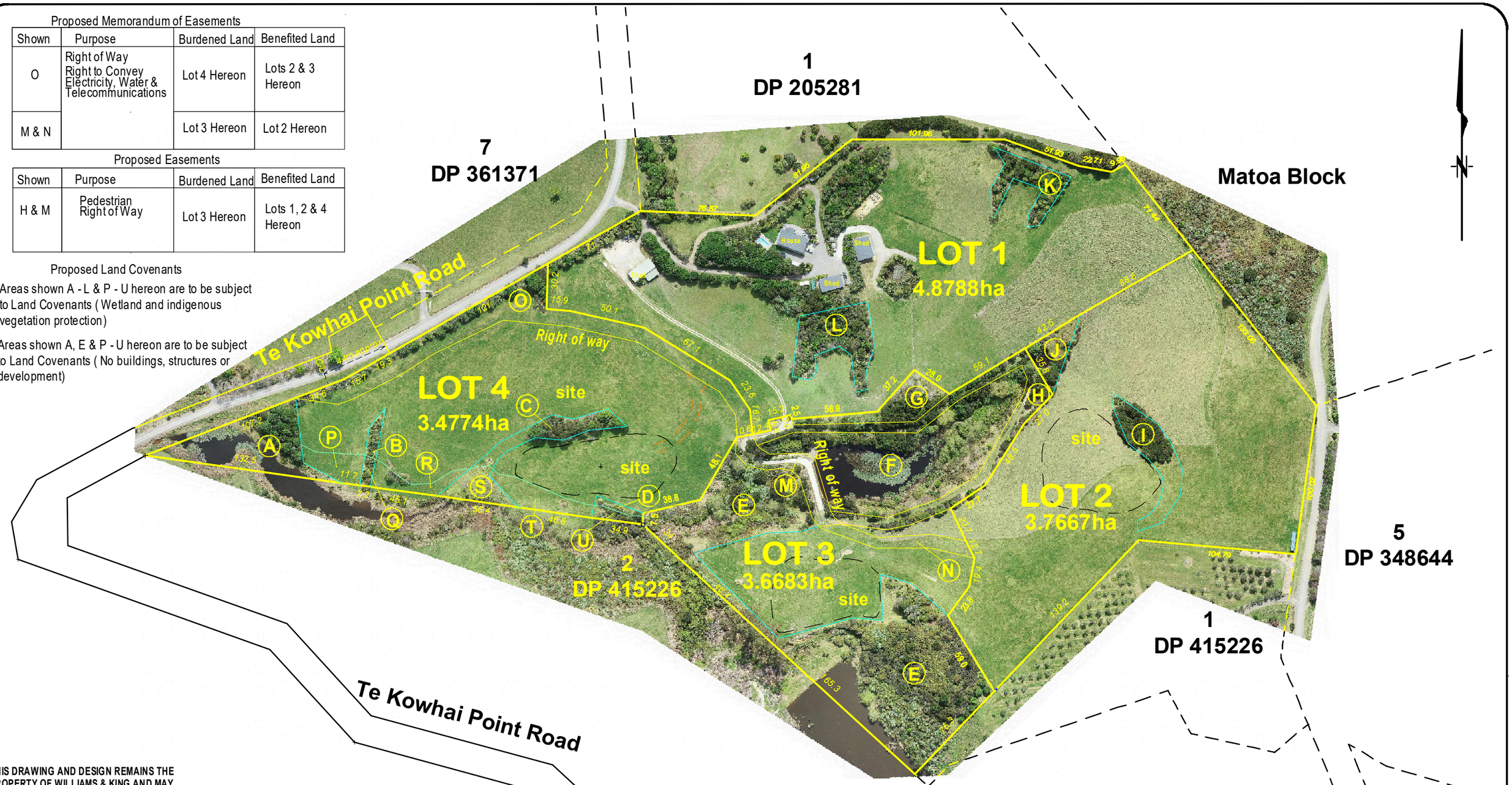
Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land
H & M	Pedestrian Right of Way	Lot 3 Hereon	Lots 1, 2 & 4 Hereon

Proposed Land Covenants

Areas shown A - L & P - U hereon are to be subject to Land Covenants (Wetland and indigenous vegetation protection)

Areas shown A, E & P - U hereon are to be subject to Land Covenants (No buildings, structures or development)



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

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council

Total Area: 15.7915ha
Comprised in: NA132C/342

Levels in terms of: NZ Vertical Datum
Contour interval is: 1.0m

Prepared for: D J & J A Nute

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

Proposed Subdivision of Lot 2 DP 205281

	Name	Date
Survey		
Design		
Drawn	W & K	Oct 2024
Rev		

ORIGINAL SCALE 1:2500 | SHEET SIZE A3

24445

Appendix B
Borehole Logs

Borehole Log BH1

Client: J & D Nute	**Project:** Site Suitabilty	**Project No.:** J15729
Project Location: 128 Te Kowhai Point Road, Kerikeri	**Borehole Location:** Lot 2 proposed WW field	**Drilled by:** JC **Logged by:** JC
Hole started: 10/10/2024 **Hole completed:** 10/10/2024	**Drill method:** 50mm handauger	

VISION CONSULTING ENGINEERS

Depth (m)	Graphic	Moisture	Soil Description	**Geology** & other notes
0.00		D	Clayey SILT; black, trace rootlets, grass surface cover	TOPSOIL
0.25		D	Silty CLAY; orange, trace brown, trace white,	WAIPAPA GROUP
0.60		D-M	Silty CLAY; orange brown, trace brown, trace grey	
1.20			End of hand auger at 1.2m bgl	
			Target depth achieved	
			Groundwater not encountered	

Borehole Log BH2

Client: J & D Nute	**Project: Site Suitabilty**	**Project No.: J15729**
Project Location: 128 Te Kowhai Point Road, Kerikeri	**Borehole Location:** Lot 3 proposed WW field	**Drilled by:** JC **Logged by:** JC
Hole started: 10/10/2024 **Hole completed:** 10/10/2024	**Drill method:** 50mm handauger	

VISION CONSULTING ENGINEERS

Depth (m)	Graphic	Moisture	Soil Description	**Geology** & other notes
0.00		D	Clayey SILT; black, trace rootlets, grass surface cover	TOPSOIL
0.05				
0.10		D	Silty CLAY; orange, trace brown, trace white,	WAIPAPA GROUP
0.15				
0.20		D	Clayey SILT; black, trace rootlets, grass surface cover	TOPSOIL
0.25				
0.30		D	Silty CLAY; Brown to orange, trace white, trace grey,	WAIPAPA GROUP
0.35				
0.40				
0.45				
0.50				
0.55				
0.60		D-M	Silty CLAY; Light brown becoming orange with depth, trace white, trace grey	
0.65				
0.70				
0.75				
0.80				
0.85				
0.90				
0.95				
1.00				
1.05				
1.10				
1.15				
1.20			End of hand auger at 1.2m bgl	
1.25			Target depth achieved	
1.30			Groundwater not encountered	
1.35				
1.40				
1.45				
1.50				
1.55				
1.60				
1.65				
1.70				
1.75				
1.80				
1.85				
1.90				
1.95				
2.00				
2.05				
2.10				
2.15				
2.20				
2.25				
2.30				
2.35				
2.40				
2.45				
2.50				
2.55				
2.60				
2.65				
2.70				
2.75				
2.80				
2.85				
2.90				
2.95				

Borehole Log BH1

Client: J & D Nute	**Project:** Site Suitabilty	**Project No.:** J15729
Project Location: 128 Te Kowhai Point Road, Kerikeri	**Borehole Location:** Lot 4 proposed WW field	**Drilled by:** JC **Logged by:** JC
Hole started: 10/10/2024 **Hole completed:** 10/10/2024	**Drill method:** 50mm handauger	

VISION CONSULTING ENGINEERS

Depth (m)	Graphic	Moisture	Soil Description	**Geology** & other notes
0.00		D	Clayey SILT; black, rootlets, grass surface cover. Soft in upper 200mm.	TOPSOIL
0.45		D	Silty CLAY; orange, trace brown, trace white, rootlets	WAIPAPA GROUP
0.80		D-M	CLAY; orange with trace brown, trace rootlets	
1.20			End of hand auger at 1.2m bgl	
			Target depth achieved	
			Groundwater not encountered	

Appendix C
NRF Flood Level Report

Flood Level Report

Parcel ID: 4892018

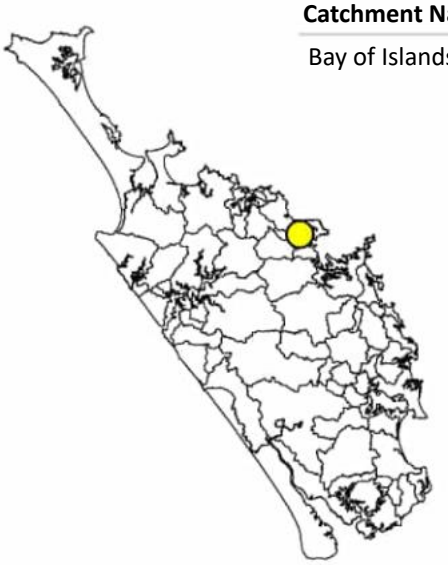
Title: NA132C/342

Appellation: Lot 2 DP 205281

Survey Area: 157,915 m²

Catchment Name(s)

Bay of Islands Coast



Date Exported: 3/10/2024

Report Reference: 20241003_133945

Useful Flood Information Definitions

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

1% AEP - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.
2% AEP - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
5% AEP - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.
10% AEP - A flood of this size or larger has a 1 in 10 chance or a 10% probability of occurring in any year.

NZVD2016 - New Zealand Vertical Datum - The reference level used in our flood models to define ground level.
Flood Levels - Flood levels are used from our modelled flood level rasters. The flood levels are calculated above NZVD 2016 Datum.
Climate Change (CC) - NZCPS (2010) requires that the identification of coastal hazards includes consideration of sea level rise over at least a 100-year planning period. Climate change impacts, such as increased rain intensity, have been included in the flood scenarios. You can read more about the Climate Change forecasts included in each flood model in the technical reports on the NRC website.
Mean high water spring (MHWS) - describes the highest level that spring tides reach, on average.

Coastal Flood Hazard Zones (CFHZ)

Coastal flood hazard zones are derived using a range of data including tide gauge analysis, wind and wave data and models, and use empirical calculations to estimate extreme water levels around the coastline. The calculations include projected sea level rise scenarios based on the latest Ministry for the Environment guidance.

CFHZ 0 Coastal Flood Hazard Zone 0 - area currently susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event
CFHZ 1 Coastal Flood Hazard Zone 1 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-50 year storm event, taking into account a projected sea-level rise of 0.6m over the next 50 years
CFHZ 2 Coastal Flood Hazard Zone 2 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event, taking into account a projected sea-level rise of 1.2m over the next 100 years
CFHZ 3 Coastal Flood Hazard Zone 3 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event, taking into account a projected sea-level rise of 1.5m over the next 100 years (rapid sea level rise scenario)

REGIONWIDE and PRIORITY - RIVER FLOOD HAZARD ZONES (RFHZ)

River flood hazard zones are created to raise awareness of where flood hazard areas are identified, inform decision-making and to support the minimisation of the impacts of flooding in our region. The river flood hazard zones have been created using an assessment of best current available information, engaging national and international experts in the field, using national standards and guidelines and has been peer reviewed. This will provide a good indication of the areas at potential risk of flooding from a regional perspective. However, flood mapping is a complex process which involves some approximation of the natural features and processes associated with flooding.

River Flood Hazard Zone 1 – 10% AEP flood extent: an area with a 10% chance of flooding annually
River Flood Hazard Zone 2 – 2% AEP flood extent: an area with a 2% chance of flooding annually
River Flood Hazard Zone 3 – 1% AEP flood extent: an area with a 1% chance of flooding annually with the inclusion of potential Climate Change (CC) impact

River Flooding

10 Year

Maximum	Minimum
19.57 m	7.81 m

Max Min flood levels are for the raster extent shown on the map

10 Year

m NZVD

- 7.81 - 8.98
- 8.98 - 10.16
- 17.21 - 18.39
- 18.39 - 19.57
- Parcel
- Flood Level Point

Label	Level
1	0 m
2	8.05 m
3	8.06 m
4	17.87 m
5	18.92 m

N

0 45 90 180 270 m

Report Reference: 20241003_135445

River Flooding

50 Year

Maximum	Minimum
19.62 m	7.93 m

Max Min flood levels are for raster extent shown on the map

50 Year

m NZVD

- 7.93 - 9.10
- 9.10 - 10.27
- 17.28 - 18.45
- 18.45 - 19.62
- Parcel
- Flood Level Point

Label	Level
1	0 m
2	8.18 m
3	8.19 m
4	17.92 m
5	18.95 m

N

0 45 90 180 270 m

Report Reference: 20241003_135445

River Flooding

100 Year + CC

Maximum	Minimum
19.68 m	3.02 m

Max Min flood levels are for raster extent shown on the map

100 Year + CC

m NZVD

- 3.02 - 4.69
- 4.69 - 6.35
- 6.36 - 8.02
- 8.02 - 9.69
- 9.69 - 11.35
- 16.35 - 18.02
- 18.02 - 19.68
- Parcel
- Flood Level Point

Label	Level
1	4.93 m
2	8.41 m
3	8.44 m
4	18 m
5	19.04 m

N

0 50 100 200 300 m

Report Reference: 20241003_135445

Disclaimers

Our modelling disclaimers are linked below:
https://www.nrc.govt.nz/media/ko2dkgxn/coastal-hazard-maps-disclaimer-june-2017.pdf
https://www.nrc.govt.nz/media/cqnnw12y/flood-map-disclaimer-2021.pdf

Our regionwide modelling reports are linked below:
https://www.nrc.govt.nz/environment/river-flooding-and-coastal-hazards/river-flooding/river-flood-hazard-maps/regionwide-river-catchments-analysis-technical-reports

ARE YOU FLOOD READY?

01

Know your risk

Check what potential flood risks and other hazards that may impact your property.

The Natural Hazards Portal is a great place to start. It's a 'one-stop-shop' of information related to natural hazards within our region: www.nrc.govt.nz/environment/natural-hazards-portal

The Environmental Data Hub provides river level and flow data, as well as warning levels, rainfall data, water quality, and more: www.nrc.govt.nz/environment/environmental-data/environmental-data-hub

02

Have a plan

Make sure you have an evacuation plan, emergency kit and important phone numbers ready. Check out: https://getready.govt.nz/en/prepared/ for tips on how to get ready.

03

Stay up to date

In a civil defence emergency situation, follow the updates on the Northland CDEM Group's Facebook page: www.facebook.com/civildefencenorthland

Or follow updates from the embedded feed on the regional council website: www.nrc.govt.nz/civildefence

04

In an emergency

Remember, if life is threatened dial 111 to contact emergency services.

Appendix D
Supporting Information

NLD 00 9084 (01 02)

Resource Consent

Pursuant to the Resource Management Act 1991, the Northland Regional Council (hereinafter called "the Council") does hereby grant a Resource Consent to:

ROGER STANLEY CHIGNELL, R D 1, KERIKERI 0470

To erect a dam in an unnamed tributary of Te Puna Inlet and to undertake associated earthworks on Lot 2 DP 179691 Blk VIII Kerikeri SD Map Reference P05:014-694 for beautification purposes subject to the following conditions:

1 The Consent Holder shall ensure that the works are constructed in accordance with Fraser Thomas Consultants Drawing No: 11902-1 dated 24-11-2000 submitted with the application.

2 The Consent Holder shall notify the Council in writing of the date construction work is intended to commence, at least one week beforehand.

3 The supervision of construction shall be carried out by a suitably qualified person experienced in such works.

4 Any outflows of water from the dam shall be effectively dissipated to prevent scouring. The spillway shall be installed, constructed and maintained to cope with all flood events up to and including a 1 in 100 year return period.

5 No earthworks shall be carried out under weather conditions which would lead to scouring of slopes and soil erosion, nor shall any earthworks be carried out between 1 May and 30 September in any year without the written approval of the Council.

6 The Consent Holder shall minimise contamination of surface water by ensuring that slash, soil, debris and detritus is not placed in a position where it may enter any watercourse.

7 Refuelling and servicing of machinery shall not be carried out in such a way that soil or water at the site is contaminated. Where an accidental spillage to land occurs all contaminated soil shall be collected and removed to a suitable disposal site. Where an accidental spillage to water occurs, the Consent Holder shall:

- Immediately take such action, or execute such work as may be necessary, to stop and/or contain such escape; and
- Immediately notify the Council by telephone of an escape of contaminant; and
- Take all reasonable steps to remedy or mitigate any adverse effects on the environment resulting from the escape; and
- Report to the Council in writing within 1 week on the cause of the escape of the contaminant and the steps taken or being taken to effectively control or prevent such escape.

8 Borrow areas, surplus fill disposal areas and bare areas shall be located and managed to avoid or minimise erosion or movement of spoil or sediment into watercourses and all runoff shall be directed through silt ponds designed and managed to prevent the discharge of suspended solids in excess of 100 grams per cubic metre.

9 To minimise erosion and sedimentation, all bare areas of land shall be established with a suitable grass/legume mixture to achieve a 80% groundcover by 31 May, immediately following each earthworks season. Temporary groundcover shall be established to the same standard on all areas closed down for the winter months. This condition may be varied in conjunction with any concessions given on timing of earthworks in accordance with Condition 5, if necessary, with the prior approval of the Council.

10 The Consent Holder shall notify the Council in writing as soon as the works are completed.

11 The dam face and grassed spillway shall be maintained in a sward of grass and/or legume species, and shall not be grazed in such a manner as would result in erosion.

K

12 The Consent Holder shall maintain all facilities covered by this consent in good order and repair.

13 The Council may in accordance with Section 128 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent. Such notice may be served annually after the commencement of the consent, and thereafter at annual intervals. The review may be initiated for any one or more of the following purposes:

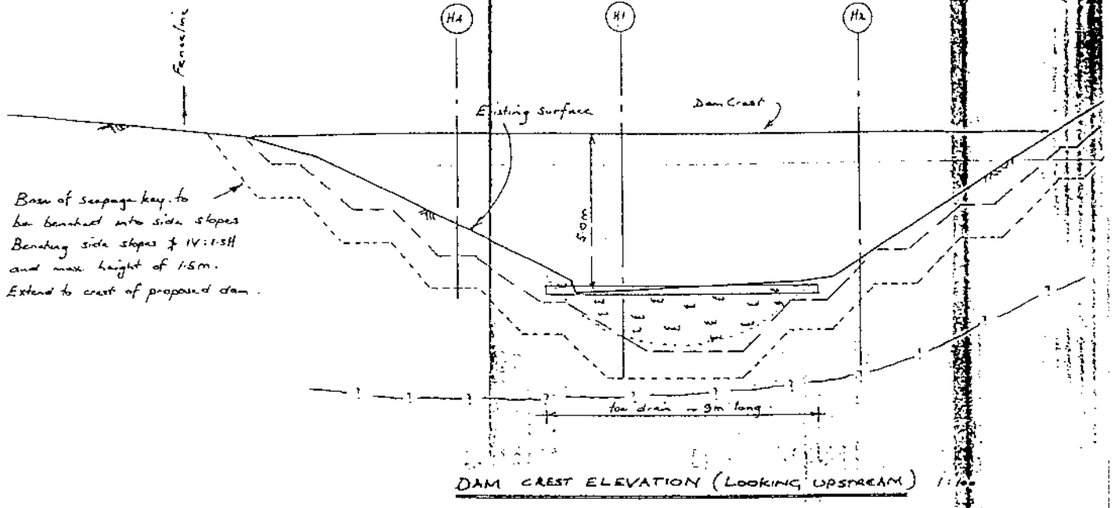
- To deal with any adverse effects on the environment that may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or to deal with any such effects following assessment of the results of the monitoring of the consent and/or as a result of the Council's monitoring of the state of the environment in the area.
- To require the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
- To provide for compliance with rules in any regional plan that has been made operative since the commencement of the consent.
- To deal with any inadequacies or inconsistencies the Council considers there to be in the conditions of the consent, following the establishment of the activity the subject of the consent.
- To deal with any material inaccuracies that may in future be found in the information made available with the application. (Notice may be served at any time for this reason).

The Consent Holder shall meet all reasonable costs of any such review.

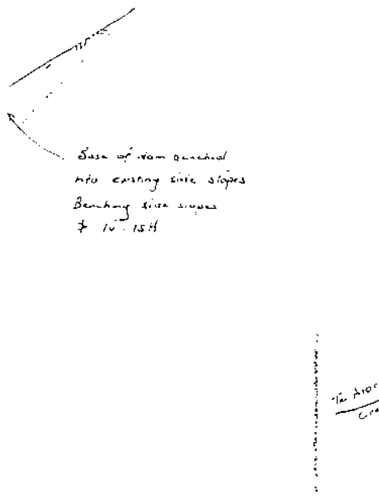
EXPIRY DATE: 31 MARCH 2006

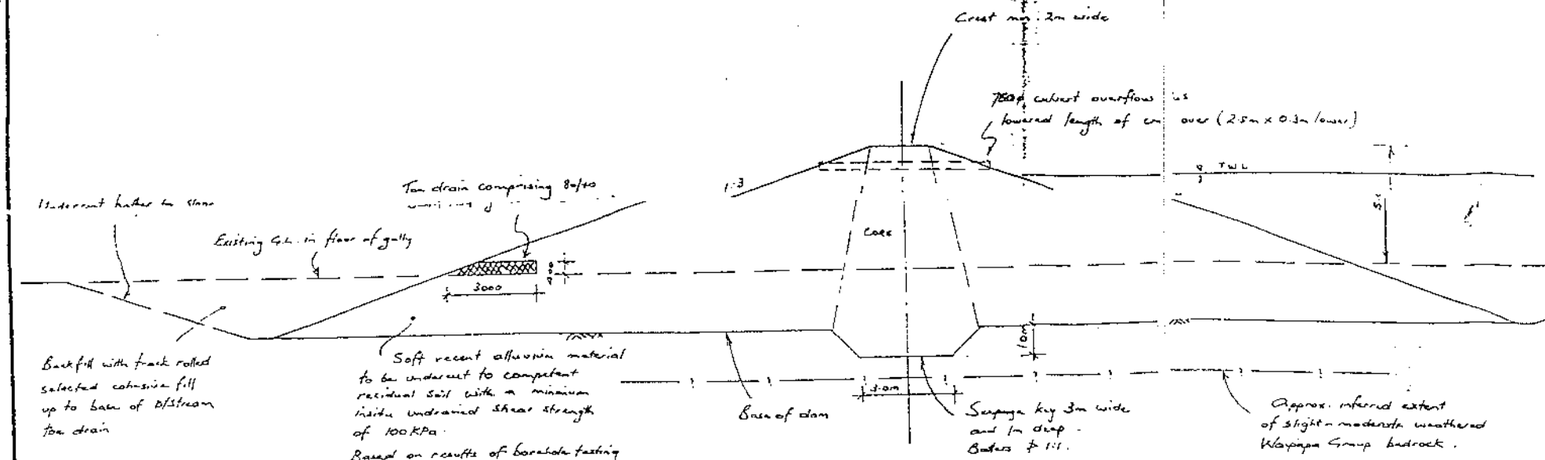
ISSUED at Whangarei this Twelfth day of February 2001

Consents Manager

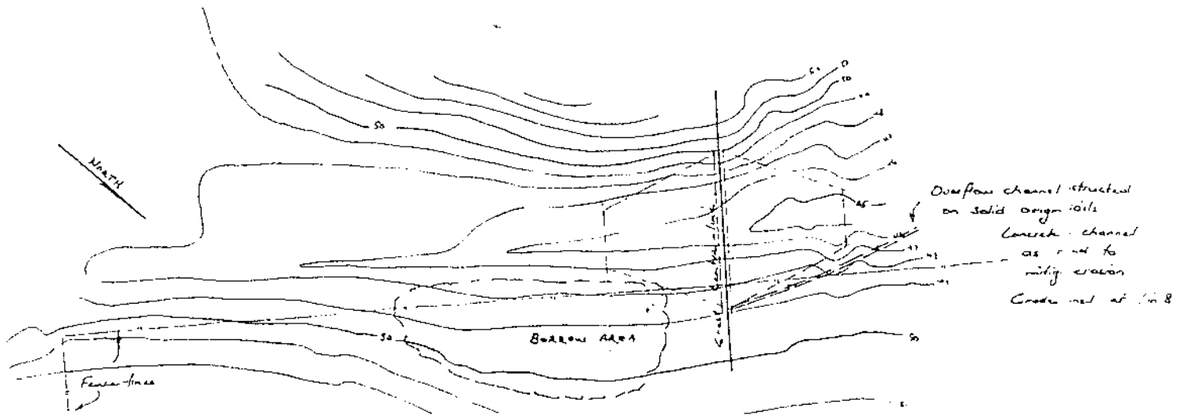


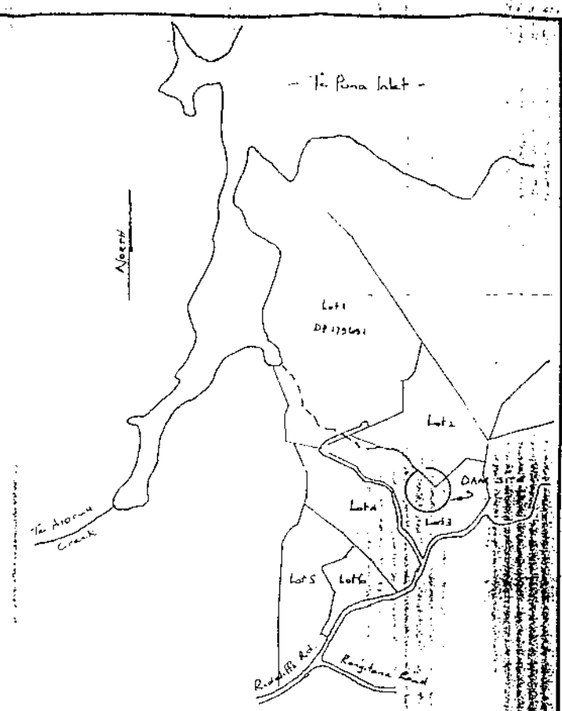
DAM CREST ELEVATION (LOOKING UPSTREAM) 1:100



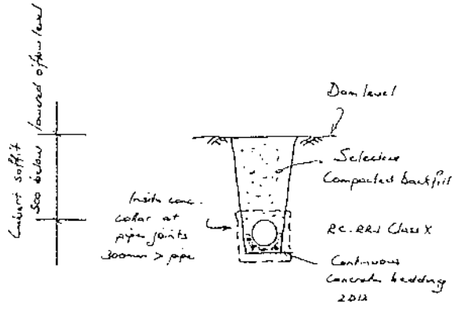


DAM CROSS-SECTION 1:100





LOCALITY PLAN 1:15000



OVERFLOW CULVERT DETAIL (NTS)

SURVEYED			APPROVED
DESIGNED			Roger Fraser 24.11.00
DRAWN	MA		
TRACED	RF		
CHECKED			

REVISION	DRAWN	CHECKED	DATE

NOTES

1. Refer separate specification for compaction requirements.

CLIENT

MR PETER GERRARD

PROJECT

EARTH DAM at RANGITANE

TITLE

CONSTRUCTION DETAILS

Fraser Thomas

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

152 KOLMAR ROAD, PAPAKURA — PO BOX 73 273 — TEL +64 9 298 7016
BROADWAY, KAROHI — PO BOX 57 — TEL +64 9 401 0445
WILLIAMS ROAD, PUKEKOHE — PO BOX 154 — TEL +64 9 402 7838

FAX PAPAKURA +64 9 298 3697 KAROHI +64 9 401 0441 PUKEKOHE +64 9 402 7853

R.D.1
Kerikeri

15 December, 2000

Mr Jongkees
Northland Regional Council
Whangarei

Dear Janarie

Further to our conversation 15/12, please find enclosed a letter from Roger Toplis, of Fraser Thomas, authorising the duplication of the plans for the dam as applied for by Peter Gerrard for the boundary of Lots 2 & 3 DP 179691.

