



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**

2. Type of Consent being applied for (more than one circle can be ticked):

- Land Use
- Extension of time (s.125)
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____
- Fast Track Land Use*
- Change of conditions (s.127)
- Subdivision
- Change of Consent Notice (s.221(3))
- Discharge

***The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

3. Would you like to opt out of the Fast Track Process? Yes / No

4. Applicant Details:

Name/s: _____

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

Postal Address: _____
(or alternative method of service under section 352 of the Act)

Post Code: _____

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Steven Sanson - Bay of Islands Planning (2022) Limited

Electronic Address for Service (E-mail): steve@bayplan.co.nz

Phone Numbers: Work: 0211606035 Home: _____

Postal Address: Po Box 318, Paihia, 0247
(or alternative method of service under section 352 of the Act)

Post Code: _____

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

6. 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: _____

Property Address/
Location _____

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/
Location: _____
Esplanade that adjoins 31C Paroa Bay Road, Russell

Legal Description: _____ Lot 6 DP 140342 _____ Val Number: _____

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

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff? Yes / No
Is there a dog on the property? Yes / No

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

_____ Please call applicant prior to site visit.

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

_____ Proposed seawall extension in Paroa Bay

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

Yes/No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

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

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). 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

12. 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.

Please attach your AEE to this application.

13. 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 all names in full) _____

Email: _____

Postal Address: _____

_____ Post Code: _____

Phone Numbers: Work: _____ Home: _____ Fax: _____

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

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

Name: _____ (please print)

Signature: _____ (signature of bill payer – **mandatory**) Date: _____

14. 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.

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

Name: _____ (please print)

Signature: _____ (signature)

Date: _____

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

Checklist (please tick if information is provided)

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

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

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known) Regional Council Consent (ref # if known)
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Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). yes no don't know

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Please attach your AEE to this application.

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Name/s: (please write all names in full)

Email:

Postal Address:

Phone Numbers:



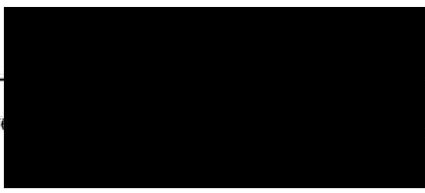
Fees Information: An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application 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.

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Name: _____ (please print)

Signature: _____ (signature of bill payer – mandatory)

Date: 4/3/24





Assessment of Environmental Effects

Application for Resource Consent & Reserves Approval:

Extension of Existing Seawall, Paroa Bay, Russell

Prepared for: Michael Reid

Prepared by Steven Sanson | Consultant Planner

March 2024

1.0 APPLICANT & PROPERTY DETAILS

Applicant	Michael Reid
Address for Service	Bay of Islands Planning [2022] Limited PO Box 318 PAIHIA 0247 C/O - Steven Sanson steve@bayplan.co.nz 021-160-6035
Legal Description	Lot 1 DP 319359 [Applicants Site] ; Lot 6 DP 140342 [Esplanade Reserve]
Record Of Title	76283 [Applicants Site]
Physical Address	31C Paroa Bay Road, Russell
Site Area	1.7752ha [Applicants Site]
Owner of the Site	Michael John Reid and Pauline Mary Reid
Operative District Plan Zone [ODP]	General Coastal [Applicants Site] / Conservation [Esplanade Reserve]
Proposed District Plan Zone [PDP]	Rural Production [Applicants Site] / Natural Open Space [Esplanade Reserve]
District Plan Features	Outstanding Landscape [ODP], Flooding [PDP], High Natural Character [PDP], Coastal Environment [PDP]
Archaeology	Nil known
NRC Zones	General Marine Zone
NRC Overlays	Coastal Environment, High Natural Character, Significant Bird Area: Bay of Islands, Enclosed Waters Areas: Bay of Islands, Significant Marine Mammal and Seabird Area
Soils	6e9
Protected Natural Area	Nil
HAIL	Nil

Schedule 1

2.0 SUMMARY OF PROPOSAL

Proposal	<p>The proposal seeks to extend an existing seawall at the property located in Paroa Bay, Russell.</p> <p>The site has an existing boat ramp that has a seawall projection on its flanks. The coastal edge east of the existing seawall is suffering from erosion during high tide storms.</p> <p>The client seeks to extend the seawall to the east to provide protection along the foreshore. Two options are proposed.</p> <p>The extent of the seawall is only marginally within the jurisdiction of the Northland Regional Council.</p>
Reason for Application	<p>The proposal requires consents / permits for the following rules in the Far North District Plan:</p> <ul style="list-style-type: none">• 12.1.6.1.4 Excavation and/or Filling within an Outstanding Landscape – Restricted Discretionary Activity;• 12.1.6.1.5 Buildings within an Outstanding Landscape – Restricted Discretionary Activity;• 12.3.6.1.2 Excavation and/or filling in the Conservation zone – Restricted Discretionary Activity; and• 12.7.6.1.1 Setbacks from Lakes, Rivers, Wetlands and the Coastal Marine Area – Discretionary Activity. <p>The proposal is a <u>Discretionary Activity</u>.</p>

Appendices	Appendix 1 – Record of Title & Instruments Appendix 2 – Engineering Report & Drawings [Shorewise] Appendix 3 – Topographical Survey [Williams & King] Appendix 4 – Application to the Northland Regional Council
Consultation	Nil
Pre Application Consultation	Nil
Relevant Applications / Approvals	Nil

3.0 INTRODUCTION & PROPOSAL

3.1 Report Requirements

This report has been prepared for Michael Reid in support of consent approvals sought at / near 31C Paroa Bay Road, Russell.

The application has been prepared in accordance with the provisions of Section 88 and the Fourth Schedule of the Resource Management Act 1991. This report serves as the Assessment of Environmental Effects required under both provisions.

The report also includes an analysis of the relevant provisions of the Far North District Plan, relevant National Policy Statements and Environmental Standards, as well as Part 2 of the Resource Management Act 1991.

As the proposal also requires consideration of the esplanade reserve, consideration of these factors are also augmented within this report.

3.2 Proposal & Background

Application Site: A range of details regarding the site are outlined in Schedule 1 of this report. These details are supplemented by the Record of Title and relevant instruments located in Appendix 1.

A broader description of the site is provided in Section 4 of this Report.

Consents / Permits: As shown in Figure 1 below, the applicants seek to extend the seawall at / near their property. The approximate extent of the seawall is outlined in orange.

Most of the seawall is located landward of MHWS and falls within the FNDC jurisdiction and entirely within the FNDC esplanade reserve.

The proposal seeks to emulate that natural defense by offering options to support protection against coastal erosion, where there are no natural exposed rocks.

The proposal seeks to further protect and preserve the coastal fringe for public and future generations.

3.3 Reserves Matters

FNDC's Parks and Reserves Bylaw 2023 manages encroachments in Clause 15 of the document. It states that *"No person may permit or allow any building, object or thing to encroach onto a Park or Reserve without prior Approval from Council"*.

Part 3 of the same document sets out the approvals process as follows:

Part 3: Approvals

20 Approvals

- (1) Where any Approval from Council is required by this bylaw, a person who seeks that Approval must:
 - (a) Apply in writing to Council for the Approval which may include using the applicable application form for that Approval;
 - (b) Provide the information required or requested by Council; and
 - (c) If applicable pay the fee set for that Approval in the Far North District Council fees and Charges Policy.
- (2) Council may grant or refuse to grant the requested Approval.
- (3) The Approval from Council will be in written form and may include a lease, licence, order, letter or other written document.
- (4) The Approval may be granted on such terms and conditions as Council considers appropriate.
- (5) The Approval may be granted for a set term after which the Approval will expire.
- (6) Council may revoke the Approval if any of the terms and conditions of the Approval are not complied with.

Objective ID - A3817974

6

Last updated
12 September 2023

Parks and Reserves Bylaw 2023

- (7) Council may revoke any Approval that has been granted at any time if the circumstances under which the Approval was granted have changed since the Approval was granted.

There is no known 'form', so our clients seek approval for the encroachment onto the esplanade reserve through this report.

The applicants would agree to a license agreement with associated insurance requirements for the envelope of the footprint of the structure.

It is understood that any time the structure can be monitored, and should it be deemed to be unsafe or pose a health risk, Council may ask for it to be removed at their expense.

The structure will be always maintained to a reasonable standard. The proposal does not include private or permanent occupation. The structure will not be commercially let.

The term of the occupancy sought is at least 50 years. The reasons and rationale for the structure and the associated mitigating factors are contained within this report.

4.0 SITE & SURROUNDING ENVIRONMENT

4.1 Zoning & Resource Features

The relevant zoning and feature attributions attributable to the application site is detailed in Schedule 1 of this Report. The figures below outline all of these relevant details in context of the site and surrounds. Although located in the Conservation Zone, it is assumed that the esplanade reserve is in fact owned and managed by FNDC.

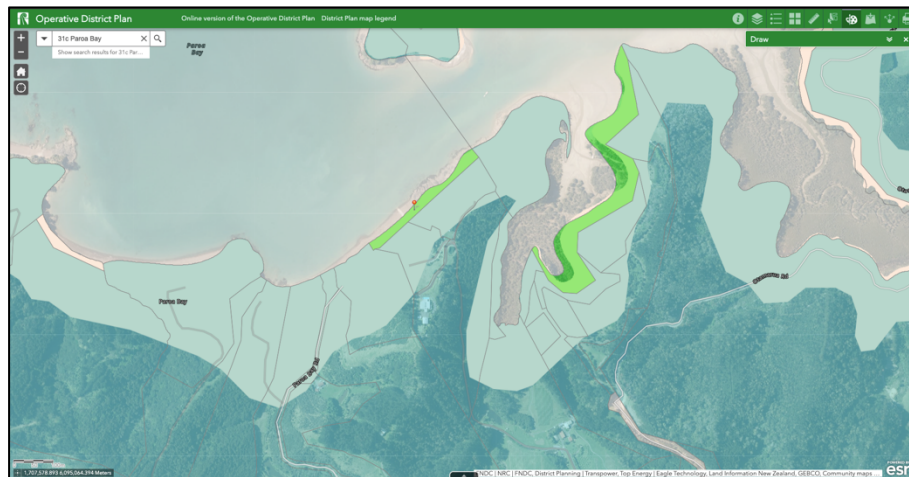


Figure 2 – Operative Plan – Zone & Resource Maps [Source: Far North Maps]



Figure 3 – Proposed Plan – Zone & Resource Maps [Source: Far North Maps]

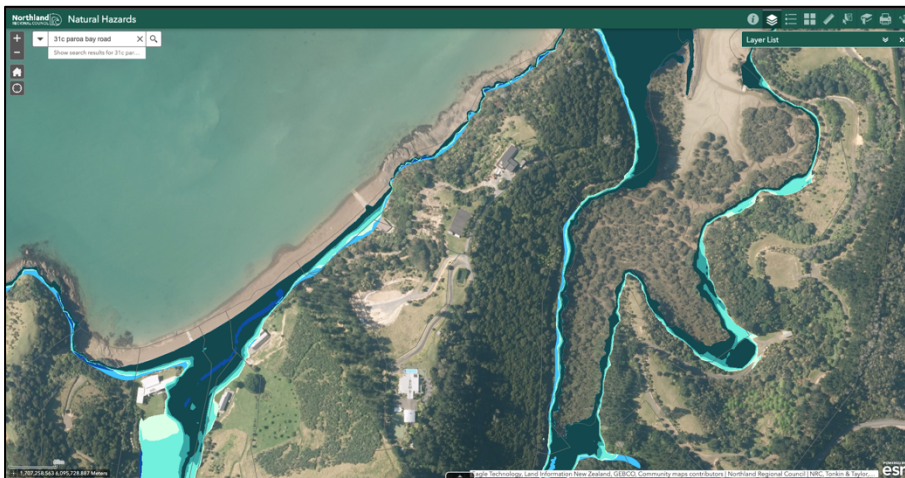


Figure 4 – Hazard Maps [Source: NRC Local Maps]

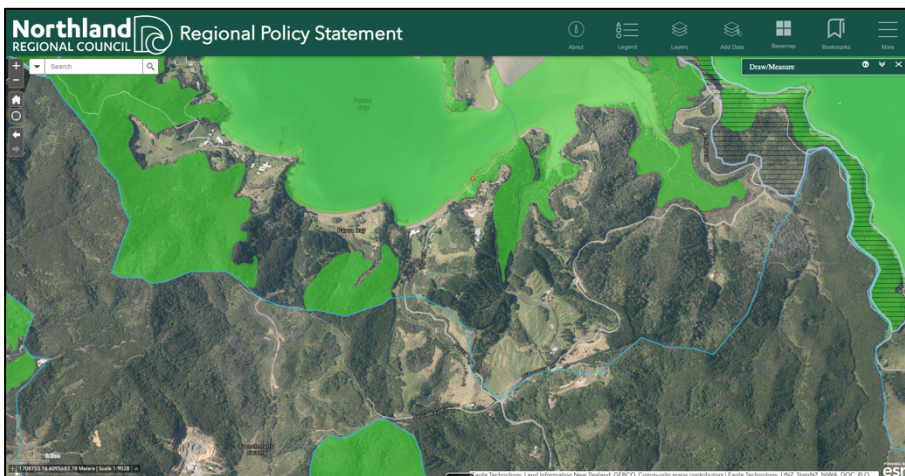


Figure 5 – Regional Policy Statement [Source: NRC Local Maps]

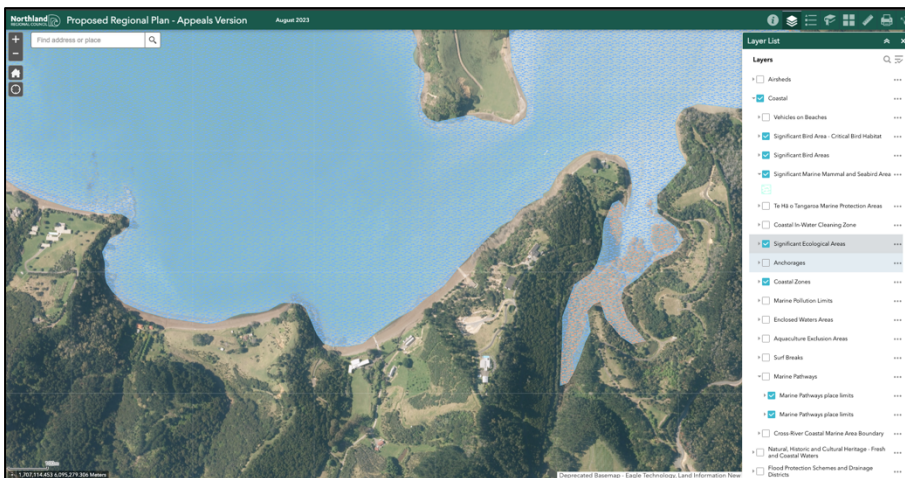


Figure 6 – Regional Plan Maps [Source: NRC Local Maps]

4.3 Topography & Natural Features

As outlined in [Appendix 3](#), the development area naturally falls away towards Paroa Bay. MHWS has been calculated as +0.912m and the highest point of the extent of the development is likely to be +2.54m.

The esplanade reserve includes several rocky outcrops which are mapped, as well as a small portion of vegetation where the proposed seawall is to be located. Photos within the Engineering Report provide glimpses of this.

There are no biodiversity wetlands within 100m of the development area, nor are there any HAIL activities within the site or the surrounds.



Figure 7 – Aerial Map [Source: Prover]

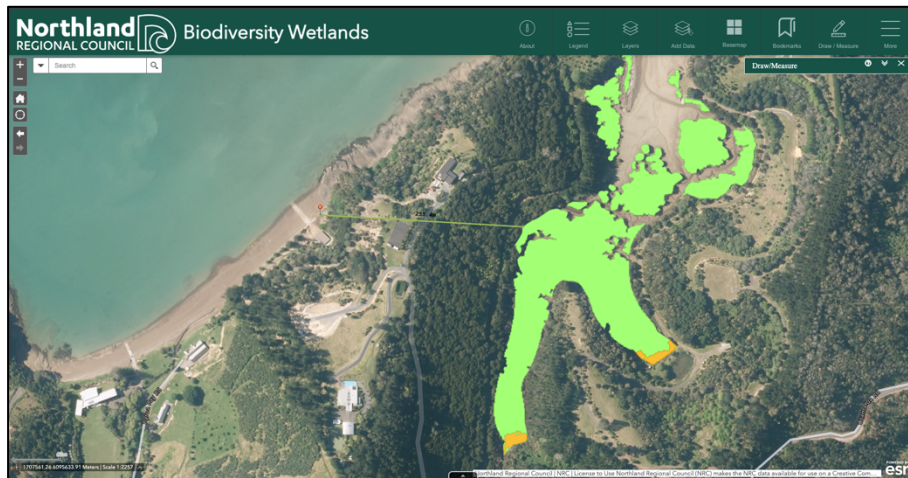


Figure 8 – Biodiversity Wetlands [Source: Prover]

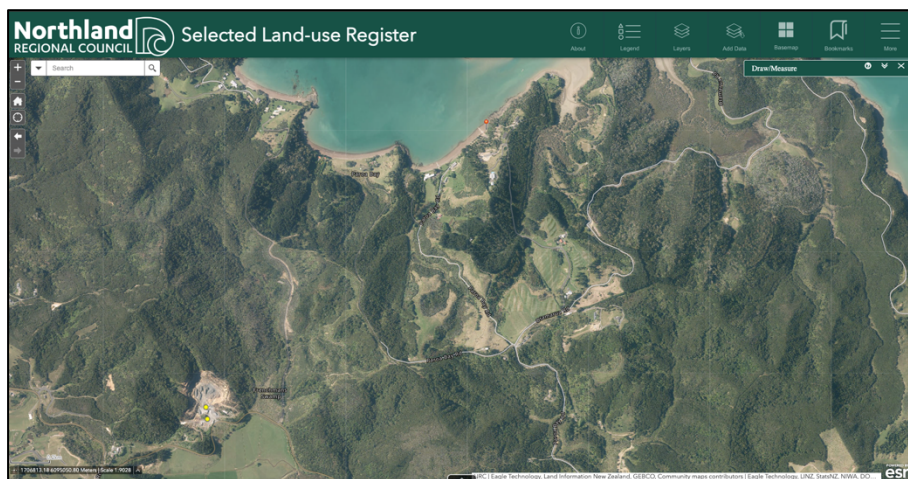


Figure 9 – SLU Map [Source: NRC Local Maps]

4.4 Built Form & Access

The application site has the boat ramp and existing seawall and is already modified by human intervention, but is otherwise vacant. The associated site of the applicants includes buildings and structures associated with residential development. The site gains access from a ROW from Paroa Bay Road.

