

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

- ☒ Land Use ☐ Discharge
- ☐ Fast Track Land Use* ☐ Change of Consent Notice (s.221(3))
- ☐ Subdivision ☐ Extension of time (s.125)
- ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)
- ☒ Other (please specify) s348 application pursuant to Local Government Act 1974

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

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

☒ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Ngāti Ruamahue Environment Kōmiti

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Ronaki Limited

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Lynley Newport

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

as per item 5 above

**Property Address/
Location:**

Postcode

8. Application Site Details

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

Name/s:

as per item 5

**Site Address/
Location:**

Legal Description:

Certificate of title:

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

Site visit requirements:

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

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

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

Please contact the applicant prior to any site visit.

9. Description of the Proposal:

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

land use consent to upgrade and construct rights of way access to a number of properties - all in the same ownership; and associated s348 right of way applications.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard consent

☒ Other (please specify)

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

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

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

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

☐ Subdividing land

☒ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Jonathan Rhodes

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Jonti Rhodes

Signature:

(signature of bill payer)

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Jonti Rhodes

Signature:

Checklist (please tick if information is provided)

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

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



Our Reference: 10683.LUC & S348 (FNDC)

25 August 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Upgrading and formation of right of way access, requiring land use consent; and associated s348 right of way application – Wainui Road, Ronaki Limited

I am pleased to submit application on behalf of Ronaki Limited, for the upgrading and formation of access to serve multiple lots (also in the applicants' ownership), and associated s348 right of way application. The land over which the accessways is formed / is to be formed, is zoned Rural Production and General Coastal. The application is a discretionary activity under the ODP and Resource Management Act.

The application fee of \$2,625 has been paid separately via direct credit.

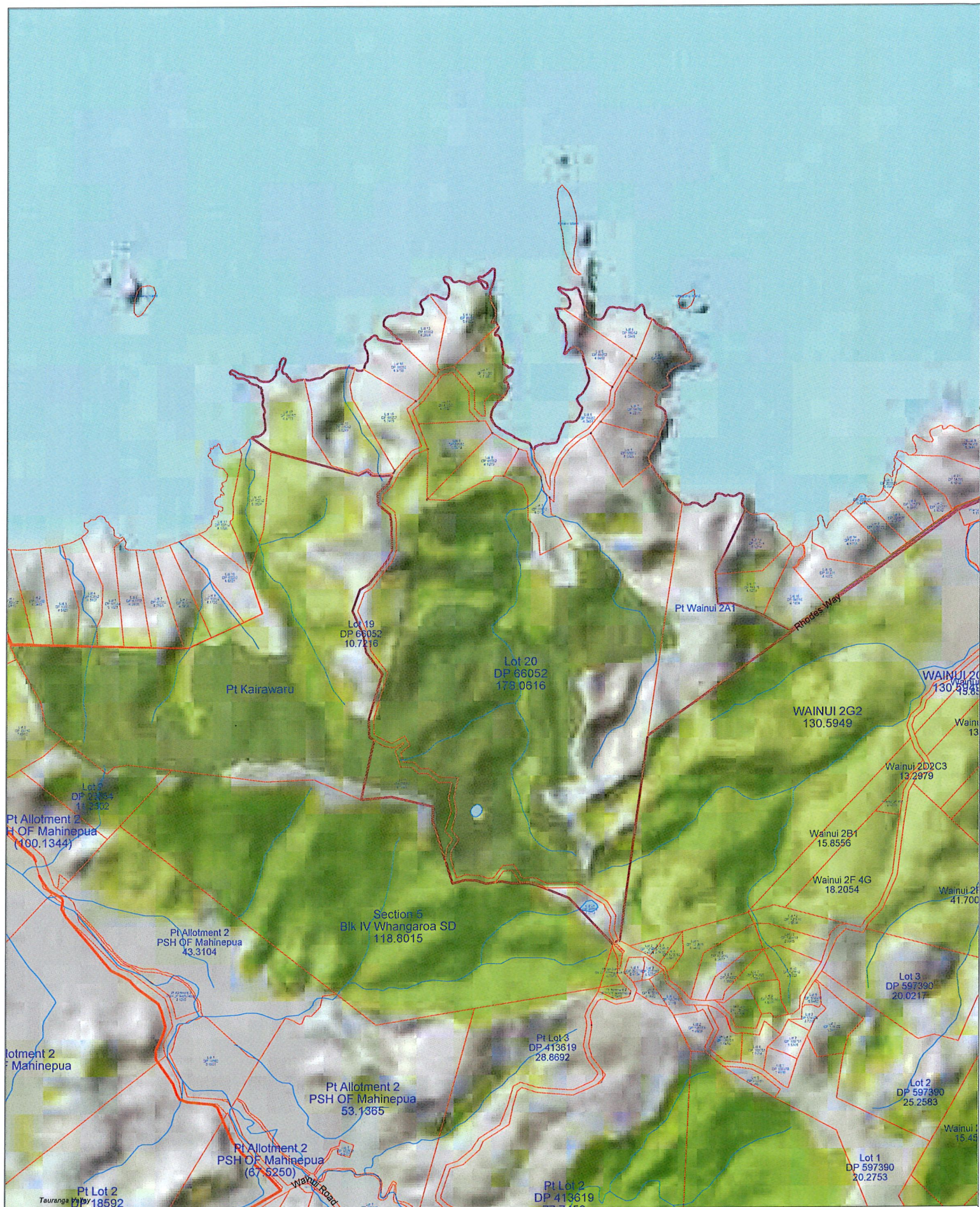
Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Appendix 5

Location Map






Appendix 6

Records of Title and Relevant Instruments



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




R.W. Muir
Registrar-General
of Land

Identifier NA24A/98
Land Registration District North Auckland
Date Issued 23 June 1972

Prior References
NA18B/1029 NA291/105

Estate Fee Simple
Area 4.0797 hectares more or less
Legal Description Lot 10 Deposited Plan 66052

Registered Owners
Ronaki Limited

Interests

Appurtenant hereto is a right of way created by Transfer A455177 (affects part)
5589896.1 STATUTORY LAND CHARGE PURSUANT TO SECTION 162 RATING POWERS ACT 1988 -
16.5.2003 at 9:00 am

R.O.W. - D.P. 61768

Tauranga Stm

Road

Interest

A16428
Zealand
27.7.19
17.8.19

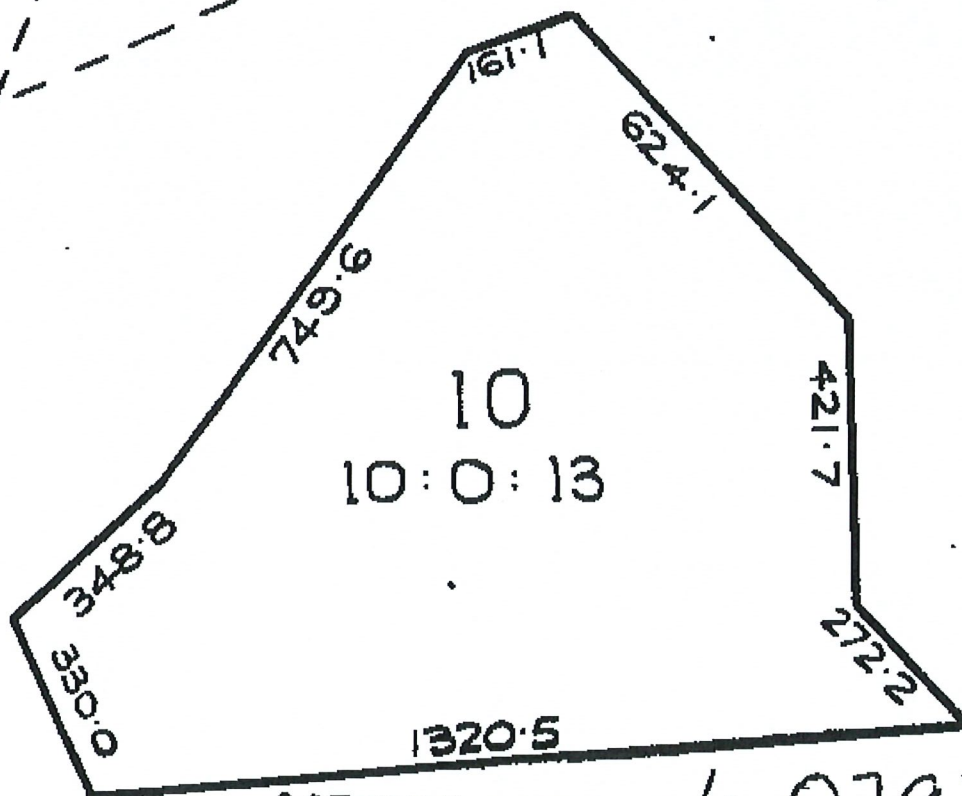
DP. 61768
W.
O.

734805 A41544
Agreement
of the
10.9.19

Scale: 1 inch = 2 chains

A:
W:
S:
(
T:

A45517
Hayes,
Gerrin,
Kathle
Leath
Alwyn
24.3.19



METRIC AREA IS 4.0797hs

D57173

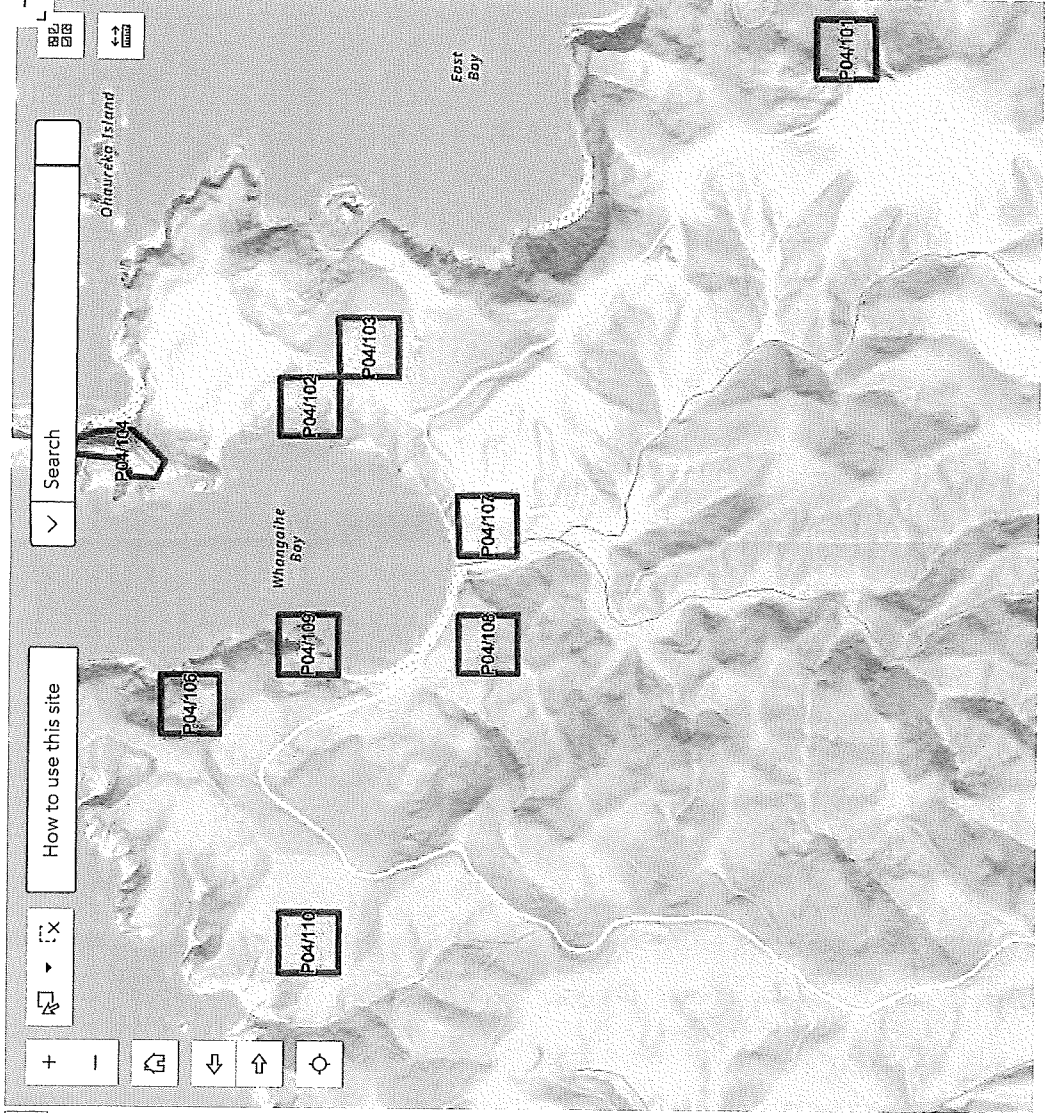
Appendix 7

Record of Consultation

Appendix 4

NZAA Map Excerpt and Site Records

- ☐ NZAA File District
- ☐ Map Grids
- ☐ NZ Territorial Authorities
- ☐ NZ Regional Councils
- ☐ LINZ NZ Property Titles
- ☐ Islands
- ☐ NZ Mainland Contours Topo 50k



Select a site to view further information.

1675219.18 6127255.70 Meters

Selected features: 0

SITE RECORD FORM

Map number N8
 Map name Whangaroa
 Map edition 2nd 1972
 Grid Reference 322/84.3

SITE NUMBER ^{P04/102} N8/72

SITE NAME: MAORI
 OTHER

SITE TYPE Terrace/pits



1. Aids to relocation of site

E132200 N884300

Spur sloping westwards, overlooking east side of Whangaihe Bay.

2. State of site; possibility of damage or destruction

Moderate - under grass and manuka scrub.

3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)

Four terraces and three small pits on sloping spur above

Whangaihe Bay. Pit size 1 x 1 x .30m
 1.5 x 1.5 x .30m
 1.5 x 1.5 x .30m

A deposit of charcoal and hangi stones 5cm deep is exposed in the topsoil above the first terrace.

See plan attached.

4. Owner Mr J.H. Rhodes
 Address Mahinepua Bay.

Tenant/Manager Mr P. Vincent
 Address Mahinepua Bay.

Attitude Co-operative

Attitude

Co-operative

5. Methods and equipment used tape and compass

Photographs taken: Yes/No (Describe on Photograph Record Form)

Date recorded 7.2.76

6. Aerial photograph or mosaic No. 1861.33

Site shows:

~~Clearly~~ badly/not at all

7. Reported by J. Stretton
 Address 7 Gibraltar Cresc
 Parnell.

Filekeeper

J. Stretton

Date 8/78

Date

11/3/79

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE DESCRIPTION FORM

Map Number N 8
 Map Name Whangaroa
 Map Edition 2nd 1972
 Grid Reference 32.2 / 8 4.3

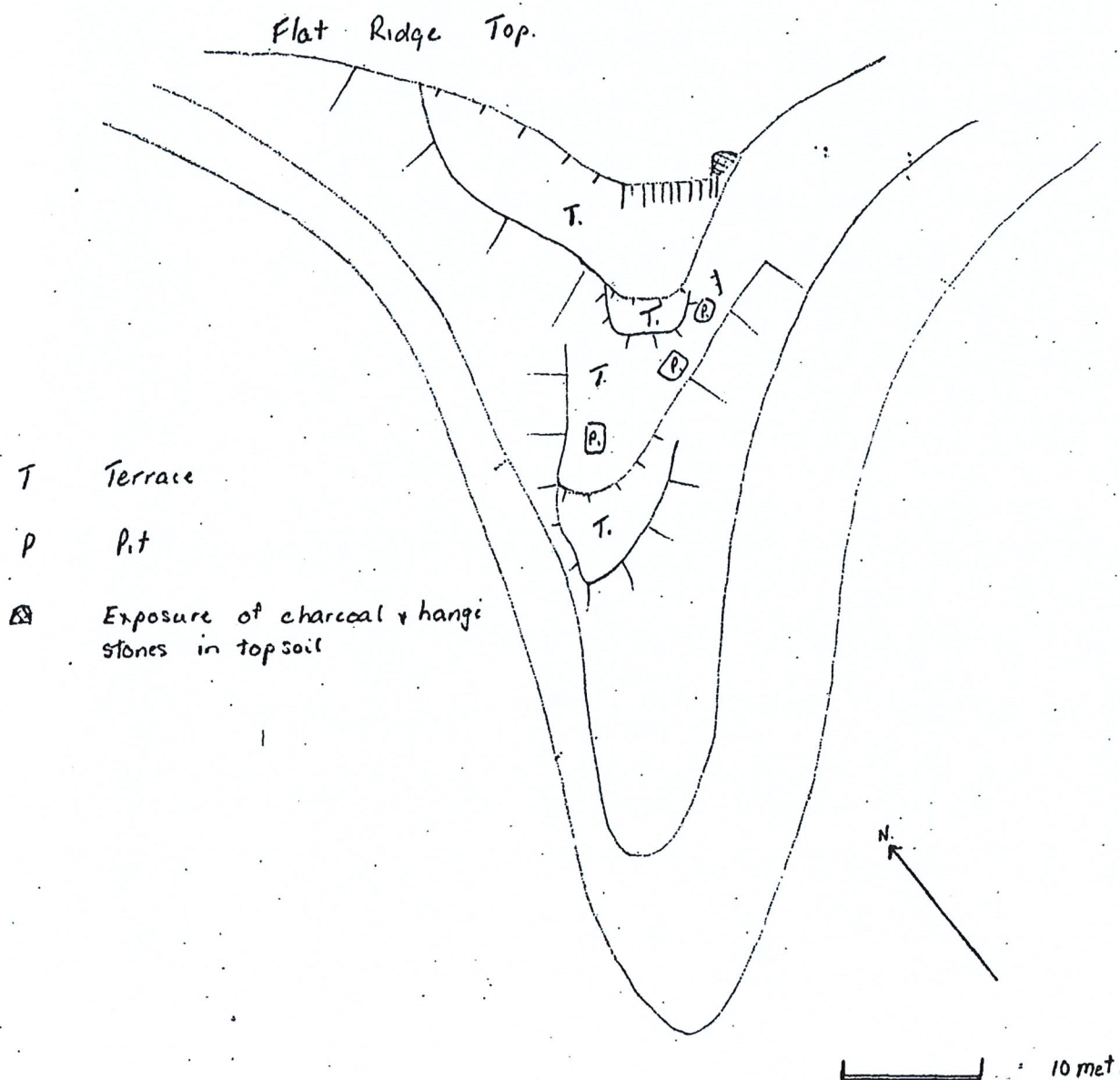
SITE NUMBER N 8/72

P04/102

SITE NAME: MAORI
 OTHER

SITE TYPE Terrace / Pits

(This form may be used for recording any descriptive information or other supplementary information on the site, or for maps and drawings.)



SITE RECORD FORM

Map number N8
 Map name Whangaroa
 Map edition 2nd 1972
 Grid Reference 323842

SITE NUMBER N8/73

P04/103

SITE NAME: MAORI
 OTHER

SITE TYPE Terraces



1. Aids to relocation of site

E132300 N884200

High headland dividing Whangaihe Bay and East Bay. On lower spur overlooking western end of East Bay.