Included also are photos of both sites.

We do greatly appreciate your help.

We are sure that this will be a worthwhile conservation project.

Have an enjoyable Holiday

Regards,

Roger and Louise Chignell

Fraser Thomas Ltd
152 Kolmar Road : PO Box 23 273 : Dx EP 74514 Hunters Corner
PAPATOETOE : AUCKLAND : NEW ZEALAND
TEL +64 9 278 7078 FAX +64 9 278 3697

Fraser Thomas

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

Memorandum

29036

DATE	:	4 November 2000
TO	:	Roger Toplis
FROM	:	Mason Reed
SUBJECT	:	Gerrard - Proposed Dam at Redcliffs Road, Kerikeri

1.0 INTRODUCTION

This memorandum presents the results of a field investigation undertaken at the above property for a proposed dam and provides a recommended dam design and fill specification.

A cross section and a long section through the dam is presented on the attached sketches.

A recommended fill specification and the logs of the boreholes put down at the site are also attached to this memorandum

2.0 GEOLOGY

In assessing the geology of the site, reference has been made to the New Zealand Geological Map, scale 1:250,000, North Cape, Sheet 1.

The foregoing map indicates that the site is, in general, underlain by greywackes and argillites of the Waipapa Group of Permian to Triassic age.

3.0 SITE TOPOGRAPHY

It is understood that the proposed dam will be located in the floor of a narrow gully which generally runs in a north westerly direction. The southern gully side slopes, located upstream of the crest of the proposed dam, are generally steep, with a slope angle of approximately 31° to the horizontal (1V:1.66H). The southern gully side slopes extend a vertical height of approximately 25 m and are vegetated with occasional shrubs and pine trees, up to 400 mm bole diameter.

The northern side slopes are generally steep, with slope angles ranging between 15° to the horizontal (1V:3.73H) and 25° to the horizontal (1V:2.14H), and extend a vertical height of approximately 5.0 m. The northern side slopes are generally vegetated with occasional gum and ponga trees, up to 300 mm bole diameter.

A predominantly flat terrace area was observed up slope of the northern side slopes. The terrace area extends a horizontal distance of approximately 120 m downstream of the centreline of the proposed dam.

The gully side slopes show no significant signs of slope instability.

A narrow stream was observed flowing on the floor of the gully in a north westerly direction. The stream ranged between approximately 300 mm and 600 mm in width. The floor of the gully, at the location of the proposed dam was predominantly flat and approximately 8.5 m in width.

4.0 FIELD INVESTIGATION

4.1 GENERAL

The field investigation comprised six hand augered boreholes, numbered H1 to H6 inclusive, with associated DCP tests beyond the base of Boreholes H1, H2 and H4.

The site was surveyed using a tape and clinometer to produce a cross section for dam design purposes.

4.2 HAND AUGERED BOREHOLES

Three hand augered boreholes, numbered H1, H2 and H4, were put down in order to investigate the subsurface conditions underlying the centreline of the proposed dam. The approximate locations of these boreholes are shown on attached cross section located along the centreline of the proposed dam.

An additional borehole, Borehole H3, was put down approximately 15 m downstream of the centreline of the proposed dam in order to investigate the subsoil conditions underlying the toe of the dam.

Boreholes H5 and H6 were put down in the proposed borrow area, within the predominately flat area located to the north of the northern side slopes, in order to investigate the subsoil conditions in this area and to collect disturbed samples for laboratory testing.

The boreholes were put down by a qualified Fraser Thomas Ltd geotechnical engineer. The logs of the boreholes are presented in Appendix A of this report.

Boreholes H1to H4 were terminated when the soils became too stiff to auger further. Boreholes H5 and H6 were terminated at a target depth of approximately 2.0 m below the existing ground surface. In situ undrained shear strength measurements were carried out in the boreholes at approximately 0.5 m intervals of depth using hand held field shear vane equipment. These tests were carried out down the hole and enabled a strength profile to be obtained from the boreholes. All soils in the boreholes were carefully logged.

A dynamic cone (Scala) penetrometer (DCP) test was performed beyond the base of Boreholes H1, H2 and H4. The results of the DCP tests are also presented in Appendix A of this report.

5.0 SUBSURFACE CONDITIONS

5.1 GENERAL

The borehole data indicates that the site is underlain by soils which are inferred to be weathering products of the underlying Waipapa Group bedrock.

It has been assumed that even though the various subsoil strata, the depth and thickness and the locations of groundwater levels have been determined only at the locations and within the depths of the various boreholes recorded herein, these various subsurface features can be projected between the various boreholes. Even though such inference is made, no guarantee can be given as to the validity of this inference or of the nature and continuity of these various subsurface features.

5.2 RECENT ALLUVIUM

Material inferred to be recent alluvium was encountered to depths of approximately 1.2 m and 2.2 m below the existing ground surface in Boreholes H1 and H3 respectively. Boreholes H1 and H3 are located in the floor of the gully. The material generally comprised organic slightly clayey silt. In situ undrained shear strength values measured in these materials ranged between 23 kPa and 30 kPa, corresponding to a soft to firm consistency.

5.3 RESIDUAL SOILS

The residual soils, inferred to be weathering products of the underlying Waipapa Group bedrock, were encountered in all of the boreholes put down at the site and generally comprised clayey silts and silty clays. In situ undrained shear strength values measured in the soils ranged from 53 kPa to greater than 186 kPa, corresponding to a stiff to very stiff consistency. Generally the in situ undrained shear strength values measured were in excess of 100 kPa, corresponding to a very stiff consistency.

5.4 MUDSTONE & SANDSTONE BEDROCK

The surficial soils at the site are inferred to be underlain by greywacke and argillite assigned to the Waipapa Group of Permian to Triassic age.

It is usual to take a DCP blow count of about 5 to 10 blows per 50 mm penetration as being indicative of the level of the moderately to slightly weathered greywacke and argillite. From the DCP results, the depth to the level of moderately to slightly weathered greywacke and argillite has been inferred, at the time of the investigation reported herein, to be approximately 3.6 m, 3.8 m and 5.6 m below the existing ground surface, in Boreholes H1, H2 and H4 respectively.

6.0 EARTHWORKS CONSIDERATIONS

6.1 GENERAL

The proposed development involves earthworks to construct a dam in the base of the gully. The earthworks involve cut to fill earthworks to form the dam.

6.2 SITE PREPARATION

Preparation prior to placing and compaction of fill should involve the stripping of all topsoil and organic soils to stockpile and any "unsuitable" soils to waste. As shown on the attached sketch showing the cross section of the dam, it is recommended that the organic material encountered in the floor of the gully be undercut prior to placement and compaction of fill. It is anticipated that the organic material in the floor of the gully may be up to 2.2 m in depth.

6.3 BORROW AREA

The results of laboratory tests undertaken on disturbed samples collected from the proposed borrow area, shown on the attached site plan, indicate that the fill material has an appropriate natural water content to achieve the required compaction standards outlined in the attached fill specification.

It should be anticipated that the soils encountered in the proposed borrow area may be sensitive to disturbance by earthworks plant and inclement weather. These two factors together could result in plant trafficablity problems, and which may result in the artificial creation, by virtue of ill conceived construction efforts, of excessive quantities of unsuitable(ie. unworkable) materials, unless earthworks construction activities and the nature of the earthmoving plant used in the site development are selected and controlled in cognisance of the particular characteristics of the site materials.

6.4 FILL MATERIALS AND COMPACTION CRITERIA

It is also recommended that the proposed engineered fill be placed in accordance with the methods described in NZS 4431: 1989; Earth Fill for Residential Development.

It is also recommended that if filling is discontinued due to inclement weather or any other reason that the fill surface be scarified prior to recommencement of filling in order to ensure bonding between the compacted fill layers.

A recommended fill specification is attached to this memorandum.

6.5 BULKING FACTORS

On the basis of experience with similar soils in the Auckland area, a bulking factor from solid in situ cut to solid in situ fill for earthworks calculations in the range of 10% to 20% is considered appropriate. In our opinion, a value of 15% could reasonably be taken for design purposes for the soils expected to be encountered during the bulk earthworks at the site. This recommended bulking factor relates to the volume reduction from cut to fill and does not include an allowance for spillage, wastage or otherwise unsuitable materials.

An indicative bulking increase factor for solid cut to loose spoil of 30% is, in our opinion, appropriate for excavation of the site materials to stockpile.

6.6 REMOVAL OF EXISTING PINE TREES

It is anticipated that some large existing pine trees may be required to be removed in order to enable the construction of the proposed dam. It is our opinion that the pine tree roots may present a risk to the stability of the dam by way of creating a preferential seepage path for the water. It is therefore recommended, to mitigate against the risk of this occurring, that the roots of any removed pine trees, removed in order to construct the dam, be completely excavated from the footprint of the dam. The excavation should be backfilled with engineered fill placed and compacted to satisfy the compaction standards for engineered fill (outside the dam core) in accordance with the appended recommended fill specification.

7.0 SEEPAGE KEY

To reduce hydrostatic pressures within the earth dam structure and to minimise seepage losses, a seepage key is recommended within the core of the dam. The seepage key should be founded a minimum depth of 1.0 m below competent natural ground ie. in ground with a minium in situ undrained shear strength of 110 kPa. The seepage key should be benched into the gully side slopes and extend up to the crest of the dam.

8.0 SPILLWAY

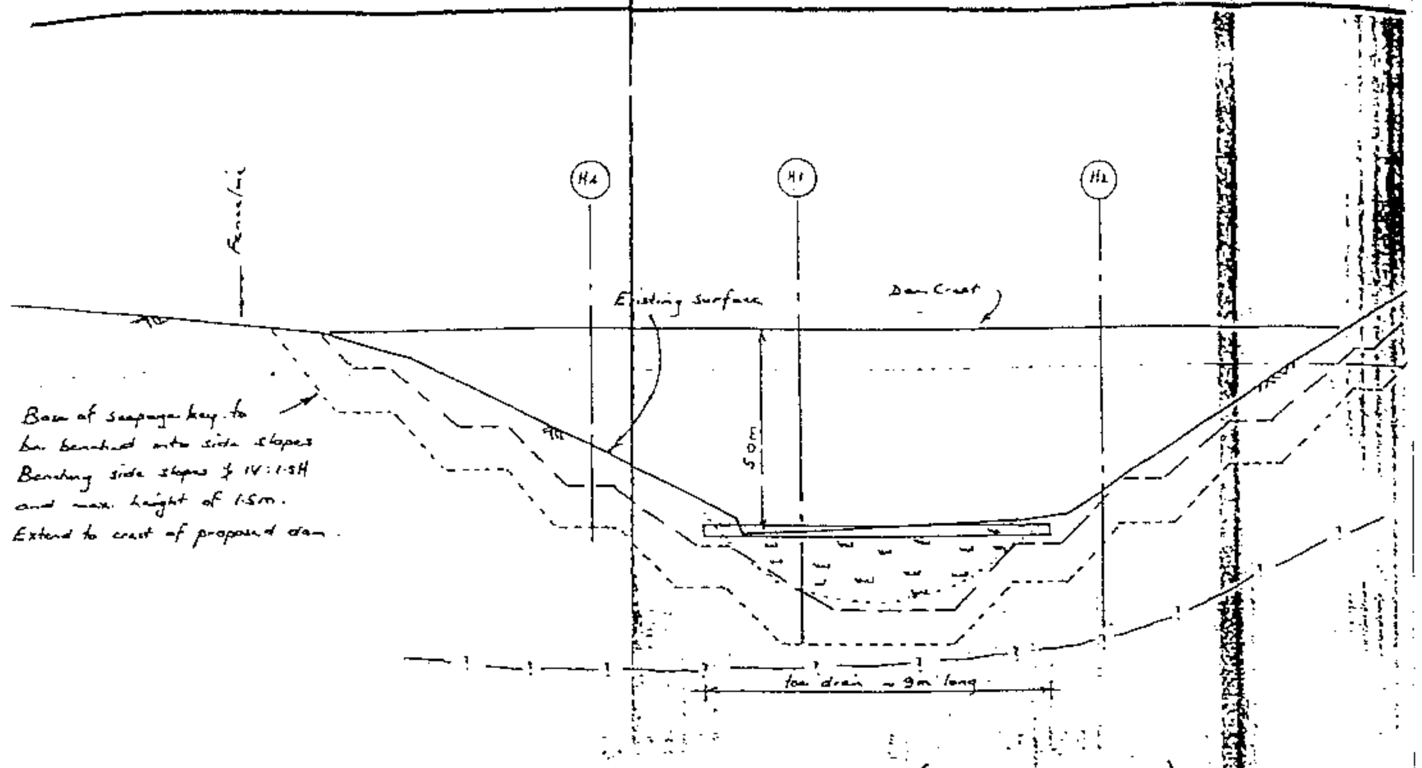
It is understood that the overflow spillway will be designed by the Paihia office. It is recommended that the spillway be located in the predominantly flat area located along the northern edge of the gully, ie. the left hand side of the gully looking upstream from the centreline at the proposed dam. It is recommended that the spillway be aligned so that discharge from the spillway will not scour the downstream face of the proposed dam., and that a suitable energy dissipation device is provided at the downstream end of the spillway.

9.0 DAM OVERFLOW PIPE

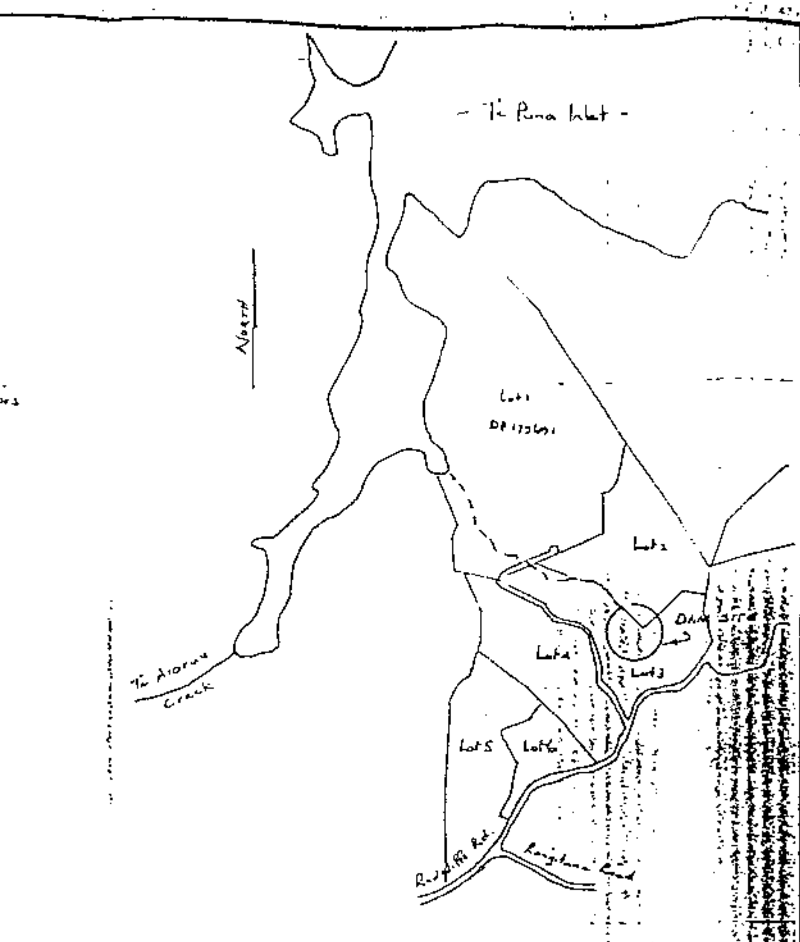
It is understood that the Paihia office will be designing the dam overflow pipe. It is recommended that a concrete cutoff be constructed at 5.0 m centres along the length of the pipe to prevent piping erosion adjacent to the pipe. A typical concrete collar and overflow pipe detail is attached to this memorandum. It is also recommended that the overflow pipe be directed to discharge into a suitable energy dissipation structure so as to prevent localised erosion at the downstream face of the proposed dam.

MASON REED

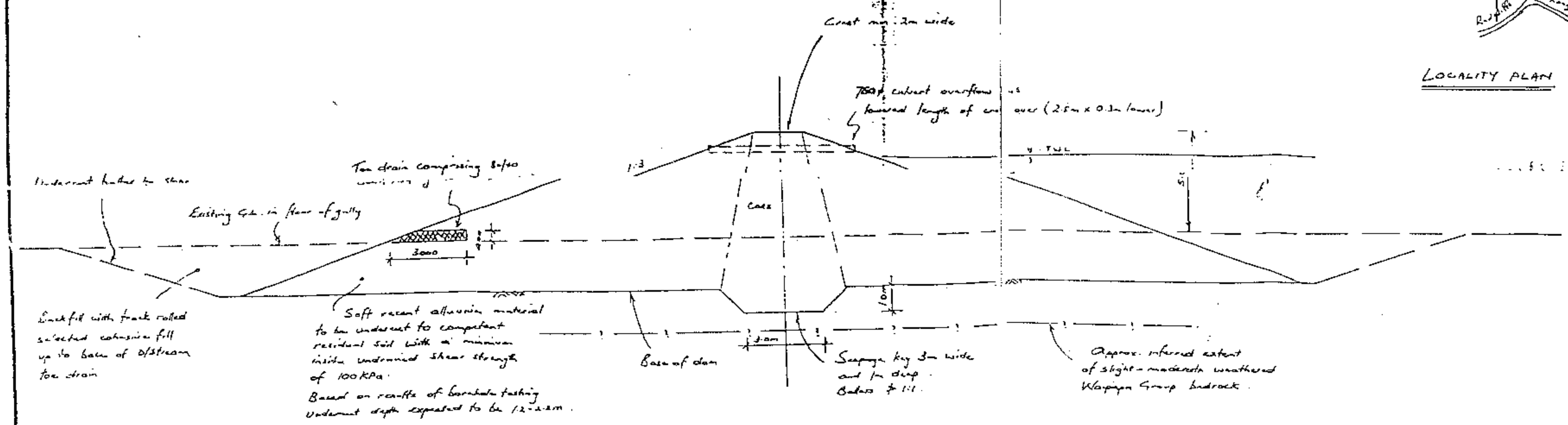
Enc



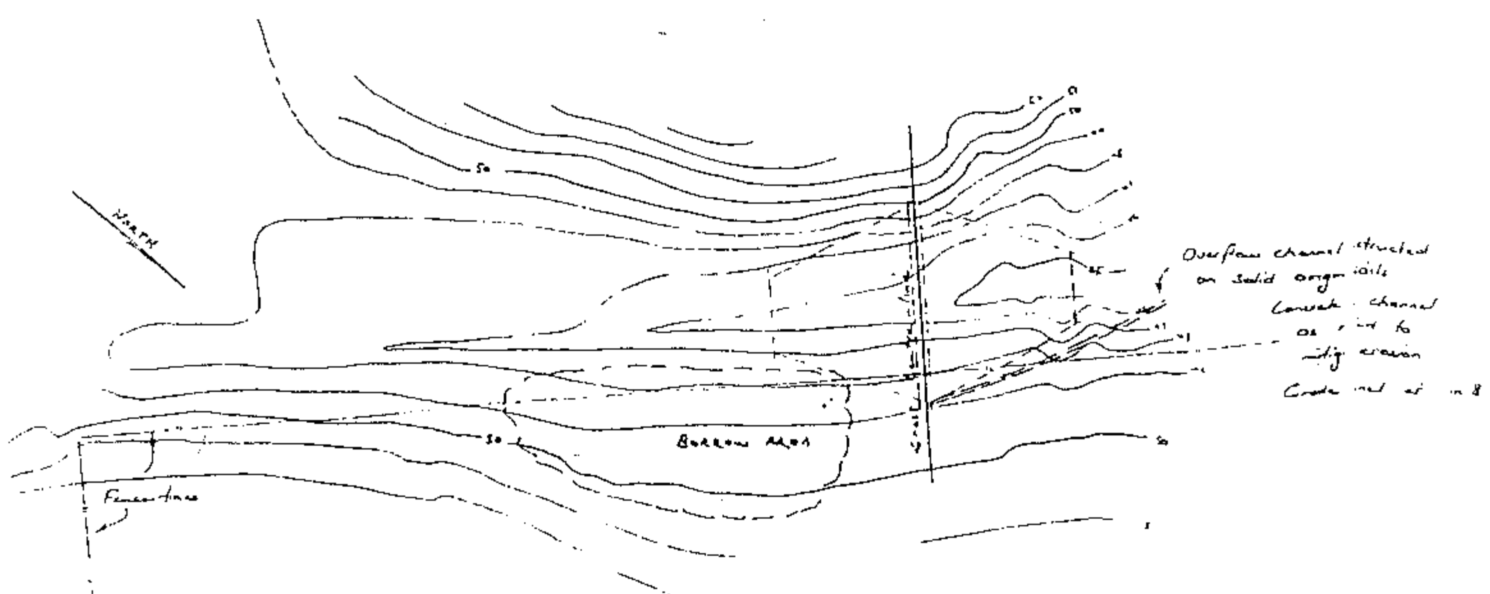
DAM CREST ELEVATION (LOOKING UPSTREAM) 1:100



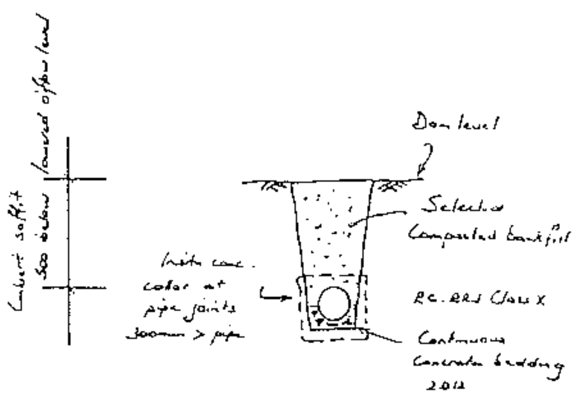
LOCALITY PLAN 1:15000



DAM CROSS-SECTION 1:100



SITE PLAN 1:500



OVERFLOW CULVERT DETAIL (NTS)

SURVEYED		APPROVED	
DESIGNED			
DRAWN	MA		
TRACED	RT		
CHECKED			
REVISION	CHANGES	CHECKED	DATE

NOTES
1. Refer separate specification for compaction requirements.