4.5 Surrounding Environment

The surrounds to the south, east and west includes coastal residential development that is largely oriented towards Paroa Bay. These properties often include vegetation which is predominant feature of the site although this usually makes up the balance of the landholdings to the south of the site. To the north is Paroa Bay, and the north-west is an existing aquaculture use.

Neighbouring properties to the east also have boat ramps and jetty access to Paroa Bay as outlined in Figure 10 below.

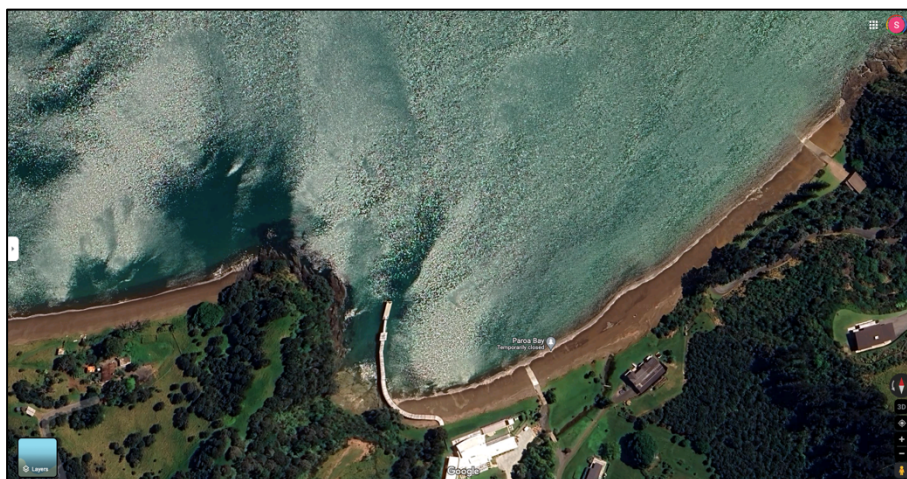


Figure 10 – Surrounding Jetties / Ramps [Source: Google Maps]


5.0 ASSESSMENT OF RELEVANT RULES

5.1 Assessment Summary

An assessment of the relevant rules of the Northland Regional Plan has been undertaken and the relevant rule considered to be breached is provided in Tables below.

Table 1 – Assessment of Conservation Zone

Far North District Plan – Chapter 9.7 Conservation Zone	
RULE	PERFORMANCE
9.7.5.1.1 Purpose of Buildings	<p>The purpose of the esplanade reserve is assumed to provide public access along the Paroa Bay coast and enable public recreational use and contribute to the management of natural hazards.</p> <p>The proposal is not inconsistent with either of the three potential purposes.</p>
9.7.5.1.2 Scale of Activities	<p>The proposal does not increase use outside of normal residential and recreational activity from the applicants residence.</p>
9.7.5.1.3 Building Height	<p>The structure is less than 8m in height.</p>
9.7.5.1.4 Sunlight	<p>The structure does not generate sunlight effects or breach the rule.</p>
9.7.5.1.5 Stormwater Management	<p>The proposal results in ~80m² of surfaces. This increases the total amount of surfaces to ~285m² across the esplanade reserve parcel. The esplanade reserve is 1ha in size, therefore the proposal equates to 2.85% coverage.</p>

	
9.7.5.1.6 Screening for Neighbours	The activity is not associated with parking, loading, outdoor storage or outdoor activities associated with non-residential activities.
9.7.5.1.7 Keeping of Animals	Not relevant
9.7.5.1.8 Noise	Residential noise is expected.
9.7.5.1.9 Helicopter Movements	Not relevant.
9.7.5.1.10 Setback from Boundaries	There is no Minerals Zone within 100m of the development area.
9.7.5.1.11 Building Coverage	The proposal results in 2.85% coverage. If the boat ramp and seawall extension are considered as buildings then this remains as 2.85%.

The assessment in [Table 1](#) highlights that there are no breaches to the Conservation Zone of the Far North District Plan.

Table 2 - Assessment of District Wide Rules

Far North District Plan – Chapter 12 to 19	
RULE	PERFORMANCE

12.1 Landscapes & Natural Features	<p>Noting that the site is <u>no longer</u> ONL as per the PDP and the Regional Policy Statement for Northland (RPS), the following rule breaches are associated with the development:</p> <ul style="list-style-type: none"> • 12.1.6.1.4 Excavation and/or Filling within an Outstanding Landscape. <ul style="list-style-type: none"> ○ The proposal includes the seawall in parts being greater than 1.5m in height. • 12.1.6.1.5 Buildings within an Outstanding Landscape <ul style="list-style-type: none"> ○ The proposal is greater than 25m² in size. ○ The proposal can be seen from the esplanade reserve / site.
12.2 Indigenous Flora & Fauna	Rule 12.2.6.1.4 provides the upper limit of clearance for a site to 500m ² . The proposal does not require clearance to this level.
12.3 Soils and Minerals	Rule 12.3.6.1.2 manages earthworks in the Conservation Zone. The proposal does not require more than 300m ³ of cut / fill, however it will result in a wall that is greater than 1.5m in height.
12.4 Natural Hazards	The proposal is not located in a Coastal Hazard 2 Area nor does it involve residential development.
12.5, 12.5A, 12.5B Heritage	Not relevant
12.7 Lakes, Rivers, Wetlands and the Coastline	If considered a building, then the seawall is located within 30m of the CMA and breaches 12.7.6.1.1(a).
12.8 Hazardous Substances	Not relevant.
12.9 Renewable Energy & Energy Efficiency	Not relevant.
13 Subdivision	Not relevant
14 Financial Contributions	Not relevant.
15 Transportation	The proposal does not increase traffic movements, increase demand for parking, or upgrades in terms of access.
16 Signs and Lighting	Not relevant
17 Designations & Utility Services	Not relevant

18 Special Areas	Not relevant
19 Genetically Modified Organisms	Not relevant

Consents are therefore required as outlined above in Table 2. In summary, this includes the following breaches and activity status’:

- 12.1.6.1.4 Excavation and/or Filling within an Outstanding Landscape – Restricted Discretionary Activity;
- 12.1.6.1.5 Buildings within an Outstanding Landscape – Restricted Discretionary Activity;
- 12.3.6.1.2 Excavation and/or filling in the Conservation zone – Restricted Discretionary Activity; and
- 12.7.6.1.1 Setbacks from Lakes, Rivers, Wetlands and the Coastal Marine Area – Discretionary Activity.

Overall, the proposal is a Discretionary Activity under the ODP.

Table 3 - Assessment of PDP Rules

Proposed District Plan		
Matter	Rule/Std Ref	Evidence
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	Not relevant as no such substances proposed.
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g.	All rules have immediate legal effect (HA-R1 to HA-R14)	Not indicated on Far North Proposed District Plan

in the operative plan they are called precincts for example)	All standards have immediate legal effect (HA-S1 to HA-S3)	
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not indicated on Far North Proposed District Plan
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not indicated on Far North Proposed District Plan
Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not indicated on Far North Proposed District Plan
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	Not indicated on Far North Proposed District Plan. Minor vegetation clearance proposed (less than permitted standard).
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not indicated on Far North Proposed District Plan
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13	Proposed earthworks will be in accordance with the relevant standards including

	The following standards have immediate legal effect: EW-S3, EW-S5	GD-05 and will have an ADP applied.
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not indicated on Far North Proposed District Plan
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not indicated on Far North Proposed District Plan

Overall, no consents are required under the PDP.

6.0 NOTIFICATION ASSESSMENT

6.1 Public Notification

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

Table 4 – Notification Process

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

The proposed development does not meet the tests for mandatory public notification, nor does it meet the tests for precluding public notification.

Therefore, an assessment of the proposals effects on the environment is required to ascertain the effects of the development and whether public notification is required.

The section below provides this assessment.

7.0 EFFECTS ON THE ENVIRONMENT

7.1 Effects that May be Disregarded

Effects on persons who are owners and occupiers of the land in, on, or over which the application relates, or of adjacent land must be disregarded when considering effects on the environment (s 95D(a)). Those adjoining properties are shown below in [Figure 11](#).

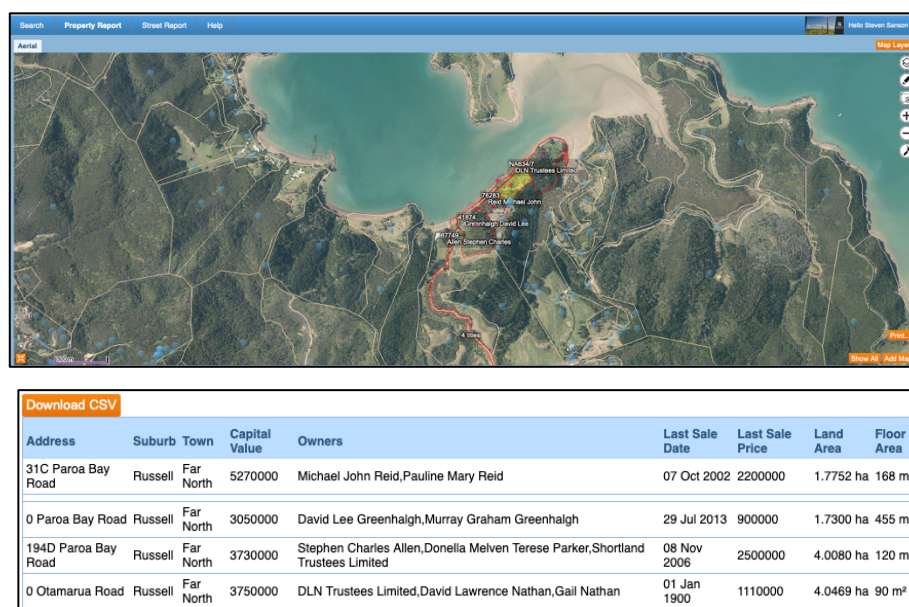


Figure 11 – Surrounding Jetties / Ramps [Source: Google Maps]

The permitted baseline may be taken into account should the Council deem it relevant. Except for the proposal items, the site has consented and legally established items.

7.2 Written Approvals

No written approvals have been sourced. However, this Application is seeking the approval of carrying out works within the esplanade from FNDC to protect and preserve the esplanade for future generations.

7.3 Effects Assessment

The following assessment has been prepared in accordance with Section 88 and Schedule 4 of the Act which specifies that the assessment of effects provided should correspond with the scale and significance of the proposal.

In terms of localised effects or Effects to People, this assessment is undertaken in Section 8 of this Report. Therefore, assessment criteria which refer to adjacent sites or properties, are addressed appropriately under that section of the report.

Table 5 – Effects Assessment

Item & Assessment Criteria	Comments
Positive Effects	<p>The proposal provides s5 of the RMA benefits to the landowner by extending the seawall to provide protection against coastal erosion. The seawall also protects Councils esplanade reserve for future generations to enjoy.</p>
Seawall Effects - Engineering	<div data-bbox="491 1352 1401 1599" data-label="Figure"> </div> <p>The Engineering Report contains two options; one which includes a seawall (rocks with grouted joints), the other which could be considered a revetment with geotech fabric and various dry stacked rocks.</p> <p>Soft protection measures such as beach nourishment, dune restoration, living shorelines, revegetation, and managed retreat, has been considered.</p>

Beach nourishment would require significant costs associated with sand acquisition, associated consents, transportation and placement, and ongoing maintenance to replace and replenish eroded sand. The relief is temporary and works would be required periodically to sustain the protective benefits.

Dune restoration would also include significant costs, but in this instance perhaps the most detrimental factor to pursuing the course of action is the existing seawall flanks that support the boat ramp. The ongoing coastal flooding hazard would also place this approach under stress.

Managed retreat in this instance is not considered feasible when there are practicable options – such as the proposed seawall / revetment option available to use.

In terms of revegetation, time associated with establishment requires several years. During this time – establishment is vulnerable to erosion, storm damage, and competition from invasive species. Whilst possible to plant, there is also no certainty that this approach will provide adequate protection against extreme weather events.

In this area, the only ‘natural defences’ are perhaps the exposed rocks. The options proposed would seek to mimic the natural defence offered, albeit in a far more certain and controlled fashion. There is no interest in this instance for the assets to be abandoned.

The proposal is not designed to support new development, but maintain existing development at the applicants site and to ensure that the esplanade reserve is preserved for future generations to enjoy.

In addition, the hard protection structure:

- Is predominantly located landward of MHWS;
- Has been designed by a CPENG.
- Incorporates the option of a revetment should the grouted rock wall approach not be considered appropriate.
- Has been considered for a 100 year timeframe (grouted rock wall – if considered appropriate), however the dry

	<p>stacked rock can easily accommodate at least a 50 year horizon.</p> <p>It is noted that public access is not constrained or impacted negatively by the proposal. To the contrary the seawall will help preserve the esplanade reserve in this location for future generations to enjoy.</p>
<p>Seawall Effects</p> <p>(Visual / High Natural Character)</p>	<p>The development is proposed within the Paroa Bay natural character unit in the RPS. The ranking is 'High', with a summary description of <i>'Kanuka dominant shrubland & low forest on hill slopes. Coastal face with pohutukawa, kanuka, wattle & a few eucalypts. Some access tracks. Houses & curtilage excluded'</i> and contributing values being <i>'Largely indigenous vegetation with relatively few pest plants. Limited human-mediated hydrological or landform changes except for roadway. Part of a community pest control area.'</i></p> <p>While identified as an Outstanding Landscape in the ODP, the site is no longer considered to be located within an ONL in accordance with the RPS. The RPS went through a full schedule 1 process having gone through a thorough reassessment of coastal environment and areas of outstanding natural landscapes.</p> <p>Any adverse effects are mitigated through the design of the proposal, being developed to mimic the existing natural finish of the existing boat ramp flanks.</p> <p>For the above reasons, visual effects are considered to be less than minor.</p>
<p>Setback Effects</p>	<p>The proposed seawall and its location results in minimal effects in terms of setback from the CMA, noting that its purpose is to minimise coastal erosion from affecting the esplanade reserve and the applicants site.</p> <p>The structure has been designed by a CPENG to assist in reducing effects on the coastal landholdings and to protect and preserve this for future generations.</p> <p>No wetlands are located within 100m of the development area. There are no resulting effects.</p>

	<p>The site has previous human modification with the existing boat ramp and seawall flanks. The application in this context, is therefore not increasing precedence for new hard protection surfaces.</p>
Construction Effects	<p>Given the works are located within a potentially sensitive area, works can be managed by way of a construction management plan combined with appropriate soil and erosion mitigation measures specific to the site to cater to the development.</p> <p>In addition, in areas where vegetation clearance is proposed, this can be mitigated by way of a revegetation and enhancement plan within the esplanade reserve.</p>
Cultural / Spiritual Effects	<p>From a regulatory perspective, the site is not mapped as containing any archaeological, heritage, or cultural features / values of concern within local authority mapping systems.</p> <p>We note that despite this, there may be cultural artefacts of importance, not necessarily mapped. Accordingly, an ADP is considered appropriate[and volunteered] to manage any potential archaeological finds. Additionally, we understand that NRC and FNDC will send these applications to local hapū/iwi to consider.</p> <p>There is perhaps one IHEMP of relevance associated with Ngati Kuta. This is not freely available online, so an analysis has not been undertaken.</p> <p>The proposal does not include a wastewater discharge. Minor earthworks are likely to be required – all to be managed with consent conditions associated with sediment and erosion controls.</p> <p>Cultural connections to the sea are not impinged, as access is not altered through the proposal. It is considered that access along the coast will be improved through the protection structure sought.</p>
Effects Conclusion	<p>Considering the assessment above and the mitigation measures proposed it is considered that the proposal results in effects which are less than minor.</p>

8.0 EFFECTS TO PEOPLE

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

Table 6 – Limited Notification Process

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

8.1 Affected Person Determination

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

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

minor to them. The effects of the proposal on adjacent landowners have been undertaken below.

8.2 Localised Effects Assessment (Effects to Persons)

Section 7 of this report provides a graphic and table of the relevant adjacent properties that this assessment relates. The relevant persons associated with the assessment are found in Figure 5 in Section 7.0 of this report.

For the following reasons, those parties and persons above not considered to be adversely affected by the proposal to a minor or more than minor level:

- All proposed works are situated within the confines of the site. All effects can be managed on site through pre and during construction mitigation measures i.e standard soil and erosion control measures, revegetation and enhancement.
- The primary approval of FNDC is sought through this report. This is to be confirmed.
- The assessment found in Section 7 of this report details that there are no effects to localized person in terms of the identified breaches.
- There are no obvious signs that the proposal will impact cultural and spiritual values to tangata whenua.

8.3 Effect to Persons Conclusion

Having considered the effects above, there are no adversely affected persons resulting from the proposal.

9.0 STATUTORY CONTEXT

9.1 Far North Operative & Proposed District Plan

The relevant objectives and policies of the ODP and PDP are found in the *Tables* below.

Table 7 – FNDC ODP Objectives and Policy Review

Conservation Zone	Comment
9.7.3.1 To protect the conservation values and the natural and physical resources of the district for present and future generations	The proposal is not considered to negatively impact the conservation values of the site and on completion will enhance such values through revegetation and protection of the landholding itself for future generations to enjoy.
9.7.3.2 To ensure the use, development and protection of land zoned conservation is consistent with the conservation values of the site and avoids adverse effects on the surrounding environment.	The conservation values of the site are largely unknown as the majority is made up of esplanade providing access to the beach. Only a small portion is vegetated. There are no breaches to the Conservation Zone rules – therefore the proposal is considered appropriate from a zone context.
9.7.3.3 To protect the historical values of conservation areas	There are no known historic values associated with the site.
9.7.3.4 To provide for recreational and educational opportunities that are compatible with the protection of natural and historic resources	This is noted. Recreational and educational opportunities are not limited by the proposal. As previously identified the proposed seawall will protect the landholding from erosion providing opportunities for current and future generations to use and enjoy the esplanade reserve.
9.7.4.1 That the existing conservation values of areas be maintained or enhanced.	As above, the conservation values of the site are not considered to be diminished as there is no direct zone breach associated with the proposal.
9.7.4.2 That existing conservation areas are used and developed in a way which will avoid adverse effects on the conservation values of the site and which will avoid adverse effects on the surrounding area.	As above.