2. State of site; possibility of damage or destruction

Moderate - under grass and manuka scrub.

3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)

Two large terraces on low spur above East Bay.

Terraces 20m apart.

Size - Upper terrace 10m x 15m } dimensions larger than
 Lower terrace 10m x 10m } usual terraces.

It is possible that further terraces may have been present in badly eroded valley below.

4. Owner Mr J.H. Rhodes
 Address Mahinepua Bay.

Tenant/Manager
 Address

Mr P. Vincent
 Mahinepua Bay.

Attitude Co-operative

Attitude

Co-operative

5. Methods and equipment used tape & compass

Photographs taken: Yes/No (Describe on Photograph Record Form)

Date recorded 7.2.76

6. Aerial photograph or mosaic No. 1861.33

Site shows:

Clearly/badly/not at all

7. Reported by J. Stretton
 Address 7 Gibraltar Cresc.
 Parnell.

Filekeeper

Adams

Date 8/78

Date

11/3/79

SITE RECORD FORM (NZMS 1)

NZMS 1 map number N8
 NZMS 1 map name Whangaroa
 NZMS 1 map edition 2nd 1972

DATE VISITED

SITE TYPE

SITE NAME: MAORI
 OTHER

Field drains.

N8/77
 804/107
 7.2.76



Grid Reference

Easting 1 3 1 9 0 0

Northing 8 8 4 0 0 0

1. Aids to relocation of site (attach a sketch map)

On east side of stream, east end of Wangaihe Bay, behind beach.

2. State of site and possible future damage

Moderate.

3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)

Complex system of interconnecting field drains on slope behind beach, drains connect with stream below.

Drains 50-60cm wide x 20cm deep.

The complexity of the cross cutting pattern of the drains may be due to the superimposing of a later system over an earlier one. Although the purpose of the drains is unknown, it is suggested they are associated with Maori cultivation, either for drainage or irrigation.

See plan attached.

4. Owner
 Address

Mr J.H. Rhodes
 Mahinepua Bay

Tenant/Manager
 Address

Mr P. Vincent
 Mahinepua Bay.

5. Nature of information (hearsay, brief or extended visit, etc.)

Brief visit.

Photographs (reference numbers, and where they are held)

Aerial photographs (reference numbers, and clarity of site)

1861/34. Site invisible.

6. Reported by
 Address

J. Stretton
 7 Gibraltar Cresc.
 Parnell.

Filekeeper
 Date

Stretton
 11/3/79.

7. Key words

8. New Zealand Register of Archaeological Sites (for office use)

NZHPT Site Field Code

B	L
A	K
A	E

Type of site

Local environment today

Land classification

B	B
A	A
J	C

Present condition and future danger of destruction

Security code

Local body

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE DESCRIPTION FORM

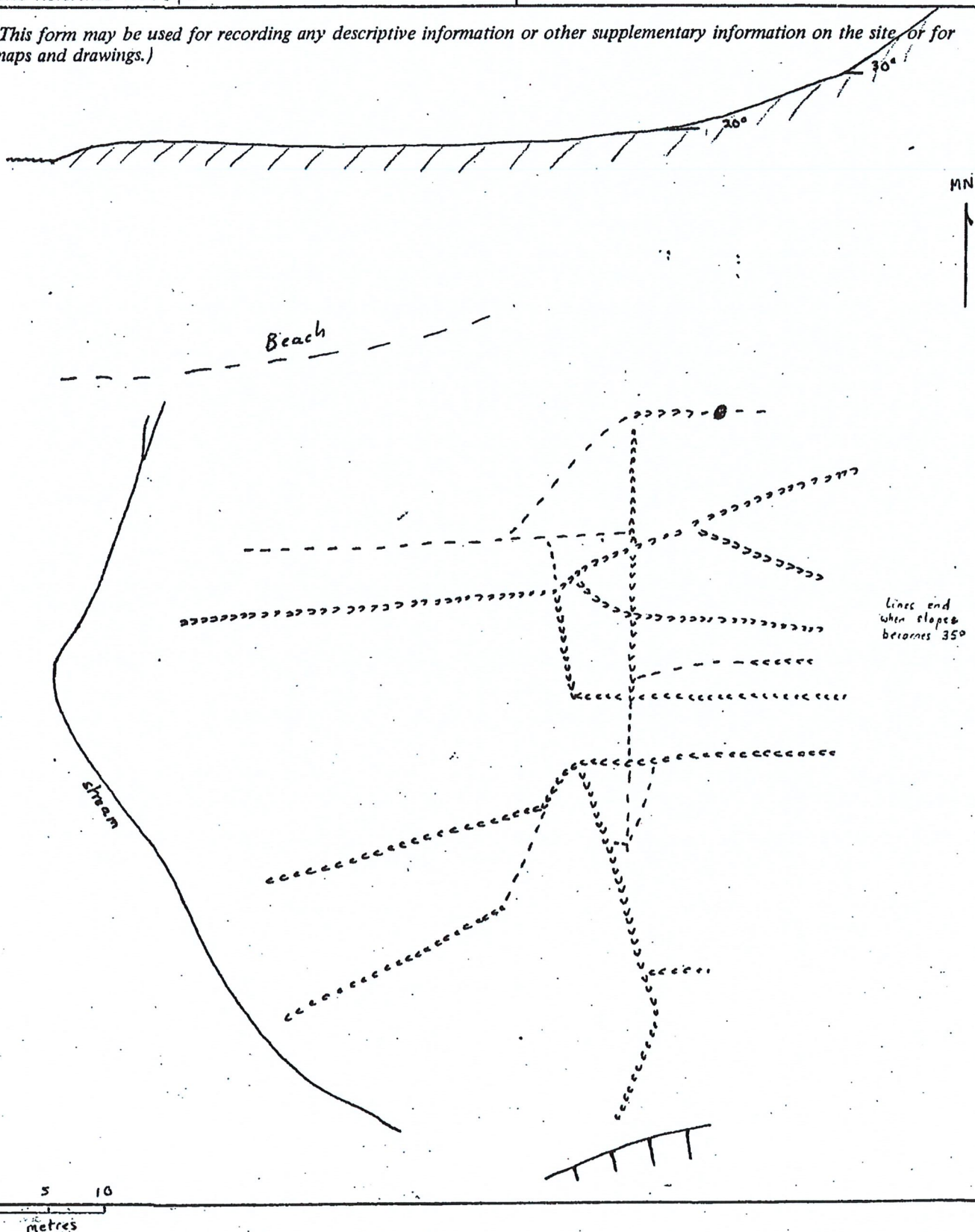
Map Number N8
 Map Name Whangaroa
 Map Edition 2nd 1972
 Grid Reference 319846

SITE NUMBER N8/77 P04/107

SITE NAME: MAORI
 OTHER

SITE TYPE Field system with drains

(This form may be used for recording any descriptive information or other supplementary information on the site, or for maps and drawings.)



P04/108

SITE RECORD FORM (NZMS1)

NZMS 1 map number N8
 NZMS 1 map name Whangaroa
 NZMS 1 map edition 2nd 1972

NZAA NZMS 1 SITE NUMBER N8/78
 DATE VISITED 8.2.76
 SITE TYPE Terraces/possible pit
 SITE NAME: MAORI
 OTHER

Grid Reference

Easting 1 3 1 . 7 0 . 0

Northing 8 8 4 . 0 0 . 0

1. Aids to relocation of site (attach a sketch map)

On prominent low spur behind Whangaihe Bay.

2. State of site and possible future damage

Moderate - one terrace damaged by bulldozed track.

3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)

On slope of spur. Series of seven terraces, ranging in size, and one shallow depression (possible pit). The lowest terrace is particularly well defined showing the lines of possible house walls.

See plan attached.

4. Owner
Address

Mr J.H. Rhodes
Mahinepua Bay.

Tenant/Manager
Address

Mr P. Vincent
Mahinepua Bay.

5. Nature of information (hearsay, brief or extended visit, etc.)

brief visit.

Photographs (reference numbers, and where they are held)

Aerial photographs (reference numbers, and clarity of site)

1861/34. Site invisible.

6. Reported by
Address

J. Stretton
7 Gibraltar Cresc.
Parnell.

Filekeeper
Date

See record
4/3/79

7. Key words

8. New Zealand Register of Archaeological Sites (for office use)

NZHT Site Field Code

A	O
A	W

Type of site

Local environment today

B	B
A	A

Present condition and future danger of destruction

Security code

SITE DESCRIPTION FORM

SITE NUMBER

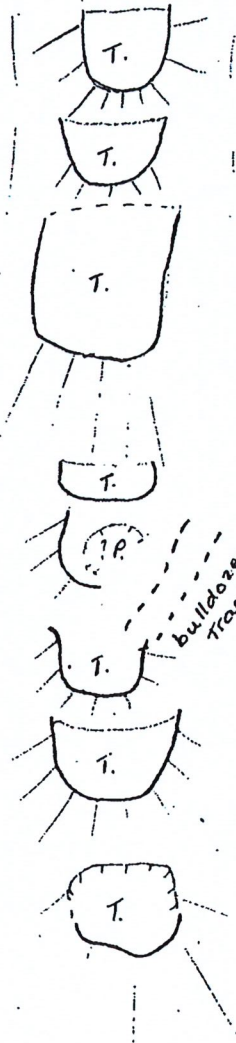
P04/108
N8/78

Map Number N8
 Map Name Whangaroa
 Map Edition 2nd 1972
 Grid Reference 31.7 / 84.0

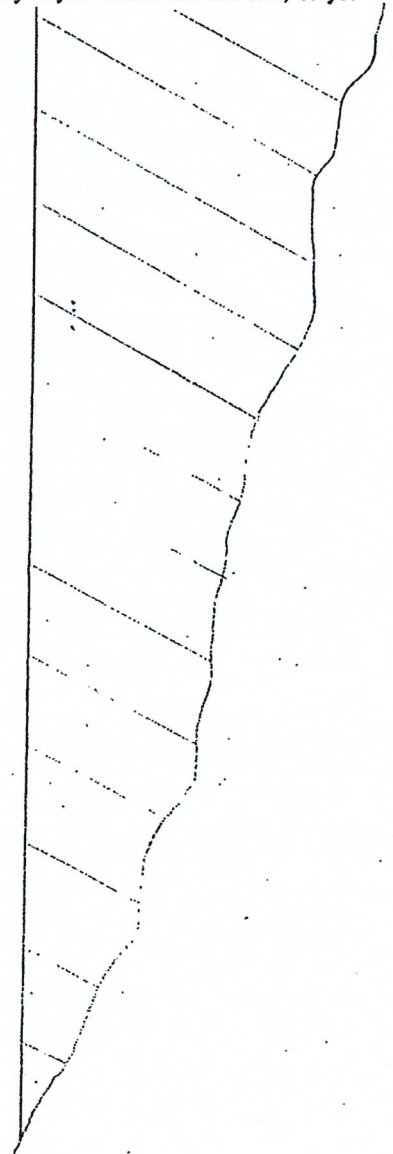
SITE NAME: MAORI
 OTHER

SITE TYPE Terraces / possible pit.

(This form may be used for recording any descriptive information or other supplementary information on the site, or for maps and drawings.)



T Terrace
 ? P. Possible Pit



5 m.

SITE RECORD FORM (NZMS1)

NZMS 1 map number N8
 NZMS 1 map name Whangaroa
 NZMS 1 map edition 2nd 1972

P04/109
 NZAA NZMS 1 SITE NUMBER N8/79
 DATE VISITED 8.2.76
 SITE TYPE Terraces/Pit
 SITE NAME: MAORI
 OTHER

Grid Reference

Easting 1 3 1 7 0 0Northing 8 8 4 3 0 01. Aids to relocation of site (*attach a sketch map*)

Knoll on ridge running up from west end of beach, west end of Whangaihe Bay.

2. State of site and possible future damage

Moderate.

3. Description of site (*Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here*)

On knoll along ridge. Series of six terraces, ranging in size, one pit, and three depressions (possible pits).

Site overlooks Whangaihe Bay

See plan attached.

4. Owner
Address

Mr J.H. Rhodes
 Mahinepua Bay.

Tenant/Manager
Address

Mr P. Vincent
 Mahinepua Bay.

5. Nature of information (*hearsay, brief or extended visit, etc.*) Brief visit.

Photographs (*reference numbers, and where they are held*)

Aerial photographs (*reference numbers, and clarity of site*) 1861.34. Site invisible.

6. Reported by
Address

J. Stretton
 7 Gibraltar Cresc.
 Parnell.

Filekeeper
Date

Leahane
 11/5/79

7. Key words

8. New Zealand Register of Archaeological Sites (*for office use*)
NZHPT Site Field Code

A	O
B	C

Type of site

Local environment today.

B	B
A	A

Present condition and future danger of destruction

Security code

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE DESCRIPTION FORM

Map Number N8
 Map Name Whangaroa
 Map Edition 2nd 1972
 Grid Reference 317 184.43

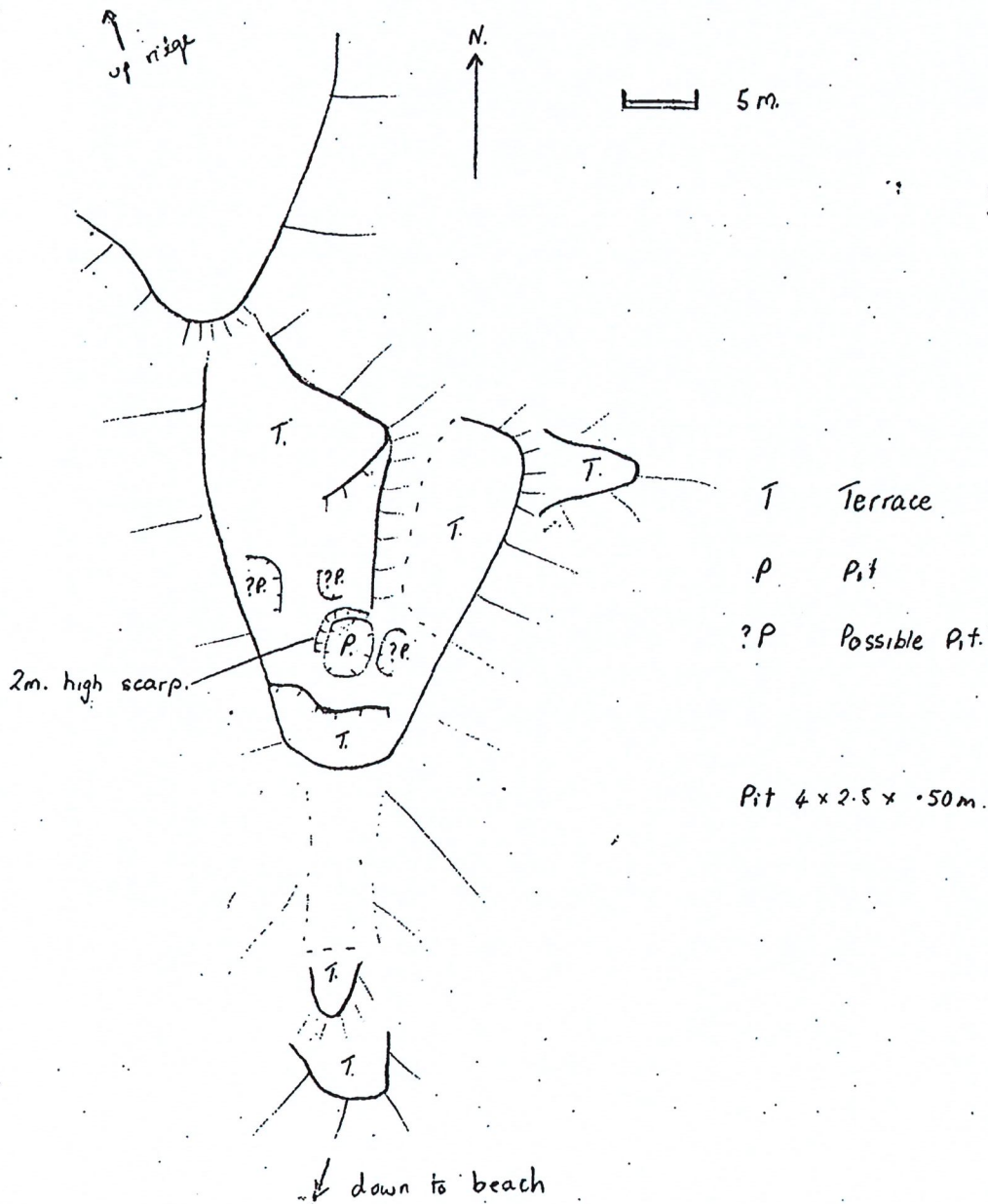
SITE NUMBER

P04/10.9
 N8/79

SITE NAME: MAORI
 OTHER

SITE TYPE Terraces / Pit.

(This form may be used for recording any descriptive information or other supplementary information on the site, or for maps and drawings.)



Pit 4 x 2.5 x .50m.

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM

Map number N8
 Map name Whangaroa
 Map edition 2nd 1972
 Grid Reference 31.6/84.5

SITE NUMBER

 804/106
 N8/76

 SITE NAME: MAORI
 OTHER

SITE TYPE

Field systems

1. Aids to relocation of site

E13/600 N884500

On wide natural terrace above west side of Wangaihe beach.

2. State of site; possibility of damage or destruction
Moderate.

3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)

See S.D.F.

 4. Owner Address Mr J.H. Rhodes
 Mahinepua Bay.

 Tenant/Manager Address Mr P. Vincent
 Mahinepua Bay.

Attitude Co-operative

Attitude Co-operative

5. Methods and equipment used Tape & compass.

Photographs taken: Yes/No (Describe on Photograph Record Form)

Date recorded 8.2.76

6. Aerial photograph or mosaic No. 1861/34

Site shows:

Clearly/badly/not at all

 7. Reported by Address J. Stretton
 7 Gibraltar Cresc.
 Parnell.

Filekeeper

A. Hancock

Date 8/78

Date

11/3/78

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE DESCRIPTION FORM

SITE NUMBER N8/76

P84/106

Map Number N8
Map Name Whangaroa
Map Edition 2nd 1972
Grid Reference 31.6/84.5

SITE NAME: MAORI
OTHER

SITE TYPE Field systems

(This form may be used for recording any descriptive information or other supplementary information on the site, or for maps and drawings.)

A system of single stone alignments on wide, natural north-east facing terrace above beach. Position warm and sheltered.

Stone lines demarcate:

- (1) three rectangular areas (garden plots?);
- (2) three raised terraces with stone facing, 2-3 stones in height (garden terraces?).

An area running from the stone alignments to the edge of the ridge appears to have been cleared of stones. This is in contrast to the area to the east of the alignments which is heavily littered with stones.

A series of soil samples taken from:

- (a) terraces,
- (b) enclosed rectangular areas,
- (c) open area cleared of stones;

show a consistently deep (20cm) light, sandy, friable soil eminently suitable for cultivation. It is likely that such a soil did not occur naturally but was produced by the mixing of land and soil for the purposes of cultivation.

It is suggested then that the stone enclosed rectangular areas, the stone faced terraces and the cleared area represent Maori cultivations.