CLIENT
MR PETER GERRARD

PROJECT
EARTH DAM at RANGITANE

TITLE
CONSTRUCTION DETAILS

Fraser Thomas

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

SCALE As noted (A1)

DRAWING No 11902 _1

BOREHOLE AND TEST PIT LOGS SYMBOLS AND TERMS

(Based on New Zealand Geomechanics Society "Guidelines for the Field Description of Soils and Rock in Engineering Use" November 1988)

SYMBOLS AND ABBREVIATIONS

RL	Reduced level
EOB	End of borehole
X	Shear vane test result
UTP	Unable to penetrate
⊗	Pocket penetrometer test result
SPT	Standard Penetration Test
N	SPT blows per 300mm penetration
35/90	35 blows per 90mm penetration after seating for SPT
(s)	Inclusive of seating blow count for SPT
▼	Recorded water level
GWL	Groundwater level

W_f	Field water content
W_P	Plastic limit (%)
W_L	Liquid limit (%)
RQD	Rock quality designation
SG	Specific gravity
% F	Percentage fines (<75 micron)
PSD	Particle size distribution
CONS	Consolidation test
COMP	Compaction test
UCS	Unconfined compressive strength
k	Permeability coefficient (m/s)
LS	Linear shrinkage (%)
OC	Organic content (%)

SAMPLE TYPES

Bulk disturbed (arrows denote depth interval)

Small disturbed

"Undisturbed" tube

Block

Standard Penetration Test

SOIL

Symbol	Description
	Clay
	Silt
	Sand
	Gravel
	Boulders and Cobbles
	Organic Material
	Fill

STRENGTH

(a) Cohesive Description	Undrained Shear Strength (kPa)
Very soft	less than 10
Soft	10 to 25
Firm	25 to 50
Stiff	50 to 100
Very stiff	100 to 200
Hard	>200

(b) Non-cohesive Description	SPT "N" Value
Very loose	0 to 4
Loose	4 to 10
Medium dense	10 to 30
Dense	30 to 50
Very dense	>50

ROCK

Symbol	Description
	Limestone
	Mudstone
	Sandstone
	Conglomerate
	Breccia
	Volcanic Rock
	Fossiliferous

STRENGTH

Description	Unconfined Compressive Strength (MPa)
Extremely weak	<1
Very weak	1 to 5
Weak	5 to 20
Moderately strong	20 to 50
Strong	50 to 100
Very strong	100 to 250
Extremely strong	>250

WEATHERING

UW	unweathered
SW	slightly weathered
MW	moderately weathered
HW	highly weathered
CW	completely weathered

SPACING OF DISCONTINUITIES

Description	Spacing (mm)
Very widely spaced	>2000
Widely spaced	600 to 2000
Moderately widely spaced	200 to 600
Closely spaced	60 to 200
Very closely spaced	20 to 60
Extremely closely spaced	<20

Notes
1. Composite soil types are signified by combined symbols.

Fraser Thomas

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

HAND AUGER LOG

SHEET 1 OF 1

BOREHOLE NO. H1

PROJECT. MR PETER GERRARD
PROPOSED DAM
KERIKERI

PROJECT NO. 29036

CO-ORDINATES E N

GROUND LEVEL DATUM

Date Drilled 2.10.00 Logged by M REED Checked

DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC LOG	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (kPa) Vane readings corrected as per BS 1377 X Shear Vane Ⓧ Pocket Penetrometer	WATER CONTENT (%) W_p W_f W_l	WATER CONTENT (%)	TESTING AND COMMENTS
0.0	SILT, slightly clayey, brown streaked black, organic, slightly plastic, soft, with occasional fine rootlets [RECENT ALLUVIUM]						
1.0	CLAY silty, cream streaked orange, moderately plastic, stiff [WAIPAPA GROUP]						
1.5	SILT, slightly clayey, cream, slightly plastic, very stiff						
2.6	below 2.6 m becoming orange streaked light grey			>186			
3.4	E.O.B @ 3.4 m TOO STIFF TO AUGER FURTHER						

UNDRAINED SHEAR STRENGTH (kPa): 50, 100, 150, 200

WATER CONTENT (%): 20, 40, 60, 80

REMARKS: 1. GWL @ 0.1m on 2.10.00

Fraser Thomas

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

HAND AUGER LOG

SHEET 1 OF 1

BOREHOLE NO. H2

PROJECT: MR PETER GERRARD
PROPOSED DAM
KERIKERI

PROJECT NO. 29036

CO-ORDINATES E N

GROUND LEVEL DATUM

Date Drilled 2.10.00 Logged by M REED Checked

DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC LOG	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (kPa) Vane readings corrected as per BS 1377 X Shear Vane ⊗ Pocket Penetrometer	WATER CONTENT (%) W_p W_f W_l	WATER CONTENT (%)	TESTING AND COMMENTS
0.0	SILT, slightly clayey, orange streaked brown, slightly plastic, very stiff [WAIPAPA GROUP]			50 100 150 200	20 40 60 80		
0.5				X	X		
1.0				X	X		
1.5				X	X		
2.0				>186			
2.5				>186			
3.0	below 2.8 m becoming light grey/cream streaked orange			>186			
3.5	E.O.B @ 3.5 m TOO STIFF TO AUGER FURTHER			>186			
4.0							
4.5							
5.0							
5.5							
6.0							
6.5							
7.0							

REMARKS: 1. GWL @ 1.2m on 2.10.00

Fraser Thomas

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

HAND AUGER LOG

SHEET 1 OF 1

BOREHOLE NO. H3

PROJECT. MR PETER GERRARD
PROPOSED DAM
KERIKERI

PROJECT NO. 29036

CO-ORDINATES E N

GROUND LEVEL DATUM

Date Drilled 2.10.00 Logged by M REED Checked

DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC LOG	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (kPa) Vane readings corrected as per BS 1377 X Shear Vane Ⓧ Pocket Penetrometer	WATER CONTENT (%) W_p W_f W_l	WATER CONTENT (%)	TESTING AND COMMENTS
0.0	SILT, slightly clayey, brown/black, organic slightly plastic, soft [RECENT ALLUVIUM]			50 100 150 200	20 40 60 80		
2.0	SILT, slightly clayey, orange streaked light grey, slightly plastic, very stiff			→185 →186			
3.0	E.O.B @ 3.0 m TOO STIFF TO AUGER FURTHER						

REMARKS: 1. GWL @ 0.1m on 2.10.00

Fraser Thomas

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

HAND AUGER LOG

SHEET 1 OF 1

BOREHOLE NO. H4

PROJECT. MR PETER GERRARD
PROPOSED DAM
KERIKERI

PROJECT NO. 29036

CO-ORDINATES E N

GROUND LEVEL DATUM

Date Drilled 2.10.00 Logged by M REED Checked

DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC LOG	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (kPa) Vane readings corrected as per BS 1377 X Shear Vane Ⓧ Pocket Penetrometer	WATER CONTENT (%) W_p W_f W_l	WATER CONTENT (%)	TESTING AND COMMENTS
0.0	SILT, clayey, orange streaked light grey, moderately plastic, very stiff [WAIPAPA GROUP]						
1.5	CLAY silty, orange streaked light grey, very plastic, very stiff						
2.5	SILT, cream non plastic, slightly pumiceous, very stiff						
3.0	CLAY silty, cream streaked orange, very stiff						
5.0	E.O.B @ 4.8 m TOO STIFF TO AUGER FURTHER						

REMARKS: 1. GWL @ 4.0m on 2.10.00

Fraser Thomas

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

HAND AUGER LOG

SHEET 1 OF 1 BOREHOLE NO. H5

PROJECT. MR PETER GERRARD
PROPOSED DAM
KERIKERI

PROJECT NO. 29036

CO-ORDINATES E N

GROUND LEVEL DATUM

Date Drilled 2.10.00 Logged by M REED Checked

DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC LOG	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (kPa) Vane readings corrected as per BS 1377 X Shear Vane ⊗ Pocket Penetrometer	WATER CONTENT (%) W_p W_f W_l	WATER CONTENT (%)	TESTING AND COMMENTS
0.0	CLAY silty, orange, moderately plastic, very stiff [WAIPAPA GROUP]			50 100 150 200	20 40 60 80		
0.5				x			
1.0	SILT clayey, orange streaked light grey, slightly to moderately plastic, very stiff			x			
1.5				>186			
2.0	E.O.B @ 2.0 m TARGET DEPTH			x			
2.5							
3.0							
3.5							
4.0							
4.5							
5.0							
5.5							
6.0							
6.5							
7.0							

REMARKS: 1. Groundwater not encountered on 2.10.00

Fraser Thomas

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

HAND AUGER LOG

SHEET 1 OF 1

BOREHOLE NO. H6

PROJECT: MR PETER GERRARD
PROPOSED DAM
KERIKERI

PROJECT NO. 29036

CO-ORDINATES E N

GROUND LEVEL DATUM

Date Drilled 2.10.00 Logged by M REED Checked

DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC LOG	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (kPa) Vane readings corrected as per BS 1377 X Shear Vane ⊗ Pocket Penetrometer	WATER CONTENT (%) W_p W_f W_l	WATER CONTENT (%)	TESTING AND COMMENTS
0.0	CLAY silty, orange, moderately to very plastic, very stiff [WAIPAPA GROUP]			50 100 150 200	20 40 60 80		
0.5				x			
1.0				>186			
1.5	SILT clayey, orange streaked light grey, slightly to moderately plastic, very stiff			x			
2.0				>186			
2.5	E.O.B @ 2.0 m TARGET DEPTH						
3.0							
3.5							
4.0							
4.5							
5.0							
5.5							
6.0							
6.5							
7.0							

REMARKS: 1. Groundwater not encountered on 2.10.00

Fraser Thomas

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

RECOMMENDED
FILL SPECIFICATION

Based on the results of our field investigation and laboratory testing, it is our opinion, that the natural water content of the on site fill materials is appropriate for compaction to achieve the following compaction standards without wetting or drying. However, should the fill material be found to be not of an appropriate water content the on site fill materials shall be brought to an appropriate water content for compaction by either wetting or drying as is necessary. The fill material should be spread uniformly in layers of not greater than 150mm loose thickness, unless the Contractor can demonstrate to the Engineer that compaction to the required standards is achieved with layers of greater thickness. Compacted fill which does not meet the specified requirements shall be excavated, disced and dried or moistened as may be necessary prior to recompaction. Any fill surface which has been steel wheel rolled at the completion of a day's work must be scarified and brought to the appropriate water content prior to continuing filling operations.

Compaction must be carried out using approved equipment. Equipment used in the transportation and spreading of fill will not be permitted as compaction equipment. Compaction plant shall cover the entire area of each layer of fill and give each layer a uniform degree of compactive effort to the procedures agreed with the Engineer and as set out in the contract documents.

COMPACTION STANDARDS

(i) General

Optimum water content, optimum density, field water content and density will be determined by the methods of NZS 4402:1986 and BS 1377:1975, where these are appropriate.

(ii) Dam core

It is recommended that the residual soil located to the north of the northern side slope of the gully, i.e the proposed borrow area, be used in the construction of the core of the proposed dam.

Fill shall be broken up and placed in uniform layers not greater than 150 mm loose thickness with a water content high enough for the compaction plant to be able to easily remould the clay clods into a dense, homogeneous mass with a soil structure of low permeability. The clay shall be compacted using a tamping roller that has tamping feet that are sufficiently long to fully penetrate the lift being placed and to remould the loose soil on the surface of the previous lift and apply sufficient compactive pressure to break down clods and knead the soil to overcome the adhesion or interparticle forces of the clay fill. Compaction on each layer of fill materials so placed shall be sufficient to obtain the following minimum standards:

(a) Air Voids Percentage (As defined in NZS 4402:1986)

An average value of not more than 6% and any one test site value of not more than 8%.

The air voids value at any one test site shall be taken as the mean of the results of a

minimum of two individual tests made within an area of 0.5 m^2 that has been carefully trimmed to below the compacted surface.

The average value of the air voids shall be taken as the mean of any ten consecutive test site values. If less than ten test sites have been tested, the average air voids value should be taken as the mean of the test site values obtained up to that time.

(b) Undrained Shear Strength (As measured by hand held field vane)

An average value of not less than 120 kPa and any one test site value of not less than 100 kPa.

The test site value of undrained shear strength shall be taken as the mean of six field measurements made within an area of 0.5 m^2 at a single test site and two laboratory measurements, one on each of two "undisturbed" test samples taken from the test site. If no "undisturbed" test samples are taken, the test site value of undrained shear strength shall be taken as the mean of six field measurements.

The average value of the undrained shear strength shall be taken as the mean of ten consecutive test site values. If less than ten test sites have been tested, the average air voids value should be taken as the mean of the test site values obtained up to that time.

In addition to the above criteria, if the variation of the strength values in any one fill area are, in the judgement of the controlling engineer, sufficiently large so as to bring into question the uniformity of the fill materials as placed, the engineer shall reject the fill so affected.

(iii) Engineered Fill (outside of dam core)

It is recommended that the residual soil located to the north of the northern side slope of the gully, i.e the proposed borrow area, be used in the construction of the core of the proposed dam.

Fill shall be broken up and placed in uniform layers of not greater than 150 mm loose thickness.

Compaction on each layer of fill materials so placed shall be sufficient to obtain the following minimum standards:

(a) Air Voids Percentage (As defined in NZS 4402:1986)

An average value of not more than 8% and any one test site value of not more than 10%.

The air voids value at any one test site shall be taken as the mean of the results of a minimum of two individual tests made within an area of 0.5m^2 that has been carefully trimmed to below the compacted surface.

The average value of the air voids shall be taken as the mean of any ten consecutive test site values. If less than ten test sites have been tested, the average air voids value should be taken as the mean of the test site values obtained up to that time.

(b) Undrained Shear Strength (As measured by hand held field vane)

An average value of not less than 100kPa and any one test site value of not less than 80kPa.

The test site value of undrained shear strength shall be taken as the mean of six field measurements made within an area of $0.5m^2$ at a single test site and two laboratory measurements, one on each of two "undisturbed" test samples taken from the test site. If no "undisturbed" test samples are taken, the test site value of undrained shear strength shall be taken as the mean of six field measurements.

The average value of the undrained shear strength shall be taken as the mean of any ten consecutive test site values. If less than ten test sites have been tested, the average air voids value should be taken as the mean of the test site values obtained up to that time.

In addition to the above criteria, if the variation of the strength values in any one fill area are, in the judgement of the controlling engineer, sufficiently large so as to bring into question the uniformity of the fill materials as placed, the engineer shall reject the fill so affected.

RATE OF TESTING

(i) General

The tests shall be carried out by the Engineer's Representative as and where required by the Engineer.

As a guide, it is anticipated that the following rate of testing will be required:

(ii) Dam core

(a) In Situ Density Tests to Determine Air Voids Percentage

One set of tests for every 2.0 m of lift within the core, or as specified by the inspecting engineer wherever there is doubt that the air voids percentage of the compacted soil material is within the specified limits for the compacted soil.

(b) Undrained Shear Strength Test (as measured by hand held field vane)

To be undertaken in conjunction with the in situ density tests and, for each 500 mm thick layer of soil placed and compacted, and a minimum of one measurement within every 50 m^2 of fill.

(iii) Engineered Fill (outside of dam core)

(a) In Situ Density Tests

One set of tests for each 2000 m^3, or 3.0 m lift of fill, or as specified by the inspecting engineer for each distinguishable soil type used.

(b) Undrained Shear Strength Test (as measured by hand held field vane)

To be undertaken in conjunction with the in situ density tests and, for each 500 mm thick layer of soil placed and compacted, and a minimum of one measurement within every 100 m^2 of fill.

COMPACTION CONTROL TESTING

(i) General

It shall be the Contractor's responsibility to ensure that the required compaction standards are being achieved. The Engineer shall arrange for the testing of fill materials as herein specified without charge to the Contractor. While every effort will be made to carry out testing without delays, the Contractor will not be due for any payment should these occur.

(ii) Testing by the Engineer

The Engineer may carry out tests of compaction at any time. The Contractor shall stop or divert his machines as required by the Engineer to allow the tests to be carried out.

The Engineer may order cessation of the work or removal and recompaction of any part of the filling until he is satisfied that the required degree of compaction is being obtained.

If such a request is not complied with, or if the Contractor is at any time found to be adopting procedures not previously approved by the Engineer, then the Engineer's Certificate will be withheld.

(iii) Unsatisfactory Test Results

If the results of testing show that the compaction of fill materials does not comply with the Specification, the cost of retesting after remedial work has been carried out will be a charge against the Contractor.

(iv) Standard Tests

All compaction control tests shall be carried out to this Specification, and to the Engineer's direction, by a Telarc registered laboratory to agreed tests to either NZS 4402 or BS 1377. Interim Telarc endorsed compaction control results shall be made available to the Engineer and his designated representatives, the Contractor and the local authority's representative immediately the results come to hand.

Association Consulting Engineers of New Zealand | New Zealand Institute of Architects | Institution Professional Engineers of New Zealand

COPY FOR YOUR INFORMATION

Building Consent No.....

Building Regulation Clause(s).....

PRODUCER STATEMENT - PS4 - CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: Roger J Topliss
(Suitably qualified Design Professional)

TO: Roger Chignell
(Owner)

IN RESPECT OF: Earth Dam Construction
(Description of Building Work)

AT: Rangitane Road Extension
Kerikeri
(Address)

LOT 2 **DP** 20528/ **SO** .....

Fraser Thomas Ltd has been engaged by Roger Chignell
(Design Firm) *(Owner/~~Developer~~/~~Contractor~~)*

to provide Design drawings plus site monitoring services
(Extent of Engagement)

in respect of clause(s) B1/ of the Building Regulations 1992 for the building work described by the drawings and specifications prepared by Fraser Thomas Ltd
(Design Firm)

titled "Earth Dam at Rangitane" Peter Gerrard and numbered 1902-1,

Authorised variation(s) No. — (copies attached) have been issued during the course of the works. I have sighted Building Consent No — and the attached conditions of building consent.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000, I or personnel under my control have carried out periodic reviews of the work appropriate to the engagement and based upon these reviews and information supplied by the contractor during the course of the works

I BELIEVE ON REASONABLE GROUNDS that ☑ All ☐ Part only as specified in the attached particulars of the building work under the above building consent with respect to Clause(s) B1/B2 of the Building Regulations 1992 has been completed to the extent required by that building consent.

.....
(Signature suitably qualified Design Professional)

Date 16.5.06

B.E. CPEng.
(Professional Qualifications)

ERB/~~AERB~~ Reg No. 47986

PO Box 154. Paihia
(Address)

Member ACENZ ☑

IPENZ ☑ NZIA ☐

This form to accompany Form 9 of the Building Regulations 1992 for the issue of a Code Compliance Certificate.

18/12/92

GUIDANCE ON USE OF PRODUCER STATEMENTS

This producer statement has been prepared by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand, Building Officials Institute of New Zealand, New Zealand Master Builders Federation and New Zealand Contractors Federation.

Four producer statements are available and brief details on the purpose of each are as follows:

Design:	Intended for use by the party responsible for the design when the territorial authority carries out a less rigorous review of the documents.
Design Review:	Intended for use by a suitably qualified independent design professional where the territorial authority does not undertake an internal review and relies on the independent design professional's review to issue the building consent.
Construction:	Intended for the use by the contractor of the building works where the territorial authority requires a producer statement at the completion of construction.
Construction Review:	Intended for use by the design professional required by the building consent to undertake construction monitoring of the building works.

The producer statements system is intended to provide territorial authorities with reasonable grounds for the issuing of a Building Consent or Code Compliance Certificate without having to duplicate design or construction checking by others.

The following criteria are recommended to Territorial Authorities with respect to the use of the producer statements.

Definition of Suitably Qualified Design Professional

A suitably qualified design professional should have recognised qualifications and experience for the work undertaken and should be either:

(i) an active member of the Association of Consulting Engineers of New Zealand (ACENZ) or;
(ii) a corporate member of the Institution of Professional Engineers of New Zealand (IPENZ) having a current policy of Professional Indemnity Insurance for a sum not less than $200,000 or;
(iii) a member of the New Zealand Institute of Architects (NZIA) having a current policy of Professional Indemnity Insurance for a sum of not less than $200,000.

Design Build Contracts

If the design professional is engaged by the contractor, the territorial authority should satisfy itself that it is appropriate for the territorial authority to rely upon a producer statement from the design professional.

Consulting Services during Construction Phase

There are several levels of service which a design professional may provide during the construction phase of a project. The territorial authority is encouraged to require that the service to be provided by the design professional is appropriate for the project concerned.

Requirement to provide Producer Statement

Territorial authorities should ensure that the applicant is aware of any circumstances in which there may be a requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the design professional's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

A SITE SUITABILITY REPORT ADDENDUM FOR 128 TE KOWHAI POINT ROAD, KERIKERI.

VISION CONSULTING ENGINEERS

Tel: 09.401.6287
info@vce.co.nz

Level 1
62 Kerikeri Road
Kerikeri 0230

www.vce.co.nz

Project Reference: 15979
4/02/2026

128 Te Kowhai Point Road,
Kerikeri

Dear David and Julia,

Vision Consulting Engineers (VISION) completed a Site Suitability Report for 128 Te Kowhai Point Road, Kerikeri, dated 11 April 2025, reference J15729. It is proposed to further subdivide Lot 4 into two lots, Lot 4A and Lot 4B.

The following is an addendum to the site suitability report to update each section of the report with the further subdivision details and outline amendments made. Note that for consistency, section headers and figure numbering in this addendum match those in the original J15729 report.

1 Introduction

It is proposed to subdivide the Site into four new lots (Lot 2, 3, 5 and 6), with Lot 1 containing the existing dwelling as shown in the Proposed Subdivision Plan in Figure 1. Note that to avoid confusion, the Lot 4 detailed in the original site suitability report has been renamed to Lot 5 and Lot 6.

The site access has now been formed from Te Kowhai Point Road into the development site.

Due to the size of the parent Lot 2 DP 157,915 m² (15.7915 ha), this report only covers the proposed Lot 2, 3, 5 and 6 (3.7667 ha, 3.6683 ha, 1.798 ha, and 2.026 ha respectively), with the focus being on the possible building areas and site access.

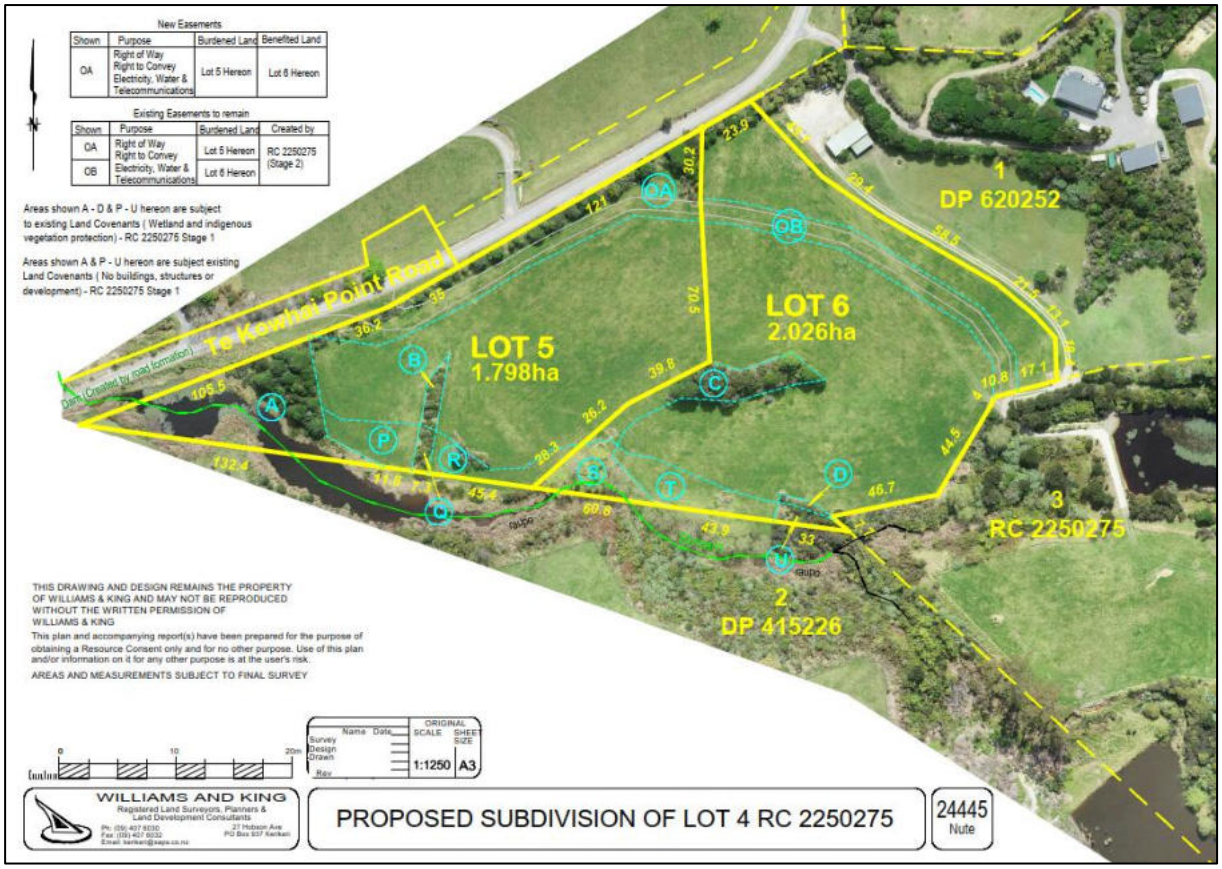


Figure 1: Proposed Subdivision Scheme Plan

2 Scope of Work

Unchanged.