9.7.4.3 That land zoned Conservation is permanently protected through the use of protective mechanisms (including acquisition as an esplanade reserve where appropriate as a financial contribution arising from subdivision or land use activities). See Chapter 14 for the implementation of this policy.	The site is already a reserve.
9.7.4.4 That areas worthy of conservation are identified and provided permanent protection.	Noted.
9.7.4.5 That the net effect of activities within the Conservation Zone should not degrade or diminish the total biodiversity and ecological functioning of the values contained within it.	This is adhered to by reason that a revegetation / enhancement plan is proposed.
Chapter 12	Comment
12.1 Landscapes & Natural Features	As the site is no longer mapped as being within an ONL (PDP / RPS) consideration of the objectives and policies within 12.1 is not considered relevant.
12.3 Soils & Minerals 12.3.3.1 To achieve an integrated approach to the responsibilities of the Northland Regional Council and Far North District Council in respect to the management of adverse effects arising from soil excavation and filling, and minerals extraction. 12.3.3.2 To maintain the life supporting capacity of the soils of the District. 12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling. 12.3.3.4 To enable the efficient extraction of minerals whilst avoiding, remedying or mitigating any adverse environmental effects that may arise from this activity. 12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated. 12.3.4.2 That the development of buildings or impermeable surfaces in rural areas be managed	Consent is only required due to the face of the wall being >1.5m in height. Despite this, erosion and sediment controls at time of construction are proposed to manage soil matters in and near the CMA.

so as to minimise adverse effects on the life supporting capacity of the soil.

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

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

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

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

(d) natural hazards may pose unacceptable risks.

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

12.3.4.5 That soil conservation be promoted.

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

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

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

<p>12.3.4.9 That soil excavation and filling in the National Grid Yard are managed to ensure the stability of National Grid support structures and the minimum ground to conductor clearances are maintained.</p> <p>12.3.4.10 To ensure that soil excavation and filling are managed appropriately, normal rural practices as defined in Chapter 3 will not be exempt when determining compliance with rules relating to earthworks, except if the permitted standards in the National Grid Yard specify that activity is exempt.</p>	
<p>12.7 Lakes, Rivers, Wetlands and the Coastline</p> <p>12.7.3.1 To avoid, remedy or mitigate the adverse effects of subdivision, use and development on riparian margins.</p> <p>12.7.3.2 To protect the natural, cultural, heritage and landscape values and to promote the protection of the amenity and spiritual values associated with the margins of lakes, rivers and indigenous wetlands and the coastal environment, from the adverse effects of land use activities, through proactive restoration/rehabilitation/revegetation.</p> <p>12.7.3.3 To secure public access (including access by Maori to places of special value such as waahi tapu, tauranga waka, mahinga kai, mahinga mataitai, mahinga waimoana and taonga raranga) to and along the coastal marine area, lakes and rivers, consistent with Chapter 14 - Financial Contributions, to the extent that this is compatible with:</p> <p>(a) the maintenance of the life-supporting capacity of the waterbody, water quality, aquatic habitats, and</p> <p>(b) the protection of natural character, amenity, cultural heritage, landscape and spiritual values; and</p>	<p>The riparian margin will be protected by the proposal for up to 100 years (option dependent). This will enable the use of the reserve for future generations.</p> <p>Natural values of the site are minimized by existing human intervention at / near the CMA. Existing structures are already located in the reserve. The proposed structure is to match the existing human modification across a very modest area.</p> <p>Public access will be enhanced through the proposal, being the esplanade reserve will be protected from erosion. The minimal vegetation removal required through the proposal will be replaced.</p>

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- (c) the protection of public health and safety; and
- (d) the maintenance and security of authorised activities (but acknowledging that loss of privacy or fear of trespass are not valid reasons for precluding access).

In some circumstances public acquisition of riparian margins may be required and managed for purposes other than public access, for example to protect significant habitats, waahi tapu or historic sites, or for public recreation purposes.

12.7.3.4 To provide for the use of the surface of lakes and rivers to the extent that this is compatible with the maintenance of the life supporting capacity of the water body, water quality, aquatic habitats, and the protection of natural character, amenity, cultural heritage, landscape and spiritual values.

12.7.3.5 To avoid the adverse effects from inappropriate use and development of the margins of lakes, rivers, indigenous wetlands and the coastline.

12.7.3.6 To protect areas of indigenous riparian vegetation:

(a) physically, by fencing, planting and pest and weed control; and

(b) legally, as esplanade reserves/strips.

12.7.3.7 To create, enhance and restore riparian margins.

12.7.4.1 That the effects of activities which will be generated by new structures on or adjacent to the surface of lakes, rivers and coastal margins be taken into account when assessing applications.

12.7.4.2 That land use activities improve or enhance water quality, for example by separating land use activities from lakes, rivers, indigenous wetlands and the coastline, and retaining riparian vegetation as buffer strips.

12.7.4.3 That adverse effects of land use activities on the natural character and functioning of riparian margins and indigenous wetlands be avoided.

12.7.4.4 That adverse effects of activities on the surface of lakes and rivers in respect of noise, visual amenity of the water body, life supporting capacity of aquatic habitats, on-shore activities, the natural character of the water body or surrounding area, water quality and Maori cultural values, are avoided, remedied or mitigated.

12.7.4.5 That activities which have a functional relationship with waterbodies or the coastal marine area be provided for.

12.7.4.6 That public access to and along lakes, rivers and the coastline be provided as a consequence of development or as a result of Council (see Method 10.5.19) or public initiatives except where it is necessary to restrict access or to place limits on the type of access, so as to:

(a) protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna or

(b) protect cultural values, including Maori culture and traditions; or

(c) protect public health and safety;

to the extent that is consistent with policies in Chapter 14.

12.7.4.7 That any adverse effects on the quality of public drinking water supplies from land use activities, be avoided, remedied or mitigated.

(Refer to Commentary and Methods 12.7.5.6 and 12.7.5.7.)

12.7.4.8 That the Council acquire esplanade reserves, esplanade strips and access strips in accordance with Chapter 14 - Financial Contributions and Method 10.5.10 of the Plan.

12.7.4.9 That riparian areas in Council ownership be managed so as to protect and enhance the water quality of surface waters.

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

12.7.4.11 That the extent of impervious surfaces be limited so as to restore, enhance and protect the natural character, and water quantity and quality of lakes, rivers, wetlands and the coastline.

12.7.4.12 That provision be made to exempt activities on commercial or industrial sites from the need to be set back from the coastal marine area, and from the need to provide esplanade reserves on subdivision or development, where the location of the commercial or industrial site is such as to be particularly suited to activities that cross the land-water interface, or have a close relationship to activities conducted in the coastal marine area. Refer also to Rule 14.6.3.

12.7.4.13 That provision be made to exempt activities on particular sites as identified in the District Plan Maps as adjacent to an MEA from the need to be set back from the coastal marine area where those activities on that site have a functional relationship with marine activities and cross the line of Mean High Water Springs (MHWS).

<p>12.7.4.14 That the efficient use of water and water conservation be encouraged.</p> <p>12.7.4.15 To encourage the integrated protection and enhancement of riparian and coastal margins through:</p> <p>(a) planting and/or regeneration of indigenous vegetation;</p> <p>(b) pest and weed control;</p> <p>(c) control (including, where appropriate, exclusion) of vehicles, pets and stock.</p> <p>Note: The Regional Coastal Plan for Northland and Regional Water and Soil Plan for Northland contain policies, rules and other methods to protect and enhance wetlands, lakes, rivers and the coastal marine area. Vehicle, pet and stock control is particularly important in areas and at times when birds are nesting.</p>	
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Table 8 – FNDC PDP Objectives and Policy Review

Natural Open Space Zone	Comment
<p>NOSZ-O1 The ecological, historic heritage, cultural and natural character values of the Natural Open Space zone are protected and enhanced for the benefit of current and future generations.</p>	<p>The site only portrays natural character values which have been considered above. The proposal protects, enhances and preserves the esplanade for current and future generations.</p>
<p>NOSZ-O2 Land use is of a scale and type that complements and is consistent with the conservation values of the Natural Open Space Zone.</p>	<p>The conservation values of the development area are not known, however the proposal has considered the overarching values of the site in terms of effects, and finds these to be less than minor in nature.</p>
<p>NOSZ-O3 Natural open spaces are accessible to the public where appropriate for the use of leisure and customary activities.</p>	<p>The site remains open to the public.</p>
<p>NOSZ-P1 Enable land use that conserves, protects and enhances the natural, ecological, historic heritage, cultural and natural character values of the zone.</p>	<p>The proposal protects and enhances the special features of the site where they exist.</p>

NOSZ-P2 Provide for land use that supports leisure and customary activities that are complementary to, consistent with and protect the values of the zone.	The proposal allows for the continuation of such activities.
NOSZ-P3 Avoid land use and subdivision that is incompatible with the ecological, historic heritage, cultural and natural character values of the zone	These are not proposed.
<p>NOSZ-P4 Manage the effects of land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design and character of the environment and purpose of the zone; b. the location, scale and design of buildings or structures; c. the public benefit provided by the proposed activity; d. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts. ii. adverse effects on the character and amenity of adjacent zones; e. the extent to which the activity is consistent with any relevant adopted reserve management plan for the area; f. effects on public access and use; g. managing natural hazards; h. any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and i. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6. 	<p>The proposal seeks to extend an existing seawall flank adjoined to the boatramp. This structure forms part of the existing environment on the site. The additional structure and its extent and design are similar to that existing.</p> <p>The proposal allows for the protection and preservation of the public esplanade. Public access is to remain unchanged.</p> <p>Zone interface matters are not of concern, as the applicant's property adjoins the development area. There is no known reserve management plan for the area.</p> <p>Natural hazards are attended to and considered above, as are those effects associated with natural character.</p> <p>There are no known historical, spiritual, or cultural association at the development area. An ADP is proposed for construction matters to consider archaeological features.</p> <p>As above, the Ngati Kuta Hapu Plan is not readily available so has not been considered.</p>
Coastal Environment	Comment
CE-O1 The natural character of the coastal environment is identified and managed to ensure	The proposal does not alter this objective.

<p>its long-term preservation and protection for current and future generations.</p>	
<p>CE-O2 Land use and subdivision in the coastal environment:</p> <ul style="list-style-type: none"> a. preserves the characteristics and qualities of the natural character of the coastal environment; b. is consistent with the surrounding land use; c. does not result in urban sprawl occurring outside of urban zones; d. promotes restoration and enhancement of the natural character of the coastal environment; and e. recognises tangata whenua needs for ancestral use of whenua Māori. 	<p>The proposal is considered to preserve the natural character of the coastal environment, by mimicking the existing seawall flank, and being of a similar colour / character to that existing. Urban sprawl is not resulting. There are no effects to tangata whenua needs and ancestral use.</p>
<p>CE-O3 Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.</p>	<p>Not relevant.</p>
<p>CE-P1 Identify the extent of the <u>coastal environment</u> as well as areas of high and outstanding natural character using the assessment criteria in <u>APP1- Mapping methods and criteria</u>.</p>	<p>This is completed.</p>
<p>CE-P2 Avoid adverse <u>effects</u> of land use and <u>subdivision</u> on the characteristics and qualities of the <u>coastal environment</u> identified as:</p> <ul style="list-style-type: none"> a. outstanding natural character; b. <u>ONL</u>; c. <u>ONF</u>. 	<p>These features are not present.</p>
<p>CE-P3 Avoid significant adverse <u>effects</u> and avoid, remedy or mitigate other adverse <u>effects</u> of land use and <u>subdivision</u> on the characteristics and qualities of the <u>coastal environment</u> not identified as:</p> <ul style="list-style-type: none"> a. outstanding natural character; b. <u>ONL</u>; c. <u>ONF</u>. 	<p>These features are not present.</p>

<p>CE-P4 Preserve the visual qualities, character and integrity of the <u>coastal environment</u> by:</p> <ul style="list-style-type: none"> a. consolidating land use and <u>subdivision</u> around existing <u>urban</u> centres and rural settlements; and b. avoiding sprawl or sporadic patterns of development. 	<p>This policy is not offended by the proposal.</p>
<p>CE-P5 Enable land use and <u>subdivision</u> in <u>urban</u> zones within the <u>coastal environment</u> where:</p> <ul style="list-style-type: none"> a. there is adequacy and capacity of available or programmed <u>development infrastructure</u>; and b. the use is consistent with, and does not compromise the characteristics and qualities. 	<p>Not relevant.</p>
<p>CE-P6 Enable <u>farming</u> activities within the <u>coastal environment</u> where:</p> <ul style="list-style-type: none"> a. the use forms part of the values that established the natural character of the <u>coastal environment</u>; or b. the use is consistent with, and does not compromise the characteristics and qualities. 	<p>Not relevant.</p>
<p>CE-P7 Provide for the use of Māori Purpose zoned <u>land</u> and Treaty Settlement <u>land</u> in the <u>coastal environment</u> where:</p> <ul style="list-style-type: none"> a. the use is consistent with the ancestral use of that <u>land</u>; and b. the use does not compromise any identified characteristics and qualities 	<p>Not relevant.</p>
<p>CE-P8 Encourage the restoration and enhancement of the natural character of the <u>coastal environment</u>.</p>	<p>Noted.</p>
<p>CE-P9 Prohibit land use and <u>subdivision</u> that would result in any loss and/or destruction of the</p>	<p>This is not proposed.</p>

<p>characteristics and qualities in outstanding natural character areas.</p>	
<p>CE-P10 Manage land use and <u>subdivision</u> to preserve and protect the natural character of the <u>coastal environment</u>, and to address the <u>effects</u> of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. the presence or absence of <u>buildings</u>, <u>structures</u> or <u>infrastructure</u>; b. the temporary or permanent nature of any adverse <u>effects</u>; c. the location, scale and design of any proposed development; d. any means of integrating the <u>building</u>, <u>structure</u> or activity; e. the ability of the <u>environment</u> to absorb change; f. the need for and location of <u>earthworks</u> or vegetation clearance; g. the operational or <u>functional need</u> of any <u>regionally significant infrastructure</u> to be sited in the particular location; h. any viable alternative locations for the activity or development; i. any historical, spiritual or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in Policy TW-P6; j. the likelihood of the activity exacerbating natural hazards; k. the opportunity to enhance public access and recreation; l. the ability to improve the overall quality of <u>coastal waters</u>; and m. any positive contribution the development has on the characteristics and qualities. 	<p>The site is modified at present with a number of marine related structures along the esplanade reserve. The proposal has been designed to intergrate into an existing structure.</p> <p>All other matters have been considered throughout the report.</p>

9.1 Regional Policy Statement for Northland (RPS)

An assessment of the relevant objectives and policies associated with the RPS has been undertaken and is found in Table 5 below. The RPS sets region wide objectives and policies for the environment.

Table 9 – NRC RPS Review

Objective / Policy	Comment
Integrated Catchment Management	Not relevant
Region Wide Water Quality	Not relevant
Ecological Flows and Water Quality	Not relevant
Indigenous Ecosystems & Biodiversity	There are no SNA's on the site.
Enabling Economic Wellbeing	The proposal will stimulate and generate economic growth in Russell.
Economic Activities – Reverse Sensitivity And Sterilization	The proposal does not result in any reverse sensitivity or sterilization effects given the design and scale of the proposal in and adjacent to the CMA.
Regionally Significant Infrastructure	The proposal does not impact any regionally significant infrastructure.
Efficient and Effective Infrastructure	Not relevant.
Security of Energy Supply	Power is provided to the site.
Use and Allocation of Common Resources	Not relevant.
Regional Form	The proposal does not result in any reverse sensitivity effects, or a change in character or sense of place. Versatile soils are not adversely affected.
Tangata Whenua Role in Decision Making	Local iwi / hapū may be consulted with as interested parties.
Natural Hazard Risk	The Engineering Report increases the understanding of the hazard risk at the site and the options within said report seek to better prepare the applicant for the consequences of future natural hazard events.

	<p>The proposal seeks to use a protection structure to secure existing development from natural coastal hazards. The extent of the location of the sea wall is marginally within the CMA and is not for new development.</p> <p>The proposal augments an existing seawall which is located on the flanks of a boat ramp that leads from the site, through an esplanade reserve. The proposal seeks to enhance this existing asset.</p> <p>The proposal is considered to result in appropriate hazard mitigation to protect the sites vulnerable development and further protect the esplanade reserve from erosion.</p>
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes And Historic Heritage	Not relevant.

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

9.2 Regional Plan

The relevant policies and objectives were considered as part of the effects assessment contained in [Table 1](#). The proposal is not in consistent with these.

9.3 National Policy Statements and Plans

With respect to the National Environmental Standard – Soil Contamination, the site is not considered to have an activity that is on the HAIL.

In terms of the NES – Freshwater Management, there are no wetlands located on the site or within 100m of the development area. The NES is not considered relevant.

In terms of the NPS for Highly Productive Land. The proposed development is located on a site that does not contain Class 1-3 soils.

The site is in the Coastal Environment, therefore the NZCPS is relevant.

Of relevance to this application is Policy 27 – Strategies for protecting significant existing development from coastal hazard risk.

In respect of this policy, the hard protection structure options proposed are the only practicable means to sustain the potential of built physical resources for the applicants. The remaining aspects of Policy 27 are considered in terms of the RPS and Regional Plan components that have been generated to give effect to this higher order document. Overall, the proposal is not considered inconsistent with the NZCPS.

There are no relevant other policy statements or plans to assess.

10.0 PART 2 ASSESSMENT

10.1 Section 5 - Purpose of the Act

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

It is considered that proposal represents Part 2, Section 5 of the Act. In particular, the health and safety of the applicants is of relevance to the application as is sustaining the esplanade reserve for future generations

10.2 Section 6 - Matters of National Importance

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

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

-
- c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
 - d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
 - e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
 - f) the protection of historic heritage from inappropriate subdivision, use, and development:
 - g) the protection of protected customary rights:
 - h) the management of significant risks from natural hazards.

In context, the relevant items to the proposal and have been recognised and provided for. In particular the preservation of the esplanade reserve in this location from erosion, which in turn maintains and eventually enhances (if nothing is done) public access along the coastal marine area. Furthermore, the application represents management of the significant risks of natural hazards from the coastal environment.