Might be associated with site N8/⁷⁵~~22~~ pits and terraces, on ridge above.

See plan attached; field systems drawn to scale but surrounding topography only sketched.

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE DESCRIPTION FORM

Map Number N8
 Map Name Whangaroa
 Map Edition 2nd 1972
 Grid Reference 31.6 / 84.5

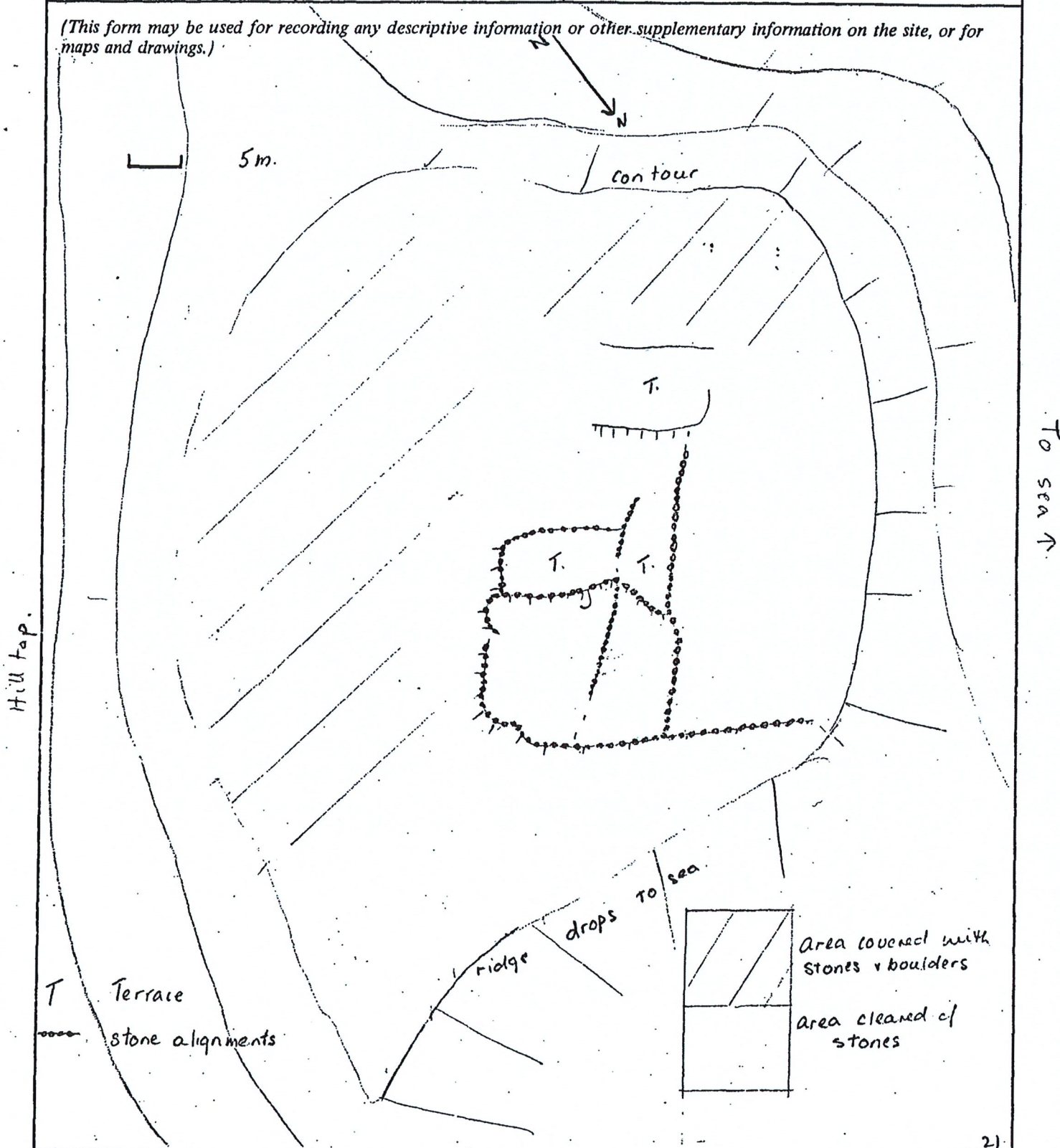
SITE NUMBER

104/106
 N8/76

SITE NAME: MAORI
 OTHER

SITE TYPE Field systems

(This form may be used for recording any descriptive information or other supplementary information on the site, or for maps and drawings.)



SITE RECORD FORM (NZMS1)

NZMS 1 map number N8
 NZMS 1 map name Whangaroa
 NZMS 1 map edition 2nd 1972

DATE VISITED 1976 104/110
 SITE TYPE Cultivation area: stone
 SITE NAME: MAORI heaps, lines & terraces
 OTHER

Grid Reference

Easting 1 3 1 2 0 0

Northing 8 8 4 3 0 0

1. Aids to relocation of site (attach a sketch map)

Follow track from Whangaihe Bay to airstrip. First Bay past Whangaihe Bay. Site below track.

2. State of site and possible future damage

Good - in grass.

3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)

See S.D.F.

4. Owner Address

Mr J.H. Rhodes
 Mahinepua Valley.

Tenant/Manager Address

5. Nature of information (hearsay, brief or extended visit, etc.)

Brief visit.

Photographs (reference numbers, and where they are held)

No

Aerial photographs (reference numbers, and clarity of site)

1861/34. Site invisible.

6. Reported by Address

J. Stretton
 7 Gibraltar Cresc.
 Parnell.

Filekeeper Date

11/3/79

7. Key words

8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code

E	N
A	L
A	C

Type of site

Local environment today

Land classification

B	A
A	A
1	C

Present condition and future danger of destruction

Security code

Local body

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION
SITE DESCRIPTION FORM

Map Number N8
Map Name Whangaroa
Map Edition 2nd 1972
Grid Reference 31.2/84.3

SITE NUMBER N8/80 *to 84/110*

SITE NAME: MAORI
OTHER

SITE TYPE Cultivation area

(This form may be used for recording any descriptive information or other supplementary information on the site, or for maps and drawings.)

Large natural terrace, north facing, warm and sheltered.

Covered with a scatter of large & small volcanic stones.

On the north facing edges of the terrace these appeared to have been cleared away leaving a relatively rock-free area. Towards the back of the terrace there are the remains of stone 'structures' consisting of:

- (1) Stone heaps - a number of these occur, ranging from small overgrown heaps 1-2m in diameter, to large heaps 2-4m in diameter and conspicuously bare. Height between 50-70cm. These are generally circular, the larger heaps appear to show a definite structure with the large boulders ringing the outside and the smaller stones piled in the centre. Other heaps appeared to have no structure.

- (2) Stone faced terraces - two 1) 3.5m long x 50cm high
2) 4m long x 70cm high
located on slope at back of large natural terrace.

- (3) Stone alignment - line of single stones 4m long.

It is suggested that site represents a Maori cultivation area. Cleared patches and stone structures being associated with gardening activity.

See plan attached.

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE DESCRIPTION FORM

Map Number N8
 Map Name Whangaroa
 Map Edition 2nd 1972
 Grid Reference 31.2 / 84.3

SITE NUMBER

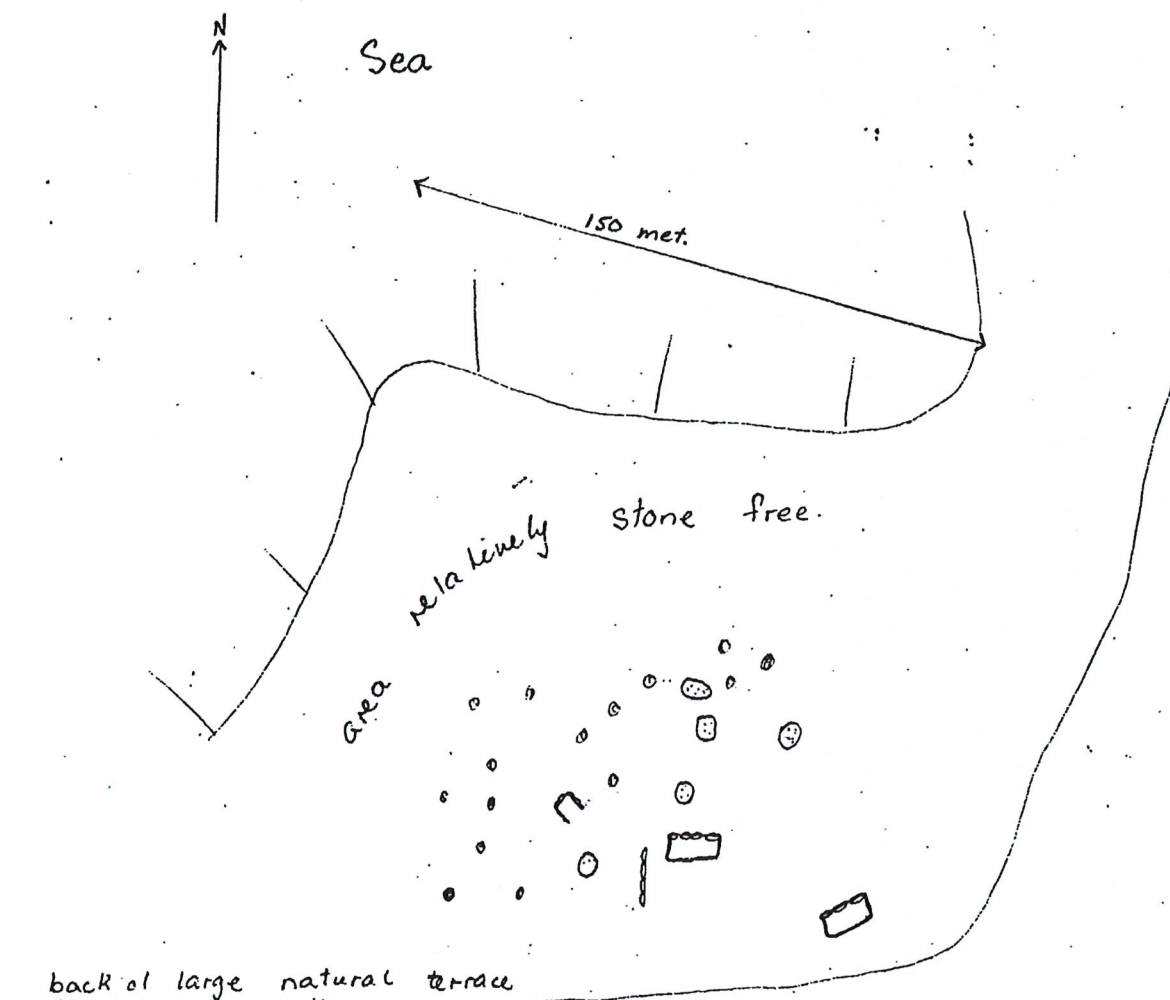
804/110
 N8/80

SITE NAME: MAORI
 OTHER

SITE TYPE Cultivation area

(This form may be used for recording any descriptive information or other supplementary information on the site, or for maps and drawings.)

Sketch map - not accurate



stone faced terrace



stone alignment



stone heap - outlined & clear



stone heap - overgrown

SITE RECORD FORM

Map number N8
 Map name Whangaroa
 Map edition 2nd 1972
 Grid Reference 328834-326834

SITE NUMBER N8/71 *P04/101*

SITE NAME: MAORI
 OTHER

SITE TYPE Pit complex &
 terraces (?pa)



1. Aids to relocation of site

E132800 N883400

Behind East Bay. Highest and most prominent ridge top.

2. State of site; possibility of damage or destruction Site damaged by bulldozed
 track along northern flank. Intact features well preserved.

3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be
 be prepared.)

See S.D.F.

4. Owner Mr J.H. Rhodes
 Address Mahinepua Bay

Tenant/Manager Mr P. Vincent
 Address Mahinepua Bay

Attitude Co-operative

Attitude

Co-operative

5. Methods and equipment used Tape and compass

Photographs taken: Yes/No (Describe on Photograph Record Form)

Date recorded 6.2.76

6. Aerial photograph or mosaic No. 1861/35

Site shows:

~~Clearly~~/badly/not at all

7. Reported by J. Stretton
 Address 7 Gibraltar Cresc.,
 Parnell.

Filekeeper

Amberley

Date 8/78

Date

11/3/79

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE DESCRIPTION FORM

Map Number N8
Map Name Whangaroa
Map Edition 2nd 1972
Grid Reference 328834-326-834

SITE NUMBER N8/71

P04/101

SITE NAME: MAORI
OTHERSITE TYPE Pit complex and
terraces.

(This form may be used for recording any descriptive information or other supplementary information on the site, or for maps and drawings.)

Along ridge top. Site consists of 22 pits, 3 possible pits, and 4 terraces. The pits are small ranging between 5 x 3m to 1.5 x 1m, and from 1m to 50cm deep. The pits have small raised rims approx. 60m wide.

Spatially the site is divided into two areas: 1) An upper (S.E.) area, on the highest point of the ridge, consisting of spits, 3 possible pits and 1 terrace, and 2) a lower (N.W. end) area, on the spur, consisting of 17 pits, 2 possible pits and 3 terraces. The two areas are separated by a gently sloping saddle some 75m long.

With the exception of a faint depression 8 x 5m, no features could be detected within this area. However, such a relatively flat space would have been suitable for the location of any houses which may have been present on the site.

The site lacks any artificial defences but the steepness of the ridge slopes provide some natural protection.

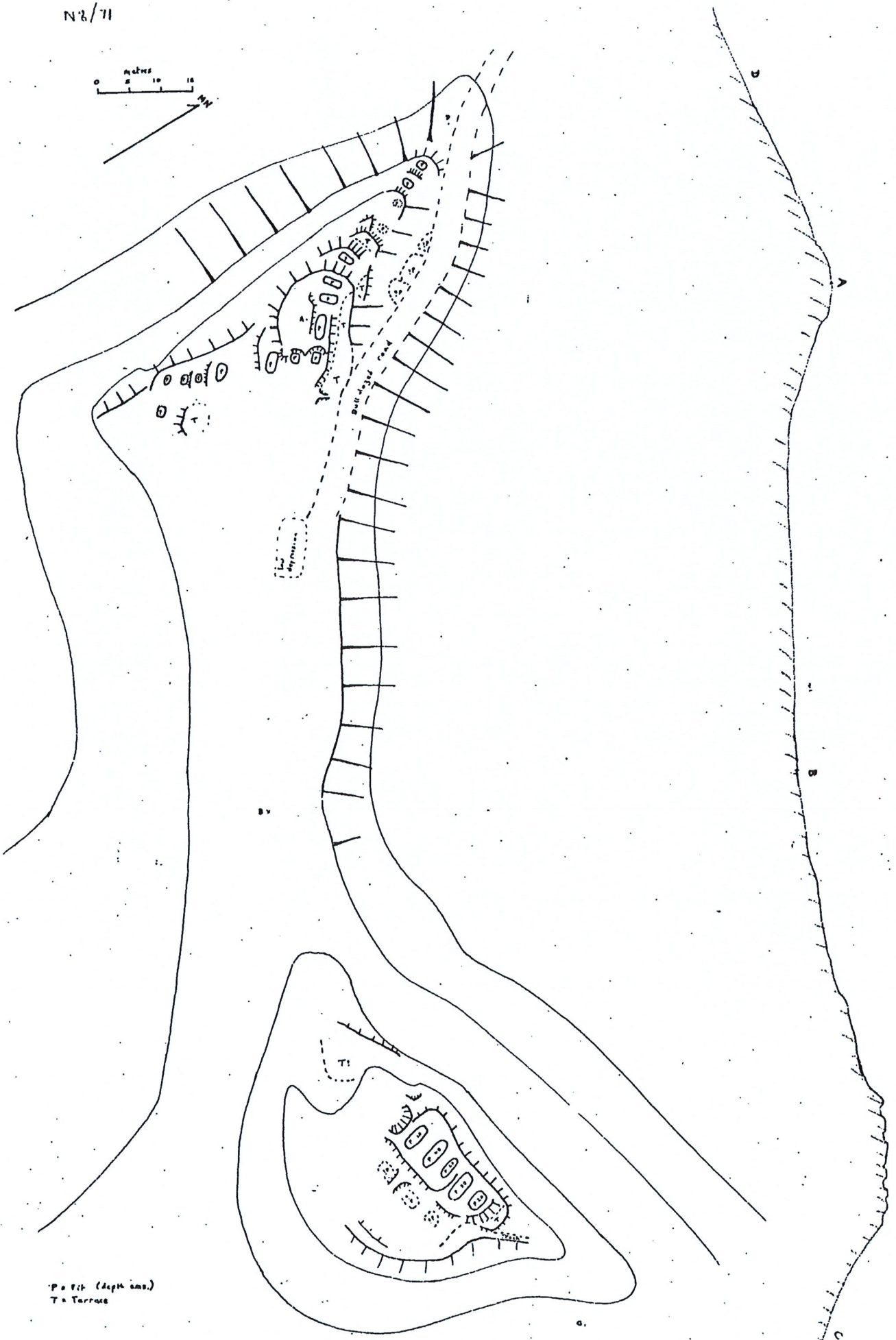
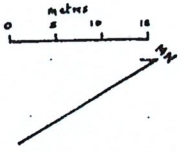
The number and predominance of pits suggests the site served primarily as a storage area with only limited facilities for habitation.

It is probable that some pits may have been destroyed by the bulldozed track running along northern flank, the three possible pits on this flank have been virtually cut in half by the track.

See plan attached.

P04-101

N 2/71



Po Pit (depth ans.)
T = Terrace

Ronaki Limited

PROPOSED RIGHTS OF WAY (s348 LGA)
&
LAND USE CONSENT
(Excavation/Filling and Access)

LOTS 1-21 DP 66052 & Pt WAINUI 2A1

Wainui Road, KAEO

PLANNER'S REPORT &
ASSESSMENT OF ENVIRONMENTAL EFFECTS

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 The Proposal

Right of Way

The applicants currently own Lots 1-21 DP 66052 and Pt Wainui 2A1. They propose to legalise existing access arrangements to ensure all titles have legal access should any change ownership take place. Lot 19 DP 66052 is an existing title, used for access and within which existing physical access is mostly already formed (refer to photographs later in this report). Currently Lots 1-18, and Lots 20-21 utilise Lot 19 for their access to some extent, all being in the same ownership.

Some of the physical alignment of the Lot 19 access is not within Lot 19's legal boundaries and to remedy that situation, a boundary adjustment has recently been applied for and granted, creating Lots 201-205 (accommodating physical access) all to be amalgamated with Lot 19 – a copy of RC 2250469-RMASUB is attached in Appendix 3. The right of way plans in Appendix 1 reflect the boundary adjustments, as consented. Additional information related to the rights of way in the form of cross sections and earthworks calculations, is contained in Appendix 2.

There are a total of 22 titles requiring legal access and the intent of this proposal is to provide for that by way of utilising and upgrading the access within Lots 19, 201-205 (all consented to be amalgamated); and by forming new right of way branching off Lot 19, to serve titles to the east. This new right of way is over Lot 19 for the first part, then Lot 20, then Pt Wainui 2 before tracking back over Lot 20. It has a total length of 2620m. It generally follows an existing farm track alignment. It will link back to Lot 19 at its northern end.