3 Industry Guidance

Unchanged.

4 Site Description & Details

The proposed Lots 2, 3, 5 and 6 are sized 3.7667 ha, 3.6683 ha, 1.798 ha, and 2.026 ha, respectively and are located to the east of Te Kowhai Point Road, Kerikeri (Figure 2). The property is bounded by general coastal lots used for residential and agriculture purposes. The site is zoned General Coastal with respect to the FNDC District Plan. The access is currently provided from the northern boundary via farm tracks through Lot 1 and crossing over the embankment of the dam into the southern fields.

All proposed new Lots are currently undeveloped and covered in grass, mixed agriculture, scrub and trees. The proposed building locations are grassed. A small dam (the “Chignell Dam”) is wholly located within the proposed Lot 3 and overflows into an unnamed tributary of wetlands discharging into Te Puna Inlet. A second dam (the “Gerrard Dam”) is partially located on proposed Lot 3 along its southwestern boundary.

The Site consists of undulating hills generally sloping northwest and more locally towards the unnamed watercourse and dams. Site elevations vary between 60 m NZVD on the eastern boundary to 7 m NZVD within the watercourse channel on the northwest boundary at Te Kowhai Point Road. General site details are provided in Table 1.

Figure 2: Site aerial photograph looking north over the Site

Aerial photograph source: Bayleys Realty Group. Possible building locations and access shown as red points and a grey line, respectively.

Table 1: Site Details

Item	Description
Site Address	Lot 2 Deposited Plan (DP) 205281, 128 Te Kowhai Point Road, Far North District
Owner	David and Julia Nute
Legal Description	Lot 2 Deposited Plan (DP) 205281
Certificate of title	NA132C/342
Territorial Authority	Far North District Council
Zoning	General Coastal (Operative District Plan). Rural Production (Proposed District Plan)
Engaged By	David and Julia Nute
Property Size	Lot 2 = 15.7915 ha
Proposed Lot sizes	Proposed Lots 2 = 3.7667 ha Proposed Lot 3 = 3.6683 ha Proposed Lot 5 = 1.798 ha Proposed Lot 6 = 2.026 ha
Domestic Water Supply	Roof collection
Anticipated Wastewater Load from future dwellings:	Assume 4-bedroom dwelling per Lot (6 people maximum design occupancy). Design flow allowance is 180 L/person/day, therefore total design load = 1080 L/day/ dwelling. This design load is sourced from ARC TP58:2004.
Availability of Sewer	The area is unsewered and unlikely to be sewered in the long term.

4.1 Council Hazard Mapping

Unchanged.

5 Site Evaluation

VISION undertook site investigations on 10th October 2024, and a summary is provided in Table 2. Only rows with additional information relating to the further subdivision are included in the table. The weather was fine at the time of the investigation without significant rainfall in the preceding days. An aerial photograph over the Site is provided in Figure 2 with the proposed approximate building areas in each lot marked.

Table 2: Site Evaluation Summary

Feature	Description
Site Area	Lot 2 = 15.7915 ha
Lot Size	Proposed Lots 2 = 3.7667 ha Proposed Lot 3 = 3.6683 ha Proposed Lot 5 = 1.798 ha Proposed Lot 6 = 2.026 ha
Slope	The possible building area are sloped as follows: Proposed Lot 2 = 12 to 18 degrees to north Proposed Lot 3 = 7 degrees to west Proposed Lot 5 = 8 to 12 degrees to south Proposed Lot 6 = 8 to 12 degrees to south

6 Soils

Unchanged

6.1 Published Soil Information

Unchanged

6.2 Soil Survey and Analysis

Unchanged.

7 Site Earthworks and Geotechnical Requirements

7.1 Geomorphology

Both Lot 5 and Lot 6 are on ground sloping south at between 8 to 12 degrees to the south. As per the original report, an area of steeper gradient land (covenant C) is enclosed within a fenced and vegetated area.

No other changes to this section were made, or geomorphological features identified within Lots 5 and 6.

7.2 Earthworks

At this stage, geotechnical investigations have not been undertaken or the design and construction methodology determined. However, the site access has been formed and will no longer be accounted for in earthwork volumes.

The access way alignment is unchanged and earthwork volumes of 620 cubic meters of cut are still anticipated to be required based on VISION's AutoCAD Civil 3D model.

It is recommended that earthworks undertaken at the site be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

7.2.1 Site Fills

Unchanged.

7.2.2 Site Cuts

Unchanged.

7.2.3 Infrastructure

Unchanged.

7.3 Land Stability

Unchanged.

7.4 Foundations

Unchanged.

8 Roads

Access to the proposed lots will be via the shared newly formed entrance from Te Kowhai Point Road. The access will pass through Lots 5 and 6 before traversing the existing vehicle access track over the dam embankment, and continue on to lots 2 and 3.

It is recommended that the accessway design will be prepared in accordance with the FNDC Engineering Standards (May 2023) and will include:

- Geotechnical assessment of the accessway alignment will be conducted to ensure the stability of cut and fill slopes, assess subgrade conditions, and inform pavement design.
- The accessway will have a minimum 3 m width of carriageway, complying with the FNDC standards.
- On accessways in excess of 100 m long and less than 4.5 m carriageway width, passing bays will be provided at points of intervisibility (at approximate 50 m intervals). For such passing bays, the carriageway width will be increased to 5.5 m over a 15 m length, including 5 m tapers at each end.
- The accessway horizontal geometry will provide an inside wheel turning radius to accommodate a Medium Rigid Truck of 8 m.
- A detailed drainage design for the accessway will be prepared, including ditch dimensions, culvert capacities, and discharge points. The capacity and condition of the existing culvert under Te Kowhai Point Road will be assessed to ensure it can handle the increased runoff from the development.

8.1.1 Te Kowhai Point Road Crossing

The access into the site has been formed.

8.1.2 Dam Embankment Crossing

Unchanged.

9 Local Hydrology and Flooding

Unchanged.

9.1 Hydraulic Analysis

Unchanged.

9.1.1 Model Domain and Build

Unchanged.

9.1.2 Land Cover and Infiltration

Unchanged.

9.1.3 Rainfall Design Storm Data

Unchanged.

9.1.4 Baseline Hydraulic Model Results

Unchanged.

9.1.5 Hydraulic Structure Sizing and Freeboard

Unchanged.

9.2 Initial Dam Breach Assessment

The previous analysis is unchanged.

To ensure the long-term safety of the development, it is recommended that a consent condition be issued requiring the survey plan be updated to show the indicative inundation area. A consent notice should then be included on the land titles for proposed Lots 3, 5 and 6, prohibiting building construction and any other development that poses a risk to life or property within the identified inundation zone, unless a specific engineering analysis and report prepared by a Chartered Professional Engineer clearly demonstrates that a potential dam breach flood wave does not pose a risk to life or property within the said zone. This approach provides strong protection against inappropriate development while allowing for flexibility if further engineering analysis demonstrates the safety of building within the zone.

To confirm, the proposed scheme plan includes covenants over areas of potential inundation during a dam breach scenario.

10 Attenuation and Stormwater Management

10.1 Far North District Plan

The Far North District Plan (DP) provides rules relating to stormwater management at a site. The DP provides thresholds for permitted activities on a site which are deemed to have a no more than minor effect on the receiving environment. The permitted requirement for this site is defined in rule 8.6.5.1.3 of the DP as follows:

10.6.5.1.6 IMPERMEABLE SURFACES

"The maximum total site area covered by buildings and other impermeable surfaces shall be 10%."

Table 5 shows the permitted impermeable surface area for proposed lots:

Table 5: Permitted Impermeable Surfaces

Proposed Lot	Area (m^2)	Permitted impermeable surfaces (10%) (m^2)
Lot 2	37,365	3,737
Lot 3	37,005	3,701
Lot 5	17,980	1,798
Lot 6	20,260	2,026

Where impermeable surfaces exceed 10% of the gross site area, stormwater management and attenuation will be required as a controlled or restricted discretionary activity under the DP.

10.2 FNDC Engineering Standards & Guidelines

Unchanged.

10.3 On-site Attenuation

Unchanged.

11 Wastewater Treatment System Selection

Unchanged.

11.1 Alternatives Considered

Unchanged.

11.2 Treatment System

Unchanged.

11.3 Land Application

It is anticipated that surface mounted pressure compensating drip lines covered with mulch will be suitable for the proposed future activities. We have assumed a soil category of 6 (in accordance with TP58) from onsite soil testing with a loading rate of 3 litres per square meter per day and a 100% reserve area.

Table 6. Summary of land application area

Proposed Lots	Area Required for Disposal of Effluent (using the assumed proposed development with 100% Reserve) (m^2)
2, 3, 5, and 6	360m^2 (active) + 360 m^2 (reserve) = 720 m^2

Each of the proposed lots have sufficient area available, including setbacks, for an on-site wastewater treatment system as outlined in this report and shown by the area of available land in Figure 14.

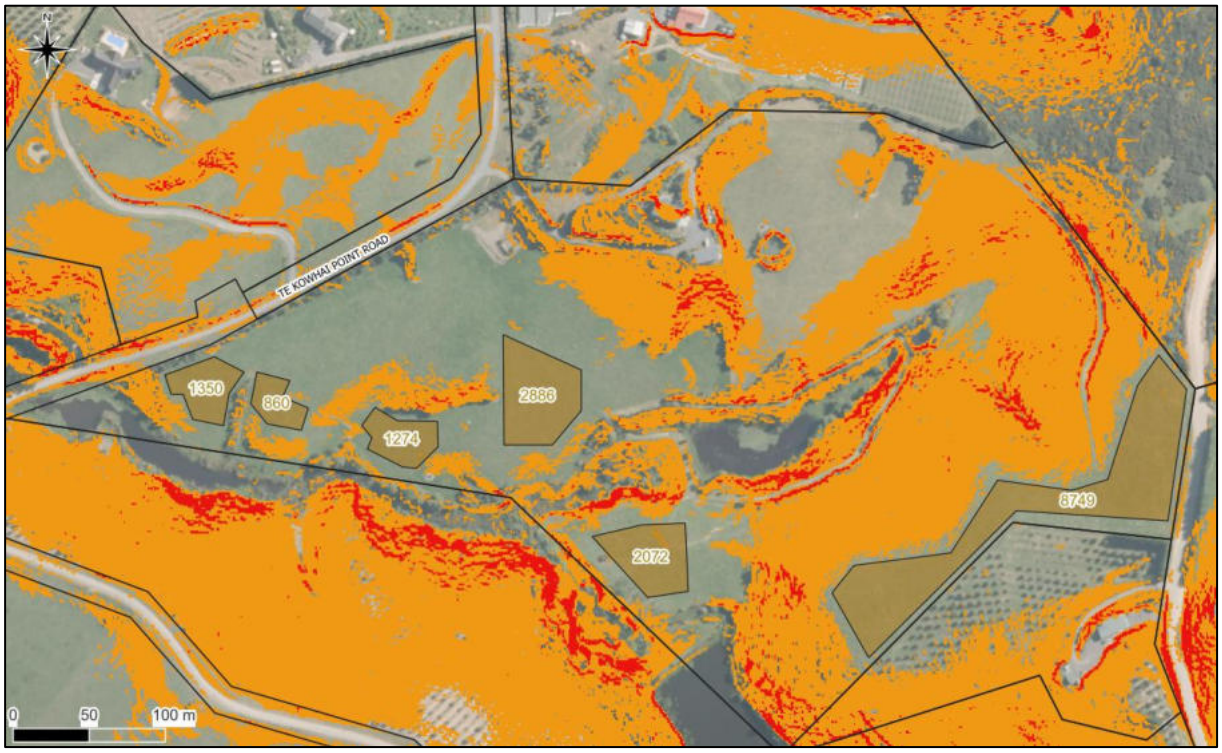


Figure 14: Wastewater Discharge Suitability

Slope classification shown by shading (orange = 10 to 26 degrees, red = +26 degrees). Suitable areas for land application shown by brown shading and numbering (m^2)

12 Summary of Recommendations

Unchanged.

13 Statement of Limitations

This addendum to the Site Suitability Report for 128 Te Kowhai Point Road, Kerikeri, dated 11 April 2025, reference J15729 has been prepared by Vision Consulting Engineers Ltd (VISION) for our clients, David and Julia Nute, and is based on the scope of our engagement. It is solely for the client's use for the purpose for which it is intended. VISION does not accept any liability in relation to the use of this report contrary to the above. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. This addendum provides hazard information only and does not constitute advice on whether to purchase the property or on insurability.

Yours sincerely
Vision Consulting Engineers Ltd

Report prepared by:

Jonathan Cousins
Senior Hydrological Engineer
Meng (Civil)

Report reviewed by:

Ben Perry
Managing Director
FMEngNZ CPEng

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

DECISION ON SECTION 127 APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34A(1) and sections 104, 104B, 127 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** resource consent to change and cancel conditions , 4, 6d, 7a and 7c of resource consent 2250275-RMACOM to:

Applicant:	David John Nute and Julia Allison Nute
Council Reference:	2250275-RMAVAR/A
Property Address:	128 Te Kowhai Point Road, Kerikeri 0294
Legal Description:	LOT 2 DP 205281
Description of Application:	Activity A: Vary conditions 1, 4, 7a and 7c, delete condition 6d and undertake the approved subdivision in two stages as a Discretionary Activity in General Coastal Zone. Activity B: Pursuant to Section 221(3) Council consents to the cancellation of the Consent Notice conditions recorded in Stage 1 Condition 8 as they relate to Lot 2 of Stage 1. This may only be actioned subsequently to, or simultaneously with, registration of the consent notice conditions of Stage 2.

The following changes and/or cancellations to the conditions of resource consent 2250275-RMACOM are made:

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

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

Activity A: Vary Condition 1:

The activity shall be carried out in general accordance with the approved plans prepared by Williams & King, referenced Proposed Subdivision of Lot 2 DP 205281 **Stage 1, Stage 2 and Overall**, dated ~~Apr 2025~~ **June 2025**, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Activity A:Vary Condition 4:

Landscape assessment carried out in general accordance with the ~~Site Suitability Report~~ **Landscape Assessment** prepared by ~~Bay~~ Simon Cocker Landscape Architect, referenced

Landscape assessment, dated 18 December 2024, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Activity A: Delete Condition 6d:

~~Provide a landscape plan from a suitably qualified experienced person to Council's Resource Consent Principal Planner or delegated representative. The landscape plan shall include planting along ROW O to prevent headlamp glare when vehicles on the different ROWs are going in opposite directions.~~

Activity A: Vary Condition 7a:

Provide confirmation that all works on the approved engineering plans in Condition ~~3(d)~~ **6(a)** is to be carried out to the approval of the Resource Consent Engineer. Compliance with this condition shall be determined by;
…

Activity A: Vary Condition 7c:

Ensure that pasture in proposed work areas should be grazed short prior to earthworks to avoid provision of shelter for kiwi, **or kiwi dog check is undertaken prior to clearance of vegetation to avoid any potential effects on kiwi. Provide confirmation from a suitably qualified experience person that proposed work areas has been grazed short or kiwi sniffer dog check has been undertaken prior to commencement of earthworks.**

Activity A: Add Condition 8(q) and 12(q)

The lot owners must ensure all existing vegetation within easement O and parallel to Te Kowhai Point Road (as shown on the scheme plan) is retained and shall not without the prior written consent of the Far North District Council cut down, damage or destroy any of the existing vegetation. The owner shall be deemed to be not in breach of this prohibition if any of the vegetation dies from natural causes, however the lot owners must replace the damaged vegetation as soon as possible, or within the next planting season.

Activity B: Condition 13

The activity shall be carried out in general accordance with the approved plans prepared by Williams & King, referenced Proposed Subdivision of Lot 2 DP 205281 **Stage 1, Stage 2 and Overall**, dated ~~Apr 2025~~ **June 2025**, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Advice Notes

Lapsing of Consent

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

Right of Objection

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

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

a. The proposed change is within the scope of the original resource consent and therefore can be considered under section 127.

b. In regard to sections 104(1)(a) and 127(3) of the Act the actual and potential effects of the proposed change will be acceptable as:

- There will be no reverse sensitivity effects as the variation is consistent with the current use of the existing activities in the wider environment.

- The decrease the area of proposed Lot 2 will not generate or increase any risks associated with natural and other hazards on-site. The size of the lots proposed is consistent with the pattern of surrounding development, as is the rural-residential land use the subdivision enables.

- The change of the conditions would not create any minor or more than minor adverse effects. It is also considered the consent condition changes do not create effects of a nature that would necessitate involving any third party.

- Deleting condition 6(d) will not result in headlight glare as a consent notice requiring the retention of the existing vegetation is imposed on Lots 2 - 4.

c. In regard to sections 104(1)(ab) and 127(3) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.

d. In regard to sections 104(1)(b) and 127(3) of the Act the following statutory documents are considered to be relevant to the application:
   a. Operative Far North District Plan 2009,
   b. Proposed Far North District Plan 2022

   <u>Operative Far North District Plan</u>

   There have been no changes to the objectives and policies of the relevant Chapters of the Operative Far North District Plan (ODP) since the approval of the underlying subdivision consent RC 2250275-RMACOM. As such, the activity remains consistent with the ODP.

   <u>Proposed District Plan</u>

   The subject site is zoned Rural Production under the Proposed District Plan (PDP) and as the variation relates staging the subdivision, minor correction of conditions, deleting a condition relating to planting along ROW O to prevent headlamp glare when vehicles on the different ROWs, adding Activity D which relates cancellation of the Consent Notice conditions recorded in Stage 1 as they relate to Lot 2 of Stage 1.

   The proposal was considered to be consistent with the objectives and policies of the Proposed District Plan, as set out in the 'Reasons for the Decision' for RC 2250275-

RMACOM. The staging of the consent does not detract from the characteristics of the proposal which ensure consistency with those strategies.

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

e. In regard to sections 104(1)(c) and 127 of the Act there are no other matters relevant and reasonably necessary to determine the application.

f. Based on the assessment above the proposed change will be consistent with Part 2 of the Act.

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

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

Approval

This resource consent has been prepared by Swetha Maharaj, Senior Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.

Name: Pat Killalea Date: 9th July 2025

Title: Independent Commissioner

Schedule 1

Complete set of Consent Conditions for 2250275-RMACOM as Amended by 2250275-RMAVAR/A

Activity A: Subdivision Conditions

Pursuant to sections 108 and 220 of the Act, this subdivision consent is granted subject to the following conditions:

1. The activity shall be carried out in general accordance with the approved plans prepared by Williams & King, referenced Proposed Subdivision of Lot 2 DP 205281 Stage 1, Stage 2 and Overall, dated June 2025, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The activity shall be carried out in general accordance with the Site Suitability Report prepared by Vision Consulting Engineers, referenced Proposed Subdivision of 128 Te Kowhai Point Road, dated 11/04/2025, and attached to this consent with the Council's "Approved Stamp" affixed to it.
3. The activity shall be carried out in general accordance with the Site Suitability Report prepared by Bay Ecological Consultancy, referenced ECOLOGICAL IMPACT ASSESSMENT, dated 10 December 2024, and attached to this consent with the Council's "Approved Stamp" affixed to it.
4. The activity shall be carried out in general accordance with the Landscape Assessment prepared by Simon Cocker Landscape Architect, referenced Landscape assessment, dated 18 December 2024, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Stage 1

Survey plan approval (s223) conditions

5. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
    a. Areas shown A - L & P - U hereon are to be subject to Land Covenants for Wetland and indigenous vegetation protection.
    b. Areas shown A, E & P - U hereon are to be subject to Land Covenants for No buildings, structures or development.
6. Prior to the approval of the Survey Plan pursuant to Section 223 the following conditions shall be complied with:
    a. Provide for the certification of the Resource Consents Principal Planner or other duly delegated representative, a pest and weed management plan for the lots in general accordance with the Ecological Impact Assessment prepared by Bay Ecological Consultancy Ltd dated 10 December 2024. The management plan shall be written to address the future allocation of ongoing implementation responsibilities once the Stage 2 subdivision is completed. The management plan shall include:
        i. Pest and weed management measures including ongoing maintenance;
        ii. Appropriate signage;

iii. Details of the mechanism / arrangement to oversee the ongoing implementation of the plan in a coordinated manner;

iv. Reporting mechanisms including progress of weed and pest management;

v. Any other relevant matter for the purposes of managing the allotments;

vi. Predator control to provide higher functionality of remaining habitat;

vii. Browser control to allow establishment of revegetation and natural regeneration as the site develops;

viii. Ongoing prevention/ removal of exotic infestations enabling increased and more diverse natural regeneration assisted by the browser control and infill of gaps;

ix. Effectively increasing values of wetland and protect extent from invasion of non wetland shrubs and herbaceous species;

x. Revegetation of areas P R T.

Section 224(c) compliance conditions

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

    a. Construct a new unsealed vehicle crossing from Te Kowhai Point Road in accordance with Sheet 21 Rural Type 1A Crossing (2 or Less Lots or can be formed for 3 – 5 Lots if the consent holder wants to form it to the standard required for Stage 2) and sheets 22 & 23 and 4 of Council's Engineering Standards 2023 Edition. The vehicle crossing centre is to be located a minimum of 44m west of the end of Te Kowhai Point Road legal road formation. Vehicle Crossing approach angle with the road carriageway be between 70-90 degrees to enable visibility in both directions.

    b. Complete revegetation within areas P, R & T in general accordance with the proposed species list and approximate plant numbers specified in Appendix 4 of the Ecological Impact Assessment prepared by Bay Ecological Consultancy Ltd dated 10 December 2024.

    c. Complete planting specified in area C in accordance with Section 2 of the Landscape Assessment prepared by Simon Cocker Landscape Architecture dated 18 December 2024.

    d. Carry out initial implementation of weed and pest management plan and provide written confirmation from a suitably qualified ecologist.

    e. Ensure that pasture in proposed work areas should be grazed short prior to earthworks to avoid provision of shelter for kiwi, or kiwi dog check is undertaken prior to clearance of vegetation to avoid any potential effects on kiwi. Provide confirmation from a suitably qualified experience person that proposed work areas has been grazed short or kiwi sniffer dog check has been undertaken prior to commencement of earthworks.

f. Provide to the Far North District Council's duly delegated officer (planning.support@fndc.govt.nz), evidence of the existing dogs or cats on site for Lot 1. The evidence shall include:

i. Photograph of the dog and/or cat;

ii. Written confirmation that the cat has been neutered

iii. Written confirmation that the cat and/or dog has been microchipped;

iv. For any dog, written confirmation that the dog has a current kiwi aversion training certification along with the expiry date for the certification.

8. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:

a. In conjunction with the construction of any building requiring building consent, a geotechnical report prepared by a Suitably Qualified and Experienced Person shall be provided. Any future development including building platform shall comply with the restrictions and recommendations identified in the Vision Consulting Engineers Site Suitability report reference J15729 dated 11 April 2025 unless an alternative engineering report prepared by a Suitably Qualified and Experienced Person is approved in writing by Council. **[Lot 2]**

b. Upon construction of any habitable building, sufficient water supply for fire fighting purposes is to be provided and be accessible by fire fighting appliances in accordance with Council's Engineering Standards 2023 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS 4509:2008'. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ. **[Lot 2]**

c. In conjunction with the construction of any buildings which includes a wastewater treatment & effluent disposal system, the applicant shall submit with the Building Consent application an Onsite Wastewater Report prepared by a Suitably Qualified and Experienced Person in accordance with AS/NZS 1547:2012 or TP58. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus an appropriately sized reserve disposal area in accordance with the Northland Regional Council Regional Plan for Northland requirements. **[Lot 2]**

d. Electricity and telecommunications connections have not been provided at subdivision stage. Future lot owners are responsible for obtaining these connections. **[Lot 2]**

e. The owner/s of Lot 2 are responsible for maintaining the "Gerrard Dam" outlet structure where it is located within the Lot 2 property boundaries to ensure the spillway structure is clear of debris and operating adequately. It is recommended that visual appraisals of the dam be undertaken by the property owner, annually, or following periods of intense or prolonged rainfall, to confirm the findings and recommendations of the Fraser Thomas report reference G00510 dated 16 July 2024 remain valid. **[Lot 2]**

f. The owner of Lot 2 is responsible for maintaining the “Chignell Dam” embankment and drainage infrastructure and is to ensure the spillway structure is clear of debris and operating adequately. It is recommended that visual appraisals of the dam be undertaken by the lot owner/s, annually, or following periods of intense or prolonged rainfall. **[Lot 2]**

g. Accessways and vehicular circulation and manoeuvring spaces are to be constructed from blue metal, a dark seal surface, or from exposed aggregate with a dark oxide additive as per the SCLA Landscape Assessment referenced 24061_01 dated 18 December 2024 submitted with the subdivision consent application. **[Lot 2]**

h. Wetlands have been identified on Lot 2, with overland flowpaths from Lot 2 contributing to the wetland areas. Future development of the lots shall take into consideration wastewater disposal setbacks, stormwater quality and earthworks disturbance and rules and setbacks required by the Northland Regional Council Regional Plan and NES-F 2020. Stormwater shall be managed to prevent sedimentation, scouring and erosion of the wetland areas. Refer to Bay Ecological Consultancy Ltd Ecological Impact Assessment for Proposed Subdivision Lot 2 DP 205281 provided with the subdivision resource consent application for details. **[Lot 2]**

i. Any building consent, which increases impermeable surfaces beyond the permitted threshold of 10% of the total Lot area are to attenuate flows to the permitted levels for rainfall events up to a 10% Annual Exceedance Probability (10% AEP) with an allowance for the RCP6.0 climate change scenario. **[Lot 2]**

j. The site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators. **[Lot 2]**

k. The lot is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators. **[Lot 1]**

Note: This Consent Notice does not relate to the existing dogs on site currently registered under 224 condition 7.e and will be put into effect once the existing dogs or cats are no longer living and/or not kept on the lot(s).

l. Exotic vegetation which could adversely affect natural regeneration is not to be introduced to the site. This includes environmental weeds, and those plants listed in the National Pest Plant Accord**. [Lot 2]**

m. Any building or structures are to be located and designed to meet the design controls specified in the Landscape Assessment by Simon Cocker Landscape Architecture under the headings ‘Building Area’ (the allowed building area for Lot 2, Stage 1 is that defined for Lot 4 in the Landscape Assessment), ‘Building height and RL of building platform’, ‘Building Form and design’, ‘external finishes for buildings and structures’, ‘Internal roading and driveways’ and ‘Earthworks and retaining walls’. A statement prepared by a qualified Landscape Architect or Architect is to be provided at Building Consent stage to demonstrate compliance. **[Lot 2]**

n. Building construction and any other development that poses a risk to life or property within the identified inundation zone shown as areas ‘A’, ‘E’, ‘P’, ‘Q’, ‘R’, ‘S’, ‘T’ and ‘U’ on the survey plan is prohibited, these areas also having been set aside for riparian margin revegetation. **[Lot 2]**

o. The pest and weed management plan to protect the native vegetation and kiwi habitat shall be observed and continued by the landowners and the plan shall not cease or be amended without the express permission of Council. **[All Lots]**

p. The owner shall preserve the indigenous trees and bush as indicated on the survey plan, as areas A - L & P - U and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible. **[All Lots]**

q. The lot owners must ensure all existing vegetation within easement O and parallel to Te Kowhai Point Road (as shown on the scheme plan) is retained and shall not without the prior written consent of the Far North District Council cut down, damage or destroy any of the existing vegetation. The owner shall be deemed to be not in breach of this prohibition if any of the vegetation dies from natural causes, however the lot owners must replace the damaged vegetation as soon as possible, or within the next planting season. **[Lot 2]**

Stage 2

Survey plan approval (s223) conditions

9. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:

    a. All easements in the memorandum to be duly granted or reserved.

    b. Existing Areas shown A - L & P - U being Land Covenants for Wetland and indigenous vegetation protection.

    c. Existing Areas shown A, E & P - U hereon being Land Covenants for No buildings, structures or development.

10. Prior to the approval of the Survey Plan pursuant to Section 223 the following conditions shall be complied with:

    a. The consent holder must submit a detailed set of engineering plans prepared in accordance with Council’s Engineering Standards. The engineering plans are to be submitted to the Council’s Development Engineer for Engineering Plan Approval. Plans are to include but are not limited to:

        i. If not already formed at Stage 1, design details of the construction of a new unsealed vehicle crossing from Te Kowhai Point Road in accordance with Sheet 21 Rural Type 1A Crossing (3-5 lots) and sheets 22 & 23 and 4 of Council’s Engineering Standards 2023 Edition. The vehicle crossing centre is to be located a minimum of 44m west of the end of Te Kowhai Point Road legal road formation. Vehicle Crossing

approach angle with the road carriageway be between 70-90 degrees to enable visibility in both directions.

Note: Entrance crossings are to be designed and constructed in such a shall manner that will control stormwater run-off entering a property from the accessway, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the accessway from a property.

ii. Design details for constructing the private accessways along easements O, M and N indicated on Williams & King scheme plan referenced 24445 April 2025. Design details shall include typical cross sections, long sections, passing bays, culverts, drainage flow paths, and pavement design details. The accessways shall be designed to accommodate a medium rigid truck of 8m length and have the following minimum surfaced widths:

Location	Lots Serviced	Minimum Carriageway Width (ODP 3B-1)
ROW O	Lots 2,3,4	3m with passing bays
ROW M + N	Lots 2,3	3m with passing bays where visibility is restricted

Note: Where the carriageway width is less than 4.5m, passing bays shall be provided at points of intervisibility. For such passing bays the carriageway width shall be increased to 5.5m over a 15m length including 5m tapers at each end in accordance with 3.2.28.2 of the FNDC Engineering Standards 2023.

iii. Details of proposed accessway earthworks including cut/ fill volumes, batter slopes, stockpile locations, and locations where excess cut material is to be distributed on site (if applicable).

iv. Details of a safety barrier with appropriately spaced bollards, complying with AS/NZS 3845:2017, to be installed along the upstream side of ROW M Accessway to prevent vehicles from leaving the roadway and entering the “Chignell Dam” waterway.

v. A comprehensive geotechnical assessment of the dam embankment supporting ROW M to confirm its load bearing capacity and address potential impacts of accessway construction. The assessment shall outline any restrictions to vehicle type/ weight able to use the accessway and permanent load limit signage (if applicable).

vi. Design details of the “Chignell Dam” (northern Dam under ROW M) dam overflow culvert upgrade to a 450mm diameter plastic culvert to convey the 1% AEP plus climate change event, and factor in increased runoff from future lot impermeable surface coverage.

vii. Provide an assessment of the “Gerrard Dam” outlet located within Lot 3 to confirm its suitability to convey stormwater flows from a 1% AEP + climate change event and any remediation work required. The assessment shall be carried out by a Suitably Qualified and Experienced Person as defined in the FNDC Engineering Standards 2023.

Note: no construction works are to commence onsite until the engineering plans required in condition 10(a) have been approved.

viii. Provide to Council’s Resource Consent Engineer or delegated representative before works a Construction Management Plan (“CMP”) for certification, and shall include:

- Details of the site manager including full contact details;
- Details of the supervising engineer;
- Details of the successful contractor;
- The timing of construction works, including hours of work, key project and site management personnel;
- A traffic management plans, specifically in relation to any Council roads affected by works;
- Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded;
- Proposed procedures for controlling sediment runoff and dust generation;
- Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing.
- Programme of works;
- Proposed hours of work on the site.

b. Provide to Council’s Resource Consent Engineer or delegated representative an erosion and silt control plan for certification. The ESCP is to be prepared in accordance with Auckland Council GD05 requirements.

c. Provide to Council’s Resource Consent Engineer or delegated representative a draft easement document for ROW M to outline the Lot 2 and 3 owners responsibilities for maintenance of the dam embankment and drainage infrastructure.

Section 224(c) compliance conditions

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

a. Provide confirmation that all works on the approved engineering plans in Condition 6(a) is to be carried out to the approval of the Resource Consent Engineer. Compliance with this condition shall be determined by:

- PS4A and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works in general accordance with Council's Engineering Standards 2023.
- "Certificate of Completion of Resource Consent Works" from the Contractor.

b. The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses are located within the appropriate easement boundaries to the satisfaction of the Resource Consent Engineer or delegated representative.

c. Ensure that pasture in proposed work areas should be grazed short prior to earthworks to avoid provision of shelter for kiwi, or kiwi dog check is undertaken prior to clearance of vegetation to avoid any potential effects on kiwi. Provide confirmation from a suitably qualified experience person that proposed work areas has been grazed short or kiwi sniffer dog check has been undertaken prior to commencement of earthworks.

d. Complete planting specified in areas I and E in accordance with Section 2 of the Landscape Assessment prepared by Simon Cocker Landscape Architecture dated 18 December 2024.

12. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder.

a. In conjunction with the construction of any building requiring building consent, a geotechnical report prepared by a Suitably Qualified and Experienced Person shall be provided. Any future development including building platform shall comply with the restrictions and recommendations identified in the Vision Consulting Engineers Site Suitability report reference J15729 dated 11 April 2025 unless an alternative engineering report prepared by a Suitably Qualified and Experienced Person is approved in writing by Council. **[Lots 2-4]**

b. Upon construction of any habitable building, sufficient water supply for fire fighting purposes is to be provided and be accessible by fire fighting appliances in accordance with Council's Engineering Standards 2023 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS 4509:2008'. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ. **[Lots 2-4]**

c. In conjunction with the construction of any buildings which includes a wastewater treatment & effluent disposal system, the applicant shall submit with the Building Consent application an Onsite Wastewater Report prepared by a Suitably Qualified and Experienced Person in accordance with AS/NZS 1547:2012 or TP58. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus an appropriately sized reserve disposal area in accordance

with the Northland Regional Council Regional Plan for Northland requirements. **[Lots 2-4]**

d. Electricity and telecommunications connections have not been provided at subdivision stage. Future lot owners are responsible for obtaining these connections. **[Lots 2-4]**

e. The Lot 3 building platform shall be setback at least 10 metres from the top of the Gerrard Dam spillway bank (refer to the Vision Consulting Engineers Memorandum reference J15729 v4 dated 24/04/2025 submitted with the subdivision application for more details.) **[Lot 3]**

f. The owners of Lot 3 are responsible for maintaining the “Gerrard Dam” outlet structure where it is located within the Lot 3 property boundaries to ensure the spillway structure is clear of debris and operating adequately. It is recommended that visual appraisals of the dam be undertaken by the property owner, annually, or following periods of intense or prolonged rainfall, to confirm the findings and recommendations of the Fraser Thomas report reference G00510 dated 16 July 2024 remain valid. **[Lot 3]**

g. The owners of Lots 2 and 3 are jointly responsible for maintaining the “Chignell Dam” embankment and drainage infrastructure referenced as easement ROW M and to ensure the spillway structure is clear of debris and operating adequately. It is recommended that visual appraisals of the dam be undertaken by the lot owners, annually, or following periods of intense or prolonged rainfall. **[Lots 2 and 3]**

h. Accessways and vehicular circulation and manoeuvring spaces are to be constructed from blue metal, a dark seal surface, or from exposed aggregate with a dark oxide additive as per the SCLA Landscape Assessment referenced 24061_01 dated 18 December 2024 submitted with the subdivision consent application. **[Lots 2-4]**

i. Wetlands have been identified on Lots 3 and 4, with overland flowpaths from Lots 2-4 contributing to the wetland areas. Future development of the lots shall take into consideration wastewater disposal setbacks, stormwater quality and earthworks disturbance and rules and setbacks required by the Northland Regional Council Regional Plan and NES-F 2020. Stormwater shall be managed to prevent sedimentation, scouring and erosion of the wetland areas. Refer to Bay Ecological Consultancy Ltd Ecological Impact Assessment for Proposed Subdivision Lot 2 DP 205281 provided with the subdivision resource consent application for details. **[Lots 2-4]**

j. Any building consent, which increases impermeable surfaces beyond the permitted threshold of 10% of the total Lot area are to attenuate flows to the permitted levels for rainfall events up to a 10% Annual Exceedance Probability (10% AEP) with an allowance for the RCP6.0 climate change scenario. **[Lots 2-4]**

k. The site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators. **[Lots 2-4]**

l. Exotic vegetation which could adversely affect natural regeneration is not to be introduced to the site. This includes environmental weeds, and those plants listed in the National Pest Plant Accord. **[Lots 2 – 4]**

m. Any building or structures are to be located and designed to meet the design controls specified in the Landscape Assessment by Simon Cocker Landscape Architecture under the headings 'Building Area', 'Building height and RL of buildingplatform', 'Building Form and design', 'external finishes for buildings and structures', 'Internal roading and driveways' and 'Earthworks and retaining walls'. A statement prepared by a qualified Landscape Architect or Architect is to be provided at Building Consent stage to demonstrate compliance. **[Lots 2 – 4]**

n. Building construction and any other development that poses a risk to life or property within the identified inundation zone shown as areas 'A', 'E', 'P', 'Q', 'R', 'S', 'T' and 'U' on the survey plan is prohibited, these areas also having been set aside for riparian margin revegetation. [Lots 3 & 4]

o. The pest and weed management plan to protect the native vegetation and kiwi habitat shall be observed and continued by the landowners and the plan shall not cease or be amended without the express permission of Council. **[All Lots]**

p. The owner shall preserve the indigenous trees and bush as indicated on the survey plan, as areas A - L & P - U and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible. **[All Lots**

q. The lot owners must ensure all existing vegetation within easement O and parallel to Te Kowhai Point Road (as shown on the scheme plan) is retained and shall not without the prior written consent of the Far North District Council cut down, damage or destroy any of the existing vegetation. The owner shall be deemed to be not in breach of this prohibition if any of the vegetation dies from natural causes, however the lot owners must replace the damaged vegetation as soon as possible, or within the next planting season. **[Lots 2 – 4]**

Subdivision Advice Notes

Lapsing of Consent

3. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) *A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or*
   b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Section 224 Certification

4. *A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the Resource Consent have been paid in full.*

General

5. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*

6. *The discharge across boundaries, particularly with regard to the concentration of flows, is to be managed at all times, to avoid the likelihood of damage or nuisance to other properties in accordance with the Council Stormwater Bylaw.*

7. *The site is adjacent to, accessed off and in close proximity to an unsealed road. Unsealed roads have been shown to create a dust nuisance from vehicle usage. It is advised that the future dwellings are either located as far as possible or at least 80m from the road, and/or boundary planting within the site is utilised to assist with this nuisance. Alternatively, the applicant may consider sealing their road frontage to remove the issue.*

8. *The applicant is advised that a further site inspection of completed works will be required if a period greater than 3 months has passed since the last Council inspection prior to Council issuing the 224(c) certificate.*

9. *Erosion and sediment control is to be done in accordance Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region GD05.*

10. *The consent holder is responsible for arranging for buried services to be located and marked prior to commencing the vehicle crossing construction works and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.*

11. *The consent holder is responsible for the repair and reinstatement of the road carriageway, damaged as a result of the vehicle crossing works. Such works, where required, will be completed to the satisfaction of the Councils Roading Manager.*

12. *Any work activity, excavation and non- excavation carried out in the road reserve, must lodge formal notice if intention to carry out Works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.*

    - *A Corridor Access Request (CAR) is an application for a permit to carry out works within the road reserve, this is defined in the National Code of Practice for Utilities access to the transport Corridors and has been adopted by Council.*

    - *A Traffic Management Plan (TMP) must be uploaded with the CAR submission, describing the proposed works, design, setup, and removal of any activity being carried out within the road Reserve. A Work Access Permit (WAP) and reasonable conditions will be issued once TMP is Approved. Enquiries as to its use may be directed to Council's Road Corridor Co-ordinator, corridor.access@nta.govt.nz.*

13. *This consent requires the ongoing protection of an area of wetland. Regeneration of wetlands is an important environmental goal and funding is available from Northland Regional Council for fencing and replanting via the Northland Regional Council Environmental Enhancement Fund.*

Activity B: Land Use

Pursuant to sections 108 of the Act, this land use consent is granted subject to the following conditions:

13. The activity shall be carried out in general accordance with the approved plans prepared by Williams & King, referenced Proposed Subdivision of Lot 2 DP 205281 Stage 1, Stage 2 and Overall, dated June 2025, and attached to this consent with the Council's "Approved Stamp" affixed to it.

14. The activity shall be carried out in general accordance with the Site Suitability Report prepared by Vision Consulting Engineers, referenced Proposed Subdivision of 128 Te Kowhai Point Road, dated 11/04/2025, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Pre-Commencement

15. One weeks prior to commencement of earthworks on site, the consent holder shall advise Council Resource Consent Monitoring officer in writing (email: rcmonitoring@fndc.govt.nz) of the appointment of the engineer that will be monitoring the earthworks on site, and when work is to commence.

16. 48 hours prior to commencement of any physical works on site, the consent holder shall provide the approved engineering plans (EPA), to Councils Resource Consent Monitoring Officer.

17. 48 hours prior to commencement of any physical works on site, the consent holder is to provide photo evidence to the FNDC Resource Consents Monitoring Officer (Email to: Consents Monitoring rcmonitoring@fndc.govt.nz) that sediment and dust control measures are constructed and are in place prior to the commencement of bulk earthworks in accordance with the approved plans specified above in 223 condition 6(e) and the principles and practices contained the Auckland Council document entitled "GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region". These measures are to be maintained during the construction phase and can only be removed once appropriate stabilization has been completed.

18. Prior to commencement of any earthworks, the consent holder shall provide written evidence to the FNDC Resource Consents Monitoring Officer (Email to: Consents Monitoring rcmonitoring@fndc.govt.nz), that the Matoa Block Trustees have been invited to be present during excavation.

During Construction

19. Earthworks are to be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and erosion and sediment controls plans

constructed in accordance with 223 condition 6(e) above, shall remain in place for the duration of the works.

20. If earthworks are undertaken in the winter months (between 30 April and 1 October) the consent holder shall submit a construction methodology at least two weeks before 30 April in general accordance with GD05 prepared by a suitably qualified experienced engineer, to Councils Resource Consent engineer officer or designate for approval.

Land Use Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) The consent is given effect to; or
   b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

General Advice Notes

Right of Objection

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

Archaeological Sites

2. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.*

General Advice Notes

3. *The site is accessed off unsealed road. Unsealed roads have been shown to create a dust nuisance from vehicle usage. It is advised that the dwelling is either located as far as possible or at least 80m from the road, and/or boundary planting within the site is utilised to assist with this nuisance. Alternatively, the applicant may consider sealing their road frontage to remove the issue.*

Activity C: Cancel of consent notice pursuant to s221(3) of the RMA 1991.

21. Pursuant to Section 221(3) Council consents to the cancellation of the existing Consent Notice D562591.2 as it relates to LOT 2 Deposited Plan 205281, Record of Title NA132C/342.

Activity D: Cancel of consent notice pursuant to s221(3) of the RMA 1991.

22. Pursuant to Section 221(3) Council consents to the cancellation of the Consent Notice conditions recorded in Stage 1 Condition 8 as they relate to Lot 2 of Stage 1. This may only be actioned subsequently to, or simultaneously with, registration of the consent noitce conditions of Stage 2.

Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land
H & M	Pedestrian Right of Way	Lot 2 Hereon	Lot 1 Hereon

APPROVED PLAN

Planner: SMaharaj
RC: 2250275-RMAVAR/A
Date: 09/07/2025

Proposed Land Covenants

Areas shown A - L & P - U hereon are to be subject to Land Covenants (Wetland and indigenous vegetation protection)

Areas shown A, E & P - U hereon are to be subject to Land Covenants (No buildings, structures or development)

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

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

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council

Total Area: 15.7915ha
Comprised in: NA132C/342

Levels in terms of: NZ Vertical Datum
Contour interval is: 1.0m

0 25 50 75 100 125 150 175 200m

Prepared for: D J & J A Nute

STAGE I

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

Proposed Subdivision of Lot 2 DP 205281

	Name	Date
Survey		
Design		
Drawn	W & K	Jun 2025
Rev		

ORIGINAL SCALE: 1:2500
SHEET SIZE: A3

24445
.01

Proposed Memorandum of Easements

Shown	Purpose	Burdened Land	Benefited Land
O	Right of Way Right to Convey Electricity, Water & Telecommunications	Lot 4 Hereon	Lots 2 & 3 Hereon
M & N		Lot 3 Hereon	Lot 2 Hereon

Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land
H & M	Pedestrian Right of Way	Lot 3 Hereon	Lots 2 & 4 Hereon

Proposed Land Covenants

Areas shown A - J & P - U hereon are subject to existing Land Covenants (Wetland and indigenous vegetation protection) - Stage 1

Areas shown A, E & P - U hereon are subject existing Land Covenants (No buildings, structures or development) - Stage 1

APPROVED PLAN

Planner: SMaharaj
RC: 2250275-RMAVAR/A
Date: 09/07/2025

1
DP 205281

7
DP 361371

Matoa Block

Te Kowhai Point Road

LOT 1
Stage 1

LOT 4
3.8384ha

LOT 2
3.7667ha

LOT 3
3.6683ha

2
DP 415226

5
DP 348644

1
DP 415226

Right of way

site

Te Kowhai Point Road

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

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council

Total Area: 11.2734ha
Comprised in: Lot 2 Stage 1

Levels in terms of: NZ Vertical Datum
Contour interval is: 1.0m

0 25 50 75 100 125 150 175 200m

Prepared for: D J & J A Nute

STAGE 2

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

Proposed Subdivision of Lot 2 Stage 1

	Name	Date
Survey		
Design		
Drawn	W & K	Jun 2025
Rev		

ORIGINAL SCALE 1:2500 SHEET SIZE A3

24445
.01

Proposed Memorandum of Easements

Shown	Purpose	Burdened Land	Benefited Land
O	Right of Way Right to Convey Electricity, Water & Telecommunications	Lot 4 Hereon	Lots 2 & 3 Hereon
M & N		Lot 3 Hereon	Lot 2 Hereon

Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land
H & M	Pedestrian Right of Way	Lot 3 Hereon	Lots 1, 2 & 4 Hereon

Proposed Land Covenants

Areas shown A - L & P - U hereon are to be subject to Land Covenants (Wetland and indigenous vegetation protection)

Areas shown A, E & P - U hereon are to be subject to Land Covenants (No buildings, structures or development)

APPROVED PLAN

Planner: SMaharaj
RC: 2250275-RMAVAR/A
Date: 09/07/2025

1
DP 205281

7
DP 361371

Matoa Block

Te Kowhai Point Road

LOT 1
4.5179ha

LOT 4
3.8384ha

LOT 2
3.7667ha

LOT 3
3.6683ha

Right of way

site

5
DP 348644

1
DP 415226

2
DP 415226

Te Kowhai Point Road

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

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

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council

Total Area: 15.7915ha
Comprised in: NA132C/342

Levels in terms of: NZ Vertical Datum
Contour interval is: 1.0m

0 25 50 75 100 125 150 175 200m

Prepared for: D J & J A Nute

OVERALL

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

Proposed Subdivision of Lot 2 DP 205281

	Name	Date
Survey		
Design		
Drawn	W & K	Jun 2025
Rev		

ORIGINAL SCALE 1:2500 SHEET SIZE A3

24445
.01

Title Plan - LT 620252

Survey Number	LT 620252
Surveyor Reference	24445 Nute
Surveyor	Kurt Eric Watson
Survey Firm	Survey & Planning Solutions (2010) Limited
Surveyor Declaration	I Kurt Eric Watson, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 25 Sep 2025 11:48 AM

Survey Details

Dataset Description	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 205281		
Status	Approved as to Survey		
Land District	North Auckland	**Survey Class**	Class B
Submitted Date	25/09/2025	**Survey Approval Date**	26/09/2025
		Deposit Date	