10.3 Section 7 - Other Matters

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

- (a) kaitiakitanga:
 - (aa) the ethic of stewardship:
 - (b) the efficient use and development of natural and physical resources:
 - (ba) the efficiency of the end use of energy:
 - (c) the maintenance and enhancement of amenity values:
 - (d) intrinsic values of ecosystems:
 - (e) [Repealed]

-
- (f) maintenance and enhancement of the quality of the environment:
 - (g) any finite characteristics of natural and physical resources:
 - (h) the protection of the habitat of trout and salmon:
 - (i) the effects of climate change:
 - (j) the benefits to be derived from the use and development of renewable energy.

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

10.4 Section 8 - Treaty of Waitangi

The Northland Regional Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local iwi and hapū who may have an interest in this application. We doubt any persons would have a cultural issue with the proposal.

10.5 Part 2 Conclusion

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

11.0 CONCLUSION

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

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

The proposal is consistent with the objectives and policies of the ODP, PDP, Regional Plan, the RPS, and achieves the purpose of the Act. Relevant NPS' and NES' have been considered with the proposal finding consistency with their general aims and intent.

Given the assessment carried out in this report, it is considered that this proposal can be determined non-notified under the RMA 1991.

We appreciate draft conditions to be supplied to us prior to decision being made.

Regards,



Steven Sanson BPlan (Hons)

Consultant Planner

NZPI Member No 4230



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

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




R. W. Muir
Registrar-General
of Land

Identifier 76283
Land Registration District North Auckland
Date Issued 18 May 2004

Prior References

NA109D/628 NA116C/84

Estate Fee Simple
Area 1.7752 hectares more or less
Legal Description Lot 1 Deposited Plan 319359

Registered Owners

Michael John Reid and Pauline Mary Reid

Interests

Appurtenant hereto is a right of way created by Transfer B876712.4

C366219.9 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 16.4.1992 at 2.36 pm

Appurtenant hereto is a right of way specified in Easement Certificate C400151.1 - 31.7.1992 at 2.41 pm

Appurtenant hereto are rights of way and telecommunications, electricity and water rights specified in Easement Certificate C647752.4 - 30.8.1994 at 2.16 pm

The easements specified in Easement Certificate C647752.4 are subject to Section 243 (a) Resource Management Act 1991 537388.3 Court Order varying a roadway - 19.4.1997 at 11.04 am

Appurtenant hereto are rights of way, rights to convey water, rights to convey and transmit electricity and a telecommunications right specified in Easement Certificate D252014.2 - produced 13.3.1998 at 12.18 pm and entered 19.3.1998 at 12.14 pm

The easements specified in Easement Certificate D252014.2 are subject to Section 243 (a) Resource Management Act 1991

B876712.4 TE
Under the Land Transfer Act 1952

(4)

Memorandum of Transfer

WHEREAS

A. JACOBSEN HOLDINGS LIMITED at Auckland (hereinafter together with its successors, assigns and successors in title referred to as "the Grantor"), is registered as proprietor

of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in all that piece of land situated in the Land District of North Auckland containing 169.1400 hectares

more or less being Lot 5 Deposited Plan 85131 and being part of the Kanaerehe Block and being all of the land comprised and described in Certificate of Title Volume 41B Folio 898 (North Auckland Registry)

SUBJECT TO

1. Fencing Covenant in Transfer 462791.
2. Memorandum of Mortgage B358422.2.
3. Memorandum of Mortgage B488260.1

(hereinafter referred to as "the servient tenement")

B. JERROLD ARTHUR DREXEL of Auckland, Company Director (hereinafter together with his successor, assigns and successors in title referred to as "the Grantee") is registered as proprietor of an estate in fee simple in all that parcel of land in the Land District of North Auckland containing 50.2872 hectares more or less being Otamarua B2 Block being all of the land comprised and described in Certificate of Title Volume 35B Folio 833 (North Auckland Registry)

SUBJECT TO

1. Right-of-Way By Order in 537383.2.
 2. Right-of-Way in B234966.3.
 3. Mortgage B478816.1
- (hereinafter referred to as "the dominant tenement")

C. The Grantor has been ordered by the High Court of New Zealand pursuant to Section 129B Property Law Act 1952 to grant a Right-of-Way on the terms set out in the First Schedule hereto over that portion of the servient tenement marked "A" on the plan annexed hereto as the Second Schedule (the Right-of-Way)/*for the purposes of giving access over the Right-of-Way from the public road marked "B" on the said plan to the public road marked "C" on the said plan and vice versa.

/* which is now defined as "A" on Deposited Plan 122522 ✓

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IN THE MATTER of The Land Transfer Act
1952

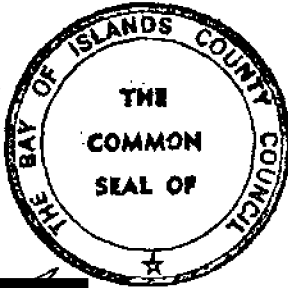
AND

IN THE MATTER of Caveat No. 568337.1
lodged by the Chairman
Councillors and Inhabitants
of the County of the Bay of
Islands (The Bay of Islands
County Council)

The abovenamed Caveator under the abovementioned Caveat No. 568337.1
affecting the land in Certificate of Title 53B/833 (North Auckland
Registry) DOES HEREBY CONSENT to the registration of a Memorandum of
Transfer creating Right of Way made between Jacobsen Holdings Limited
(as Grantor) and Jerrold Arthur Drexel (as Grantee) but without
prejudice to the rights of the Caveator under the said Caveat.

DATED this 31st day of March 1988

The COMMON SEAL of)
THE BAY OF ISLANDS)
COUNTY COUNCIL was)
hereto affixed in)
the presence of:-)



County Chairman

General Manager

Correct for the purposes of the
Land Transfer Act



IN THE MATTER of The Land Transfer Act 1952

AND

IN THE MATTER of Caveat No. 568337 lodged by the Chairman Councillors and Inhabitants of the County of the Bay of Islands (The Bay of Islands County Council)

CONSENT OF CAVEATOR

536/833

RISHWORTHS
SOLICITORS
WHANGAREI

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IN THE MATTER of the Land Transfer Act 1952

A N D

IN THE MATTER of Caveat No. B767897.1 lodged by ANNE LOUISE NATHAN, Widow and DAVID LAWRENCE NATHAN, Company Manager both of Auckland

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The abovenamed Caveators under the said Caveat No. B767897.1 affecting the land in Certificate of Title Volume 35B Folio 833 DO HEREBY CONSENT to the registration of a Memorandum of Transfer creating a right of way appurtenant to that land and made between JACOBSEN HOLDINGS LIMITED (as Grantor) and GERROLD ARTHUR DREXEL (as Grantee) but otherwise without prejudice to the rights of the Caveators under the said Caveat.

DATED the 6th day of June 1988.

SIGNED by the said ANNE LOUISE NATHAN and DAVID LAWRENCE NATHAN in the presence of:

[Redacted signature area]

[Redacted signature area]

Correct for the purpose of the Land Transfer Act

[Redacted signature area]
Solicitor for the Caveators

2.11 26 JUL 88 B 856870-1

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY AUCKLAND

ASST LAND REGISTRAR

Keep with B876712.4

35B/833

FIRST SCHEDULE

1. Grantee's Rights

- (a) The full free uninterrupted and unrestricted right liberty and privilege for the Grantee his servants tenants agents contractors and workmen with tools implements machinery vehicles materials and equipment of whatsoever nature necessary for the purpose to enter upon the Right-of-Way and to remain there for a reasonable time for the purpose of carrying out any necessary repairs or maintenance to the surface of the Right-of-Way provided that in doing so the Grantee will ensure that as little disturbance inconvenience and interruption to the use of the Right-of-Way as possible is caused.
- (b) The additional rights implied by the Seventh Schedule to the Land Transfer Act 1952 insofar as they have not been varied by paragraph 1(a) and 1(b) hereof.
- (c) The additional rights implied by the Ninth Schedule to the Property Law Act 1952 insofar as they have not been varied by paragraph 1(a) and 1(b) hereof.

2. Grantee's Covenants

- (a) The Grantee does covenant that it will at all times during the subsistence of the Right-of-Way hereby created at his own sole cost and expense in all things repair maintain and keep in good and substantial repair order and condition the Right-of-Way and every part thereof provided that if any maintenance or repair of the Right-of-Way has been rendered necessary by the act neglect or default of the Grantor including its servants tenants agents workmen licensees and invitees and persons authorised by the Grantor then the Grantor shall bear the full cost of such work but nothing herein shall derogate from the rights of the Grantee conferred by paragraph 2(d) Ninth Schedule Property Law Act 1952.

2.

(b) The Grantee does covenant that he will at his own cost erect a stock-proof fence along the north-western and south-eastern boundaries at the Right-of-Way such fence to incorporate a stock-proof gate along each boundary.

3. Grantor's Covenants

No power is implied in respect of the Right-of-Way for the Grantor in its capacity as registered proprietor of the servient tenement to determine the Right-of-Way for any breach of covenant or condition (whether expressed or implied) or for any cause whatsoever.

lpl.fir1

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, FINN JACOBSEN
of Auckland,
.....
in New Zealand Company Director hereby certify :-
(occupation)

1. THAT by deed dated the 27th day of April 1977
..... HAZEL JACOBSEN of Auckland
..... Married Woman
in New Zealand appointed me ~~his~~/her
(occupation),
attorney on the terms and subject to the conditions set out in
the said deed, which deed has been deposited in the Land
Registry Office at North Auckland under No. 718840.1 .

2. THAT at the date hereof I have not received any notice or
information of the revocation of that appointment by the death
of the said HAZEL JACOBSEN or otherwise.

SIGNED at Auckland this 22nd day of December 1987



Signature

CERTIFICATE OF NON-REVOCAION OF POWER OF ATTORNEY

I, GARY NEIL WILSON of Auckland in New Zealand

HEREBY CERTIFY:

1. THAT I am the Assistant General Manager, Lending of NATIONAL AUSTRALIA BANK (NZ) LIMITED (formerly called Broadbank Corporation Limited)

2. THAT by Power of Attorney dated the 1st of October 1987 NATIONAL AUSTRALIA BANK (NZ) LIMITED (formerly called Broadbank Corporation Limited) appointed me Attorney on the terms and subject to the conditions set out in the said Power of Attorney and that I have executed the document annexed hereto as the Attorney and in the name of the said NATIONAL AUSTRALIA BANK (NZ) LIMITED.

3. THAT the said Power of Attorney was deposited in the Land Transfer Offices at:-

Auckland	B.737253.1	Blenheim	137870
South Auckland	H.754407	Nelson	272876.1
Gisborne	G.168318	Christchurch	0705514
Napier (Hawkes Bay)	486453	Hokitika (Westland)	77481
New Plymouth	344528	Dunedin	688143
Wellington	879597.1	Invercargill	145178

4. THAT at the date hereof I have not received any notice or information of the revocation of the appointment under the said Power of Attorney by the winding up or dissolution of the said NATIONAL AUSTRALIA BANK (NZ) LIMITED or otherwise.

SIGNED at Auckland, this

7th day of *March* 1988.



NOW THEREFORE

In Consideration of the above premises and further in consideration of the sum of SIX THOUSAND DOLLARS (\$6,000.00) :

(the receipt of which sum is hereby acknowledged) paid to the Grantor by the Grantee the Grantor

Does hereby Transfer ~~xxxxxxx~~ and grant to the Grantee the Right-of-Way to the intent and purpose that the easement hereby created shall be forever appurtenant to the dominant tenement and every part thereof.

at

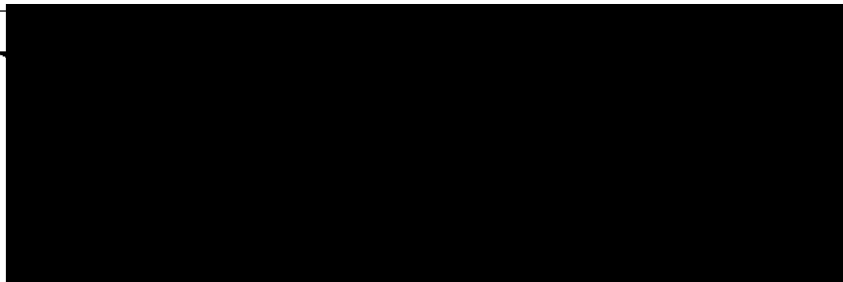
~~xxxxxxxxxxxxxxxxxxxx~~

~~xxxxxxxxxxxxxxxxxxxx~~

In witness whereof these presents have been executed this
of December 19 87.

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day

Signed by the above named
JACOBSEN HOLDINGS LIMITED
as Grantor
in the presence of:





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CONSERVATION COVENANT

(Pursuant to Section 77 of the Reserves Act 1977)

WHEREAS JERROLD ARTHUR DREXEL of Auckland, Company Director (hereinafter together with his executors, administrator and assigns called "the Covenantor") is registered as proprietor of an estate in fee simple subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in all that piece of land situated in the Land Registration District of North Auckland and otherwise described as follows:

15.0800 hectares more or less being Lot 1 DP140342 and being formerly part of Otamarua B2 Block and being all the land comprised and described in Certificate of Title Volume 83B Folio 476 (North Auckland Registry)

SUBJECT TO:

- (a) 537388.3 order varying a roadway order.
- (b) Fencing covenant in Transfer 371507.1.
- (c) B234966.3 Transfer granting right-of-way.
- (d) C043031.3 Transfer granting right-of-way.
- ~~(e) Caveat 568337.1.~~
- (f) Mortgage B478816.1.
- (g) Appurtenant hereto is a right-of-way created by Transfer B876712.4.

AND WHEREAS the MINISTER OF CONSERVATION (hereinafter called "the Minister") is authorised by the Reserves Act 1977 (hereinafter referred to as "the said Act") to obtain conservation covenants in respect of any private land or any Crown land held under Crown lease for the purpose of managing that land so as to preserve the natural environment, or landscape amenity, or wildlife or freshwater-life or marine-life habitat, or historical value.

AND WHEREAS the Covenantor has agreed to grant to the Minister a conservation covenant for the purpose and intent of preserving an area of native bush for its intrinsic beauty over that part of the land described above shown marked "D" on Deposited Plan 140342 (hereinafter called "the said land")

NOW THEREFORE in consideration of the covenants and conditions hereinafter contained the Covenantor DOES HEREBY GRANT unto the Minister a conservation covenant/ ^{over the said land} for the purpose and intent of preserving an area of native bush and that the covenant shall have effect in perpetuity.

AND THESE PRESENTS WITNESS that in pursuance of the said agreement and by virtue of Section 77 of the said Act the Covenantor and the Minister with intent and so as to bind the said land into whosoever hands the same may come (but not so as to render the Covenantor personally liable in damages for any breach of covenant committed after he shall have parted with all interest in the property in respect of which such breach shall occur) MUTUALLY COVENANT at all times to observe and perform the respective duties and obligations imposed in the restrictions stipulations and agreements contained in the Schedule hereto.

SCHEDULE

Restrictions, Stipulations and Agreements

1. No act or thing shall be done or placed or permitted to remain upon the said land which in the opinion of the

Minister materially alters the actual appearance or condition of the said land or which in the opinion of the Minister is prejudicial to the aim and purpose of the within written conservation covenant.

2. The Covenantor shall not permit any change in the character of the topography of the said land except as may be authorised in writing by the Minister.
3. The Covenantor shall not build any additional structures or hoardings on the said land except as may be authorised in writing by the Minister, PROVIDED that there is specifically retained by the Covenantor the right to perform ordinary maintenance on existing buildings together with a right to replace or rebuild the said buildings in substantially the same location if all or any such buildings are damaged or destroyed by fire, storm or other disaster.
4. The Covenantor shall not permit or suffer the placement, use or maintenance of any vehicle, trailer, caravan or similar object on the said land as a substitute for a residential building or other structure.
5. The Covenantor shall notify the Minister of any intention to mine the said land for minerals, petroleum or any other substance or deposit and shall not proceed with mining nor signify any concurrence in relation to mining without the previous written consent of the Minister.
6. The Covenantor shall notify the Minister of any intention to erect utility transmission lines on the said land and shall not signify any concurrence in relation to the proposed work, without the written permission of the Minister.

7. No bush or native trees shall be felled, removed, or replaced by other species or by a different mixture of species, except with the previous written consent of the Minister.
8. That the Covenantor will to the satisfaction of the Minister clear and keep clear the said land from gorse, broom, sweetbriar and all noxious weeds, and from rabbits and vermin, and in particular will comply with the provisions of the Noxious Plants Act 1978 and the Agricultural Pests Destruction Act 1967 and all amendments thereto and with all notices or demands lawfully given or made by any person in pursuance thereof.
9. The Covenantor shall not permit the accumulation of any rubbish or material which is unsightly or offensive, on the said land.
10. The Covenantor shall not subdivide the said land except for such conservation purposes as may be authorised in writing by the Minister.
11. Any officer, agent or servant authorised in that behalf by the Minister may enter upon the said land for the purpose of viewing the state and condition thereof or for the purpose of carrying out such work as may be necessary for the protection or maintenance of the said land, consistent with the aims and purposes expressed herein provided that no such work shall be carried out which materially interferes with the existing use of the said land.
12. The Covenantor shall keep all fences, gates, and other structures and improvements now erected or made, or which may hereafter be erected or made, on the land or on the boundaries thereof in good repair, order and condition.

13. That any consent, approval, authorisation or notice to be given by the Minister shall be sufficient if given in writing signed by a Commissioner under the Reserves Act 1977 and delivered or sent by post to the residential or official address of the Covenantor or to the Solicitor acting on behalf of the Covenantor.
14. No person may develop any tracks or roads or use tracked or wheeled vehicles across the Covenant Area without prior approval of the Minister, subject however to the Covenantor being able to maintain and use any existing tracks or roads across or through the Covenant Area.
15. No person may graze animals in the Covenant Area, or allow entry into the Covenant Area by farmed or driven animals, unless grazing is authorised by the Minister.
16. No person may disturb archaeological, historical or traditional cultural sites on the Covenant Area.
17. The public shall have access to and across the Covenant Area with the prior permission of the Landholder, the giving of which shall not be unreasonably withheld.
18. No easements or concessions may be granted in respect of the Covenant Area without the prior approval of the Minister.
19. The Covenantor may, subject to any other Act or Regulation applicable, permit recreational or commercial hunting of wild animals or game on the Covenant Area subject to conditions agreed to between the Covenantor and the Minister, but the Minister may prohibit hunting if it would prejudice the purpose of the covenant.