Access rules (15.1.6C)

It is proposed that these accessways remain private access rather than any part of them vesting in Council. Where they serve more than 8 titles, this results in a **breach of Rule 15.1.6C.1.1(d)**. The existing access within Lot 19 was formed to not only provide access to the applicants' other properties, but also for forestry purposes. This means it is to a good standard in regard to surface; width and drainage. Because of the good foundation and quality, it is not proposed, nor considered necessary, to widen the existing accessway to the standard for rural public road (where it serves more than 8 titles – easements A & B, and U on the Scheme Plan). Where the existing accessway in Lot 19 serves between 5 & 8 titles, it is not proposed to widen or form the accessway to a uniform 5m metal carriageway throughout (C & D), again because of the good quality of the existing accessway. This results in **breaches of 15.1.6C.1.1(a)**.

In regard to the 'new' right of way to the east, identified as Q-T inclusive, whilst following a farm track 'formation', this is not to the same standard as Lot 19's access. In some places, the alignment deviates from the farm track and will break clean ground. It is proposed that Q, R, S and T be formed to a standard consistent with that proposed within Lot 19 for the same number lots being served. This is a further **breach of 15.1.6C.1.1(a)**, noting that the new private accessway will also **breach 15.1.6C.1.1(d)** in regard to access not vesting as public road.

Easements E-O inclusive are all within Lot 19 & its amalgamated segments, or small segments over adjacent lots. The various sections serve varying numbers of titles. Some sections will already be to the required standards. Easements M, N, O and P do not contain any metal surface formation as yet. Easement M, whilst legally serving 6 titles, is a short connecting length between Q and N, the latter serving fewer titles. It is proposed to taper down the width within M to be to the same standard as N when they intersect. Technically this **breaches 15.1.6C.1.1(a)**, even though physically practical.

Easement P is over Lot 4 in favour of Lot 3 and will be formed to the required standard as specified in the ODP – 3m metal carriageway width.

A more detailed assessment of the proposed access against rules in Chapter 15.1.6C is contained in Section 4 of this application.

Excavation/Filling rules

Lot 19 is zoned, over its entire length, General Coastal in the Operative District Plan (ODP). Small portions of Lot 19 are also mapped as Outstanding Landscape in the ODP. The land over which the new right of way is proposed is zoned Rural Production. The zoning is relevant to compliance with the ODP's Excavation/Filling rules. Physical works to form and upgrade access on the eastern alignment (new right of way) is estimated to be 9,000m³ cut and 2,800m³ fill – **exceeding the Rural Production Zone thresholds specified in Chapter 12.3.**

Whilst it is proposed to minimise works within the existing Lot 19, in order to minimise disruption and excavation / fill works, the **threshold in the General Coastal Zone and Outstanding Landscape is only 300m³, and this will be exceeded.** Refer to Section 4 for a more detailed assessment of compliance.

Stormwater Management rule applying to land zoned General Coastal

Lot 19, is utilised for access, is nonetheless subject to the zone's 15% of total site area impermeable surface coverage rule. The existing access within Lot 19 already exceeds that, having been legally established some time ago. So any additional impermeable surface work, related to access formation/upgrade within Lot 19 will result in **breaches of the zone's Stormwater Management rules.**

1.2 Scope of this Report

This assessment and report accompanies the application, which is lodged under both the Local Government Act (s348) and Resource Management Act (breaches of the ODP). The content of this report is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991; and the requirements of s348 of the Local Government Act. The information required by clauses 2 & 3 of Schedule 4 of the RMA can be found in the planning report and its AEE, with the latter also containing the information required by Clauses 6 & 7 of Schedule 4.

The application seeks consent from the Council for rights of way, and for land use consent as a discretionary activity. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. The name and address of the owner of the property is contained in the Form 9 Application form.

2.0 PROPERTY DETAILS

Location:	Wainui Road, near Mahinepua. Refer to Location Map in Appendix 5.
Legal descriptions:	Lots 1-21 DP 66052, Pt Wainui 2A1.

Records of Title: Records of Title NA24A/89–NA24A/109 inclusive; and NA694/171. Refer to Appendix 6.

3.0 SITE DESCRIPTION

3.1 Physical characteristics

The sites are accessed off Wainui Road, west of Mahinepua. There is an existing double width concrete crossing near the top of the hill, off Wainui Road, where Lot 19 access then extends down slope in a generally northerly direction, towards the coast. The alignments of both Lot 19 and new proposed right of way are over moderately steep rolling slopes, following the most physically practical paths. Several of the properties are in pine forest or shrubland, with cleared pasture areas also featuring.



Within Lot 19, easement A, looking generally northwards



Beginning descent down towards the bay, half way along Easement D.

The land in Lot 20 is subject to the Climate Change Response Act and is utilised for plantation forestry.



Land over which Easement M will be formed, looking northeast over Lots 2 & 3.

3.2 Mapped features

The Operative District Plan has, for some obscure reason, zoned Lot 19 in its entirety as GC, even though the General Coastal zone boundary is limited in the main to the inland boundaries of Lots 1-17. The northern most portion of Lot 19 has sections mapped in the ODP as being within Outstanding Landscape. The proposed new right of way to the east is on land zoned Rural Production and outside of any Outstanding Landscape.

Both accessways are zoned Rural Production in their entirety under the Proposed District Plan (PDP), with a coastal environment overlay applying to the northern two third of Lot 19 northern half of the proposed new right of way. Small portions of proposed accessway at their northern end are mapped as Outstanding Landscape in the PDP.

A low lying portion of Lot 19, containing existing formed accessway, is mapped as being within a Coastal Flood Hazard zone and River Flood Hazard Zone. Access is already formed within Lot 19 through these flood hazard areas.

There are a number of recorded archaeological sites near the alignment of Lot 19 access, but none along the alignment of the proposed new right of way.

The proposed alignment of the new right of way means very little indigenous vegetation is affected (if any). The entire area is mapped as being high density kiwi area/habitat. There is a mapped Protected Natural Area (DOC, 2016) within Lot 20, but well clear of Lot 19 and any likely upgrading works.

3.3 Legal Interests

All of Lots 1-21 DP 66052 are subject to a Statutory Land Charge under the Rating Powers Act, for the purposes of rating. In addition, Lots 8-17, and Lots 19 and 20 have an historic appurtenant right of way created by Transfer A455177. Lots 12-18 and Lot 20 are subject to a Notice pursuant to the Climate Change Response Act 2002. Pt Wainui 2A1 is subject to a right of way (in part only) and has an appurtenant right of way through that same instrument. It has an additional appurtenant right of way through a separate instrument. More recently, an electricity easement in gross in favour of Top Energy has been registered over the title, shown on a separate DP 564958. Relevant instruments, plus DP 564958, form part of Appendix 6.

3.4 Consent History

Lots 7, 10, 19 & 20 DP 66052 are subject to the recently issued boundary adjustment subdivision consent RC 2250469-RMASUB. A copy of that consent is attached in Appendix 3.

4.0 COMPLIANCE ASSESSMENT

4.1 Section 348 of the Local Government Act 1974

This application is lodged pursuant to s348 of the LGA 1974. This section of the LGA requires that any private access requires the consent of the Council. In granting any such permission the Council may impose such conditions as to widths, levels, entrances, courses, or formation. In this instance it would be appropriate for the standard of access required by the Council is regard to the rights of way, be primarily imposed via the land use consent, given that the land use consent is related to access formation and associated earthworks and drainage, but that the Right of Way approval cross reference to those conditions, as having to be satisfied before any right of way certificate can be issued and any instrument registered on affected titles.

4.2 Operative District Plan (ODP)

10.6.5.1.6 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10%.

10.6.5.2.3 STORMWATER MANAGEMENT

The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 4,000m², whichever is the lesser.

Technically Lot 19, although used for access, falls within the definition of "site" as defined in the ODP. Metal surface access is formed over the vast majority of its length, the parts not yet with metal surface, being Easements M, N and O. The existing access has been in place for some time, likely when metal surface was not defined as 'impermeable'. Lot 19 has a legal width of 20m. Access formation is 3-5m wide throughout. I have not traversed its entire

length, however even if a 3m width is assumed throughout, this equates to 15% of total site area. As such **Rule 10.6.5.1.6 is breached** is any additional metal surface us formed for access. The total impermeable surface coverage within Lot 19 will also exceed 4,000m² and therefore, **Rule 10.6.5.2.3 (controlled activity) is also breached**. This results in consent required as a discretionary activity.

The new right of way being formed to the east is within the Rural Production zone which has a 15% of total site area permitted threshold. This will not be breached for easements R & T (within Lot 20 of over 170ha in area), nor easement S over Pt Wainui 2A1, with area of 27ha.

12.1.6.1.4 EXCAVATION AND/OR FILLING WITHIN AN OUTSTANDING LANDSCAPE

Excavation and/or filling on any site within an Outstanding Landscape as shown on the Resource Maps, is permitted provided that:

- (a) it does not exceed 300m³ in any 12 month period per site; and*
- (b) it does not involve a cut and/or filled face exceeding 1.5m in height i.e. the maximum permitted cut and/or fill height may be 3m; and*
- (c) any cut or fill areas that will be visible from a viewing point on a public road, public reserve, coastal marine area or the foreshore shall be stabilised using mulch, hydroseeding, or other rapid effective stabilisation technique. All other cut and fill areas will be revegetated as soon as practicable in the spring or autumn immediately following construction.*

The rule exempts certain normal rural practices such as maintenance of rural tracks. However, this proposal includes upgrading of access, potentially for residential use of some titles. I therefore consider the rule would apply to those portions of Lot 19 that are mapped as outstanding landscape – parts of E-L and parts of N-P. There is no outstanding landscape overlay applying to the eastern proposed right of way. In the areas mapped as outstanding landscape it is unlikely there will be any cut/fill face in excess of 1.5m in height. Access widening is proposed over some of those areas and formation over N-P, therefore the 300m³ volume threshold will likely be breached. In addition some of the cut or fill areas may be visible from the coastal marine area and foreshore. This application includes a **breach of 12.1.6.1.4 parts (a) and (c)**. This results in consent required as a restricted discretionary activity.

12.3.6.1.2 EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES

Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Living, Coastal Living, South Kerikeri Inlet Zone, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones is permitted, provided that:

- (a) it does not exceed 300m³ in any 12 month period per site; and*
- (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.*

12.3.6.2.1 EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES

Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Living, Coastal Living, South Kerikeri Inlet Zone, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones is a restricted discretionary activity, provided that:

- (a) it does not exceed 2,000m³ in any 12 month period per site; and*
- (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.*

All of Lot 19 is zoned General Coastal. More than 300m³ of excavation/filling will occur over the entire length of Lot 19, and potentially more than 2,000m³. There may be a cut or filled face exceeding 1.5m in height. This application includes a **breach of 12.3.6.1.2 and 12.3.6.2.1.**

None of the proposed new eastern right of way is within the General Coastal Zone. It is within the Rural Production Zone.

12.3.6.1.1 EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RURAL PRODUCTION ZONE OR KAURI CLIFFS ZONE

Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Production Zone or Kauri Cliffs Zone is permitted, provided that:

- (a) it does not exceed 5,000m³ in any 12 month period per site; and*
- (b) it does not involve a continuous cut or filled face exceeding an average of 1.5m in height over the length of the face i.e. the maximum permitted average cut and fill height may be 3m.*

An estimated total cut and fill volume for the new right of way is approximately 12,000m³. **Part (a) of the above rule cannot therefore be met.** The averaging provision in part (b) means that this part of the rule can be met.

Rule 12.3.6.2.3 specifies the restricted discretionary activity threshold as 20,000m³. Proposed earthworks is unlikely to breach that.

In summary breaches of excavation/filling rules results in consent required as a discretionary activity.

I have not identified any other rule breaches in regard to Chapter 12 of the ODP.

15.1.6C.1.1 PRIVATE ACCESSWAY IN ALL ZONES

- (a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.*

As discussed when describing the proposal, it is not proposed to form and/or upgrade the existing and new right of way to the required physical standard in all instances. **A breach of Rule 15.1.6C.1.1(a) therefore occurs.**

(c) A private accessway may serve a maximum of 8 household equivalents.

(d) Where a subdivision serves 9 or more sites, access shall be by public road.

The proposal is not a subdivision and as such part (d) strictly speaking does not apply. Neither are there any existing permanent households. However, the lots to be served by these rights of way may support residential living (households) in the future. As portions of the rights of way will serve more than 8 such titles, then **part (c) of Rule 15.1.6C.1.1(c) is breached**.

4.3 Proposed District Plan (PDP)

The FNDC publicly notified its PDP on 27th July 2022. Certain rules have been identified in the PDP as having immediate legal effect. These include:

- Hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource.
- Heritage Area Overlays
- Historic Heritage rules and Schedule 2
- Notable Trees
- Sites and Areas of Significance to Maori
- Ecosystems and Indigenous Biodiversity
- Subdivision (specific parts)
- Activities on the surface of water
- Earthworks
- Signs
- Orongo Bay Zone

The proposal is not affected by any of the above rules except Earthworks. This requires that all earthworks be carried out pursuant to the Accidental Discovery Protocol (ADP) and also pursuant to Erosion and Sediment Control measures being in place. Both of these requirements can be imposed through conditions of consent.

4.4 Regional Plan for Northland

A good portion of the Lot 19 access, and most of the proposed new eastern right of way, is in land mapped by the NRC as "erosion prone". This imposes a more stringent earthworks threshold than on land not mapped as such. C.8.3.1, Table 15: Permitted Activity Earthworks Thresholds state:

Erosion-prone land 2,500m² of exposed earth at any time.

The new proposed right of way construction is over a length exceeding 2,500m and will be wider than 1m, so the rule will be breached. The equivalent controlled activity threshold is also breached and consent is required pursuant to the Regional Plan for Northland, as a discretionary activity. This is being applied for separately.

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The proposal is a discretionary activity under the ODP. Potential adverse effects are assessed below.

5.1 Property Access

The purpose of this application is to provide legal and physical access to 18 titles that currently are all in the same ownership as an existing access title, but where in the event that ownership changes, those titles have guaranteed access. The sections of Lot 19 over which right of way is proposed are listed in **Table 1** below, with the number of lots each section will serve also listed. It is based on the easement schedule attached to the scheme plan in Appendix 1. Lot 19 has not been counted in the number of lots being served.

Table 2 below then lists the sections of the proposed new right of way, from where it branches off Lot 19 in the south, up to where it re-connects to Lot 19 in the north, as well as where new right of way is proposed internal to Lots 1 & 4 DP 66052. In the case of this proposed right of way, the servient tenement property is counted.

Table 1 – where Lot 19 is the principle servient tenement

Shown	Dominant Tenement	# lots served	Standard Proposed
U	Lots 1-21 & Pt Wainui 2A1	22	Minimum 4.5m surface and unsealed shoulder width
A & B	Lots 8-18 & Lot 20	12	As above
C & D	Lots 8-15	8	As above
E & F	Lots 8-11	4	Minimum 3m surface and unsealed shoulder width with passing bays
G - L	Lots 7 & 8	2	Minimum 3m metal carriageway
M	Lots 1-6	6	Minimum 4.5m surface and unsealed shoulder width
N	Lots 2-6	5	As above
O	Lots 3-4	2	Minimum 3m metal carriageway

Table 2 – new proposed rights of way

Shown	Dominant	# lots served	Standard Proposed
T	Lots 1-8 & Pt Wainui 2A1	10	Minimum 4.5m surface and unsealed shoulder width
S	Lots 1-7 & Lot 20	9	As above
R	Lots 1-7	8	As above
Q	Lots 1-7 & 20	8	As above
P	Lot 3	2	Minimum 3m metal carriageway

As it is not proposed to vest any portion of the access as Council road, various sections will breach the rule restricting private access to 8 or fewer potential HE's. Breaches occur within Lot 19 over easement areas U, A & B; and over the new proposed right of way easement areas T, and S.

The following series of photographs were taken travelling north on Lot 19 and represent the existing standard of roading within that lot.



Within easement U



Near the intersection of U and T





The above three photos all within Easement A



Within Easement D

**Also within Easement D**

Refer also to photographs earlier in this report.

In regard to the proposed eastern right of way alignment, there are one or two 'pinch' points through the alignment of both T and S where it is likely to be more physically practical to reduce the width for short distances. Ideally, and in the interests of restricting excavation and filling works to the minimum required, the applicant would like to be able to work to a minimum width of 3m for very short sections (not unlike a one way bridge scenario). Appendix 2 contains cross sections for the entire length of the proposed eastern right of way.

This is not a typical scenario in terms of rural road access. Due to the dominant tenement properties' relative remoteness and distance from amenities, traffic movements will likely not be your typical daily residential unit movements associated with urban or peri-urban sites. Where people do not live near town traffic movements tend to be less in order to minimise kilometres needing to be travelled. Traffic speed will be low. Provided two-way vehicle passage is assured, and where not then visibility is such that there is ample opportunity to pull over and wait – just as motorists do in the one lane bridge scenario, I believe traffic can be safely and efficiently accommodated within the proposed rights of way.

Although preliminary cross and long sections associated with the proposed new right form part of Appendix 2, detailed design can be required as a condition of the land use consent.

5.2 Stormwater Management associated with access

As discussed earlier, the nature of Lot 19's purpose and historic use means that the access is to a high standard in order to accommodate logging trucks, including drainage. Proposed upgrading works within Lot 19, intentionally proposed to be kept to the minimum whilst ensuring safe passage, will include the necessary drainage works to appropriate manage and control carriageway runoff on an ongoing basis.

Earthworks associated with any works done within Lot 19 will be carried out pursuant to Erosion and Sediment Controls, consistent with GD-05 (as required by the PDP).

Although no stormwater management rule breach has been identified for the new proposed eastern right of way, the same applies. Formation and upgrading works will include drainage and all earthworks will be carried out in accordance with Erosion and Sediment Control measures, consistent with GD-05.

With appropriate design to ensure ongoing control and management of carriageway runoff, and Erosion and Sediment Control measures in place during works, I believe that any adverse effects of stormwater runoff can be adequately remedied and mitigated such that effects are less than minor.

5.3 Earthworks

The accessway within Lot 19 is already formed for most of its length, the exception being M onwards. Works relating to any upgrading of existing formed and metalled accessway will primarily be related to widening the carriageway and possibly drainage/swale works in some places. Easements M-O and Easement P at the end, are currently in grass and metal carriageway will need to be formed. There will be areas throughout that may require cut and/or fill. Physical effects such as sediment runoff during any works, can be mitigated by appropriate Erosion and Sediment Control measures being put in place. Visual effects, noting that Lot 19 is zoned General Coastal, and therefore is subject to more stringent earthworks thresholds, already exist to some extent because the accessway already exists over a substantial distance. Any fresh cut and/or fill faces will be visible in the short term, however for the most part, only to a very small and localised viewing audience. To assist in both stabilisation and in reducing visual impact, bare faces will be re-vegetated were required.