Territorial Authorities

Far North District

Comprised In

RT NA132C/342

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 620252	Fee Simple Title	4.5415 Ha	1249887
Lot 2 Deposited Plan 620252	Fee Simple Title	11.2500 Ha	1249888
Area H Deposited Plan 620252	Easement		
Area M Deposited Plan 620252	Easement		
Area A Deposited Plan 620252	Covenant - Land		
Area P Deposited Plan 620252	Covenant - Land		
Area Q Deposited Plan 620252	Covenant - Land		
Area B Deposited Plan 620252	Covenant - Land		
Area R Deposited Plan 620252	Covenant - Land		
Area S Deposited Plan 620252	Covenant - Land		
Area C Deposited Plan 620252	Covenant - Land		
Area T Deposited Plan 620252	Covenant - Land		
Area U Deposited Plan 620252	Covenant - Land		
Area D Deposited Plan 620252	Covenant - Land		
Area E Deposited Plan 620252	Covenant - Land		
Area G Deposited Plan 620252	Covenant - Land		
Area F Deposited Plan 620252	Covenant - Land		
Area J Deposited Plan 620252	Covenant - Land		
Area I Deposited Plan 620252	Covenant - Land		
Area L Deposited Plan 620252	Covenant - Land		

Title Plan - LT 620252

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area K Deposited Plan 620252	Covenant - Land		
Area V Deposited Plan 620252	Easement		
Total Area		15.7915 Ha	

LT 620252 Schedule/Memorandum

Land registration district	Territorial authority
North Auckland	Far North District

Schedule of Easements

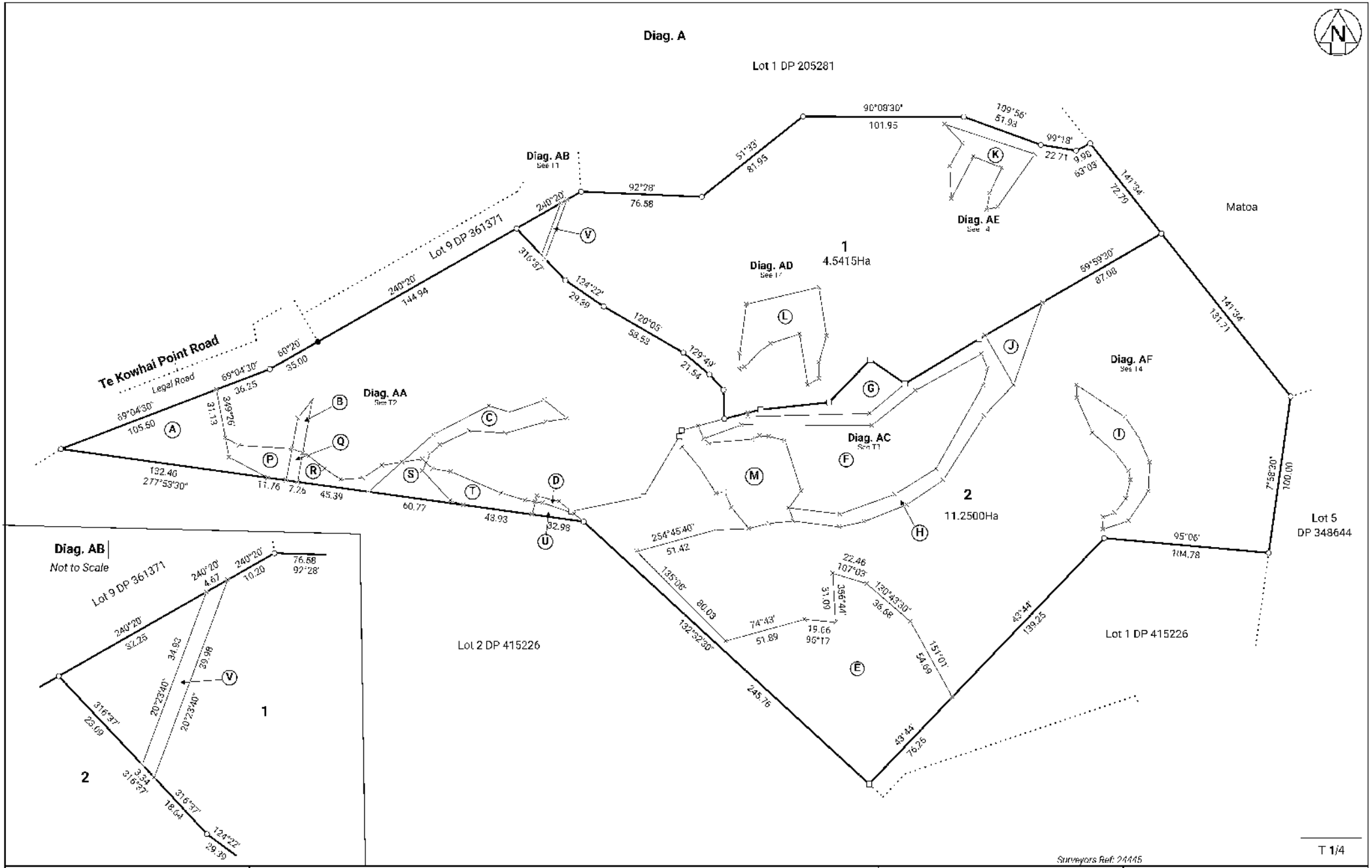
Parcels shown with a prefix of *HL-* include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Pedestrian Right of Way	H, M	Lot 2	Lot 1
Right to convey electricity, telecommunications	V	Lot 1	Lot 2

Notes

Areas Shown A - L & P - U hereon are to be subject to Land Covenants for Wetland and indigenous vegetation protection.

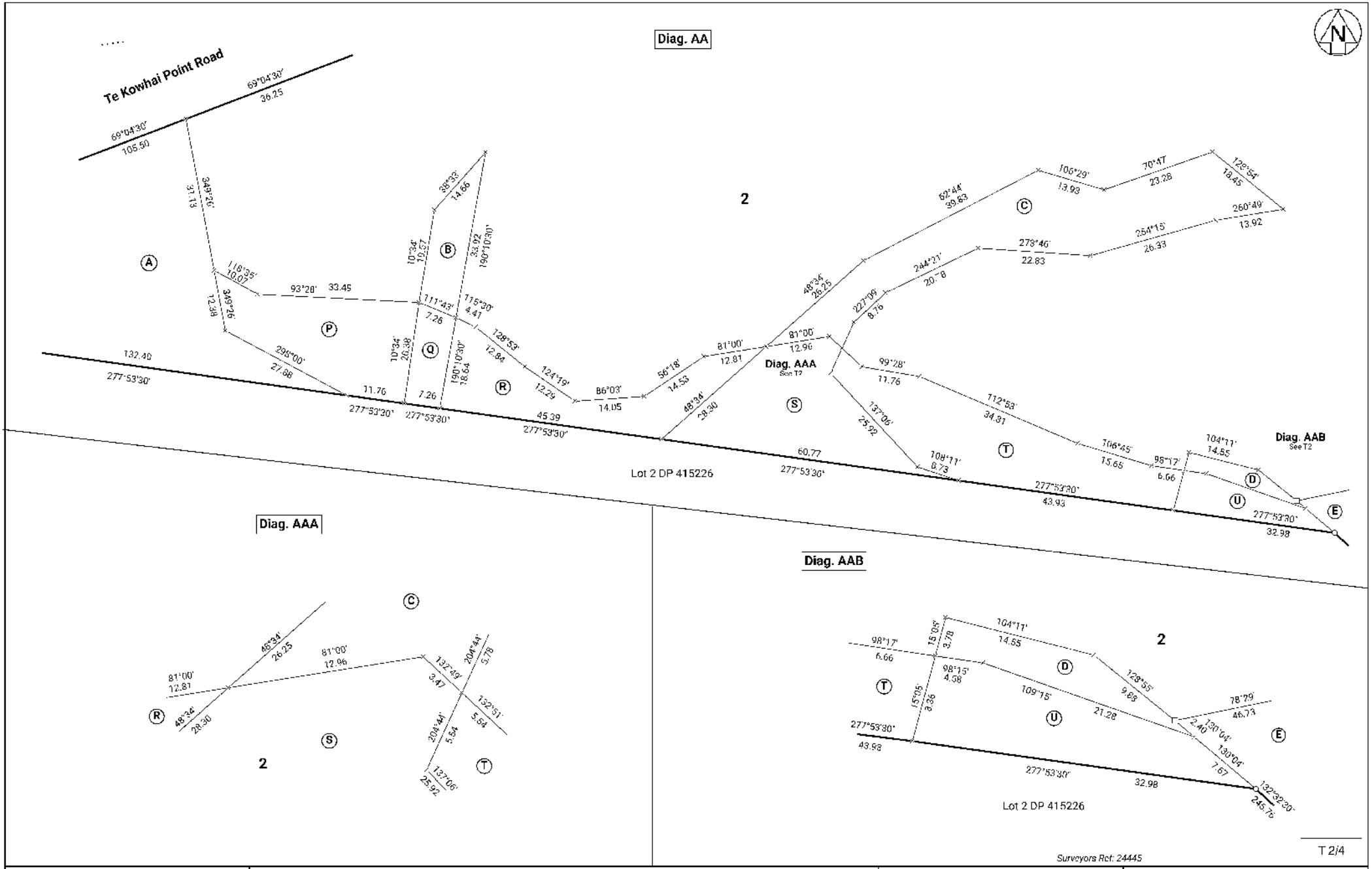
Areas Shown A, E & P - U hereon are to be subject to Land Covenants for No buildings, structures or development.



T 1/4

Surveyors Ref: 24445

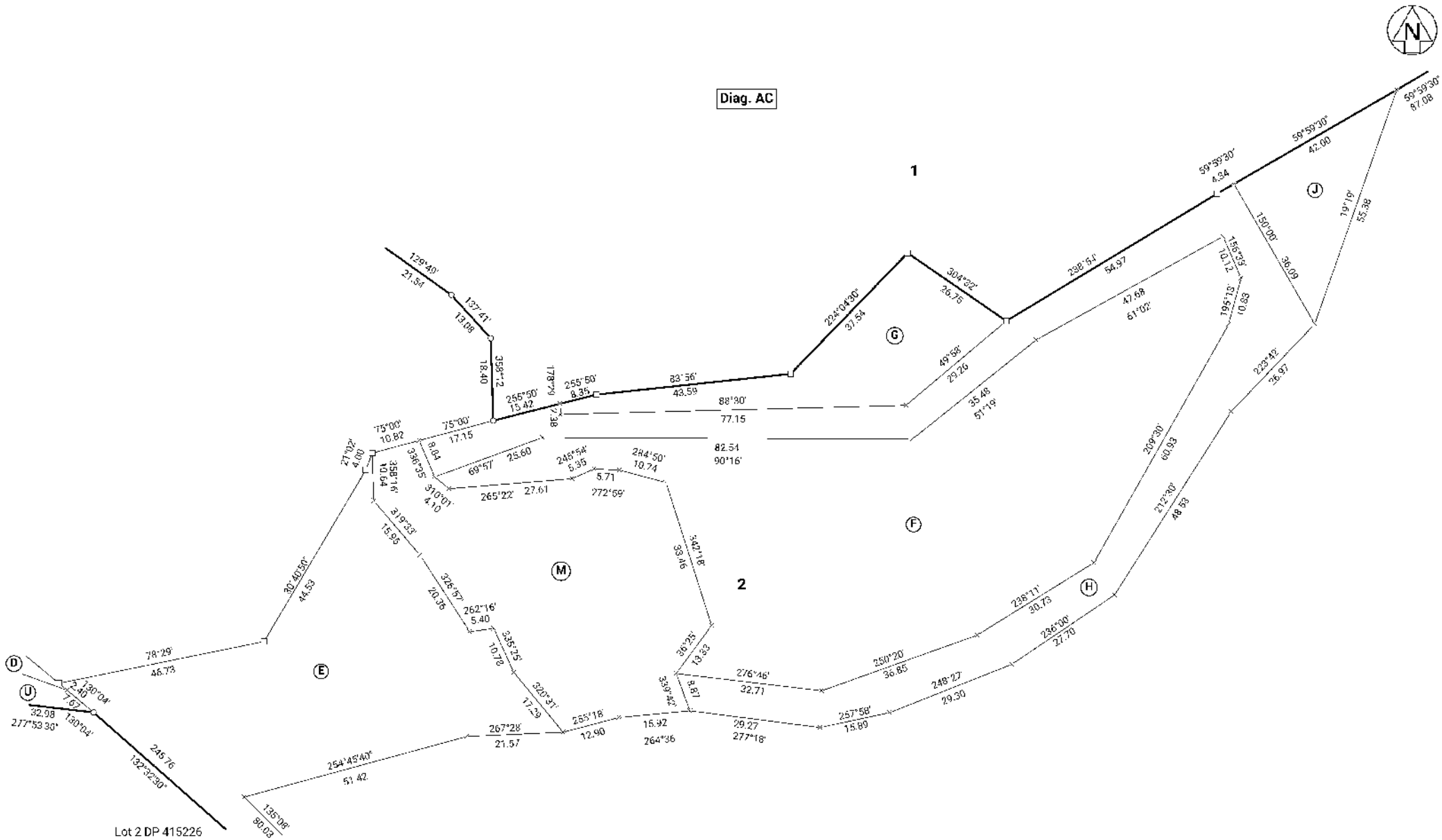
Land District: North Auckland Digitally Generated Plan Generated on: 26/09/2025 10:47am Page 4 of 7	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 205281	Surveyor: Kurt Eric Watson Firm: Survey & Planning Solutions (2010) L	Title Plan LT 620252 Approved on: 26/09/2025



T 2/4

Surveyors Ref: 24445

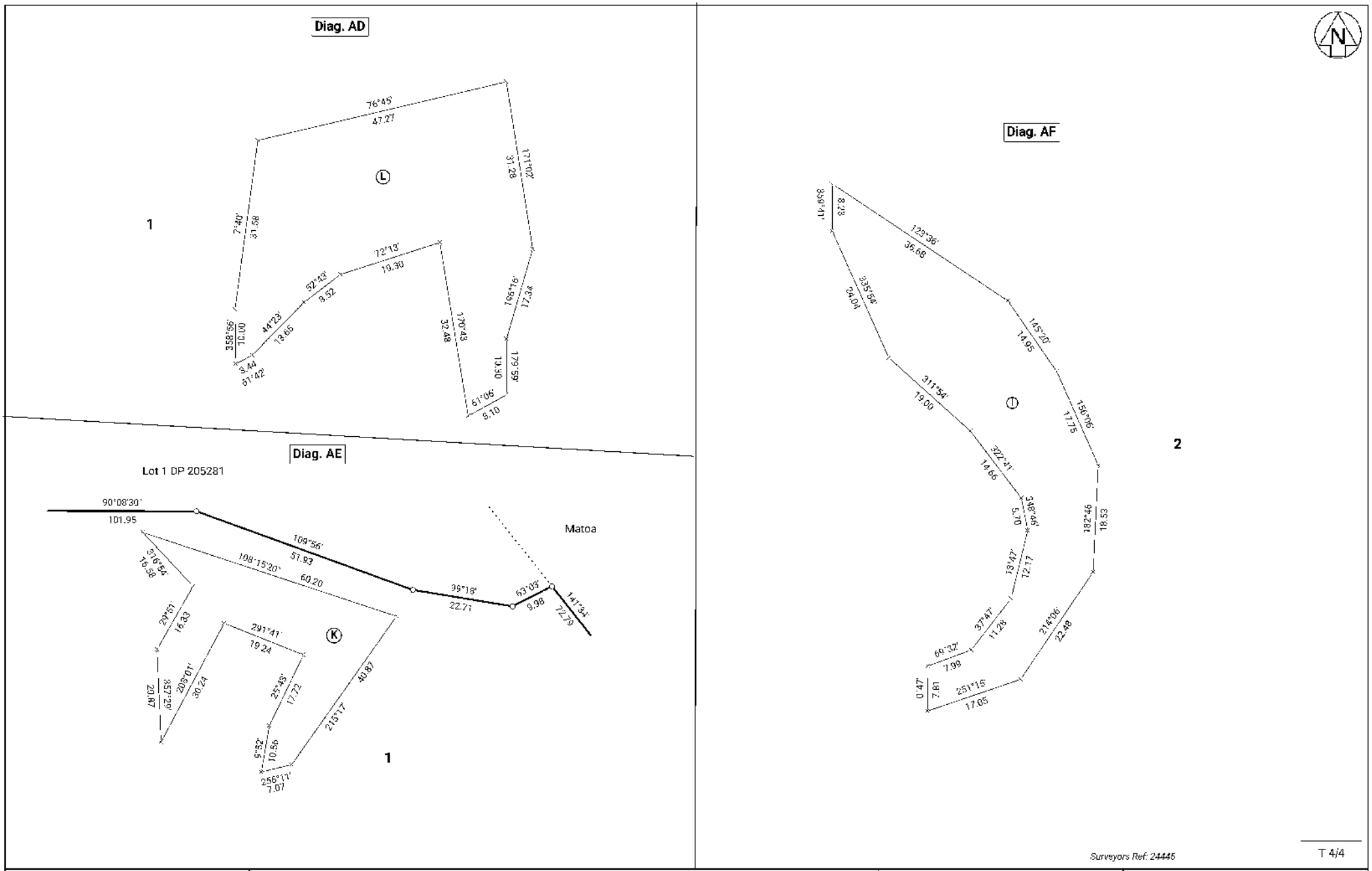
Land District: North Auckland Digitally Generated Plan Generated on: 26/09/2025 10:47am Page 5 of 7	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 205281	Surveyor: Kurt Eric Watson Firm: Survey & Planning Solutions (2010) L	Title Plan LT 620252 Approved on: 26/09/2025



Surveyors Ref: 24445

T 3/4

Land District: North Auckland Digitally Generated Plan Generated on: 26/09/2025 10:47am Page 6 of 7	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 205281	Surveyor: Kurt Eric Watson Firm: Survey & Planning Solutions (2010) L	Title Plan LT 620252 Approved on: 26/09/2025



Land District: North Auckland Digitally Generated Plan Generated on: 26/09/2025 10:47am Page 7 of 7	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 205281	Surveyor: Kurt Eric Watson Firm: Survey & Planning Solutions (2010) L	Title Plan LT 620252 Approved on: 26/09/2025

Julia and David Nute

128 Te Kowhai Point Road, Kerikeri.

Subdivision of Lot 4 RC 2250275

Landscape assessment

5 February 2026

24061_02
DRAFT

Simon Cocker
Landscape Architecture

Document Quality Assurance

Bibliographic reference for citation: Simon Cocker Landscape Architecture Limited. 2026. 128 Te Kowhai Point Road, Kerikeri. Subdivision of Lot 4 RC 2250275 - *Landscape assessment.*		
Prepared by	Simon Cocker Landscape Architect Principal SCLA	
Reviewed by	Simon Cocker Landscape Architect Principal SCLA	
Ref.	24061_02	
Status. [Draft]	Revision / version -	Issue Date: 5 February 2026
Use and Reliance This report has been prepared by Simon Cocker Landscape Architecture Limited (SCLA) on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. SCLA does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by SCLA for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.		

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

TABLE OF CONTENTS

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

1.0 INTRODUCTION

Julia and David Nute ("the applicants") are applying for a resource consent to subdivide Lot 4 RC 2250275 into two lots. This represents the subdivision of a lot created under RC2250275 whereby Lot 2 DP 205281 was subdivided into four lots. The location of Lot 4 RC 2250275 is shown on Figure 1 (contained in Appendix 1), and the proposal on Figures 2a – 2c. The subject Site is shown in photos 1, 2 and 3 (photo locations shown on Figure 2a) and on Plate 1 below.

Plate 1: The Site and its context

In the Operative District Plan the property is zoned General Coastal, and Rural Production under the Proposed Plan. The property is not overlain by any landscape or natural character overlays.

The activity status of the proposal is non complying under the Operative District Plan.

Assessment methodology

This assessment has been undertaken and peer reviewed by a NZILA registered landscape architect with reference to the Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (2022) and Quality Planning Landscape Guidance Note 2 and its signposts to examples of best practice. This assessment has been undertaken from a Te Ao Pakeha world view using the terminology of Te Tangi a te Manu and therefore does not purport to fully understand the connection and values held by Iwi who are associated with the whenua or awa of the site and its relationship to the wider area[1]).

The full methodology and outline of the effects ratings used in this assessment is provided in Appendix 2. In summary, this assessment provides ratings based upon a combination of quantitative information where available, and qualitative professional judgements by the author.

[1] https://nzila.co.nz/media/uploads/2022_09/Te_Tangi_a_te_Manu_Version_01_2022_.pdf

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

The ratings are based upon a seven-point scale which includes: very low; low; low-moderate; moderate; moderate-high; high and very high ratings. These are used within this assessment to describe the level (and significance) of the potential landscape and visual amenity effects that would result from the Project.

In combination with assessing the significance of effects, this assessment also explains the likely nature of the effects, being a positive (beneficial) or negative (adverse) effect in the context within which it occurs. Benign (neutral) effects are also identified where it is considered that there is no identifiable landscape or visual change in the context of where it occurs. For the purpose of this assessment, low-moderate equates to minor in RMA terminology. 'Low' and 'very low' equates to less than minor.

Desktop study and site visits

In conducting this assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the project. This information included:

- The Operative Far North District Plan;
- Scheme plan prepared by Williams and King dated February 2026;
- Bay Ecological Consultancy Ltd., *Ecological Impact Assessment*. 10 December 2024;
- Vision Consulting Engineers. Site Suitability Report 6/11/24.
- Linda Conning and Nigel Miller. *Natural areas of Kerikeri Ecological District : reconnaissance survey report for the Protected Natural Areas Programme*. Dept. of Conservation, Northland Conservancy, 1999;
- LA4 Landscape Architects. Far North District Landscape Assessment. 1995;
- GNS Science Geology Web Map Client;
- Aerial photography, Far North District Council GIS mapping, and Google Earth.

Visits to the site and it environs were undertaken on 11 September 2024. The weather during the visits was sunny with light winds.

2.0 THE PROPOSAL

The proposal is described in the AEE and illustrated on Figures 2a – 2c.

The application seeks to subdivide Lot 4 RC 2250275 (which has an area of 3.824ha), into two lots, and will facilitate the construction of one additional dwelling (refer to Figure 2b).

Lot 4 was created in a subdivision undertaken in 2024 (RC2250275). It is accommodated within a 'bowl' landform (refer to Plate 1 at left), which comprises the headwaters of a small valley, contained by ridges on its southern, eastern and northern sides. In the base of the bowl landform, a series of ponds and wetlands provide a focus for the proposed future lots.

Plate 1. Drone view of the Site (situated to the right of the pond, at left).

These features have been enhanced with riparian planting in the past, and it is the applicant's intention that they be retained and managed to benefit their natural, amenity and ecological values. A formal Weed & Pest Management Plan (WPMP), is linked to the previous consent and secures the ongoing management of these features.

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

Proposed Lot 5 will have an area of 1.798ha, and will occupy the western half of the subject Site and will have a triangular shape, bounded by Te Kowhai Point Road on its northern edge, and a watercourse on its southern edge.

The proposed building site is identified on Figure 2b and is shown in photo 1. The building site, and controls associated with future development within this lot remains unchanged from that consented under RC2250275

Lot 6 will have an area of 2.026ha occupies the eastern half of the subject Site. The southern edge of this lot is contained by riparian vegetation associated with the aforementioned watercourse.

Access to the two lots will be off Te Kowhai Point Road in the north western corner of proposed Lot 5, with access to Lot 6 afforded via an easement aligned along the northern edge of proposed Lot 5.

Within Lot 6, the building site will be within the southern half of the lot, contained to the north by existing vegetation within Covenant C. The boundary between Lots 5 and 6 will be aligned along an area of existing revegetation planting (undertaken under RC2250275), and also within Covenant C.

Landscape Treatment and mitigation measures

It is proposed, under this application, to strengthen the vegetative framework within the Site, the applicant's wider landholding and the wider landscape (refer to Figure 2b). The existing riparian and other vegetation reflects and emphasises the hydrological and topographical patterns of the area, and as such imparts a legibility to the landscape. It is proposed that additional revegetation be undertaken, again reflecting the existing hydrological / topographical patterns. It is anticipated that this resulting framework will enable the integration of future built form and associated infrastructure.

The proposed landscape mitigation planting is shown on Figure 2c. The revegetation planting will – principally – strengthen and extend an existing finger of vegetation that is aligned to the north east and separates proposed Lots 5 and 6. Further a belt of revegetation planting is proposed along the north side of the proposed RoW which will – at its eastern end – link with the existing riparian vegetation associated with the dam.

The proposed species mix will utilize a basic and fast growing mix of locally appropriate native species, detailed in Table 2 below.