IN WITNESS WHEREOF this memorandum has been executed this 25th
day of March 1992

SIGNED by JERROLD ARTHUR)
DREXEL as Covenantor in the)
presence of:)

[Redacted signature area]

Witness:
Occupation:
Address:

[Redacted witness information]

SIGNED on behalf of the)
MINISTER OF CONSERVATION by)
John Claude Halkett)
a Commissioner under the)
Reserves Act 1977 acting)
under a delegation pursuant)
to Section 10 of the above)
mentioned Act in the)
presence of:)

[Redacted signature area]

[Redacted signature area]

Commissioner

Witness:
Occupation:
Address:

[Redacted witness information]

GRANT of CONSERVATION COVENANT

Pursuant to Section 77 of the Reserves Act 1977

Correct for the purposes of the Land Transfer Act

[Redacted]
Solicitor for the Minister

JERROLD ARTHUR DREXEL

Covenantor

to

THE MINISTER OF CONSERVATION

Particulars entered in Register

Vol Folio

Date

Time

District Land Registrar

Assistant of the District of North Auckland

KENSINGTON SWAN
SOLICITORS
AUCKLAND & WELLINGTON

PARTICULARS ENTERED IN
LAND REGISTRY AUCKLAND
ASST. LAND REGISTRAR



2.36 16.APR92 C 366219.9

Approved by the District Land Registrar, South Auckland No. 351560
 Approved by the District Land Registrar, North Auckland, No. 4380/81
 Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

C400151.1 EC
EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/~~we~~ JERROLD ARTHUR DREXEL of Auckland, Company Director

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the 16th day of April 1992 under No. 140342 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE
DEPOSITED PLAN NO.

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	2	"B" and "E"	Lot 1	83B/476 & 83B/477
Right of Way	1	"C"	Lot 2	83B/476 & 83B/477
Right of Way	2	"E"	Lot 3	83B/477 & 83B/478

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

FAR NORTH
DISTRICT COUNCIL



Our reference

MAM:GMM RC 4261

If calling, please ask for

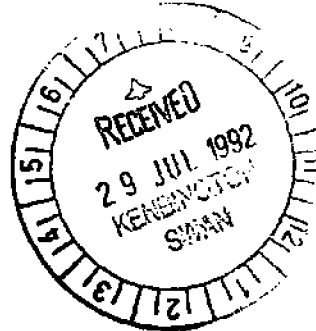
Mr McDonald

Kawakawa Service Centre
Main North Rd. P.O. Box 11, Kawakawa
Telephone: (09) 404-0371 Fax: (09) 404-1544

27 July 1992

Kensington Swan
Private Bag 92101
AUCKLAND

Attention: L S Harris



Dear Sir

RC 4261 - PROPOSED RIGHT OF WAY - J.A. DREXEL

I advise that the above referenced right-of-way has been approved by Council.

The approval is as follows:

That pursuant to the provisions of Section 348 of the Local Government Act 1974, Council permits the laying out of a private right-of-way over Otamarua B2 Block, such land being situated at Paroa Bay, Russell, subject to the following conditions:

1. That Lot 2 be shown as a dominant tenement over the area shown as "C" on Plan 140342.
2. That Lot 1 be shown as a dominant tenement over the areas shown as "B" and "E" on Plan 140342.
3. That Lot 3 be shown as a dominant tenement over the area shown as "E" on Plan 140342.

APPROVED UNDER DELEGATED AUTHORITY

PLANNING MANAGER

RESOURCE PLANNER

DATE

mam3rc4261 Jet



2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 8th day of July 1992

Signed by the above-named

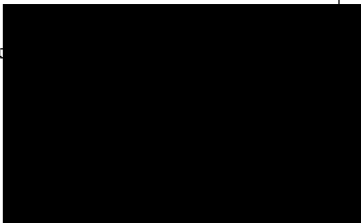
JERROLD ARTHUR DREXEL

in the presence

Witness

Occupation

Address



EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for the purposes of the
Land Transfer Act*



Solicitor for the registered proprietor

REGISTERED
LAND REGISTERED PART
OF THE LAND
REGISTERED
PART

2005 JUN 02 12:43
2005 JUN 02 12:43



KENSINGTON SWAN
SOLICITORS
AUCKLAND & WELLINGTON (LSH)



C647752-4EC

Approved by the District Land Registrar, South Auckland No. 351560
 Approved by the District Land Registrar, North Auckland, No. 4380/81
 Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/We JERROLD ARTHUR DREXEL of Auckland, Company Director

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the day of 19 94 under No. 160944 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE
 DEPOSITED PLAN NO. 160944

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Telecommunications and Right to Transmit Electricity	Lot 2 DP 140342	"A"	Lots 1 and 2 ✓	83B/477 96D/48
Right of Way Telecommunications Right to convey Water and Right to Transmit Electricity	Lot 2	"B"	Lot 1 ✓	96D/49 96D/48
Right to convey Water and Right to Transmit Electricity	Lot 2	"B" and "C"	Lot 2 DP 140342	96D/49 ✓ 83B/477
Right to Convey Water and Right to Transmit Electricity	Lot 2	"C"	Lot 1	96D/49 ✓ 96D/48
Right of Way Telecommunications Right to Convey Water and Right to Transmit Electricity	Lot 2	"D" and "G"	Lot 1	96D/49 ✓ 96D/48
Right to Convey water	Lot 2	"H"	Lot 1 ✓	96D/49 ✓ 96D/48
Right of Way	Lot 2	"I"	Lot 1 ✓	96D/49 ✓ 96D/48

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

1. INTERPRETATION

- 1.1 The term "specified area" in relation to any easement referred to in the Schedule shall mean that portion of the servient tenement which is identified in the Schedule as being subject to the easement in question.

2. ELECTRICITY SUPPLY EASEMENT

- 2.1 The following rights and powers shall apply to each electricity supply easement referred to herein and shall be additional to any rights or powers implied by the Land Transfer Act 1952, namely:

The full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenement to convey electric power over across and under the specified area and in order to construct, or maintain the efficiency of, any such cable or cables the full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenement his servants tenants agents and workmen with any tools implements machinery vehicles or equipment of whatsoever nature necessary for the purpose to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying installing inspecting repairing maintaining and renewing such cable or cables or any part thereof and of opening up the soil of the land to such extent as may be necessary and reasonable in that regard subject to the condition that as little disturbance as possible is caused to the surface of the land and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operation shall be repaired reinstated and made good by the registered proprietor of the dominant tenement.

3. TELEPHONIC COMMUNICATIONS EASEMENT

- 3.1 The following rights and powers shall apply to each telephonic communications easement referred to herein and shall be additional to any rights or powers implied by the Land Transfer Act 1952, namely:

The full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenement to convey telephone and similar services over across and under the specified area and for that purpose to lay place and maintain telephone cables under or over the surface of the specified area and in order to construct, or maintain the efficiency of, any such cable or cables the full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenement his servants tenants agents and workmen with

any tools implements machinery vehicles or equipment of whatsoever nature necessary for the purpose to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying installing inspecting repairing maintaining and renewing such cable or cables or any part thereof and of opening up the soil of the land to such extent as may be necessary and reasonable in that regard subject to the condition that as little disturbance as possible is caused to the surface of the land and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operation shall be repaired reinstated and made good by the registered proprietor of the dominant tenement.

4. WATER SUPPLY EASEMENT

- 4.1 The following rights and powers shall apply to the water supply easement referred to herein and shall be additional to any rights or powers implied by the Land Transfer Act 1952, namely:

The full free uninterrupted and unrestricted right liberty and privilege in common with all other persons similarly entitled for the registered proprietor of the dominant tenement to draw water from the spring situated on that part of the land marked "C" on Deposited Plan 160944 and to convey water over across and under the Specified Area and for that purpose to install construct and/or maintain holding tanks, water pipes and ancillary equipment on and along the Specified Area, **TOGETHER WITH** the full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenement his servants tenants agents and workmen with any tools implements machinery vehicles or equipment of whatsoever nature necessary for the purpose to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying installing inspecting repairing maintaining and renewing such holding tanks, water pipes, ancillary equipment or any part thereof and of opening up the soil of the land to such extent as may be necessary and reasonable in that regard subject to the condition that as little disturbance as possible is caused to the surface of the land and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operation shall be repaired reinstated and made good by the registered proprietor of the dominant tenement.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 10th day of

August 1994

Signed by the above-named

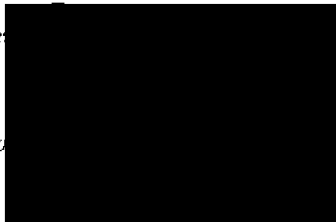
JEFFOLD ARTHUR DREXEL

in the presence of

Witness

Occupation

Address



EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

Corresponding
Land

Solicitor for the Registered Proprietor

The within easements when created will be subject to Section 243(9) Resource Management Act 1991

M. [Signature]
ALR

KENSINGTON SWAN
SOLICITORS
AUCKLAND & WELLINGTON
LSH

D252014.2 EC

Approved by the District Land Registrar, South Auckland No. 351560
Approved by the District Land Registrar, North Auckland, No. 4380/81
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EASEMENT CERTIFICATE

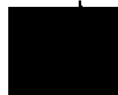
(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/We JERROLD ARTHUR DREXEL

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at North Auckland on the 16th day of February 1998 under No. 185870 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO.

Nature of Easement (e.g. Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		



State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

EASEMENT CERTIFICATE

Nature of Easement	Servient Tenement		Dominant Tenement Lot No or other Legal Description	Title Reference
	Lot No or other Legal Description	Colour or other means of Identification of Part Subject to Easement		
Right to Convey Water and Right to Transmit Electricity	Lot 2	B	Lot 2 DP 140342	116C/84 83B/477
Right to Convey Water and Right to Transmit Electricity	Lot 2	C	Lot 1 Lot 1 DP 178175 Lot 2 DP 140342	116C/84 116C/83 109D/628 83B/477
Right of Way, Right to Convey Water and Right to Transmit Electricity and Telecommunications	Lot 2	A, B, D, F, G, H	Lot 1 Lot 1 DP 178175	116C/84 116C/83 109D/628
Right to Convey Water	Lot 1	M	Lot 2 Lot 1 DP 178175	116C/83 116C/84 109D/628
Right of Way	Lot 2	A, B, D, F, G, H	Lot 2 DP 140342	116C/84 83B/477
Right of Way	Lot 1	K, I	Lot 2 Lot 2 DP 140342 Lot 1 DP 178175	116C/83 116C/84 83B/477 109D/628
Right to Convey Water	Lot 2	L, N, P	Lot 1 Lot 1 DP 178175	116C/83 116C/84 109D/628



1 INTERPRETATION

- 1.1 The term "specified area" in relation to any easement referred to in the Schedule shall mean that portion of the servient tenement which is identified in the Schedule as being subject to the easement in question.

2 RIGHT TO TRANSMIT ELECTRICITY

- 2.1 The following rights and powers shall apply to each easement referred to herein granting the right to transmit electricity and shall be additional to any rights or powers implied by the Land Transfer Act 1952 namely:

The full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenement to convey electric power over across and under the specified area and in order to construct, or maintain the efficiency of, any such cable or cables the full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenement his servants tenants agents and workmen with any tools implements machinery vehicles or equipment of whatsoever nature necessary for the purpose to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying installing inspecting repairing maintaining and renewing such cable or cables or any part thereof and of opening up the soil of the land to such extent as may be necessary and reasonable in that regard subject to the condition that as little disturbance as possible is caused to the surface of the land and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operation shall be repaired reinstated and made good by the registered proprietor of the dominant tenement.

3 RIGHT TO TRANSMIT TELECOMMUNICATIONS

- 3.1 The following rights and powers shall apply to each easement referred to herein granting the right to transmit telecommunications and shall be additional to any rights or powers implied by the Land Transfer Act 1952, namely:

The full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenement to convey telephone and similar services over across and under the specified area and for that purpose to lay place and maintain telephone cables under or over the surface of the specified area and in order to construct, or maintain the efficiency of, any such cable or cables the full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenement his servants tenants agents and workmen with any tools implements machinery vehicles or



equipment of whatsoever nature necessary for the purpose to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying installing inspecting repairing maintaining and renewing such cable or cables or any part thereof and of opening up the soil of the land to such extent as may be necessary and reasonable in that regard subject to the condition that as little disturbance as possible is caused to the surface of the land and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operation shall be repaired reinstated and made good by the registered proprietor of the dominant tenement.

4 RIGHT TO CONVEY WATER

- 4.1 The following rights and powers shall apply to each easement referred to herein granting the right to convey water and shall be additional to any rights or powers implied by the Land Transfer Act 1952, namely:

The full free uninterrupted and unrestricted right liberty and privilege in common with all other persons similarly entitled for the registered proprietors (and their successors) of the dominant and servient tenements to draw water from with spring situated on that part of the land marked "C" on Deposited Plan 185870 and to convey water over across and under the specified area and for that purpose to install construct and/or maintain holding tanks, water pipes and ancillary equipment on and along the specified area with the registered proprietors of the dominant and servient tenements being jointly and equally liable for the costs of maintenance, replacement, repair and reinstatement of such holding tanks, water pipes, pumps, ancillary equipment or any part thereof to such extent as may be necessary and reasonable **PROVIDED HOWEVER** that in the event that the registered proprietor for the time being of the servient tenement considers on reasonable grounds that any of the usage of the registered proprietors of the dominant tenements may be contributing disproportionately to such costs then the registered proprietor for the time being of the servient tenement may install a water meter or such other device which may measure the quantity of water being used by any person entitled pursuant to this water supply easement and the registered proprietor of the dominant and servient tenements shall thenceforth meet the costs as aforesaid in the proportions as measured by the average annual water consumption so measured **TOGETHER WITH** the full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenement his servants tenants agents and workmen with any tools implements machinery vehicles or equipment of whatsoever nature necessary for the purpose to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying installing inspecting

repairing maintaining and renewing such holding tanks, water pipes, ancillary equipment or any part thereof and of opening up the soil of the land to such extent as may be necessary and reasonable in that regard subject to the condition that as little disturbance as possible is caused to the surface of the land and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operation shall be repaired reinstated and made good by the registered proprietor of the dominant tenement.



2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 16 day of February 1998
Signed by the above-named

JERROLD

in the pres

Witness D

Occupatio

Address



EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for the purposes of the
Land Transfer Act*

Solicitor for the registered proprietor

TO: The District Land Registrar
NORTH AUCKLAND REGISTRY

Pursuant to Section 90C(3) and (5) of the Land Transfer Act 1952, the within Easement Certificate replaces and redefines all those easements contained in Easement Certificate C.647752.4 except only for the right to transmit electricity and communications over the area marked "A" on Deposited Plan 160944

Solicitor for the Reg



SHOREWISE

ENGINEERING CONSULTANTS

DESIGN REPORT



PROPOSED SEAWALL PAROA BAY

Prepared for: Michael Reid

December 2023

Contents

1.0 INTRODUCTION 2

2.0 DESIGN AND DURABLE LIFE 2

3.0 SITE GEOLOGY AND GEOTECHNICAL PARAMATERS 3

4.0 NRC HAZARD MAPS..... 4

5.0 SITE SPECIFIC CALCULATIONS 6

6.0 ROCK SIZING 9

7.0 ROCK WALL CONSTRUCTION 9

APPENDIX A – DRAWINGS.....

APPENDIX B –CALCULATIONS

This report has been prepared for the sole benefit of our client for the purposes outlined in the introduction. Reliance on this report for any other purposes than that stated shall be done at the full risk of the user. This report shall not be reproduced in part or in full for any other purposes without the express written permission of Shorewise Engineering Consultants Limited.

Document Version	Prepared By	Date Released
Revision 0	Rob Brown	20-12-2023

SEAWALL ENGINEERING REPORT

Paroa Bay, Bay of Islands

1.0 INTRODUCTION

The proposed site in Paroa Bay already includes a boat ramp at the Eastern end and a small seawall projection either side of the boat ramp. The boat ramp accesses a boat shed set back from the coastal edge. The existing boat ramp and seawall projections have batters that run down to the beach made up of fully grouted rock that is fairly well matched to the sand colour, the grouting between the rocks has been matched in colour to the sand in the bay and has performed very well with no visible damage.

The coastal edge to the East of the existing seawall is suffering from erosion during high tide storms. The client seeks to extend the seawall to the east to the existing rocks to provide protection to the entire foreshore.

Michael Reid has engaged Shorewise Engineering Consultants to provide the required engineering design and an engineering design report to support the resource consent application for the extension of the seawall. This report concentrates on the coastal hazards at the site to provide a safe and durable structure.

2.0 DESIGN AND DURABLE LIFE

The proposed seawall is designed for 100 Yr. ARI events and loads. The proposed seawall will have a durable life of approx. 50 years if dry stacked (ungROUTED) rock is used, the durable life is likely to be significantly extended to up to 100 Years if grouted rock is used. 50 Yr. ARI coastal hazard levels are appropriate for the engineering design of the seawall.

The proposed seawall rocks are sized for 100 Yr. ARI events and loads.

3.0 SITE GEOLOGY AND GEOTECHNICAL PARAMATERS

The site is adjacent to areas of Greywacke base rock of the Waipapa Group Sandstone and Siltstone, described as *“Massive to thin bedded, lithic volcanoclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous”*.

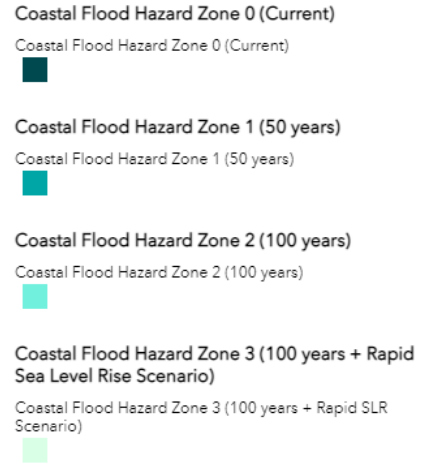
The greywacke rock is readily visible at the adjacent rocks and is at the surface or near to the surface at the eastern end of the beach.