In regard to the new proposed right of way, this is, for the most part, within land zoned Rural Production where there is no strong imperative to minimise visual effects unless the land is also Outstanding Landscape – which the land over which the right of way will run is not. The alignment is generally following that of an existing farm track in terms of contour – refer to cross sections forming part of Appendix 2. The formation is / will be, in some instances, out of sight of any public vantage point. The northern portion is more exposed, following the ridge back towards the bay. It will be essential to control runoff and to re-vegetate bare faces as soon as practicably possible to minimise any adverse visual effects (as well assist in stabilisation).

As stated earlier, earthworks will be carried out in accordance with Erosion and Sediment Control measures, and cut/fill faces will be battered back to appropriate angles and levels to ensure ongoing stability. A requirement for details plans of works for the eastern right of way can be condition of consent.

5.4 Heritage & Cultural Values

The area has been subject to archaeological survey with several archaeological sites identified in the general area of the Lot 19 access title. No archaeological sites are identified along the alignment of the proposed new (eastern) right of way alignment. Excerpts from Far North Atlas Maps, and the NZAA Database Maps are attached in Appendix 4. Site records

associated with those sites in relatively close proximity to Lot 19 (four sites) are attached as part of that same Appendix.

The Table 3 below, contains summary details of those four sites, plus three others in the general vicinity, but not within or adjacent to Lot 19, plus one (P04/101) that lies well to the east of the proposed new right of way's alignment.

Site Identifier	Location	Description
P04/102	Lot 6	Terrace/pits
P04/103	Lot 2	Terraces
P04/107	Lot 6	Maori horticulture
P04/108	Lot 8	Terraces/?pit
P04/106	Lot 12	Maori horticultural
P04/109	Lot 11	Pit/terrace
P04/110	Lot 15	Maori horticultural
P04/101	Pt Wainui 2A1 / Lot 17 DP 64318	Pits/terraces/?pa

I believe that P04/106; 109; 110 and 101 are not impacted by any proposed works, being located away from Lot 19's existing access and also well away from the eastern proposed right of way. The archaeological survey that identified the above sites, was carried out in the late 1970's and covered a large part of the Ronaki property.

Consultation is being undertaken with local iwi.

5.5 Vegetation, Fauna and Landscape,

The works within Lot 19 will not adversely impact on indigenous vegetation or fauna given that there is clearance on either side of the existing access already and very little additional clearance will be required; and where not already formed, the carriageway will be over land already cleared.

The proposed eastern right of way is primarily following an existing farm access alignment, over land already cleared. Impact on flora and fauna will be minimal as a result. Where the track does go through areas of vegetation, care will need to be taken to manage earthworks and runoff so as not to adversely impact on habitat. The works are on land zoned Rural Production and no indigenous vegetation clearance rules are thought to be breached.

Google map imagery shows the proposed eastern right of way alignment, for the most part following an existing cut/formed farm access and open grassed areas along the vast majority of the route. The proposed alignment deviates from the existing farm access in a couple of places to follow a more practical alignment in regard to contour in order to minimise impact.

5.6 Natural Character of the Coastal Environment

The coastal environment boundary shown in the higher order Regional Policy Statement and Proposed District Plan (PDP), does not equate to the General Coastal zone mapped in the Operative District Plan (ODP). All but the southern portion of Lot 19 (furthest from the coast) is mapped as within the coastal environment; and approximately 50% of the proposed new eastern right of way is also mapped as being within the coastal environment.

Natural character values associated with the coastal environment are already compromised by the existing formed accessway within Lot 19. The impact is existing. Where the access is not already metal surface (M-P) earthworks will be required and metal surface constructed. This is at ground level and for the most part over easy contour, minimising the need for extensive cut to fill. Bare faces will be re-vegetated as soon as practicable. I believe the works will not adversely affect natural character values in a more than minor way.

The portion of new proposed eastern right of way within the coastal environment is along an existing farm access alignment following ridgelines and dropping down and through one or two gully areas. The fact that it will be improved and provided with metal surface will not hugely impact on natural character values given that this is a ground level access, not a building. Any exposed cut/fill faces will need to be re-vegetated as soon as practicably possible in order to mitigate against ongoing visual impact on the coastal environment's natural character values.

In summary I do not believe the adverse effects of the proposed works on natural character values will be more than minor.

5.7 Natural and other hazards

A very small portion of the Lot 19 accessway is mapped as being potentially subject to flooding. This is in the area of flat land between Lots 6 & 7, where a tributary stream flows south to north to the beach. The access road already exists and does not cross the flat area, but instead runs parallel and up slope from the beach before swinging right and tracking along the slope and around the low lying area, then turning back left (north) sticking to the higher ground, towards Lot 1's boundary and intersection with proposed eastern right of way. In summary, the existing track avoids floodable areas for the most part.

Apart from the most landward first 1-1.5km of access, the rest of the access is over land mapped in the Regional Plan as "erosion prone" (refer also to section 4.3). It will be essential to ensure Erosion and Sediment Control measures are in place during any works, and that the construction and associated drainage is of a standard mitigate against the risk of erosion. This will include appropriate batter angles, drainage and stabilisation works. All these aspects will be factored into design and physical works.

6.0 STATUTORY ASSESSMENT

6.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are those in Chapters 8.6 and 10.6 (zones) and Chapters 12.1 and 12.3 (district wide considerations around landscape and excavation/filling); and Chapter 15.1 (district wide considerations around traffic and access).

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

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

The proposal is to upgrade existing access and create new access to serve existing titles. There is a small amount of 'new' access to be formed within Lot 19 and General Coastal Zone. These works will have a more than minor impact on natural character values.

Objective 10.6.3.3 relates to the use of natural and physical resources. Creation and upgrading of access does not constitute a 'use' of a resource.

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

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

The works are associated with access to existing titles. This is an "appropriate" use.

Policy 10.6.4.3 has limited aspects of relevance to the works proposed within the General Coastal Zone.

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

.....

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

The proposed works primarily relate to already formed access, the exception being from Easement M onwards, to provide access to Lots 2-5. Some earthworks will be involved. This earthworks will be immediately adjacent to existing formed track and embankments for the most part, but will be new works over M-P. Visual impact, especially as seen from any public road or the coastal marine area, will be minimal.

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

It is proposed that any works be subject to the ADP and to Erosion and Sediment Control measures.

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

Consultation with local iwi is being undertaken.

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

The earthworks' location is fixed in that it is related to an access and to be within existing title boundaries. It cannot be located anywhere else. Very little, if any, indigenous vegetation will be affected by works within the General Coastal Zone.

The proposed new right of way, to generally follow existing farm track alignment, is 2.6km long and is anticipated to require approximately 9,000m³ of cut and 2,800m³ of fill. Surplus soil can be deposited within servient tenement land (same site) or on adjacent Rural Production zoned land. Objectives and Policies applying to the Rural Production Zone are themed (and repetitive).

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

The above objectives and policy are about sustainable management of resources and efficient use and development. The provision of legal and physical access to existing titles would be regarded as being consistent with both.

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

The land over which the new access is proposed to be formed is outside of any area mapped as having significant natural values. The creation of access to service existing sites does not adversely impact on amenity values. In fact, amenity can be considered to include access.

8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

Appropriate erosion and sediment control measures will be put in place to minimise off site effects.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.

8.6.3.9 To enable rural production activities to be undertaken in the zone.

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

All of the above objectives and policies are about land use incompatibility and potential reverse sensitivity effects. The creation of legal and physical access to serve existing titles is hardly incompatible to the use and development of those titles.

Chapter 12.3 (Soils and Minerals) objectives and policies, relevant to this application, are assessed below:

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.

And

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

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

12.3.4.4 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.

Objective 12.3.3.1 is aimed at consenting authorities rather than individual property owners. Notwithstanding this, compliance has been assessed against both district and regional plans. With appropriate Erosion and Sediment Control measures in place, along with re-vegetation of bare faces where practical and appropriate, I believe adverse effects can be avoided, remedied or mitigated and the life supporting capacity of soils maintained. There will be minimal impact on people and the environment.

Chapter 15.1 (Traffic, Parking and Access) objectives and policies relevant to this application, are assessed below:

15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.

And

15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.

The proposed activity, in this instance, is to provide access to a number of lots that exist, and that have physical access, but which currently do not have legal right of way, essential should ownership change hands.

The proposal is considered to offer a practical, safe and efficient means of providing for the traffic movements associated with the titles to which legal access is being provided.

6.2 Proposed District Plan Objectives and Policies

The properties over which access is to be formed, all have a Rural Production Zone under the Proposed District Plan (PDP), with a partial Coastal Environmental Overlay.

An assessment of the proposal aspect against relevant objectives and policies in the PDP's Rural Production and Coastal Environment overlay chapters follows.

Relevant Rural Production Zone Objectives

RPROZ-O3

Land use and subdivision in the Rural Production zone:

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

RPROZ-O4

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

There is no highly productive land involved. There is no productive land use activities within Lot 19. The proposed new right of way to the east is over land currently in pines / indigenous bush and pasture, and following an existing farm access alignment for the most part. I do not see any reverse sensitivity effects arising and the proposal does not compromise the use of the land for productive purposes. The proposed works will not exacerbate natural hazards, provided appropriate erosion and sediment control measures are in place during construction. The accessways form part of the existing rural environment and as such the formation/upgrading of such access will not adversely impact on rural character and amenity.

Relevant Policies

RPROZP3

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

No new 'sensitive' activity is proposed.

RPROZP4

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

- a. a predominance of primary production activities;*
 - b. low density development with generally low site coverage of buildings or structures;*
 - c. typical adverse effects such as odour, noise and dust associated with a rural working environment;*
- and*

d. a diverse range of rural environments, rural character and amenity values throughout the District.

The site is rural. Access roads and tracks are a common feature within the rural environment. The proposal does not involve any intensification of density of development and does not involve any buildings or structures. There may be temporary effects related to noise and dust generation during construction, but these will be of short duration.

RPROZP5

Avoid land use that:

- a. is incompatible with the purpose, character and amenity of the Rural Production zone;
- b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;
- c. would result in the loss of productive capacity of highly productive land;
- d. would exacerbate natural hazards; and
- e. cannot provide appropriate on-site infrastructure.

The proposal is for the creation and legalisation of access as opposed to a land use activity such as a house, or commercial enterprise. Access is a 'functional' need within the zone. The proposal does not result in the loss of productive capacity of highly productive land because there isn't any. The proposed works will not exacerbate natural hazards.

RPROZP7

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

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

No resource consent is required under the PDP and the above policy is therefore of limited relevance. Not many of clauses (a) through (j) have any relevance to the proposal. The final three clauses are, however, relevant. The proposed access standards are considered adequate to service the number and location of properties it is designed to provide legal

and physical access to (part (h)). Consultation with iwi is being / has been undertaken given the location of the application sites and proximity of archaeological sites associated with historic Maori settlement (parts (i) and (j)).

Relevant Coastal Environment Objectives and Policies:

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

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

- a. *preserves the characteristics and qualities of the natural character of the coastal environment;*
- b. *is consistent with the surrounding land use;*
- c. *does not result in urban sprawl occurring outside of urban zones;*
- d. *promotes restoration and enhancement of the natural character of the coastal environment;*
and
- e. *recognises tangata whenua needs for ancestral use of whenua Māori.*

I do not believe the provision of access, either within an existing access title (Lot 19) or over an existing farm access alignment, adversely impacts on the characteristics and qualities of the natural character of the coastal environment. There are numerous existing titles along the coastal fringe, and this proposal is to provide for access to existing titles. Consultation with local iwi is being / has been undertaken.

Only some policies applying to the coastal environment have relevance to the application site and proposal. Policy CE-P1 is not relevant to a specific development within a specific site. Policies CE-P2 and P3 refer to outstanding natural character and outstanding landscape areas, and the areas proposed for works are not mapped as either. Policy CE-P5 applies to urban zones, which the application site is not. Policy CE-P6 relates to enabling farming activities and for the reasons outlined earlier, is not considered a relevant policy to this development. Policy CE-P7 refers to Maori Purpose and Treaty Settlement land only and is not relevant to this proposed development. Policy CE-P9 refers to areas of outstanding natural character value of which there are none in the area proposed for works.

CE-P4 *Preserve the visual qualities, character and integrity of the coastal environment by:*

- a. *consolidating land use and subdivision around existing urban centres and rural settlements;*
and
- b. *avoiding sprawl or sporadic patterns of development.*

The proposed works in effect consolidate access to existing titles. The area is not urban and there is no nearby urban settlement.

CE-P8 *Encourage the restoration and enhancement of the natural character of the coastal environment.*

The works will not have significant effects and I do not believe there is any requirement to restore or enhance the natural character of the coastal environment.

CE-P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. the presence or absence of buildings, structures or infrastructure;
- b. the temporary or permanent nature of any adverse effects;
- c. the location, scale and design of any proposed development;
- d. any means of integrating the building, structure or activity;
- e. the ability of the environment to absorb change;
- f. the need for and location of earthworks or vegetation clearance;
- g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;
- h. any viable alternative locations for the activity or development;
- i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;
- j. the likelihood of the activity exacerbating natural hazards;
- k. the opportunity to enhance public access and recreation;
- l. the ability to improve the overall quality of coastal waters; and
- m. any positive contribution the development has on the characteristics and qualities.

The activity does not require any resource consent under the PDP because of its location within the coastal environment. Notwithstanding that, the proposal has taken into account any relevant matters above.

6.3 Part 2 Matters

5 Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal is considered to provide for the sustainable management of natural and physical resources.

6 Matters of national importance

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

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

I consider the proposal to be an appropriate use of land. The natural character of the coastal environment is not adversely affected by the provision of legal access. No additional titles or development is proposed as part of these works. No works are being carried out in wetlands, nor near lakes or rivers. The works are 'appropriate' in that they provide access. Effects on areas of outstanding natural landscapes or features will be mitigated such that they are less than minor. No areas of significant indigenous vegetation will be destroyed. Nothing in the application triggers any need for public access. Consultation is being undertaken with local iwi. There is no works proposed that will create a significant risk from natural hazards.

7 Other matters

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

- (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.

Consultation is being undertaken with local iwi. The proposed works will ensure the ongoing maintenance and enhancement of amenity values and the overall quality of the environment, and respects the intrinsic values of ecosystems.

8 Treaty of Waitangi

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

The principles of the Treaty of Waitangi have been considered and it is believed that this proposal does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

6.4 NZ Coastal Policy Statement

The NZ Coastal Policy Statement (NZCPS) has relevance to this proposal due to part of the properties being within the coastal environment. However, the proposal does not create additional lots or development. It simply provides physical and legal access to existing sites. No works are proposed in areas subject to coastal flooding. I consider the proposal to be consistent with the NZ Coastal Policy Statement's objectives and policies.

6.5 National Policy Statements and Environmental Standards

I have not identified any national policy statements that need be considered in regard to this proposal.

6.6 Regional Policy Statement for Northland

In preparing this application, the Regional Policy Statement for Northland has been considered. The proposal is for access only, and no other land use. I do not consider the proposed works to be contrary to any of the objectives and policies of the Regional Policy Statement.

6.7 Regional Plan

As identified in the AEE earlier in this report, earthworks will be required over land that is mapped as "erosion prone" (reference: Regional Plan for Northland). This imposes a more restrictive regime in terms of m² area of exposed earth permitted at any one time. **Table 15 – Permitted activity earthworks threshold, in C.8.3.1.1 Earthworks permitted activity** sets a limit of 2,500m² of exposed earth at any time. Consent is therefore required from the Regional Council. This is being applied for separately.

None of the proposed access works is being carried out in the Zone 0 (current) coastal flood hazard zone, or the Zone 1 (50 years) area. As such there are no specific or more stringent restrictions on m² or m³ earthworks applying due to coastal flood zones.

A very small portion of Lot 19's access, where it loops away from the beach to go up and around the tributary stream, is mapped as being potentially susceptible to a 10 year river flood event (high risk). The Regional Plan restricts permitted earthworks within such an area to 50m³ within any 12 month period. However, this portion of the accessway serves very few lots and I believe no upgrading works will be required at all over the section that lies within the potential river flood zone.

7.0 s95A-E ASSESSMENT

7.1 S95A Public Notification Assessment & S95D Level of Adverse Effects

Public notification is neither mandatory nor precluded. Effects on the environment are no more than minor and public notification is not required.

7.2 S95B Limited Notification Assessment & S95E Affected Persons

I have not identified any affected persons to whom limited notification need be given. Local iwi who have expressed an interest in the area within which works will be carried out, are being consulted. The proposal does not intensify development, i.e. no additional titles are created and no above ground built environment is proposed. No pre lodgement consultation is required with Heritage NZ or Department of Conservation.

8.0 CONCLUSION

The proposal is related to the provision of legal and physical access to a number of existing titles. It does not create any additional titles or any increased development rights. Effects on the wider environment are no more than minor. The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans, the NZ Coastal Policy Statement, and the Regional Policy Statement, as well as Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and local iwi have been / are being consulted in regard to soil disturbance that will result from the proposed works and the potential impact on cultural values. No other persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to this proposal, subject to conditions.