Species	Common name	Grade	Spacing	Tall mix %	Dam face mix %
Coprosma robusta	karamu	0.5L	1.4m	30	-
Hebe stricta	koromiko	0.5L	1.4m	15	30
Kunzea robusta	kānuka	0.5L	1.4m	45	-
Metrosideros excelsa	pohutukawa	18L	5m	5	-
Phormium tenax	harakeke	0.5L	1.2m	5	70

Table 1. Mitigation planting schedule

In addition, recognising the need to be responsive to the rural amenity values of the Site, a suite of mitigation measures are proposed to assist with the integration of future built form and infrastructure. Table 2 below details recommended design controls for the proposed lots.

Building Area	All building and structures within Lots 5 and 6 shall be predominantly located within the area depicted on Figure 2c. Accessory buildings are to be located a maximum of 15m from the primary dwelling.
Building height & RL of building platform	The height of all buildings and structures within Lots 5 and 6 shall not exceed 6m above natural ground level using the rolling ground method.
Building form and design	If buildings within Lots 5 and 6 include tall prominent elevations, these must incorporate details such as pergolas, extended eaves, decks or loggias to break up the verticality of the building face.

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

External finishes for buildings and structures	The finishes for external surfaces of the proposed buildings and structures within Lots 5 and 6 shall be as follows: • Refer to BS5252. The colour selection for all buildings and structures must be made from the following indicators: [2] • Walls: Hue (Colour) All the colours from 00 – 24 are acceptable, conditional on the limitations below. Reflectance Value (RV) and Greyness Groups. The predominant wall colours, shall have a RV rating of no more than 30% for greyness groups A, B and C. Colours within greyness groups D and E are not permitted. • Roofs: Hue (Colour) All the colours from 00 – 24 are acceptable, conditional on the limitations below. Reflectance Value (RV) and Greyness Groups: Roofs shall have an RV rating of no more than 25% within greyness groups A, B and C. Colours within greyness groups D and E are not permitted
Internal roading and driveways	Infrastructure within Lots 5 and 6 shall be designed and as far as is practicable to minimise the need for excavation to form vehicular circulation and manoeuvring space. Parking areas will be integrated with the overall design of the residence and views from outside the individual lot from locations to the west, south west and south shall be softened with landscape planting. Accessways and vehicular circulation and manoeuvring space are to be constructed from blue metal, a dark seal surface or from exposed aggregate concrete with a dark oxide additive.
Earthworks and retaining walls	Within Lots 5 and 6, earthworks and grading shall be minimised. Where earthworks are necessary these are to marry in with adjacent contours, avoiding sharp batters and exposed cut faces. All cut and fill batters are to be grassed or appropriately planted. Cut and fill batters shall be shaped to feather naturally into the natural angle of slope. All cut and fill batters shall be grassed or otherwise vegetated to ensure complete coverage of exposed soils. If retaining walls are to be constructed, these should not exceed 1.0m in height, with walls accommodating greater level changes being stepped. Natural dark materials such as timber, rammed earth and stone (including gabion baskets), with vegetation incorporated shall be used to balance the scale and soften the impact of the structure Retaining walls should be detailed sensitively. Natural dark materials such as timber, rammed earth and stone (including gabion baskets), with vegetation incorporated to balance the scale and soften the impact of the structure. All retaining structures that are visible from locations outside the individual lot to the west, south west and south, shall be constructed from, painted / finished with a dark, recessive and natural colour.

Table 2. Design, and development guidelines

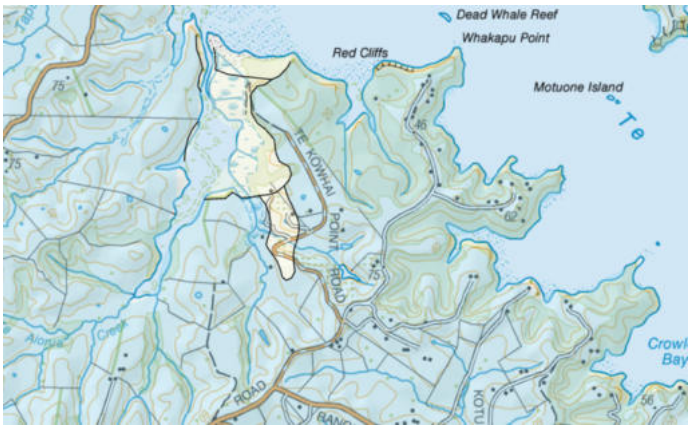
3.0 EXISTING ENVIRONMENT

3.1 The site context

The subject property is located some 8km to the north east of Kerikeri and on the hills to the north of the Kerikeri Inlet (refer to Figure 1). These hills rise to a height of around 100m to where Redcliffs Road traces the catchment boundary that separates the Kerikeri Inlet catchment (to the south) from that of the Te Aiorua Creek and Te Puna Inlet (to the north).

[2] CITY OF AUCKLAND DISTRICT PLAN, *HAURAKI GULF ISLANDS SECTION REVIEW: COLOUR FOR BUILDINGS*. Hudson Associates, (September 2006)

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz



Predominantly underlain by Waipapa Groups sandstone and siltstone (refer to Plate 2 at left), the landform has a moderately rolling character with – in the vicinity of the Site – a northern and north westerly grain which is imparted by the hydrological patterns. Plate 3, and Figure 2a illustrate this rolling landform character and evidence how the topographical patterns are emphasized and lent legibility by vegetation where it occupies the base of a gully (highlighting the alignment of a watercourse), or steeper gully slopes and ridge flanks.

Plate 2: geology.

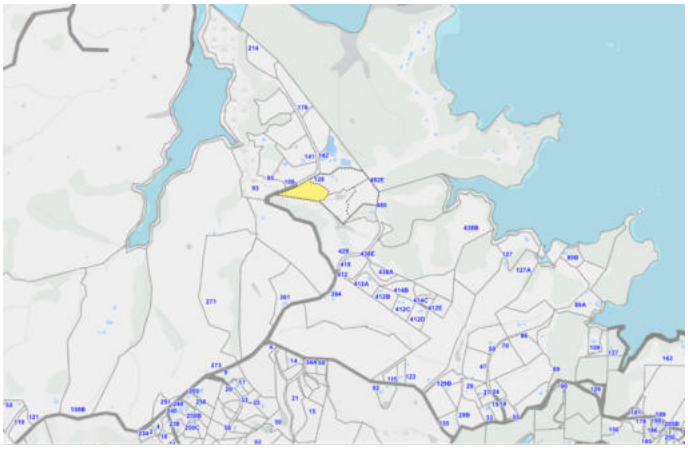
In some places, the land use has served to emphasise these patterns – as can be seen below in Plate 3 where an olive plantation occupies the ridge flank to the north of Redcliffs Road.

The Far North District Landscape Assessment[3] describes this landscape – which also encompasses a vast area of landscape to the north and north west – as 'Gently undulating pasture / scrub' landscape category.

The boundary between this landscape category and the adjoining 'Scrub-clad hill country' category is clearly defined in Plates 1 and 3 above, where – to the right (Plate 1), and left (Plate 3) of the images, mānuka shrubland forms the dominant landscape feature. As is evident on Figure 1, this category fringes the coast to the north, east and south east of the Site, occupying the steeper coastal margin and a series of incised gullys that converge with the coastal edge

Plate 3: Oblique aerial view to the north east with the subject Site bounded on its western edge by Kowhai Point Road

Despite the proximity of the Te Puna Inlet (which lies less than 1km to the north and east), its presence does not influence the character of the Site, nor is the individual aware of its proximity apart from when views to the inlet are experienced from the ridge crest on the eastern edge of the property.



As is evidenced by Plate 4 at left, the subject property is located on the south western edge of a cluster of rural residential lots of some 3 – 5ha in area. A smaller lot of some 2ha adjoins the property on its south eastern edge, whilst to the south, a cluster of 2ha rural residential lots occupies a ridge which trends to the east from Redcliffs Road near its junction with Te Kowhai Point Road. Between these clusters, landholdings are large and generally under pasture, or native shrubland.

Plate 4: Cadastral pattern (subject Site shaded yellow)

[3] LA4 Landscape Architects. *Far North District Landscape Assessment*. FNDC. 1995.

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

A small number of dwellings offer views into the Site. The aforementioned 2ha property (480 Redcliffs Road (Lot 1 DP 415226), is visible in photo 3 and is located on the ridge crest on the eastern boundary of the Site. This dwelling offers views northwest and north across the rural landscape and includes glimpses to Te Puna Inlet (refer to photo 2).

Number 429 Redcliffs Road (Lot 2 DP 415226) occupies an elevated location on the Site's southern boundary (refer to photo 3). This dwelling offers views across the Site toward the north and along the axis of the gully to the north west to the wider rolling rural landscape beyond (refer to photo 4).

Experienced from the ridge crest traced by Te Kowhai Point Road and the private access which diverges from this road, the landscape displays an open, expansive and spacious quality (refer to photos 4 and 5). This differs from the more enclosed character which prevails when the individual is on Te Kowhai Road to the north of the Site, or within the subject Site, where the gully offers a measure of containment and shelter (refer to photos 6 and 7). This is particularly evident when the observer is in close proximity to the riparian vegetation along the watercourse where a more intimate and smaller scale environment is enjoyed.

The Bay of Islands has the highest density of recorded archaeological sites in New Zealand, reflecting the important role it played in the history of Māori settlement. Sites tend to be focussed around the coastal margins and along navigable waterways where resources were plentiful and there was access by waka. Radiocarbon dating of archaeological remains across the wider area suggests that the Bay of Islands was settled by the Polynesian ancestors of the Māori around the mid-12th or early 13th centuries. Not only was there intensive Māori settlement before the arrival of Europeans, but it was also the location of the some of the earliest contacts between Māori and Europeans, and the focus of early European settlement in New Zealand.

The first mission station and the earliest permanent European settlement in the country was established in 1814 on the Purerua Peninsula at Oihi, near Rangihoua Pa. Even before this period, there had been several years of trading contact between Europeans and Māori in the Bay of Islands, which was known as the rest and provisioning centre of New Zealand for whaling and other ships. Rangihoua pa was the main settlement of Ngati Rehia in the early years of the 19th century. It was controlled by the local chief Te Pahi until his murder in 1810 following the Boyd Affair.

Whilst numerous archaeological sites have previously been recorded around the fringes of the Kerikeri inlet, the Kerikeri River and the Waipapa Stream as well as along other navigable waterways very few sites have been recorded further inland, and no sites are known on the subject property.

3.2 Statutory Matters

Plate 5. Excerpt from RPS GIS aerials

As is evidenced by plate 6 below, although the Site is zoned General Coastal, it is not located within the coastal environment and the edge of the coastal environment as defined in the RPS traces the ridge on the eastern edge of the Site.

Operative Far North District Plan

The site is located within the General Coastal Zone. This zone includes controls on development to preserve the natural character of the coastal environment and to protect it from inappropriate subdivision and use.

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

The General Coastal Zone has controls aimed at preserving natural character and the restoration and enhancement of areas which may have been compromised by past land management practices. These controls reflect its coastal location and the inherent sensitivity of the coastal and adjoining marine environment and the vulnerability of these areas to change and development.

Objectives

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

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

Policies

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

10.6.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to 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*

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

The assessment criteria within 13.10 are of relevance:

13.10.1 ALLOTMENT SIZES AND DIMENSIONS

a) *Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.*
b) *Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.*
c) *The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.*
d) *Whether the cumulative and long term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.*

13.10.10 PROVISION OF ACCESS

a) *Whether provision for access to and within the subdivision, including private roads, has been made in a manner that will avoid, remedy or mitigate adverse effects on the environment, including but not limited to traffic effects, including effects on existing roads, visual effects, effects on vegetation and habitats, and natural character.*

13.10.11 EFFECT OF EARTHWORKS AND UTILITIES

a) *Whether the effects of earthworks and the provision of services to the subdivision will have an adverse effect on the environment and whether these effects can be avoided, remedied or mitigated.*

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

13.10.12 BUILDING LOCATIONS

a) Whether the subdivision provides physically suitable building sites.
b) Whether or not development on an allotment should be restricted to parts of the site.
c) Where a proposed subdivision may be subject to inundation, whether the establishment of minimum floor heights for buildings is necessary in order to avoid or mitigate damage.
d) Whether the subdivision design in respect of the orientation and dimensions of new allotments created facilitates the siting and design of buildings able to take advantage of passive solar gain (e.g. through a northerly aspect on an east/west axis).

Also of relevance is 10.6.5.3.1

10.6.5.3.1 VISUAL AMENITY

The following are restricted discretionary activities in the General Coastal Zone:

a) any new building(s); or
*b) alteration/addition to an existing building that do not meet the permitted activity standards in **Rule 10.6.5.1.1** where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.*

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

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

Proposed Far North District Plan

Under the PDP, the Site is located within the Rural production Zone. The one overview explains that the purpose of this zone is to provide for primary production activities and other activities that may occur in the rural environment, subject to them being complementary to the function, character and amenity values of the surrounding environment. This zone includes land subject to the Coastal Environment Overlay, which has provisions to protect the natural character of the coastal environment. The subject Site is not located within the Coastal Environment however, natural character is of relevance given the presence of a watercourse and associated wetlands. Objectives and policies of relevance include:

RPROZ-O4: *The rural character and amenity associated with a rural working environment is maintained*.

RPROZ-P4: *Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:*

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

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

RPROZ-P7*: Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:*

a. whether the proposal will increase production potential in the zone;
b. whether the activity relies on the productive nature of the soil;
c. consistency with the scale and character of the rural environment;
d. location, scale and design of buildings or structures;
e. for subdivision or non-primary production activities:
  i. scale and compatibility with rural activities;
  ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
  iii. the potential for loss of highly productive land, land sterilisation or fragmentation
f. at zone interfaces:
  i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
  ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
h. the adequacy of roading infrastructure to service the proposed activity;
i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

3.3 Visual catchment

The visual catchment of the Site is essentially defined by the ridges which contain the 'bowl' catchment. Views are possible from the private accessway to the south east and east (refer to photo 4), and from Te Kowhai Point Road where it rises to the west, south west and south and from where the elevation affords views down into and over the Site (refer to photos 8, 9, and 10).

Similarly, Redcliffs Road offers views from its ridgetop to the south and south east of the Site (refer to photos 5 and 11)

Two dwellings are accessed from these roads, and offer a similar outlook to the aforementioned photos, these include 480 Redcliffs Road (Lot 1 DP 415226), which is located on the ridge crest on the eastern boundary of the Site. This dwelling offers glimpse views of Te Puna Inlet and expansive views north across the rural landscape as evidenced by phots 3 and 4.

The dwelling within number 429 Redcliffs Road (Lot 2 DP 415226) occupies an elevated location within a property on the Site's southern boundary. As can be seen from photo 5, this dwelling offers views across the Site toward the north and north west.

Views from Te Kowhai Road, and from residential properties to the west and north west of the Site are blocked by vegetation and / or landform (refer to photo 6).

4.0 IDENTIFIED LANDSCAPE VALUES

Natural character values

Located to the east, and - although spatially close – in a separate hydrological catchment, the RPS identifies an area of High Natural Character (Te Puna Inlet – 06/12). The values of this area – which in the vicinity of the Site comprises mānuka shrubland contained within gullies and on the steeper ridge slopes – are described as follows:

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

Hill slopes, valleys and coastal faces, primarily with kanuka dominant shrubland & forest; mixed broadleaved shrubland & low forest with pohutukawa & puriri; and a limited area of coastal face with gorse-pea shrub cover. Some tracking in NE.

Largely indigenous vegetation with few pest plants. Part of community pest control area. Minimal human-mediated hydrological or landform change (except for tracking). Part of level 1 PNA site PO5/087 Kerikeri ED. Few obvious human structures.

Ecological values

The ecological assessment described the values of the wetland and other hydrological features as encompassing them have both intrinsic and functional aspects that contribute to moderate significance in regard to *Appendix 5 Northland Regional Policy Statement (2018)* - indigenous character; pattern and water quality protection; linkage and buffering to further aquatic environments downstream.[4]

Landscape values

The Site is not overlain by an Outstanding Natural Landscape (either in the Operative District Plan, nor Proposed District Plan). Notwithstanding this, as discussed previously, the Site and its landscape context display a level of amenity that is valued by the community.

The key characteristics, attributes and values of the Site are broadly captured within the natural and physical environment, perceptual and associative dimensions.

The characteristics, attributes and values in relation to the location of the subject Site are the intricate scale of the landform which is defined by a sequence of

connected ridges which define small gullys. The ridges enable expansive views of the rolling pastoral landscape and include views to the Te Puna Inlet whilst the gullys provide shelter and containment.

The vegetated areas of the Site and its context are also considered to hold particular value, most notably the watercourse and wetlands. Like the watercourses within the wider landscape context, these – as natural waterways are considered to hold value due to their interplay of physical, associative and perceptual attributes and these contribute to a heightened sense of natural qualities.

The perceptual values of the wider landscape are also considered to be influenced by the existing pastoral landscape in the Site which is associated with farming and animal production. In relation to these farmed / grazed areas, perceptual values are influenced by cyclical change through the seasonal colour of vegetation (including pasture during the drier months), in addition to the presence of young animals such as calves and lambs. This perception of a productive landscape is also experienced through the presence of rural farming machinery and associated activities.

Like some of the smaller proximate rural residential lots, this productive capacity and character is less discernible within the subject Site since the size of these lots is such that the land use imparts a more domestic and residential character.

The contributing components of which can be summarised as follows:

- An open and pastoral spaciousness which also offers shelter and containment depending on the individual's position within the landscape;
- Varied vegetation patterns, in places dominated by mānuka, kānuka and other shrubland associations which reflect and emphasize the topographical patterns;
- Long views to Te Puna and Kerikeri Inlets;

[4] Bay Ecological Consultancy. *Ecological Impact Assessment*. 10 December 2024. P.49.

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

- The visible remains of cultural sites, often on the prominent coastal headlands;
- Social and associative connections to this (in terms of the wider Bay of Islands), frequently visited and valued, publicly accessible part of Northland, and;
- A strongly indigenous and Northland character.

Archaeological, associative and cultural values

It is understood that consultation has been initiated with the parties identified as being local Iwi in the subject area, being representatives of Ngāti Rēhia, Te Whiu Hapū and Ngāti Torehina ki Matakā.

An email was jointly sent by the applicant's agent to Ngāti Rēhia, Te Whiu Hapū and Ngāti Torehina ki Matakā. Hugh Rihari responded to advise that the application falls within the hands of Te Whiu Hapū (Te Rau Allen). Mr. Allen responded on behalf of Te Whiu Hapū to express interest in reviewing details of the proposal, and scheme plan updates and the Site Suitability Report have been forwarded. No detailed comments have been received at this stage. No response was received from Ngāti Rēhia.

Additionally, an email with a summary of the proposal, the proposed scheme plan and the Site Suitability Report have been sent to the Matoa Whenua Trustees, in relation the adjoining Matoa Block, however no response has been received to date

No archaeological nor associative values are known to be associated with the subject property.

5.0 ASSESSMENT OF EFFECTS

5.1 Introduction

The effects covered in this assessment include those that can occur in relation to changes to landscape attributes and values, character and visual amenity (i.e. viewing audiences and their outlook), in addition to natural character effects in relation to the waterbodies that occur within the Site. The effects described in this assessment are considered with the proposed mitigation measures implemented.

Natural character, landscape and visual effects can result from change in the components, character or quality of the landscape values. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts are assessed to determine their effects on landscape character and quality, amenity and on public and private views. In this report, the assessment of potential effects is based on a combination of the landscape's sensitivity and visibility, and the nature and scale of the Project in relation to the existing characteristics of the site.

In relation to this Project and our methodology (Appendix 1), it is considered that the degree to which landscape and visual effects are generated by a development depends on a number of factors. These include:

- The degree to which the Project contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of the Project that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the Project is viewed.
- The area or extent of visual catchment from which the Project is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which the Project is viewed.
- The predictable and likely known future character of the locality.
- The anticipated outcomes sought in the statutory provisions, including zoning.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is important in managing landscape change is that substantial and / or inappropriate adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use..

5.2 Landscape Assessment

The proposal will necessitate a very limited volume of earthworks, the proposed building areas within Lots 5 and 6 being situated on relatively flat terrain.

The proposed building areas are located within an existing grassed paddock, and native vegetation associated with the riparian margin of the watercourse, and other existing native vegetation will be retained, protected and enhanced abiotic attributes of landscape will be low.

Turning to the experiential attributes of the landscape, the wider landscape displays a rolling rural character which encompasses the Site and the landscape to the south west. Here, the ridge crests and upper flanks tend to be under pasture, whilst in places, the gullys are occupied by native riparian vegetation and this tends to strengthen the legibility of the hydrological patterns.

Within this rural landscape, settlement is an influencing factor, with dwellings visible, often in elevated locations. These dwellings are frequently 'knitted' into the vegetative patterns of the landscape, with amenity plantings around the buildings merging with the more natural vegetation patterns.

The proposal will result in a similar outcome, with the future dwellings integrated into their shrubland setting such that – in conjunction with the proposed design controls that prescribe a dark and natural external finish – they will form relatively recessive elements within the landscape and will be subservient to the natural, vegetated landscape.

Given the visual containment afforded by the Site and its gully topography, the change associated with the proposed subdivision will not be readily apparent from the wider landscape. For transitory receptors, the change will be primarily evident when negotiating Te Kowhai Point Road along the south western and north western edge of the Site, and from the road where it traces the ridge to the south and south east of the Site (representative viewpoints are included as photos 5, 8, 9, and 11), and from the private access to the east (refer to photo 4).

As is evidenced by these representative views, the individual's visual experience is informed by a transient and panoramic view of the rolling landscape, structured by vegetation and punctuated by dwellings and other built elements. This built form tends to be integrated into, and is subservient to the landscape.

As is illustrated in plate 4 above, the proposed subdivision pattern will have a commonality with the existing pattern of development to the north west and – given its situation on the lower lying terrain, rather than on one of the skyline ridges – will be 'read' as forming a part of this existing low density cluster of rural residential settlement.

As noted, the proposal will facilitate the construction of dwellings within Lots 5 and 6, and the identified building sites within these lots are 'contained' within the gully landform rather than being positioned in elevated locations such as ridge tops. As such, the future buildings will 'sit' within the landscape, whilst the existing (and proposed) riparian and other vegetation will impose a structure on the Site which reflects the landform features and will therefore lend a logic and legibility to the proposed lots.

Spatially separated, and separated by the existing and proposed vegetative structure, the future built form will be effectively integrated into the landscape and will therefore impart a character that is consistent with the existing landscape character described above. This integration will be further achieved as a result of the proposed design controls which encourages (amongst other things), recessive external finishes for built form.

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

As a consequence, the degree of change in the experiential attributes will be small, and the level of adverse effect on the experiential attributes of landscape will be low.

Social, cultural and associative values are linked with individual's relationship with the landscape, their memories, the way they interact with and use the landscape and the historical evidence of that relationship.

It is understood that the proposed Site does not affect any specific archaeological sites or to have any social or associative links and therefore the level of adverse effect on the social, cultural and associative attributes of landscape will be nil.

In summary, the anticipated change resulting from the proposed subdivision will be spatially and visually contained and separated from the wider landscape. The proposed building areas are to be located within existing pasture and will not necessitate the removal of native vegetation, and the existing native vegetation will be legally protected and managed to control exotic weeds. The anticipated landform modification will be small in scale and localised. Future built form, infrastructure, and area of vegetation clearance will be controlled by design controls.

As such, the proposed changes will be limited in scale, and when considered in the context of the wider landscape will be insignificant in term so their influence on the character of that landscape and overall it is the opinion of the author that the potential adverse landscape effect will be low.

5.3 Assessment of Natural Character Effects

The subject Site is not located within the coastal environment as defined by the Northland RPS maps however, objectives and policies associated with the General Coastal zoning require consideration of effects on natural character. Further, natural character is of relevance with regard to the watercourse and ponds within the Site.

Appendix 1 of the Northland Regional Policy Statement lists natural character attributes as follows:

a) Natural elements, processes and patterns;
b) Biophysical, ecological and geomorphological aspects;
c) Natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
d) The natural movement of water and sediment;
e) The natural darkness of the night sky;
f) Places or areas that are wild or scenic; and
g) Experiential attributes, including the sounds and smell of the sea; and their context or setting.

Of the above, natural elements, processes and patterns, biophysical, ecological and geomorphological aspects, natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks and the natural movement of water and sediment fall into the previously discussed biophysical (biotic and abiotic) categories.

The natural darkness of the night sky, places or areas that are wild or scenic and experiential attributes, including the sounds and smell of the sea; and their context or setting have been previously addressed under experiential attributes.

In summary therefore, the proposal will result a very small change in the abiotic and biotic attributes, and will subservient to its rural setting. The potential adverse effect on proximate and neighbouring individuals will be (at most) low (refer to following section), and the future built form facilitated by the subdivision will only represent a small change in the character of the wider landscape.