Looking towards the eastern end of the beach

4.0 NRC HAZARD MAPS

3.1 NRC COASTAL FLOOD HAZARDS



The following hazard levels apply to the site, cell 59:

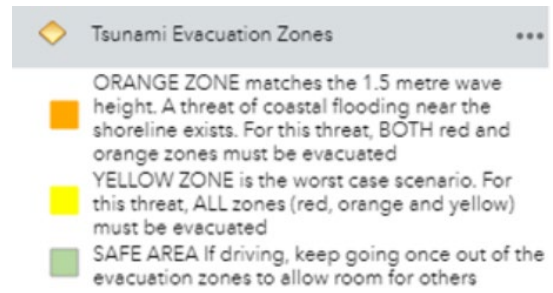
Coastal Flood Hazard Zone	Sea Level Rise Allowance	Level NZVD 2016	Approx Level Chart Datum
CFHZ1	0.6m	3.2m	4.78m
CFHZ2	1.2m	3.9m	5.48m
CFHZ3	1.5m	4.2m	5.78m

We believe these values overestimate the maximum water levels due to the cell including very exposed sites on the northern side of the Russell peninsula, the proposed site is significantly more sheltered within Paroa bay.

3.2 NRC RIVER FLOOD HAZARD MAP

There are no river flood risks mapped at the site.

3.3 NRC TSUNAMI RISK



The entire Paroa Bay is mapped as being at risk of inundation by Tsunami wave. Due to the low-lying nature of the site this risk cannot be mitigated by site design. There is a safe zone in the adjacent hills on the property that provides high elevations.

A Tsunami evacuation plan will be required for the site.

5.0 SITE SPECIFIC CALCULATIONS

The nearest available offset between Chart Datum and NZVD 2016 is 1.588m at Russell Wharf

5.1 WATER LEVELS

Water level data from the Nautical Almanac and LINZ for the nearest Robertson Island site:

Tide Level	Height Chart Datum	Height NZVD 2016
Highest Astronomical tide (HAT)	2.69m	1.10m
Mean High Water Springs (MHWS)	2.50m	0.91m
Mean Low Water Springs (MLWS)	0.40m	-1.18m
Lowest Astronomical tide (LAT)	0.28m	-1.31m

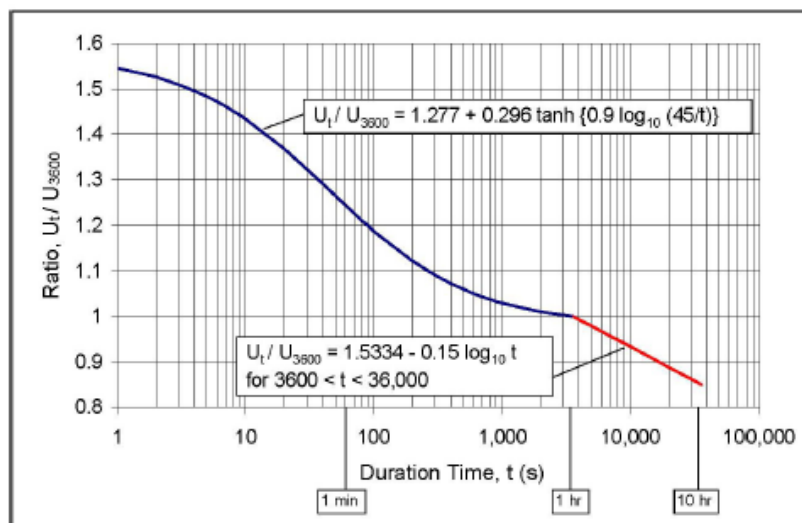
5.2 WIND SPEED PREDICTIONS

Wind speeds that are supplied in AS/NZS 1170.2 are stated for 3 second gusts at heights of 10 metres, corrections are required for the wind duration and the height near water level.

Wind speeds are corrected for the duration of wind required by calculating the time required for the waves to become fetch limited using the relationship.

$$t_{x,u} = 77.23 \frac{X^{0.67}}{u^{0.34} g^{0.33}}$$

The wind speed is then corrected down from the 3 second gust to the sustained wind speed required for the waves to become fetch limited by the factor R_D which is calculated using the wind speed ratio relationship.



Wind speeds reduce with height from the water surface due to the shear stresses that act between the wind and the water surface, the wind speeds are corrected for height using a factor Mz_{CAT} for 3 metres above the surface from AS/NZS 1170.2.

The winds that are of concern are those acting for a long enough duration for the waves to become fetch limited, if the wind acts over the fetch for a shorter duration, then a duration limited condition exists, and the wave heights will be less than the maximum predicted.

Terrain category 2 as per AS/NZS 1170.2 is used for the roughness values for prediction the waves within a fetch limited environment, as per the guidance in AS3962.

5.3 WAVE PREDICTIONS

These steady sustained wind speeds, and fetch distance are then used to calculate the expected wave period, wave height and wavelength using the relationships.

$$\frac{gH_{m0}}{u_*^2} = 4.13 \times 10^{-2} \left(\frac{gX}{u_*^2} \right)^{\frac{1}{3}}$$

$$\frac{gT_p}{u_*} = 0.651 \left(\frac{gX}{u_*^2} \right)^{\frac{1}{3}}$$

Wave heights have been predicted using the JONSWAP theory which predicts the spectral density of the wave field and predicts the H_{m0} wave height based on the maximum energy density.

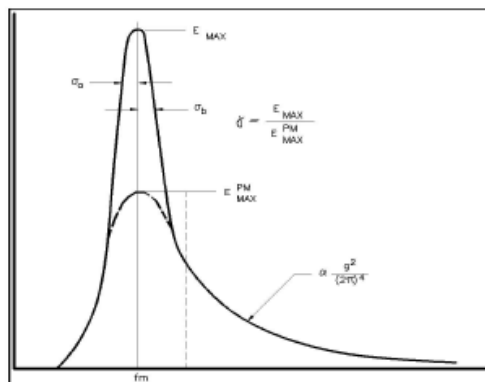


Figure II-2-22. Definition of JONSWAP parameters for spectral shape.

H_{m0} waves predictions are the equivalent of H_s wave predictions and are the mean of the top 1/3 of wave heights within a wave group.

Maximum wave heights H_{max} are calculated by the relationship $H_{max} = 1.86 H_s$.

5.4 WAVE EXPOSURE AT THE SITE

The site generally has a moderate exposure to fetches that can generate infra gravity waves.

The waves that are expected at the site for 50 year ARI storm events are:

Fetch Direction	Fetch (m)	50 Year Storm V ₅₀₀ Significant wave height H _s (m)	Maximum Wavelength (m)
Northwest	7200	1.5	14
North North West	7600	1.5	14

Fetch averaged values.

5.5 COASTAL FLOOD HAZARDS

Calculating the water levels for the site from first principles gives the following results:

	Chart Datum (m)	NZVD 2016 (m)
MHWS	2.5	
Wind Setup	0.3	
Half Wave Height	0.75	
Sea Level rise Allowance	0.6	
50 Year 2% AEP	4.15	2.56

	Chart Datum (m)	NZVD 2016 (m)
HAT	2.69	
Wind Setup	0.3	
Half Wave Height	0.75	
Sea Level rise Allowance	0.45	
50 Year 2% AEP	4.19	2.6

Therefore. The top of the seawall adjacent to land at a level of approx. 2.6m NZVD is appropriate for approximately the next 50 years and can be addressed as required should the risk increase.

The land behind the seawall slopes up towards the boatshed only and occasional inundation of the concrete ramp and lawn area in front of the boat shed is not an issue.

6.0 ROCK SIZING

The rock has been sized to the wave environment using the VanderMeer formulas contained within the CIRIA rock manual.

The rock sizing for the dry stacked rock seawall is as below:

Grading Size	Diameter	Mass
D _{n15} (lower bound size)	540 mm	350 kg
D _{n50} (median size)	660 mm	640 kg
D _{n15} (upper bound size)	800 mm	1200 kg

The rock sizing using the VanderMeer formula for the grouted rock wall is larger, but due to the rocks being grouted together and the mass of two or three rocks becoming one the above rock sizing table is also suitable for the grouted option.

7.0 ROCK WALL CONSTRUCTION

The existing fully grouted wall has performed very well and is in keeping with the colouring of the beach in the bay due to the infill gravels that were added to the grout mix, continuing the seawall in the same construction as the existing will provide a consistent look, perform well, and avoid any issues in transitioning from a grouted to non-grouted wall.

If the wall is constructed in dry stacked rock, it will require more frequent maintenance with diggers accessing the beach to carry out the works.

Prepared By:
 Rob Brown



Chartered Professional Engineer
 Civil / Structural
 CPEng, CMEngNZ. IntPE(NZ)

APPENDIX A – DRAWINGS

Filename:
 Pldt Date: 15/12/2023 10:42:48 am



PAROA BAY

SITE LOCATION

SCALE 1 : 8000

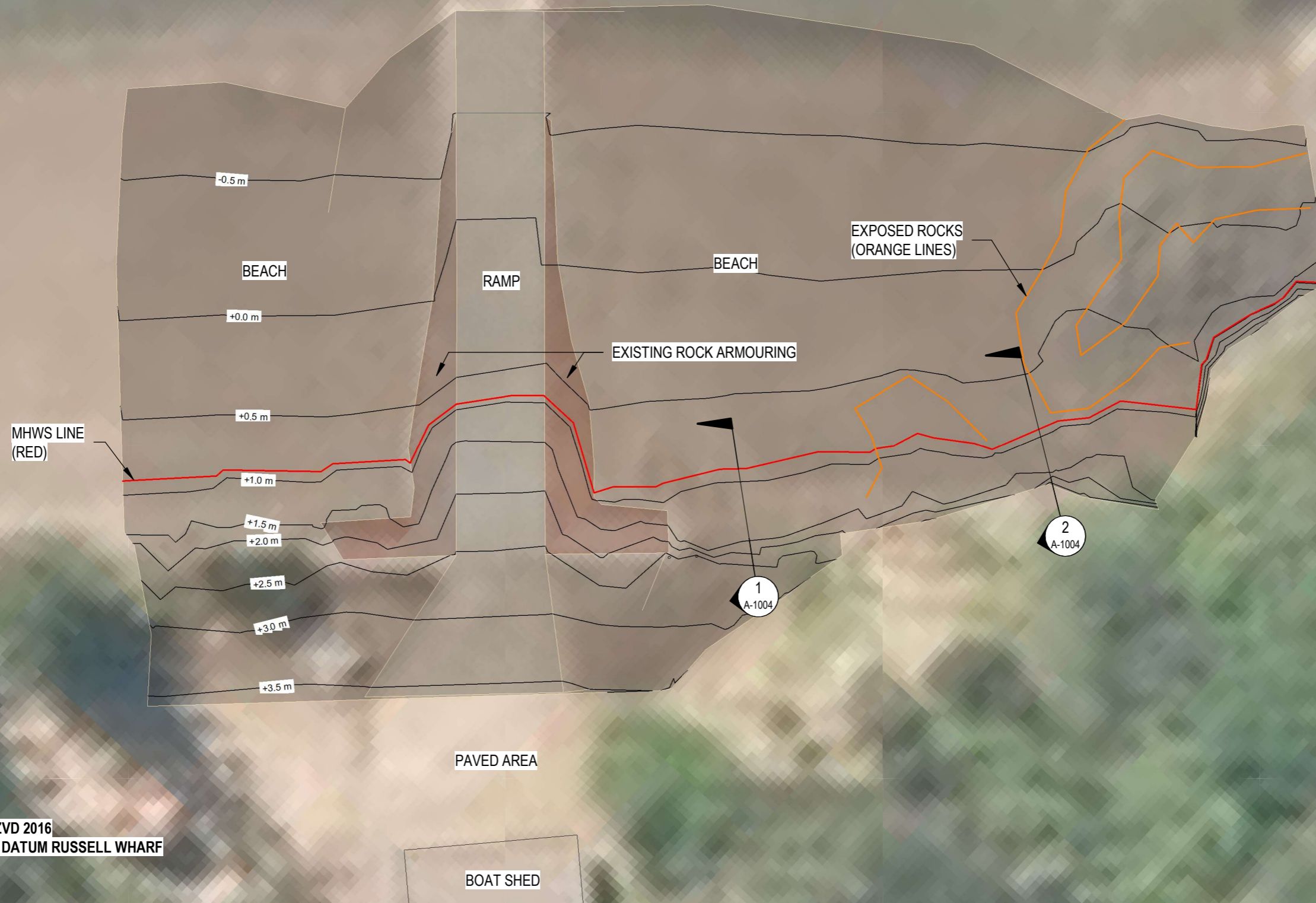


www.shorewise.co.nz

REID

CLIENT	REV	DETAILS	DATE	PROJECT	STATUS		
REID	0	ISSUED FOR TENDER	15/12/2023	PARUA BAY SEAWALL	FOR CONSENT		
				SHEET DESCRIPTION	DRAWN BY	APPROVED BY	SHT
				SITE LOCATION	MW	RB	A3
					PROJECT NO.	SHEET NO.	REV
					23-0034	A-1001	0

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LEVELS IN TERMS OF NZVD 2016
ADD 1.588m FOR CHART DATUM RUSSELL WHARF

SCALE 1 : 250

File name: 15/12/2023 10:42:49 am



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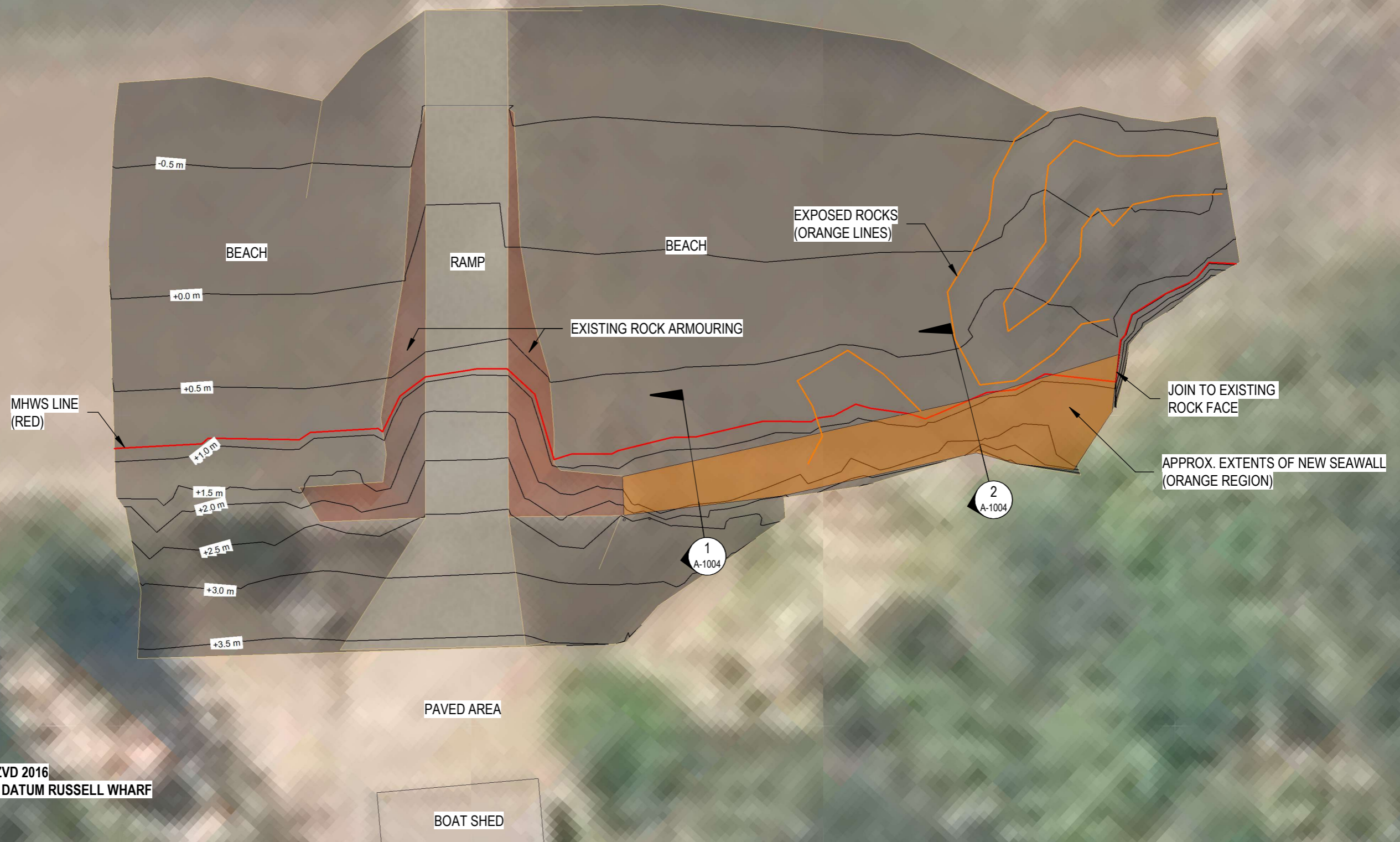
CLIENT
REID

REV	DETAILS	DATE
0	ISSUED FOR TENDER	15/12/2023

PROJECT
PARUA BAY SEAWALL
SHEET DESCRIPTION
EXISTING SITE PLAN

STATUS		
FOR CONSENT		
DRAWN BY	APPROVED BY	SHT
MW	RB	A3
PROJECT NO.	SHEET NO.	REV
23-0034	A-1002	0

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LEVELS IN TERMS OF NZVD 2016
ADD 1.588m FOR CHART DATUM RUSSELL WHARF