Lynley Newport
Senior Planner
Thomson Survey Ltd

Date 25th August 2025

9.0 APPENDICES

Appendix 1	Rights of Way Plan(s) and Schedule
Appendix 2	Cross sections and calculations
Appendix 3	2250469-RMASUB
Appendix 4	NZAA Map Excerpt and Site Records
Appendix 5	Location Map
Appendix 6	Records of Title and Relevant Instruments
Appendix 7	Record of Consultation

Appendix 2

Cross sections and calculations

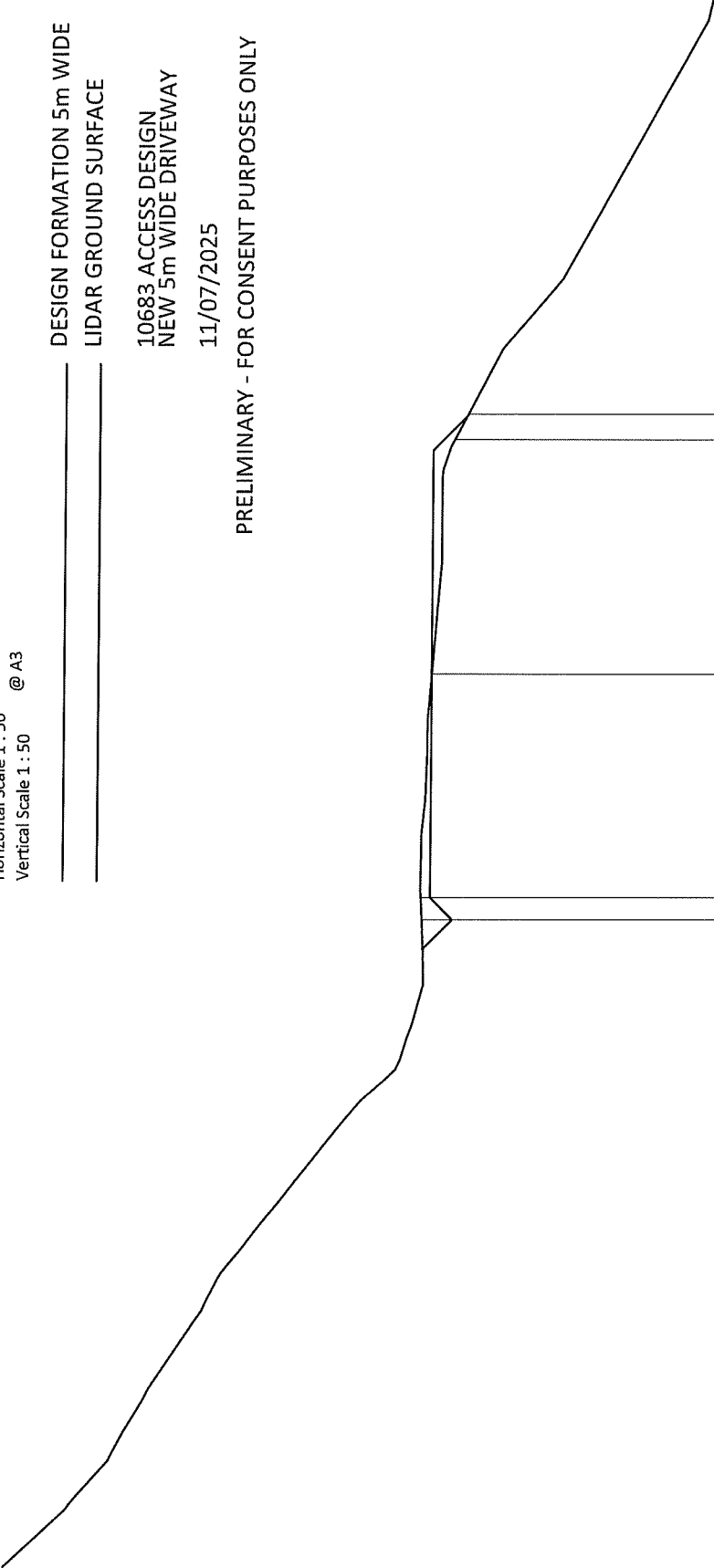
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Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 166.50

Offset					
LIDAR 5m cross sections - Elevation					
CS FROM TEMPLATE B - Cut					
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

50.00

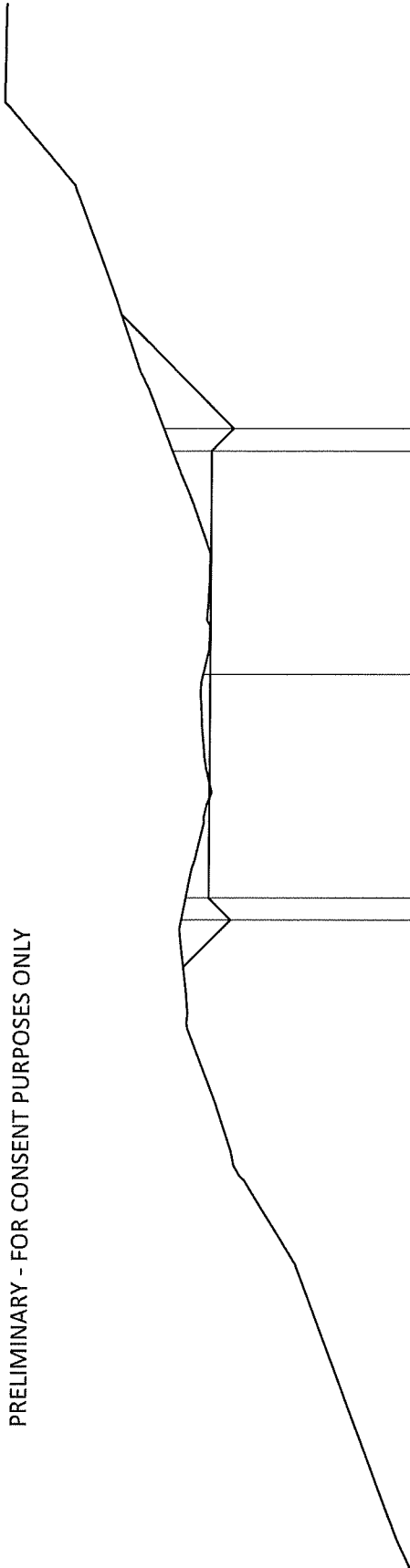
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 164.50

Offset					
LIDAR 5m cross sections - Elevation	168.23	168.18	0.00	168.37	168.47
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CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

100.00

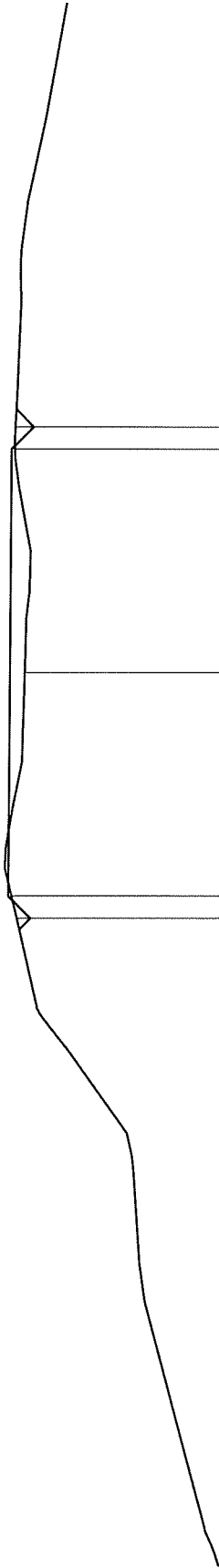
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 156.50

Offset					
LIDAR 5m cross sections - Elevation	160.29	2.50	160.30	0.00	160.17
CS FROM TEMPLATE B - Cut	0.21				
CS FROM TEMPLATE B - Fill	0.04				
CS FROM TEMPLATE B - Elevation					

150.00

Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY

Datum : 154.50

Offset					
LIDAR 5m cross sections - Elevation					
CS FROM TEMPLATE B - Cut					
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

200.00

Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY

Datum : 162.50

Offset					
LIDAR 5m cross sections - Elevation		2.75	2.50	1.03	1.47
CS FROM TEMPLATE 8 - Cue		168.73	168.75	169.64	169.83
CS FROM TEMPLATE 8 - Fill		0.39	0.12	168.75	168.75
CS FROM TEMPLATE 8 - Elevation		-2.75	-2.50	0.00	2.75

250.00

Horizontal Scale 1 : 50
Vertical Scale 1 : 50

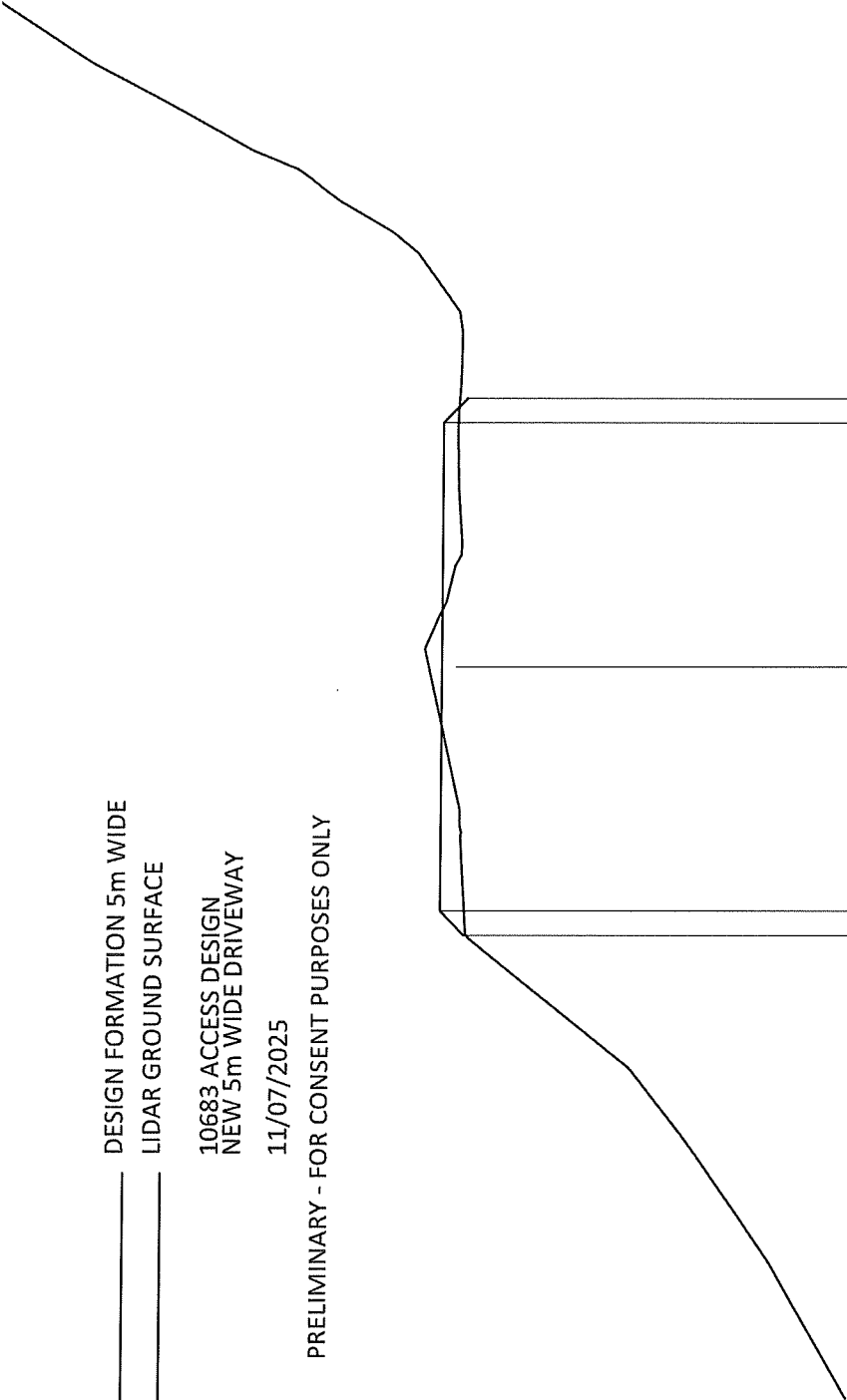
@ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 165.50

Offset				
LIDAR 5m cross sections - Elevation	-2.75	-2.50	0.00	
CS FROM TEMPLATE B - Cut			170.86	
CS FROM TEMPLATE B - Fill				
CS FROM TEMPLATE B - Elevation				

300.00

350.00

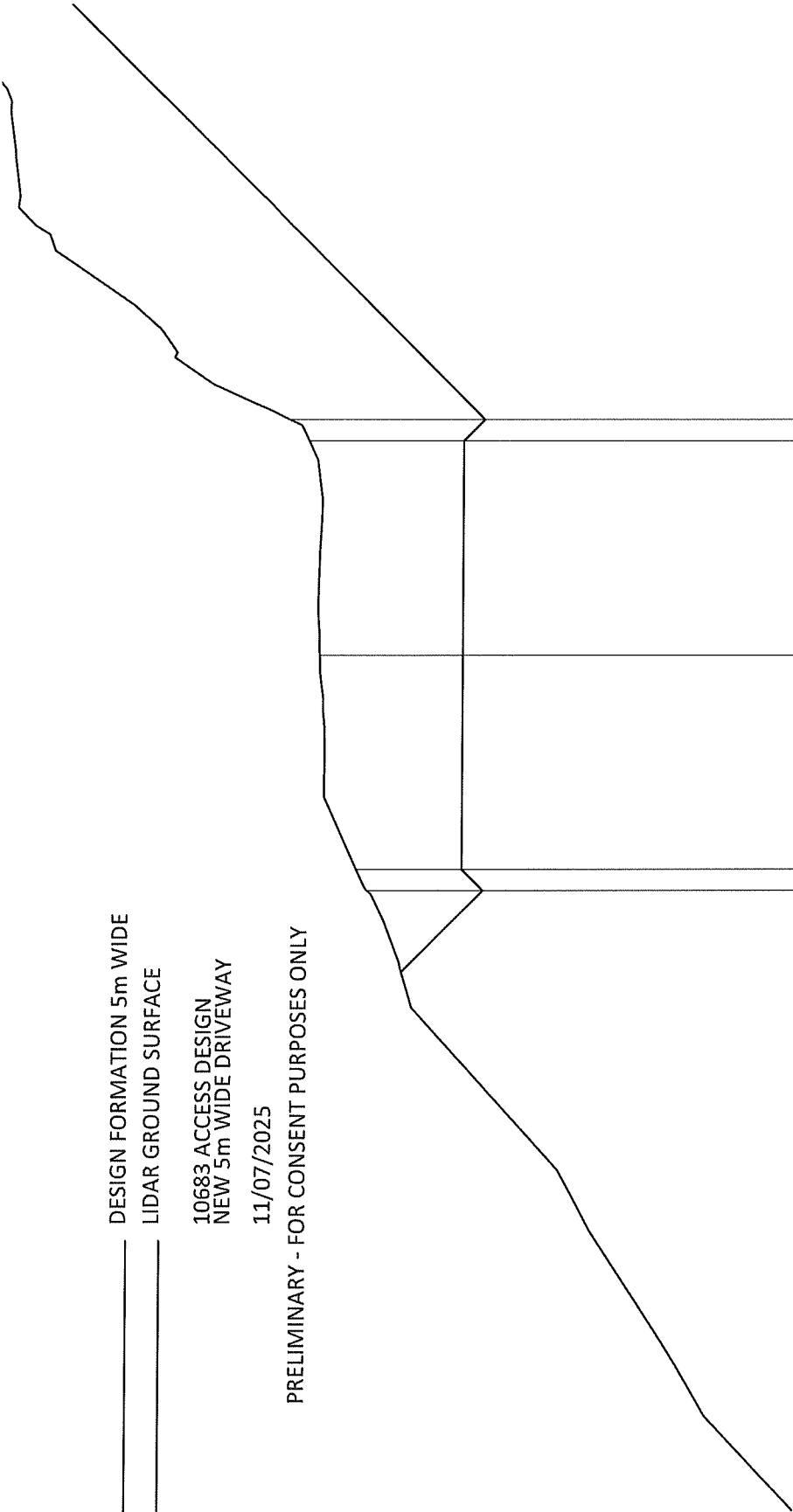
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 169.50

Offset					
LIDAR 5m cross sections - Elevation					
	2.75	2.50	176.36	176.14	1.81
CS FROM TEMPLATE B - Cut					2.28
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

400.00

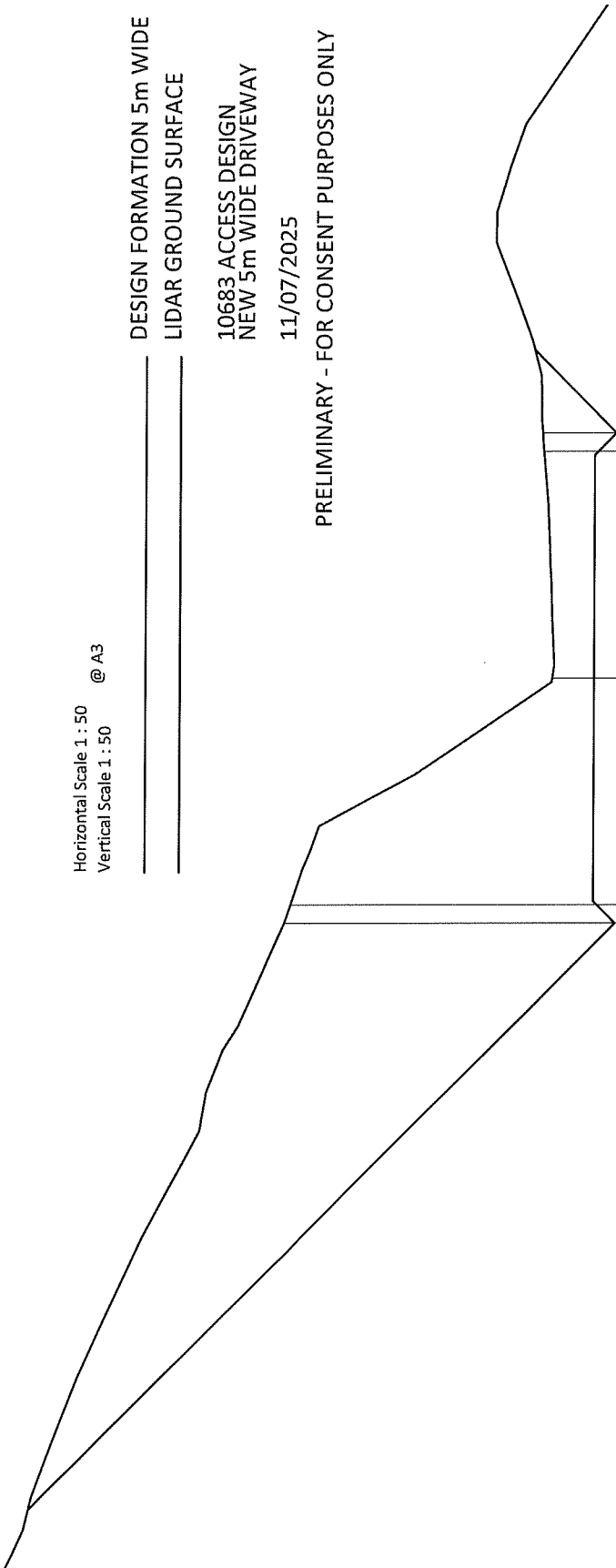
Horizontal Scale 1 : 50 @ A3
Vertical Scale 1 : 50

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

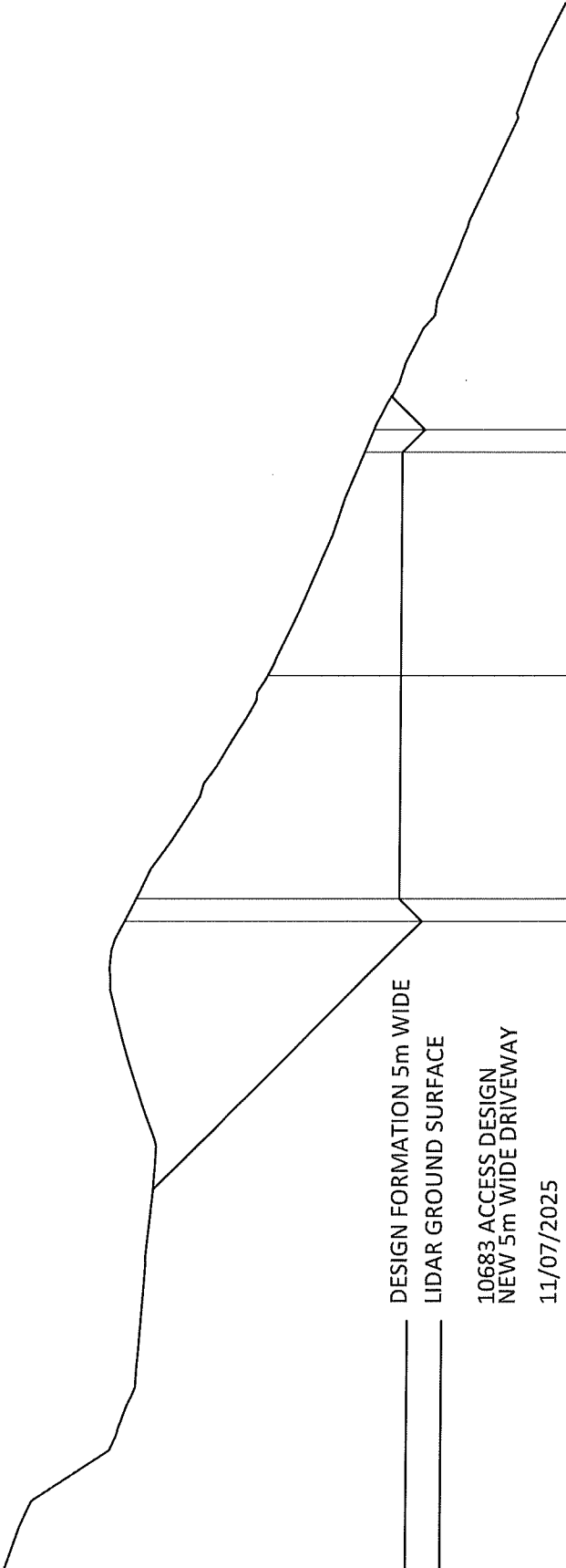
PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 173.50