The existing character of this rolling rural landscape is influenced by built form albeit to a low density. The proposal will result in an outcome that will be consistent with this existing character and – in the opinion of the author – will not detract from the natural character values to any more than a very low level.

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

5.4 Visual Amenity Effects

A visual effect is a kind of landscape effect, and visual values are inherently linked to landscape values. The nature of a view depends on how it is perceived and the extent to which it is valued or not. It includes how the landscape in the view is understood, interpreted, and what is associated with it. Visual effects arise from changes to such landscape values.

As noted previously, the visual catchment of the Site is essentially defined by the ridges which contain the 'bowl' catchment. Views are possible from the private accessway to the south east and east (refer to photo 4), and from Te Kowhai Point and Redcliffs Road to the south west, south, south east and east from where the elevation affords views down into and over the Site (refer to photos 4, 5, 8, 9, and 11).

Views from these roads are transitory and progressive, with the landscape visible as a changing panorama, and future built form within one or both of Lots 5 and 6 will be experienced as a succession of glimpses over separation distances of between 200 – 500m. Travelling north along Te Kowhai Point Road, the Site is revealed as the road runs along the ridge crest to the south / south west until the road sidles down into the gully. Momentary glimpses of proposed Lots 5 and 6 will be possible before, as the road skirts the north western Site boundary, views into the Site are screened by vegetation on the boundary.

Given the lower sensitivity afforded transitory viewers, and the panoramic views across the rural landscape that is experienced from these roads, it is the opinion of the author that the potential adverse visual amenity effect on users of the road will be very low.

Two dwellings are accessed from these aforementioned roads. These include 480 Redcliffs Road (Lot 1 DP 415226), which is visible in photo 3 and is located on the ridge crest on the eastern boundary of the Site. This dwelling has been designed with a strong orientation to the north and north north west. It offers glimpse views to Te Puna Inlet and expansive views north across the rural landscape.

From this dwelling – which is positioned at an elevation of around 65m – the terrain falls away into the gully associated with the Site. The future dwellings within Lots 5 and 6 will be separated by a distance of some 400 – 500m. As shown in photo 4, the Lot 5 dwelling will be partially obscured by existing and proposed vegetation within the Site, whilst the Lot 6 dwelling will be partially screened by midground vegetation and given the separation distance, and proposed mitigation measures, it is the opinion of the author that the potential adverse visual amenity effect that will be experienced by occupants of Lot 1 DP 415226 will be (at most), low in the short term, and very low in the longer term when the revegetation planting has become established.

The dwelling within number 429 Redcliffs Road (Lot 2 DP 415226) occupies an elevated location within a property on the Site's southern boundary. As can be seen from photo 5, this dwelling offers views toward the Site and along the gully to the north and north west.

From this dwelling, the terrain slopes for a distance of some 60m down into the gully and the existing dammed pond. The proposed building areas within Lots 5 and 6 will be separated by a minimum of 400m and , partially screened by existing vegetation, and contained within the proposed framework of revegetation planting, will form a part of the midground milleu, with long views to the wider landscape beyond.

Given the relative elevation of this dwelling, views across, and along the axis of the gully to the rolling rural landscape beyond will not be impeded nor obstructed by the future dwellings within proposed Lots 5 and 6. The dwellings will be visible, although partially screened by vegetation, but given the separation distance and the softening offered by vegetation, it is the opinion of the author that the potential adverse visual amenity effect that will be experienced by occupants of Lot 2 DP 415226 will be (at most), low in the short term, and very low in the longer term when the revegetation planting has become established.

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

6.0 AFFECT ON THE STATUTORY FRAMEWORK

The plan provisions of relevance to this assessment have a focus on the preservation of natural character, and the protection of landscape and visual qualities. Further provisions seeks the enhancement of those qualities. Assessment criteria within chapter 13 seek that subdivision are compatible with the existing subdivision pattern, but that consideration be given to the effect on landscape and rural character.

These assessment criteria also require consideration be given to the physical components of subdivision – earthworks, accessways and building locations, and how these will affect landscape and natural character values, and visual amenity.

10.6.5.3.1 focuses on the potential adverse effects generated by built form and seeks that this be sensitively designed.

The subject Site is not identified in the Regional Policy Statement or Proposed District Plan as an Outstanding Natural Landscape or any natural character overlays. As discussed in previous sections, the proposal will result in a level of landscape and natural character effect that is (at most) low.

The resulting landscape character facilitated by the proposal will be consistent with existing landscape character, noting that design controls will guide the design, scale and appearance of future built form and infrastructure. The future buildings will be spatially and visually contained, and separated from the wider landscape. The proposed building areas are to be located within existing pasture and will not necessitate the removal of native vegetation, and existing native vegetation is / will be legally protected and managed to control exotic weeds. The anticipated landform modification will be small in scale and localised. Future built form, infrastructure, and area of vegetation clearance will be controlled by design controls. The identified building areas have been located such that separation between each is provided, and with consideration given to the avoidance of potential adverse effects on neighbouring properties.

The design controls include a requirement to construct accessways from materials that have a recessive appearance thereby minimising their prominence when viewed from within the visual catchment.

Overall it is considered that the proposal is consistent with the provisions of the relevant documents, where these relate to landscape and visual matters.

7.0 CONCLUSION

The application seeks to subdivide Lot 4 RC 2250275 (which has an area of 3.824ha), into two lots, and will facilitate the construction of one additional dwelling

The property occupies a 'bowl' landform which comprises the headwaters of a small valley. It is contained by ridges on its southern, eastern and northern sides. In the base of the bowl, a series of ponds and wetlands provide a focus for the proposed future lots. These features have been enhanced with riparian planting in the past, and it is the applicant's intention that they be retained and managed to benefit their natural, amenity and ecological values.

Lot 4 was created in a subdivision undertaken in 2024 (RC2250275). It is accommodated within a 'bowl' landform which comprises the headwaters of a small valley. Proposed Lot 5 will have an area of 1.798ha, and will occupy the western half of the subject Site and will have a triangular shape, bounded by Te Kowhai Point Road on its northern edge, and a watercourse on its southern edge.

Lot 6 will have an area of 2.026ha occupies the eastern half of the subject Site. The southern edge of this lot is contained by riparian vegetation associated with the aforementioned watercourse.

It is proposed that additional revegetation be undertaken again, reflecting the existing hydrological / topographical patterns and will strengthen the vegetative framework within the Site, the applicant's wider landholding and the wider

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

landscape. It is anticipated that this resulting framework will enable the integration of future built form and associated infrastructure.

In addition, recognising the need to be responsive to the rural amenity values of the Site, a suite of mitigation measures are proposed to assist with the integration of future built form and infrastructure.

The landscape associated with the Site and the area to the south west has a moderately rolling character with – in the vicinity of the Site – a northern and north westerly grain which is imparted by the hydrological patterns. Rural residential settlement is a feature of the landscape and the subject property is located on the south western edge of a cluster of rural residential lots of some 3 – 5ha in area. A smaller lot of some 2ha adjoins the property on its south eastern edge, whilst to the south, a cluster of 2ha rural residential lots occupies a ridge which trends to the east from Redcliffs Road near its junction with Te Kowhai Point Road.

The landscape effect of the proposal will be low adverse, the effect on natural character values, very low adverse, and the visual effects, at most low adverse.

Simon Cocker

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

APPENDIX 1: Figures

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

Julia and David Nute : 128 Te Kowhai Point Road

Landscape assessment

FIGURE 1: The site and its landscape context

Simon Cocker Landscape Architecture

0m 25m 50m 75m 100m

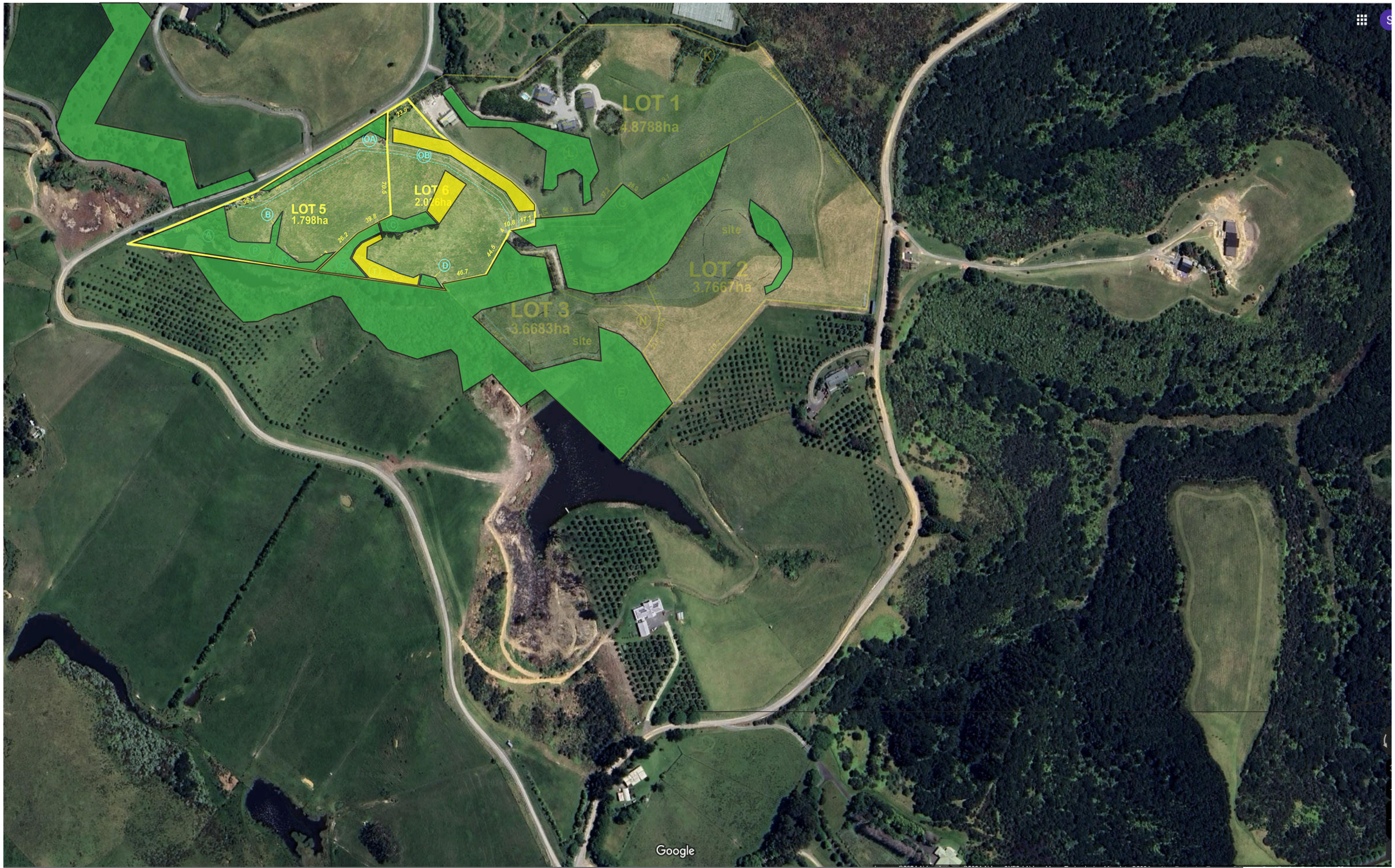
Ridge
Water course
Property boundary
VP5 Photo locations

Julia and David Nute : 128 Te Kowhai Point Road

Landscape assessment

FIGURE 2a: The proposal and contextual landscape features

Simon Cocker Landscape Architecture



0m 25m 50m 50m 100m

Native revegetation planting (Tall mix)

Native revegetation planting (Dam face mix)

Vegetation to be retained (protected as a consent notice condition)

Julia and David Nute : 128 Te Kowhai Point Road

Landscape assessment

FIGURE 2b: The proposal in context

Simon Cocker Landscape Architecture

New Easements

Shown	Purpose	Burdened Land	Benefited Land
OA	Right of Way Right to Convey Electricity, Water & Telecommunications	Lot 5 Hereon	Lot 6 Hereon

Existing Easements to remain

Shown	Purpose	Burdened Land	Created by
OA	Right of Way Right to Convey Electricity, Water & Telecommunications	Lot 5 Hereon	RC 2250275 (Stage 2)
OB		Lot 6 Hereon	

Areas shown A - D & P - U hereon are subject to existing Land Covenants (Wetland and indigenous vegetation protection) - RC 2250275 Stage 1

Areas shown A & P - U hereon are subject existing Land Covenants (No buildings, structures or development) - RC 2250275 Stage 1

Te Kowhai Point Road

LOT 5
1.798ha

LOT 6
2.026ha

1
DP 620252

3
RC 2250275

2
DP 415226

Dam (Created by road formation)

reservoir

raupo

Stream

raupo

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

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

General location of building site

Revegetation planting undertaken under RC2250275

Proposed landscape mitigation revegetation planting

0 10 20m

	Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey				
Design				
Drawn			1:1250	A3
Rev				

Julia and David Nute : 128 Te Kowhai Point Road

Landscape assessment

FIGURE 2c: Scheme plan

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Fax: (09) 407 6032
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

PROPOSED SUBDIVISION OF LOT 4 RC 2250275

24445
Nute

Photo 1: View to proposed Lot 5 building Site

Photo date: 11 December 2025

Julia and David Nute : 128 Te Kowhai Point Road

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 2: View to proposed Lot 6 building Site, to right of vegetation cluster)

Photo date: 11 December 2025

Julia and David Nute : 128 Te Kowhai Point Road

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 3: View to dwelling within Lot 1 DP 415226 from private access

Photo date: 11 September 2024

Julia and David Nute : 128 Te Kowhai Point Road

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 4: View to north west from private access (representative of view from dwelling within Lot 1 DP 415226)

Photo date: 11 September 2024

Julia and David Nute : 128 Te Kowhai Point Road

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 5: View to Site from entrance to Lot 2 DP 415226 on Redcliffs Road

Photo date: 11 December 2025

Julia and David Nute : 128 Te Kowhai Point Road

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 6: View to south from Kowhai Point Road, to the north of the Site

Photo date: 11 December 2025

Julia and David Nute : 128 Te Kowhai Point Road

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 7: View to south east from proposed Lot 5

Photo date: 11 September 2024

Julia and David Nute : 128 Te Kowhai Point Road

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 8: View from Te Kowhai Point Road to subject Site

Photo date: 11 December 2025

Julia and David Nute : 128 Te Kowhai Point Road

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 9: View north from Te Kowhai Point Road to subject Site

Photo date: 11 September 2024

Julia and David Nute : 128 Te Kowhai Point Road

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 10: View to Site from Te Kowhai Point Road

Photo date: 11 December 2025

Julia and David Nute : 128 Te Kowhai Point Road

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 11: View to Site from Redcliffs Road

Photo date: 11 September 2024

Julia and David Nute : 128 Te Kowhai Point Road

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

APPENDIX 2: Landscape and Visual Effects Assessment Methodology

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

Landscape Effects Assessment Method

This assessment method statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of '*Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'*, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

The assessment provides separate chapters to discuss landscape, visual and natural character effects where relevant, but is referred to throughout as a Landscape Effects Assessment in accordance with these Guidelines. Specifically, the assessment of effects has examined the following:

- *The existing landscape;*
- *The nature of effect;*
- *The level of effect; and,*
- *The significance of effect.*

The Existing Landscape

The first step of assessment entails examining the existing landscape in which potential effects may occur. This aspect of the assessment describes and interprets the specific landscape character and values which may be impacted by the Project alongside its natural character where relevant as set out further below. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the visual catchment and viewing audience relating to the Project including key representative public views. This aspect of the assessment entails both desk-top review (including drawing upon area-based landscape assessments where available) and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

Physical –relevant natural and human features and processes;

Perceptual –direct human sensory experience and its broader interpretation; and

Associative – intangible meanings and associations that influence how places are perceived.

Engagement with tāngata whenua

As part of the analysis of the existing landscape, the assessment should seek to identify relevant mana whenua (where possible) and describe the nature and extent of engagement, together with any relevant sources informing an understanding of the existing landscape from a Te Ao Māori perspective.

Statutory and Non-Statutory Provisions

The relevant provisions facilitating change also influence the consequent nature and level of effects. Relevant provisions encompass objectives and policies drawn from a broader analysis of the statutory context and which may anticipate change and certain outcomes for identified landscape values.

The Nature of Effect

The nature of effect assesses the outcome of the Project within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when

assessing and managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

The Level of Effect

Where the nature of effect is assessed as 'adverse', the assessment quantifies the level (degree or magnitude) of adverse effect. The level of effect has not been quantified where the nature of effect is neutral or beneficial. Assessing the level of effect entails professional judgement based on expertise and experience provided with explanations and reasons. The identified level of adverse natural character, landscape and visual effects adopts a universal seven-point scale from very low to very high consistent with Te Tangi a te Manu Guidelines and reproduced below.

Landscape Effects

A landscape effect relates to the change on a landscape's character and its inherent values and in the context of what change can be anticipated in that landscape in relation to relevant zoning and policy. The level of effect is influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape change on the characteristics and values within the specific context in which they occur.

Visual Effects

Visual effects are a subset of landscape effects. They are consequence of changes to landscape values as experienced in views. To assess where visual effects of the Project may occur requires an identification of the area from where the Project may be visible from, and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values. This can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening and backdrop, as well as the potential change that could be anticipated in the view as a result of zone / policy provisions of relevant statutory plans.

Zone of Theoretical Visibility

As an initial step in the visual analysis, a Zone of Theoretical Visibility (ZTV) mapping exercise was undertaken of the site in its context to determine the likely extent of visibility in the wider landscape. ZTV mapping represents the area that a development may theoretically be seen - that is, it may not actually be visible in reality due to localised screening from intervening vegetation, buildings or other structures. In addition, ZTV mapping does not convey the nature or magnitude of visual impacts, for example whether visibility will result in positive or negative effects and whether these will be significant.

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

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

Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

Top Energy Limited
Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

30 January 2026

Natalie Watson
Williams & King
PO Box 937
KERIKERI 0230

Email: nat@saps.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
D & J Nute – 128 Te Kowhai Point Road, Kerikeri. Lot 2 DP 205281 (Lot 4 RC 2250275).

Thank you for your recent correspondence with attached proposed further subdivision scheme plans.

Top Energy's requirement for this subdivision is nil. Design and costs to provide a power supply could be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz

Natalie Watson

From: RMA <RMA@doc.govt.nz>
Sent: Wednesday, 11 February 2026 12:17 pm
To: Natalie Watson
Subject: RC3396 David and Julia Nute for consultation

Kia Ora,

Your request for comments on the Resource Consent application from David and Julia Nute was sent to RMA@doc.govt.nz with DOC reference RC3396.

The RMA team considered there are **no comments** regarding the proposal as described on 10 February 2026.

Thank you for your consideration for best interests of the Department.

If you have any questions regarding this email, please contact RMA@doc.govt.nz using the DOC reference number.

Ngā Mihi,

Trix Heigan
Statutory Process Team | Te roopu Tukanga Ture
Hamilton Office | Kirikiriroa
Department of Conservation| Te Papa Atawhai
www.doc.govt.nz
Kia piki te oranga o te ao tūroa, i roto i te ngātahitanga, ki Aotearoa.
To work with others to increase the value of conservation for New Zealanders.

www.doc.govt.nz

From: Natalie Watson <nat@saps.co.nz>
Sent: Tuesday, 10 February 2026 10:02 am
To: RMA <RMA@doc.govt.nz>
Subject: FURTHER REQUEST FOR COMMENTS RE: RC3396 D and J Nute No Comment reponse

Good morning,

Around a year and a half ago we consulted with you regarding a four-lot subdivision at 128 Te Kohwai Point Road for David and Julia Nute. This has since been approved.

A further proposal to subdivision approved Lot 4 into two lots is proposed. Access will use the formation to be established as part of the existing resource consent, so this subdivision does not involve any earthworks. Please refer to the attached scheme plan.

The site is within 500m of the Te Puna Inlet Marginal Strip, which is s.24(3) Marginal Strip under the Conservation Act 1987 and administered by DoC. The subject site is located centrally between the Marginal Strips so is approximately 450m from each one – refer to the map below, with the site highlighted in blue. I don't anticipate any adverse effects on the ability to manage or administer this land.

There are no PNA areas recorded over the site, nevertheless the wetland areas surrounding dams on the site have been permanently protected, additional revegetation completed, and further areas of visual amenity planting / revegetation are proposed to further strengthen the ecological frameworks and buffer areas.

Being within a high-density kiwi habitat, a ban on cats and dogs has been applied and will continue to apply to the proposed lots.

Please let me know if you have any comments to make on this proposal, or let me know if you require any further information or have any queries.

Kind regards,
Natalie Watson

WILLIAMS & KING
P +64 9 407 6030
27 Hobson Ave
P.O. Box 937, Kerikeri 0230, NZ
http://www.saps.co.nz

From: RMA
Sent: Wednesday, 11 December 2024 4:02 pm
To: Natalie Watson
Subject: RC3396 D and J Nute No Comment reponse

Kia Ora,

Your request for comments on the Resource Consent application from D and J Nute was sent to RMA@doc.govt.nz with DOC reference RC3396.

The RMA team considered there are **no comments** regarding the proposal as described on 09 Decemeber 2024.

Thank you for your consideration for best interests of the Department.

If you have any questions regarding this email, please contact RMA@doc.govt.nz using the DOC reference number.

Ngā mihi

Trix Heigan
Statutory Process Team - RMA
Department of Conservation | Te Papa Atawhai

www.doc.govt.nz

From: Natalie Watson <nat@saps.co.nz>
Sent: Monday, 9 December 2024 2:46 pm
To: RMA <RMA@doc.govt.nz>
Subject: Initial consultation - proposed subdivision for D & J Nute, Te Kowhai Point Road, Kerikeri

Good afternoon,

We have been engaged by David & Julia Nute to assist in their proposed subdivision application, to create four lots from their property located at 128 Te Kohwai Point Road.

The proposal creates four lots (three additional), with a new private access proposed to serve Lots 2 – 4, and Lot 1 having existing access and buildings.

The site is within 500m of the Te Puna Inlet Marginal Strip, which is s.24(3) Marginal Strip under the Conservation Act 1987 and administered by DoC. The subject site is located centrally between the Marginal Strips so is approximately 450m from each one – refer to the map below, with the site highlighted in blue. I don't anticipate any adverse effects on the ability to manage or administer this land.

There are no PNA areas recorded over the site, nevertheless the wetland areas surrounding dams on the site will be permanently protected, and additional revegetation is proposed.

Being within a high-density kiwi habitat, a ban on cats and dogs is anticipated.

Landscape Architect Simon Cocker has been engaged to assess effects on landscape, natural character and visual matters, while Rebecca Lodge is preparing an Ecological Impact Assessment, which we can forward once they are available.

Please let me know if you have any comments to make on this proposal, or let me know if you require any further information or have any queries.

Kind regards,
Natalie Watson

WILLIAMS & KING
P +64 9 407 6030
27 Hobson Ave
P.O. Box 937, Kerikeri 0230, NZ
http://www.saps.co.nz

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

Natalie Watson

From: Natalie Watson
Sent: Wednesday, 18 February 2026 11:12 am
To: matoaahuwhenuatrust@outlook.com
Subject: Proposed Subdivision at Te Kowhai Point Rd
Attachments: Appendix 1 - Scheme Plan.pdf

Kia ora Donna,

Around a year and a half ago we were in consultation with you regarding a four-lot subdivision at 128 Te Kohwai Point Road for David and Julia Nute. This has since been approved.

A further proposal to subdivide approved Lot 4 into two lots is proposed. Access will use the formation to be established as part of the existing resource consent, so this subdivision does not involve any earthworks to complete subdivision stage. That is one of the benefits of the proposal, in that it doesn't require any land disturbance to provide access to the boundary of the lots. Access is directly off Te Kowhai Point Road via an existing formed crossing, so will not interfere with the private access used by Matoa block and others. Please refer to the attached scheme plan.

The proposed lots will be around 300m from Matoa Block, and with the existing landform, vegetation (existing and proposed) it is unlikely that there will be any visibility of the new lots from Matoa Block.

The wetland areas surrounding dams on the site have been permanently protected, additional revegetation completed, and further areas of visual amenity planting / revegetation are proposed to further strengthen the ecological framework and buffer areas.
Being within a high-density kiwi habitat, a ban on cats and dogs has been applied and will continue to apply to the proposed lots.

Last time we spoke, I think there had been recent changes to your committee and the owners were away from time to time so it was a bit difficult to arrange things. Please let me know if you have any comments to make on this proposal, or let me know if you require any further information / have any queries.

Yours sincerely,
Natalie Watson

WILLIAMS & KING
P +64 9 407 6030
27 Hobson Ave
P.O. Box 937, Kerikeri 0230, NZ
http://www.saps.co.nz


SITEWISE
GREEN 2025/26
Powered by
SITESAFE
Te Kaitiaki o Haumaru