SCALE 1 : 250

File name: 15/12/2023 10:42:51 am



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REID

CLIENT
REID

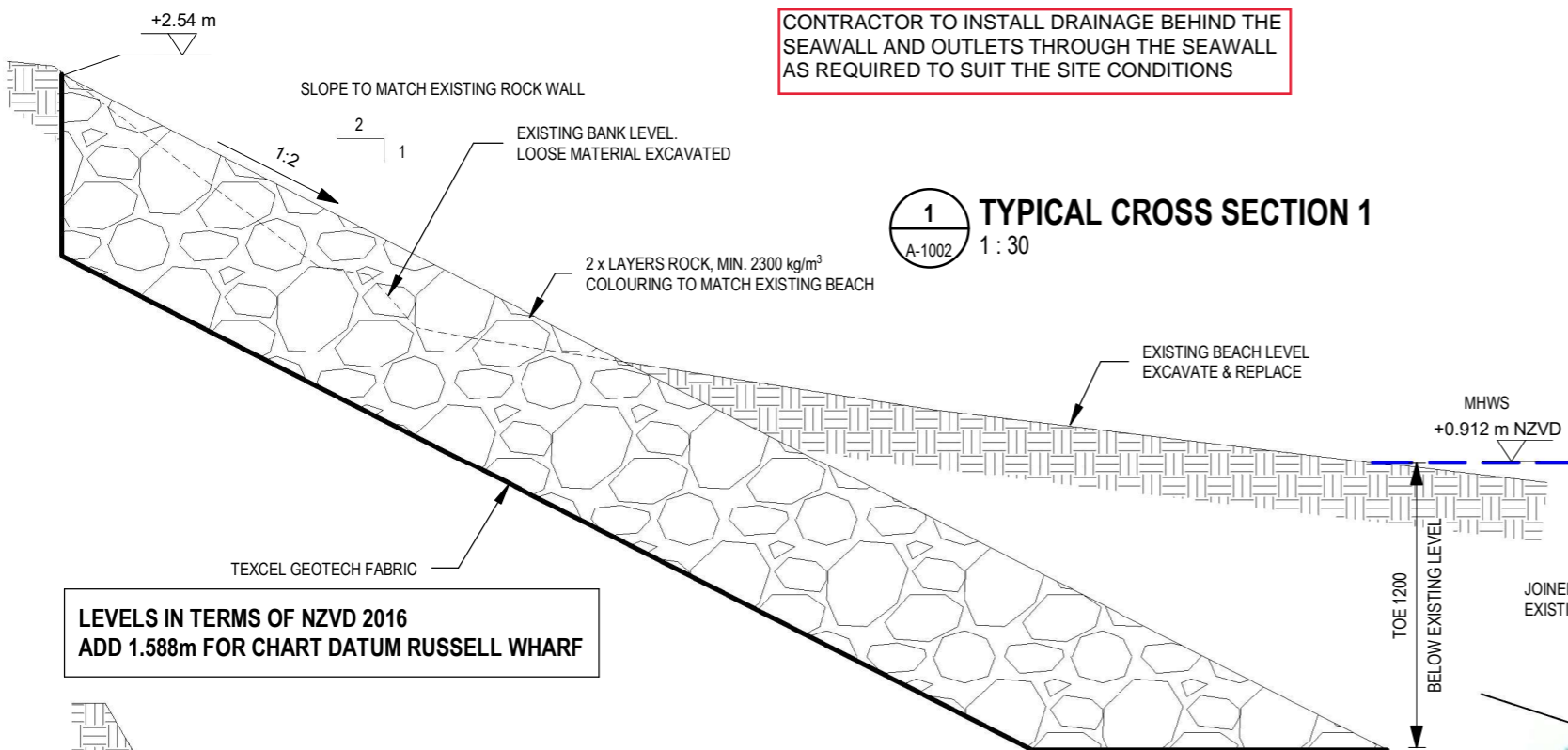
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0	ISSUED FOR TENDER	15/12/2023

PROJECT
PARUA BAY SEAWALL
SHEET DESCRIPTION
PROPOSED SITE PLAN

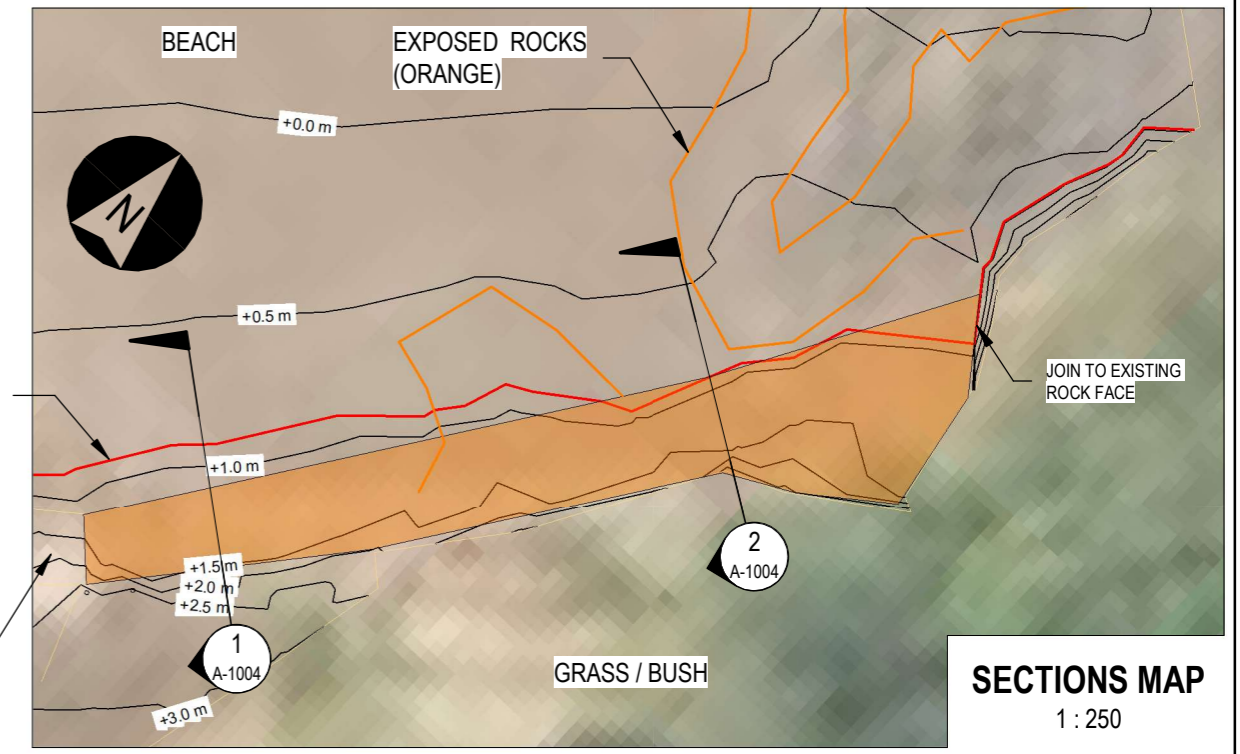
STATUS		
FOR CONSENT		
DRAWN BY	APPROVED BY	SHT
MW	RB	A3
PROJECT NO.	SHEET NO.	REV
23-0034	A-1003	0

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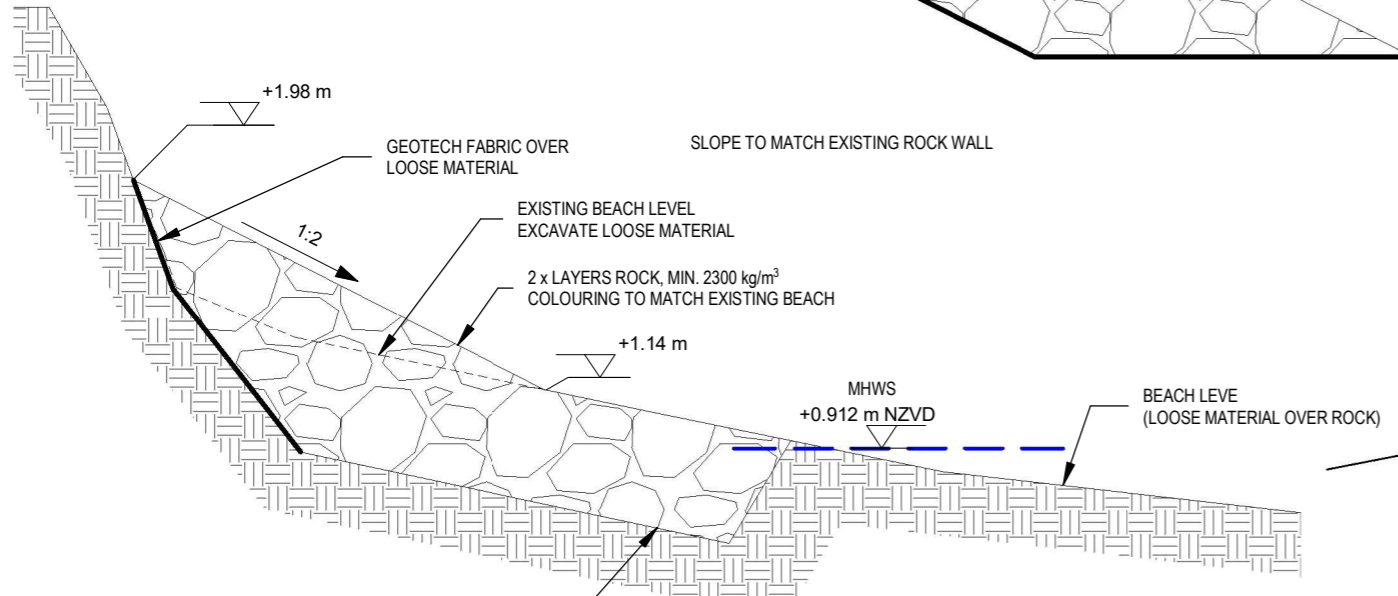
CONTRACTOR TO INSTALL DRAINAGE BEHIND THE SEAWALL AND OUTLETS THROUGH THE SEAWALL AS REQUIRED TO SUIT THE SITE CONDITIONS



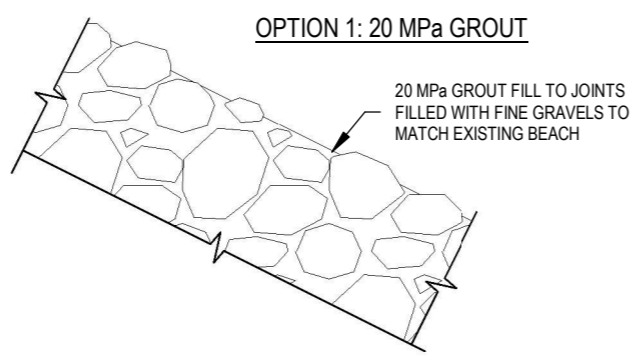
LEVELS IN TERMS OF NZVD 2016
ADD 1.588m FOR CHART DATUM RUSSELL WHARF



SECTIONS MAP
1 : 250



2 TYPICAL CROSS SECTION 2
A-1002 1 : 30



2 x LAYERS ROCK:

	DIAMETER	MASS
Dn15	0.54m	350kg
Dn50	0.66m	640kg
Dn85	0.80m	1200kg

ROCK & GROUT COLOUR TO MATCH EXISTING



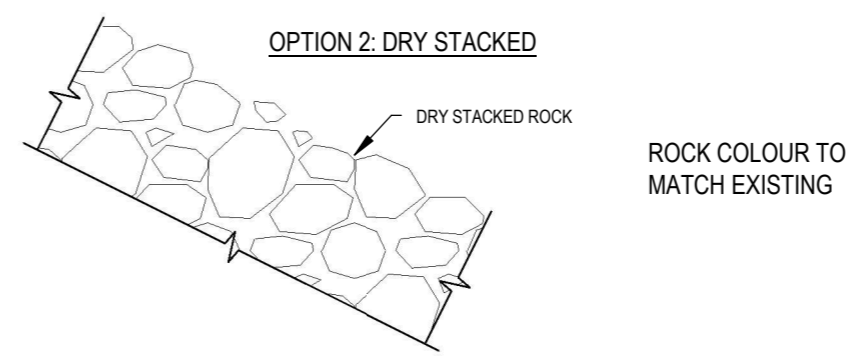
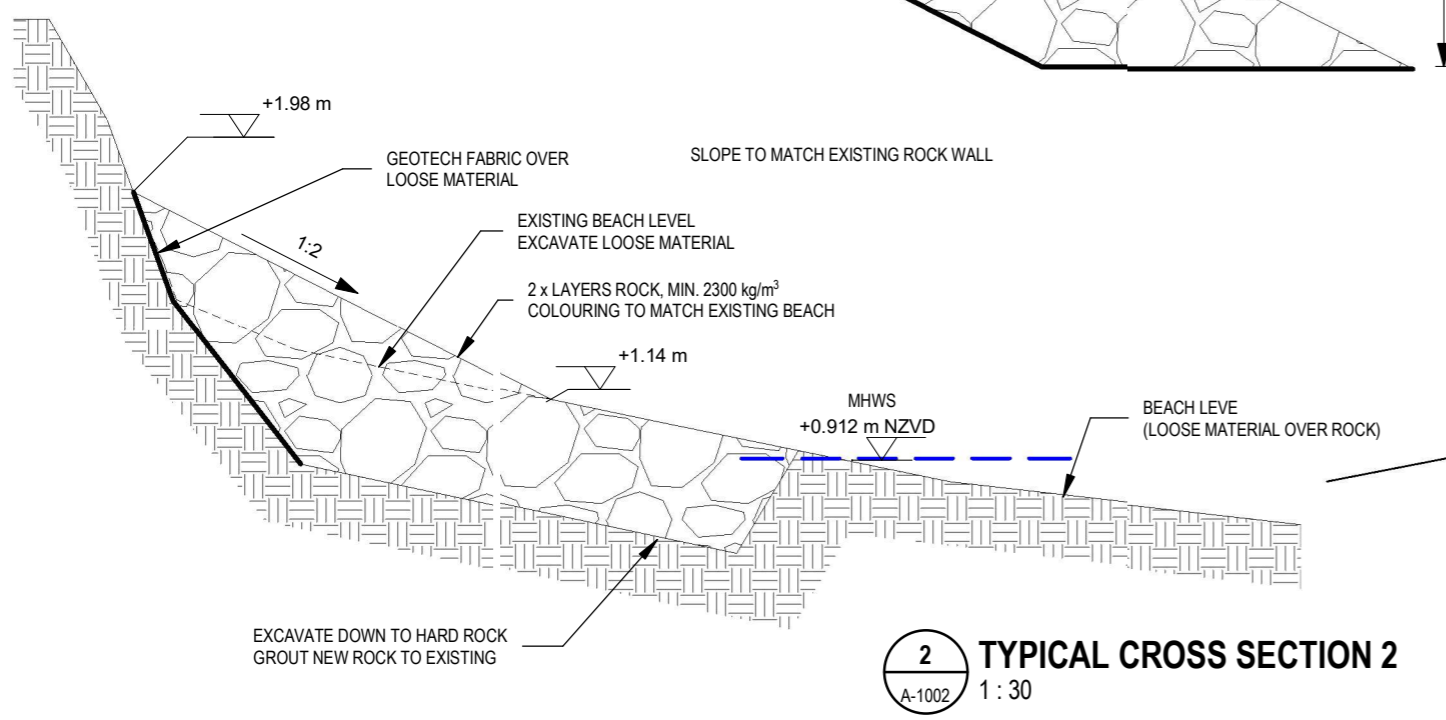
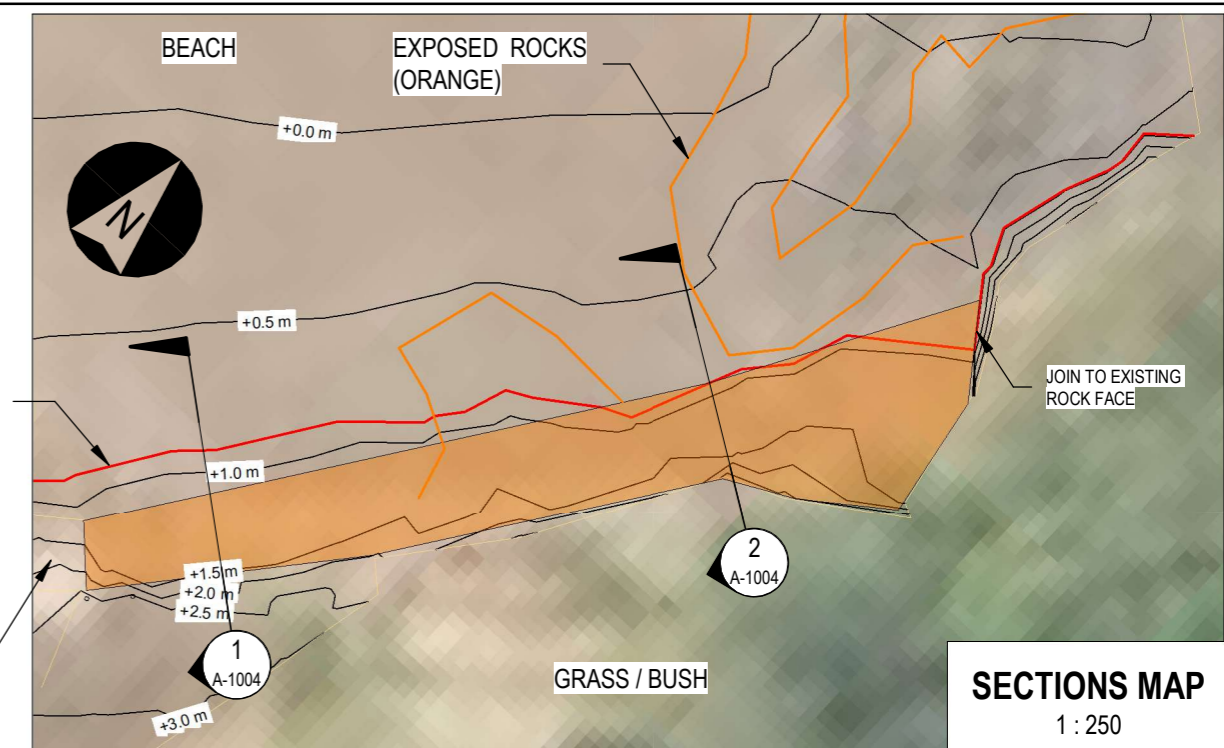
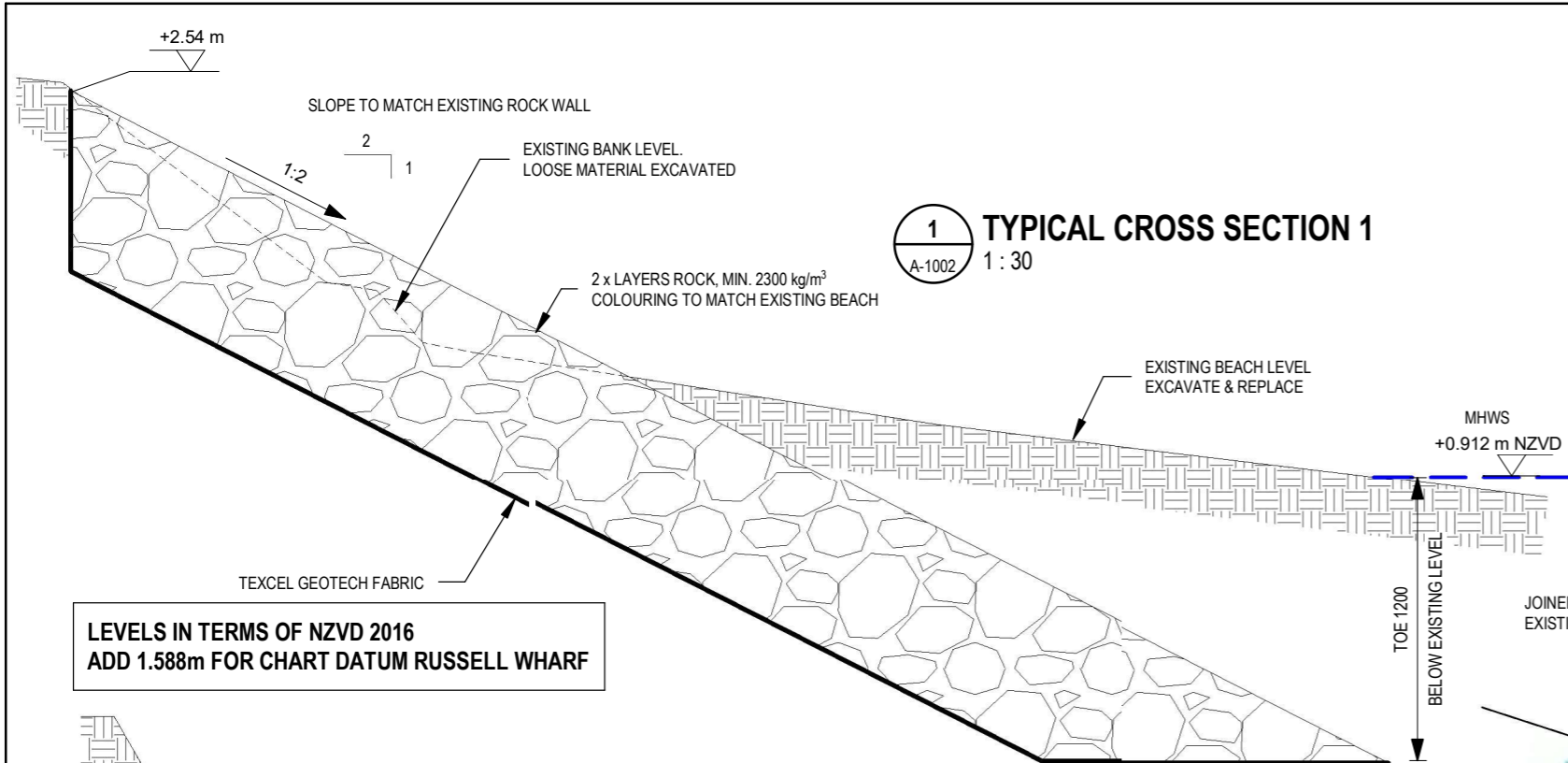
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Pld Date: 15/12/2023 10:42:52 am