Offset					
LIDAR 5m cross sections - Elevation	180.23	-2.75	180.16	-2.54	0.00
CS FROM TEMPLATE B - Cut	3.74	3.46	177.21	177.32	177.33
CS FROM TEMPLATE B - Fill				0.61	0.84
CS FROM TEMPLATE B - Elevation					

500.00



Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

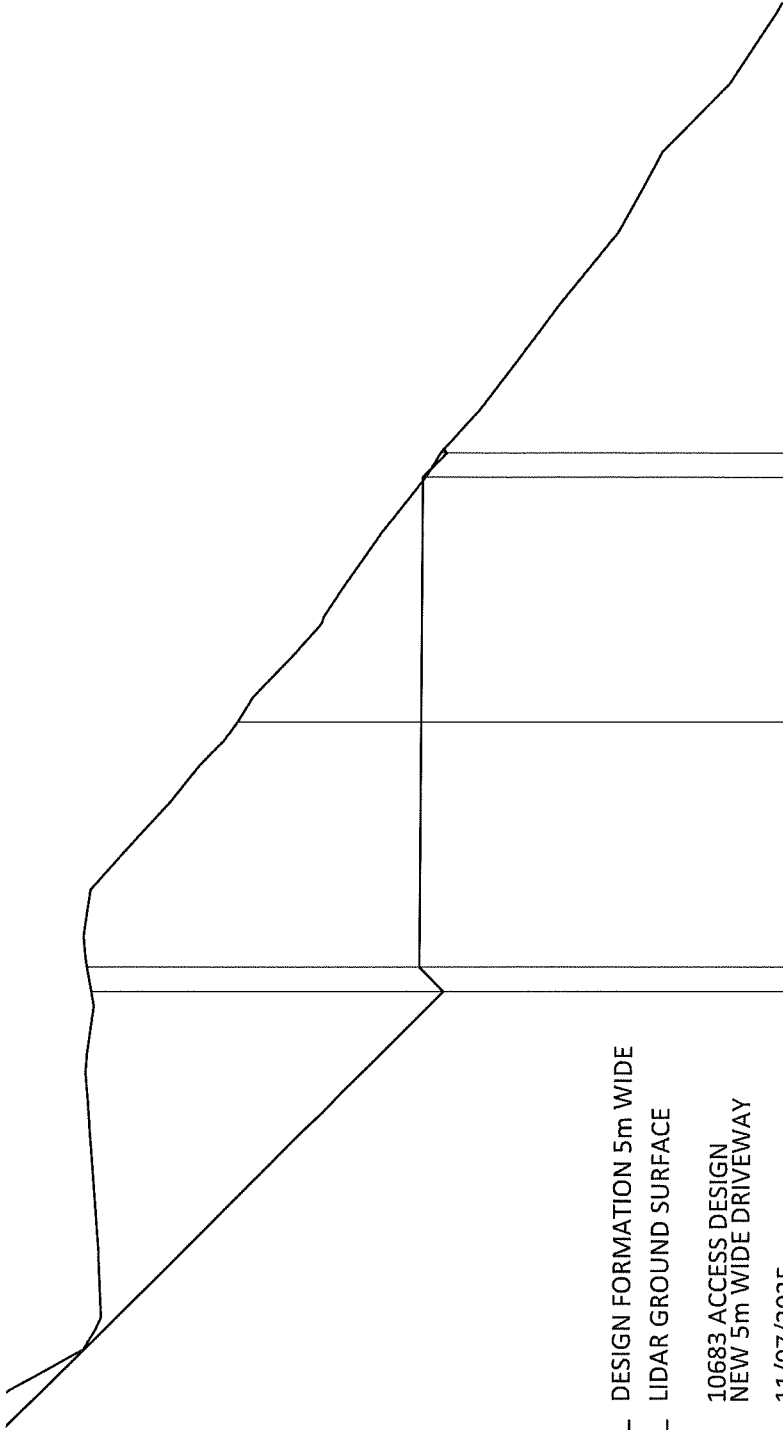
11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY

Datum : 171.50

Offset				
LIDAR 5m cross sections - Elevation	176.01	176.11	177.20	178.65
CS FROM TEMPLATE B - Cut	0.57	0.42		2.96
CS FROM TEMPLATE B - Fill				3.94
CS FROM TEMPLATE B - Elevation	2.75	2.50	0.00	-2.75

550.00



Horizontal Scale 1 : 50
Vertical Scale 1 : 50
@ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

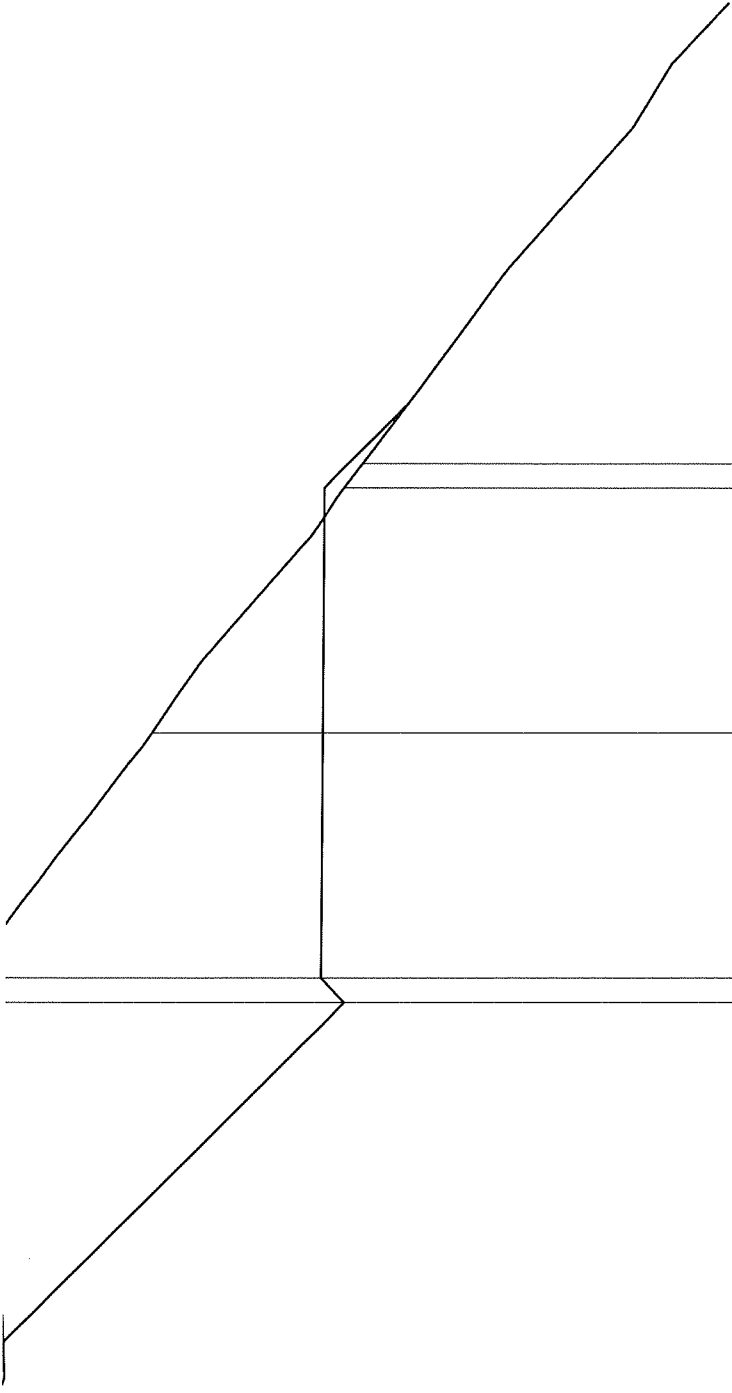
11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY

Datum : 159.50

Offset					
LIDAR 5m cross sections - Elevation	169.24	169.28	167.75	165.85	165.69
CS FROM TEMPLATE B - Cut	3.61	3.40			0.06
CS FROM TEMPLATE B - Fill				0.03	
CS FROM TEMPLATE B - Elevation					

600.00



Horizontal Scale 1 : 50 @ A3
Vertical Scale 1 : 50

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY

Datum : 148.50

Offset				
LIDAR 5m cross sections - Elevation	159.41	159.36	157.66	155.70
CS FROM TEMPLATE B - Cut	3.75	3.45		
CS FROM TEMPLATE B - Fill				
CS FROM TEMPLATE B - Elevation				

650.00

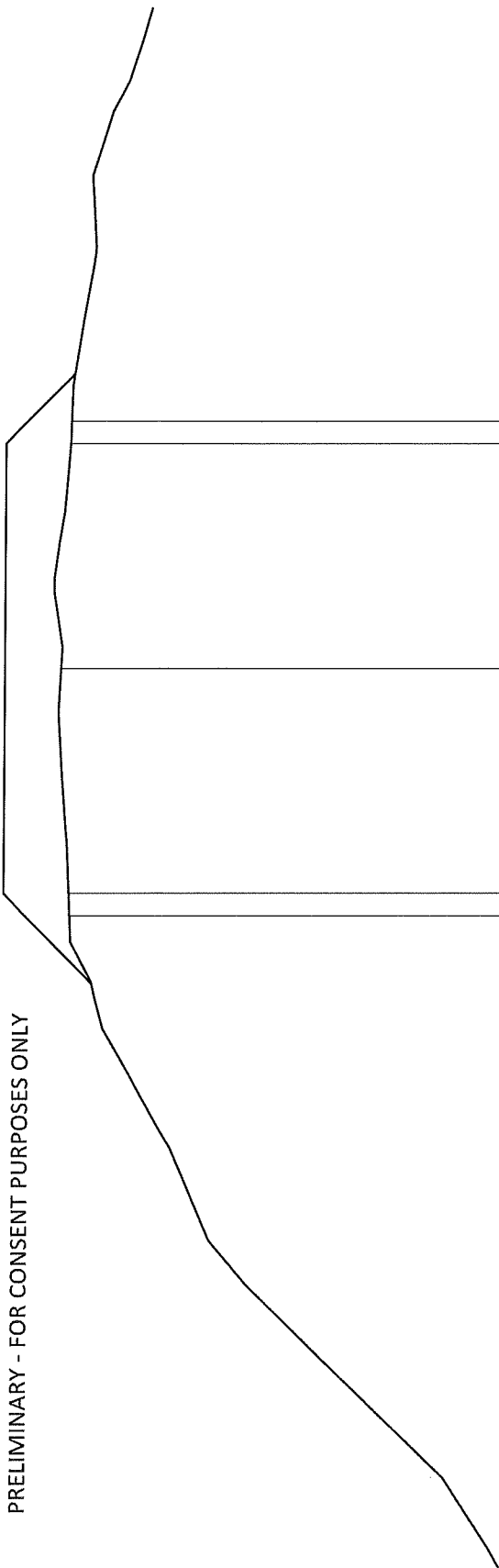
Horizontal Scale 1 : 50 @ A3
Vertical Scale 1 : 50

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 139.50

Offset					
LIDAR 5m cross sections - Elevation	145.37	145.38	145.47	145.37	145.37
CS FROM TEMPLATE B - Cur	0.73	0.73	0.74	0.74	0.73
CS FROM TEMPLATE B - Fill	0.49	0.49	0.50	0.50	0.49
CS FROM TEMPLATE B - Elevation	2.75	2.50	0.00	-2.50	-2.75

700.00

750.00

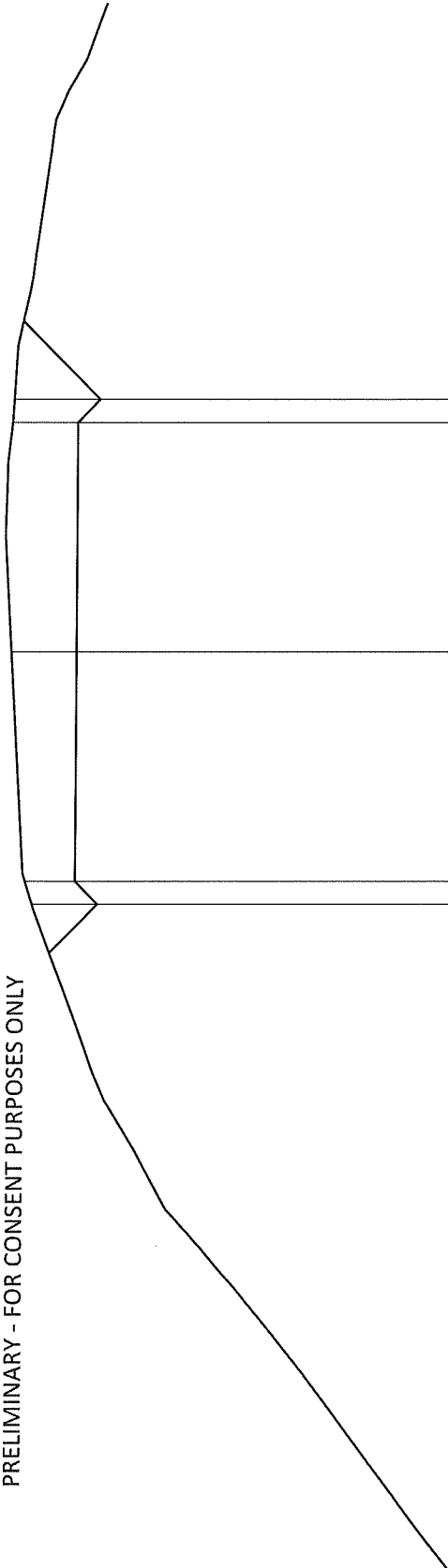
Horizontal Scale 1 : 50 @ A3
Vertical Scale 1 : 50

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 134.50

Offset					
LIDAR 5m cross sections - Elevation	2.50	140.64	2.75	140.63	0.95
CS FROM TEMPLATE B - Cut	0.72	140.64	0.55	140.48	0.72
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

800.00

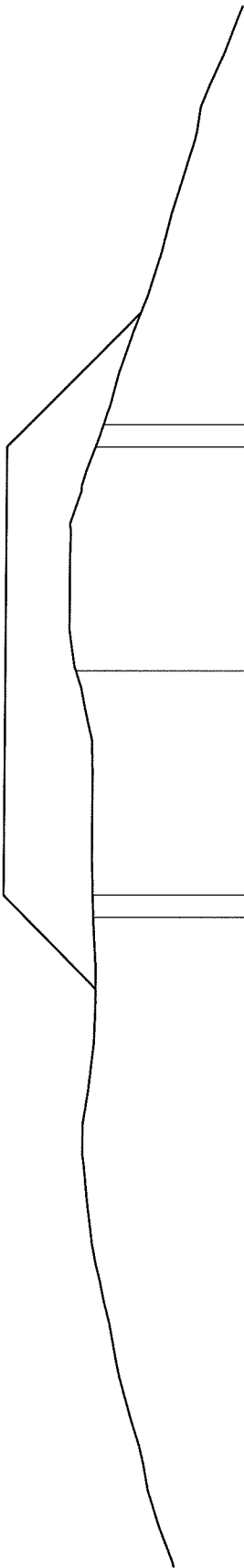
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 138.50

Offset					
LIDAR 5m cross sections - Elevation					
CS FROM TEMPLATE B - Cur					
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

900.00

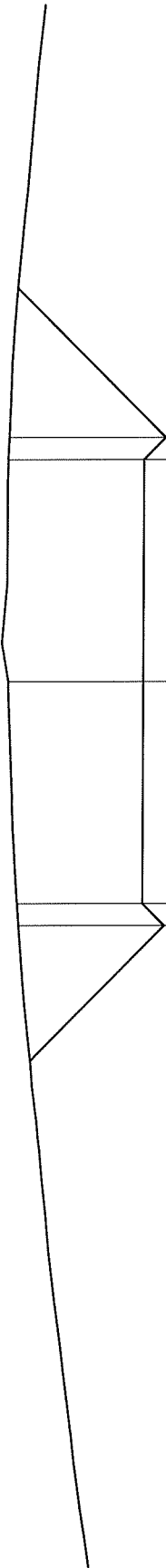
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 134.50

Offset							
LIDAR 5m cross sections - Elevation							
CS FROM TEMPLATE B - Cut							
CS FROM TEMPLATE B - Fill							
CS FROM TEMPLATE B - Elevation							

950.00

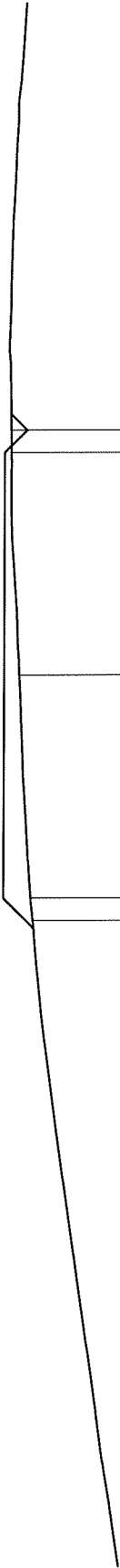
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 124.50

Offset					
LIDAR 5m cross sections - Elevation					
CS FROM TEMPLATE B - Cut					
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

1000.00

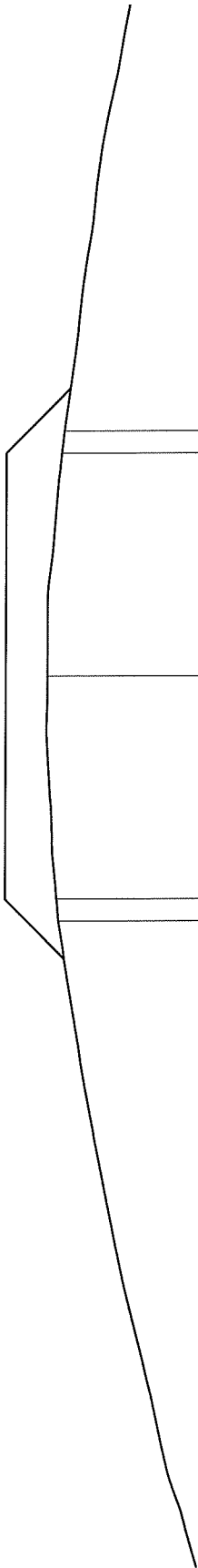
Horizontal Scale 1 : 50 @ A3
Vertical Scale 1 : 50