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CLIENT	REV	DETAILS	DATE	PROJECT	STATUS		
REID	0	ISSUED FOR TENDER	15/12/2023	PARUA BAY SEAWALL	FOR CONSENT		
				SHEET DESCRIPTION	DRAWN BY	APPROVED BY	SHT
				TYPICAL CROSS SECTIONS OPTION 1: GROUTED JOINTS	MW	RB	A3
					PROJECT NO.	SHEET NO.	REV
					23-0034	A-1004	0



2 x LAYERS ROCK:

	DIAMETER	MASS
Dn15	0.54m	350kg
Dn50	0.66m	640kg
Dn85	0.80m	1200kg

Filename: 15/12/2023 10:42:52 am
Pld Date: 15/12/2023 10:42:52 am



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CLIENT	REV	DETAILS	DATE	PROJECT	STATUS		
REID	0	ISSUED FOR TENDER	15/12/2023	PARUA BAY SEAWALL	FOR CONSENT		
				SHEET DESCRIPTION	DRAWN BY	APPROVED BY	SHT
				TYPICAL CROSS SECTIONS	MW	RB	A3
				OPTION 2: DRY STACKED ROCKS	PROJECT NO.	SHEET NO.	REV
					23-0034	A-1005	0

APPENDIX B – CALCULATIONS

PAROA BAY SEAWALL FETCH EVALUATION



North West Storm Waves, fetch Averaged = 7200m





Site Wind Check TO AS/NZS 1170

Job Name: Reid Seawall

Location: Paroa Bay

Client: Michael Reid Seawall

Date: 18/12/2023

Prepared by: Rob Brown

Region: NZ1

Design Life: 100 Years

% Probability of exceedance: 10%

Regional wind Speed designation: V₁₀₀₀

Regional wind speed m/s: 46 100 Yr ARI wind speed

Wind Direction	Fetch (m)	Wind direction Multiplier Md	Terrain Height Multiplier Mz,cat	Shielding Multiplier Ms	Site wind speed V _{sit,B} (3 Sec Gust m/s)	30 Second gust wind speed V _{sit,B} (m/s)	Time reqd for waves to become fetch limited t _{x,u} seconds	3 sec wind gust factor U ₃ / U ₃₆₀₀	Sustained steady wind state factor U _t / U ₃₆₀₀	Conversion factor Rd	Sustained wind speed for fetch limited waves to become fully developed (m/s)
N	300	0.90	1	1.0	41.4	35.9	468	1.51	1.063	0.704	29.1
NE	900	0.95	1	1.0	43.7	37.9	960	1.51	1.031	0.683	29.8
W	800	1.00	1	1.0	46.0	39.9	872	1.51	1.034	0.685	31.5
NW	7200	0.95	1	1.0	43.7	37.9	3865	1.51	1.015	0.672	29.4
NNW	7600	0.93	1	1.0	42.6	36.9	4044	1.51	1.012	0.670	28.5



Site Wave Check TO US ARMY CORPS OF ENGINEERS COASTAL ENGINEERING MANUAL

Job Name: Reid Seawall

Location: Paroa Bay

Client: Michael Reid Seawall

Date: 18/12/2023

Prepared by: Rob Brown

Region: NZ1

Design Life: 100 Years

% Probability of exceedance: 10%

Regional wind Speed designation: V1000

Regional wind speed m/s: 46 100 Yr ARI wind speed

Wind Direction	Fetch (m)	CD	u*	FETCH GENERATED WAVES								LOCAL WAVES						
				Fetch water depth (m)	Water depth to wave length ratio	Wave height to water depth classification	Wave Height Hmo (m)	Wave Period Tp (seconds)	Fetch wave length Lo (m)	Fetch wave celerity Co	Deep water Water particle velocity (m/s)	Local water depth (m)	Water depth to wave length ratio	Wave height to water depth classification	Wave length L (m)	Wave celerity C (m/s)	Maximum horizontal Water particle velocity u (m/s)	Wave Type
N	300	0.0021	1.3416	6	3.5	Deep	0.3	1.0	1.7	1.6	0.9	6	3.49	Deep	1.7	1.6	0.6	NON BREAKING
NE	900	0.0021	1.3810	6	1.6	Deep	0.5	1.5	3.6	2.4	1.1	6	1.65	Deep	3.6	2.4	0.5	NON BREAKING
W	800	0.0022	1.4785	6	1.7	Deep	0.6	1.5	3.5	2.3	1.2	6	1.70	Deep	3.5	2.3	0.5	NON BREAKING
NW	7200	0.0021	1.3556	20	1.4	Deep	1.5	3.0	14.4	4.7	1.6	6	0.42	Intermediate	14.3	4.7	1.6	NON BREAKING
NNW	7600	0.0021	1.3068	20	1.4	Deep	1.5	3.1	14.6	4.8	1.5	6	0.41	Intermediate	14.5	4.7	1.6	NON BREAKING

**ROCK TWO LAYER ARMORED NON OVERTOPPED SLOPES - VAN DER MEER
TO CIRIA C683 ROCK MANUAL FOR PLUNGING WAVES**

$$H_S := 1500. \text{ mm} \quad L_{om} := 14.3 \cdot \text{m} \quad T_p := 3.0 \text{ s} \quad \text{Duration} := 4 \cdot (60 \cdot 60) \text{ s}$$

$$\rho_S := 2.5 \frac{\text{ton}}{\text{m}^3} \quad \rho_w := 1.026 \frac{\text{ton}}{\text{m}^3} \quad \alpha := \frac{1}{2.0} \quad \Delta := \frac{\rho_S}{\rho_w} - 1$$

$$S_d := 4 \quad \text{Low damage} \quad s_o := \frac{H_S}{L_{om}}$$

$$P := 0.4 \quad \text{High permeability}$$

$$c_{pl} := 6.2 \quad c_s := 1.0 \quad \text{no damage}$$

$$N := \frac{\text{Duration}}{T_p} = 4800 \quad \text{Number of waves} \quad N_z := 7500 \quad \text{Maximum number of waves}$$

$$\xi_m := \frac{\tan(\alpha)}{\sqrt[2]{s_o}} = 1.687 \quad \text{Plunging Waves}$$

$$\xi_{cr} := \left(\frac{c_{pl}}{c_s} \cdot P^{0.31} \cdot \sqrt{\tan(\alpha)} \right)^{\frac{1}{P+0.5}} = 3.958 \quad \xi_m < \xi_{cr} \quad \text{FORMULA VALID}$$

$$D_{n50nd} := \frac{H_S}{c_{pl} \cdot P^{0.18} \cdot \left(\frac{S_d}{\sqrt[2]{N}} \right)^{0.2} \cdot \xi_m^{-0.5}} = 0.66 \text{ m} \quad M_{50} := \rho_S \cdot D_{n50nd}^3 = 638.8 \text{ kg}$$

$$G_r := 1.5 \quad \text{Grading Range D85/D15}$$

$$D_{15nd} := \frac{D_{n50nd}}{\sqrt[2]{G_r}} = 0.54 \text{ m} \quad M_{15} := \rho_S \cdot D_{15nd}^3 = 347.7 \text{ kg}$$

$$D_{85nd} := D_{n50nd} \cdot \sqrt[2]{G_r} = 0.8 \text{ m} \quad M_{85} := \rho_S \cdot D_{85nd}^3 = (1.2 \cdot 10^3) \text{ kg}$$

ROCK TWO LAYER ARMORED NON OVERTOPPED SLOPES - VAN DER MEER TO CIRIA C683 ROCK MANUAL FOR PLUNGING WAVES

$$H_S := 1500. \text{ mm} \quad L_{om} := 14.3 \cdot \text{ m} \quad T_p := 3.0 \text{ s} \quad \text{Duration} := 4 \cdot (60 \cdot 60) \text{ s}$$

$$\rho_S := 2.5 \frac{\text{ ton}}{\text{ m}^3} \quad \rho_w := 1.026 \frac{\text{ ton}}{\text{ m}^3} \quad \alpha := \frac{1}{2.0} \quad \Delta := \frac{\rho_S}{\rho_w} - 1$$

$$S_d := 3 \quad \text{Low damage} \quad s_o := \frac{H_S}{L_{om}}$$

$$P := 0.2 \quad \text{low permeability}$$

$$c_{pl} := 6.2 \quad c_s := 1.0 \quad \text{no damage}$$

$$N := \frac{\text{Duration}}{T_p} = 4800 \quad \text{Number of waves} \quad N_z := 7500 \quad \text{Maximum number of waves}$$

$$\xi_m := \frac{\tan(\alpha)}{\sqrt[2]{s_o}} = 1.687 \quad \text{Plunging Waves}$$

$$\xi_{cr} := \left(\frac{c_{pl}}{c_s} \cdot P^{0.31} \cdot \sqrt[2]{\tan(\alpha)} \right)^{\frac{1}{P+0.5}} = 4.314 \quad \xi_m < \xi_{cr} \quad \text{FORMULA VALID}$$

$$D_{n50nd} := \frac{H_S}{c_{pl} \cdot P^{0.18} \cdot \left(\frac{S_d}{\sqrt[2]{N}} \right)^{0.2} \cdot \xi_m^{-0.5}} = 0.79 \text{ m} \quad M_{50} := \rho_S \cdot D_{n50nd}^3 = (1.1 \cdot 10^3) \text{ kg}$$

$$G_r := 1.5 \quad \text{Grading Range D85/D15}$$

$$D_{15nd} := \frac{D_{n50nd}}{\sqrt[2]{G_r}} = 0.64 \text{ m} \quad M_{15} := \rho_S \cdot D_{15nd}^3 = 600.8 \text{ kg}$$

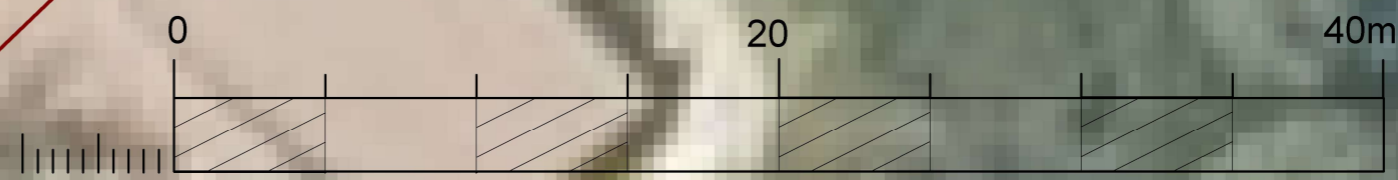
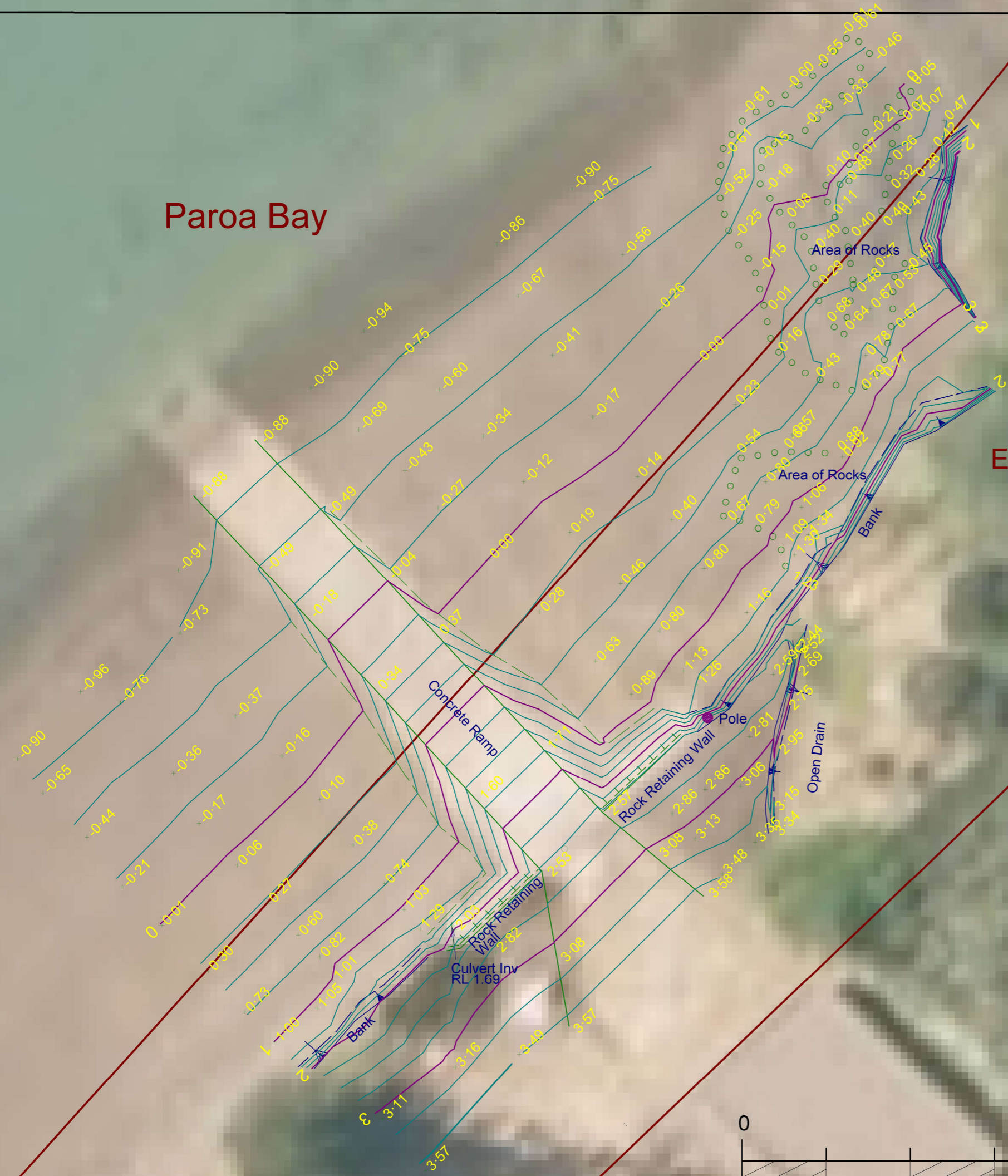
$$D_{85nd} := D_{n50nd} \cdot \sqrt[2]{G_r} = 0.96 \text{ m} \quad M_{85} := \rho_S \cdot D_{85nd}^3 = (2 \cdot 10^3) \text{ kg}$$

Note: Two to three rocks assumed to be working together in grouted condition to provide the required mass

Paroa Bay

6
DP 140342
Esplanade Reserve

1
DP 319359



GENERAL NOTES

Levels are in terms of NZ Vertical Datum (NZVD)
To bring in terms of Chart Datum
add 1.642 for Opuha Wharf
add 1.588 for Russell Wharf

Coordinates are in terms of Mt Eden 2000

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	Name	Date
Surveyed	MP	8/12/2023
Designed		
Drawn	KS	12/12/2023

Height Datum	NZVD
Local Reference	
Contour Interval	
Major	1.0m
Minor	0.25m
Address	
Title	Area

JOB/CLIENT:

Shorewise Engineering
Consultants Ltd
Paroa Bay

SHEET TITLE:

Topographical Survey
Existing Structures
Reid Property

Williams & King
Registered Land Surveyors, Planners &
Land Development Consultants

27 Hobson Ave
PO Box 937, Kerikeri
Tel: 09-407 6030 Fax: 09-4076032
Email: kerikeri@surveyandplanning.co.nz

Job No: 24269
File: 23787Paroa

SCALE @ A3
1:250

SHEET No
1/1