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 114.50

Offset					
LIDAR 5m cross sections - Elevation					
CS FROM TEMPLATE B - Cut					
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

1050.00

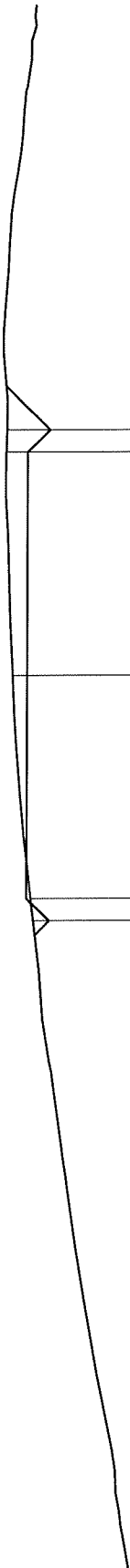
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 108.50

Offset					
LIDAR 5m cross sections - Elevation					
	110.43	-2.75	110.46	-2.50	0.00
CS FROM TEMPLATE B - Cut	0.17				
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

1100.00

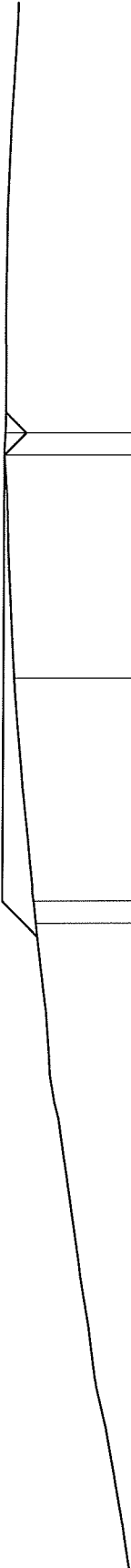
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 99.50

Offset				
LIDAR 5m cross sections - Elevation	-2.75	-2.50	0.00	2.50
	102.05	102.08	102.31	102.44
CS FROM TEMPLATE B - Cut				
CS FROM TEMPLATE B - Fill				
CS FROM TEMPLATE B - Elevation	0.13	0.36		0.00

1150.00

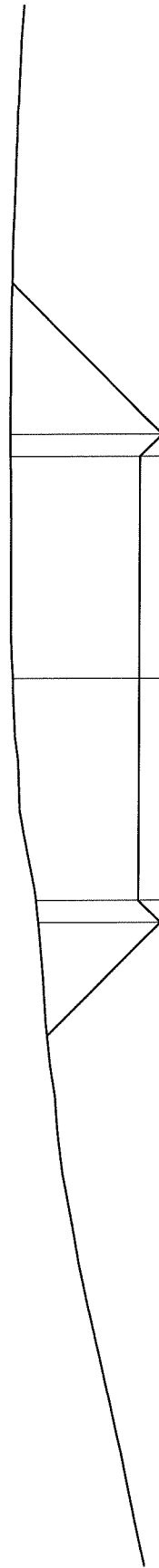
Horizontal Scale 1 : 50 @ A3
Vertical Scale 1 : 50

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 91.50

Offset					
LIDAR 5m cross sections - Elevation					
CS FROM TEMPLATE B - Cut					
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

1200.00

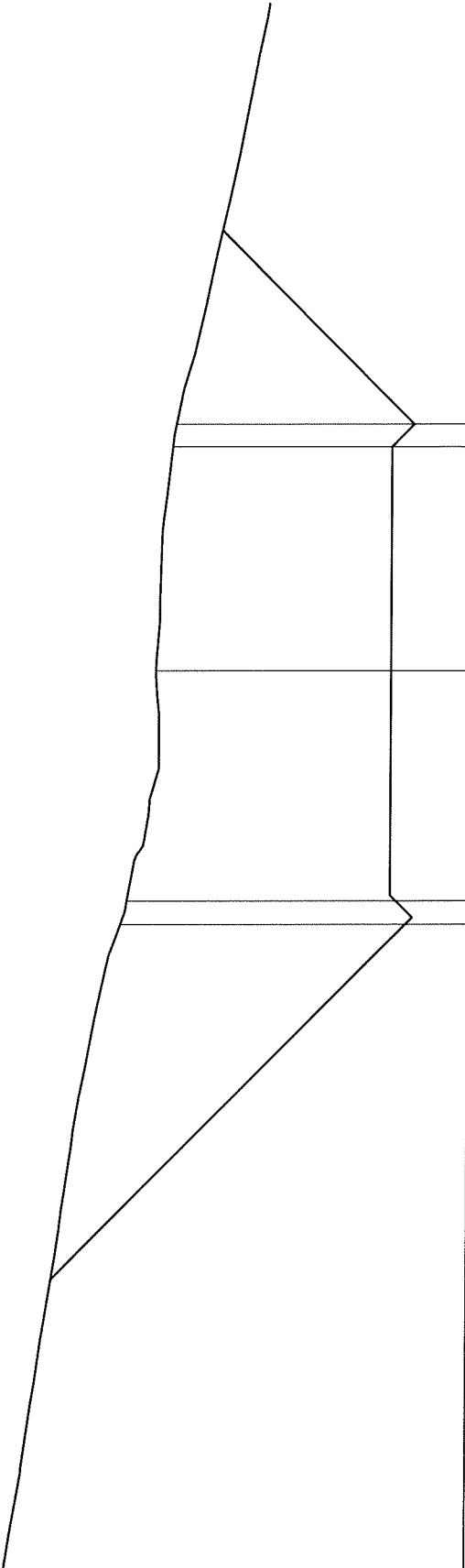
Horizontal Scale 1 : 50 @ A3
Vertical Scale 1 : 50

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 82.50

Offset					
LIDAR 5m cross sections - Elevation		2.50	2.75		
CS FROM TEMPLATE B - Cut		85.82	85.78		
CS FROM TEMPLATE B - Fill		2.45	2.66		
CS FROM TEMPLATE B - Elevation					

1250.00

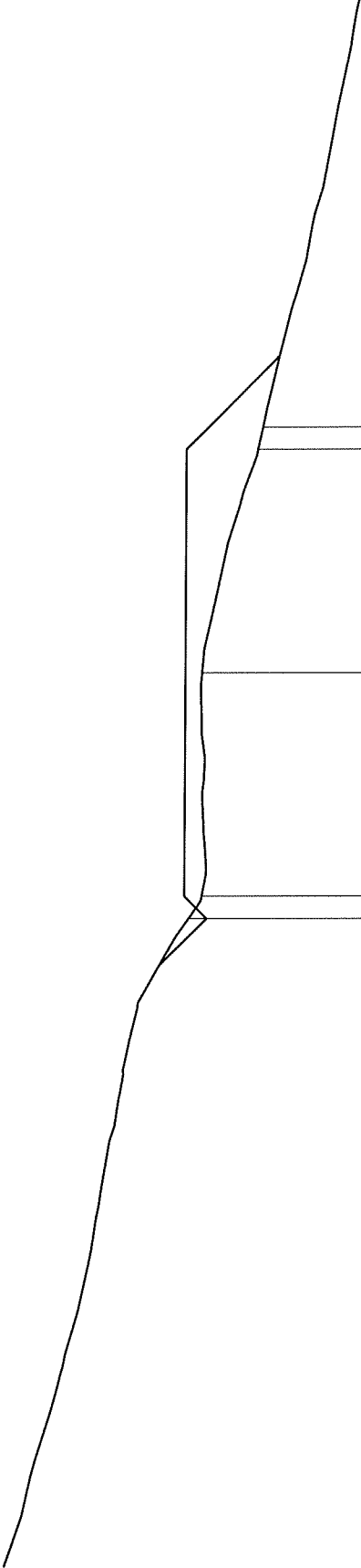
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 70.50

Offset					
LIDAR 5m cross sections - Elevation	-2.75	73.21	0.00	2.50	2.75
CS FROM TEMPLATE B - Cut	0.20	73.35	73.21	72.59	72.54
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

1300.00

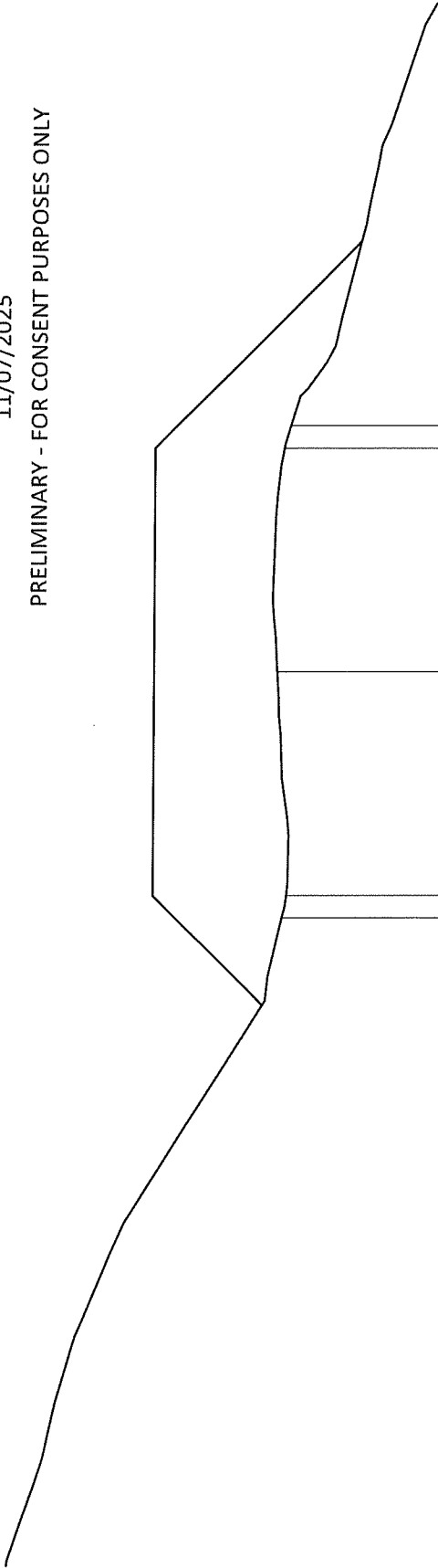
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 68.50

Offset					
LIDAR 5m cross sections - Elevation					
	72.82	-2.75	72.78	-2.50	
CS FROM TEMPLATE B - Cut			72.89	0.00	
	72.82		72.82	2.50	72.75
CS FROM TEMPLATE B - Fill					
	1.20				1.45
CS FROM TEMPLATE B - Elevation					
					1.27

1350.00

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

11/07/2025

[illegible]

1400.00

1450.00

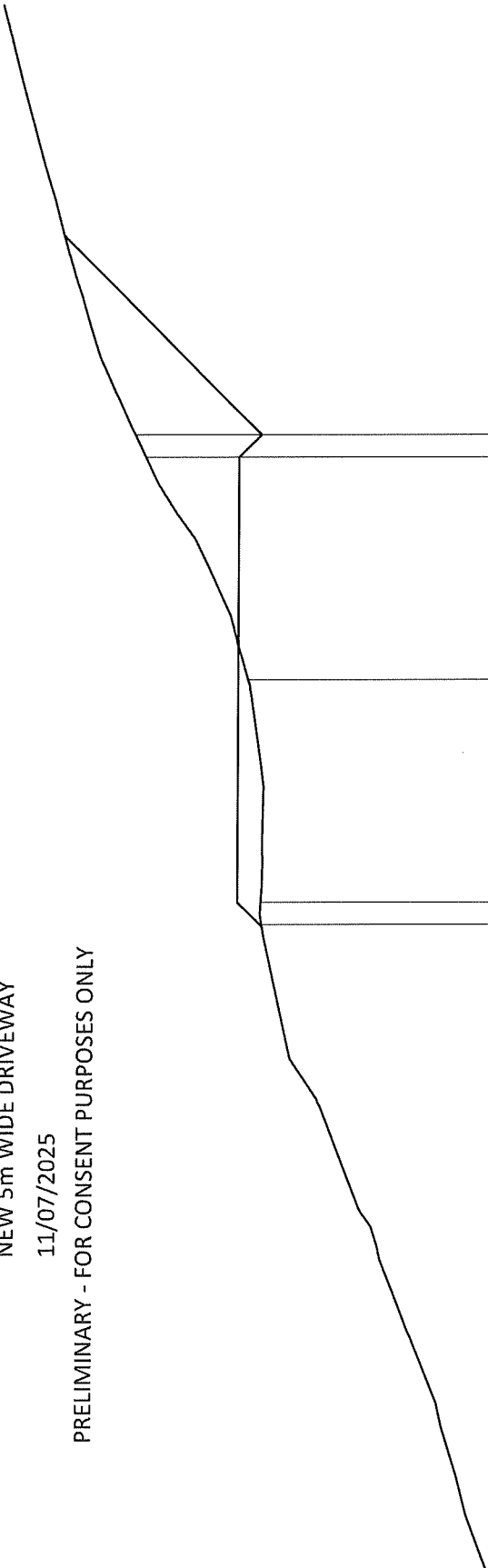
Horizontal Scale 1 : 50 @ A3
Vertical Scale 1 : 50

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 100.50

Offset					
LIDAR 5m cross sections - Elevation	104.03	-2.75	104.04	-2.50	0.00
CS FROM TEMPLATE B - Cut	1.06	105.36	2.50	1.43	105.48
CS FROM TEMPLATE B - Fill	0.26				
CS FROM TEMPLATE B - Elevation	0.02				

1500.00

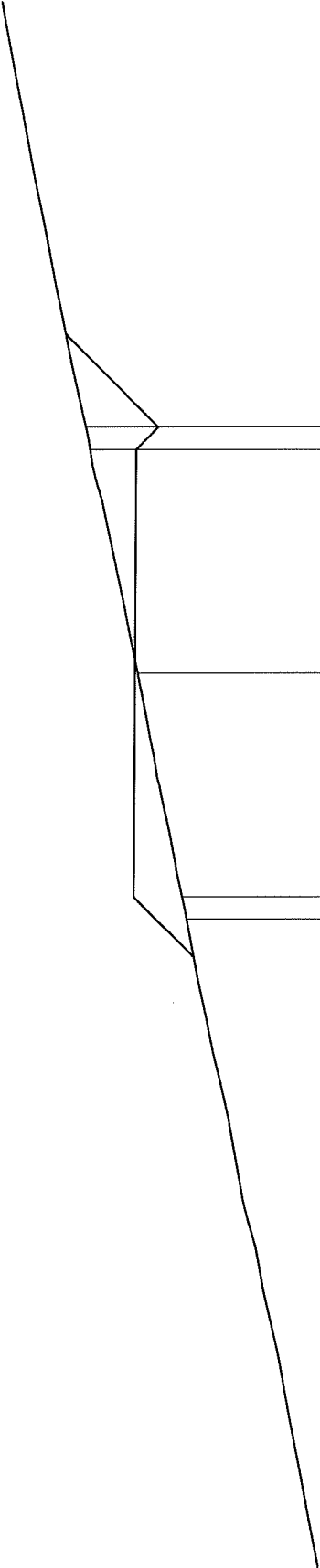
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 109.50

Offset					
LIDAR 5m cross sections - Elevation					
	112.16	-2.75	0.00	112.21	2.50
CS FROM TEMPLATE B - Cut					
	0.54			0.51	
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

1550.00

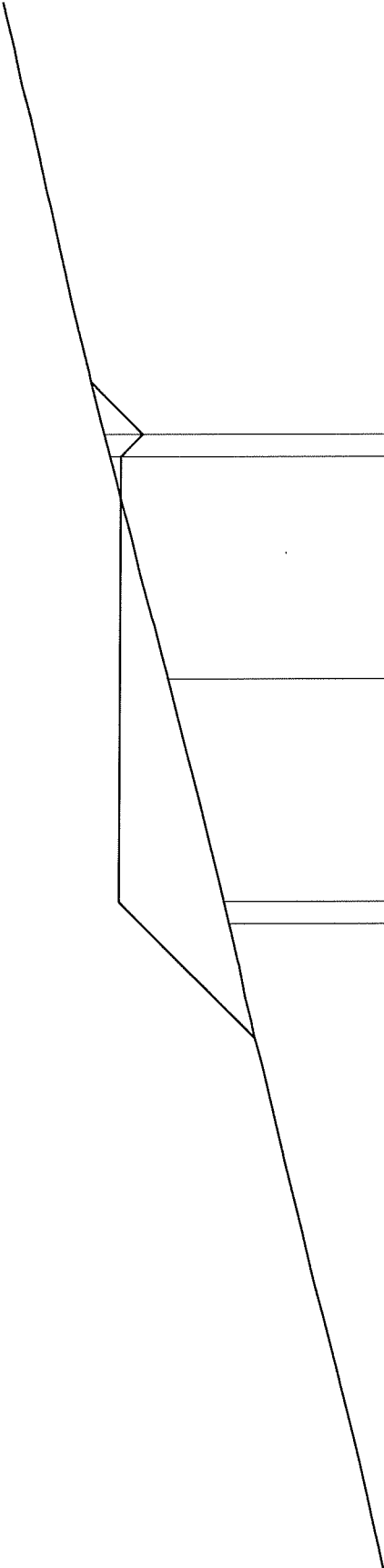
Horizontal Scale 1 : 50 @ A3
Vertical Scale 1 : 50

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 115.50

Offset					
LIDAR 5m cross sections- Elevation					
CS FROM TEMPLATE B - Cut					
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

1600.00

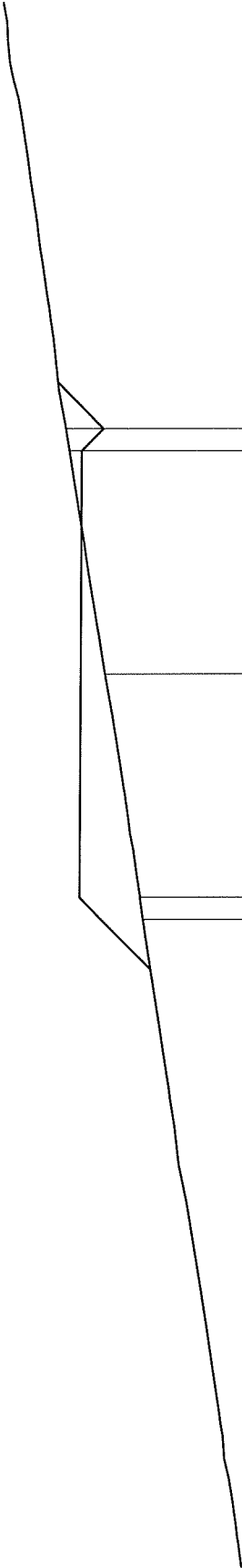
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 129.50

Offset					
LIDAR 5m cross sections - Elevation					
CS FROM TEMPLATE B - Cut					
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

1700.00

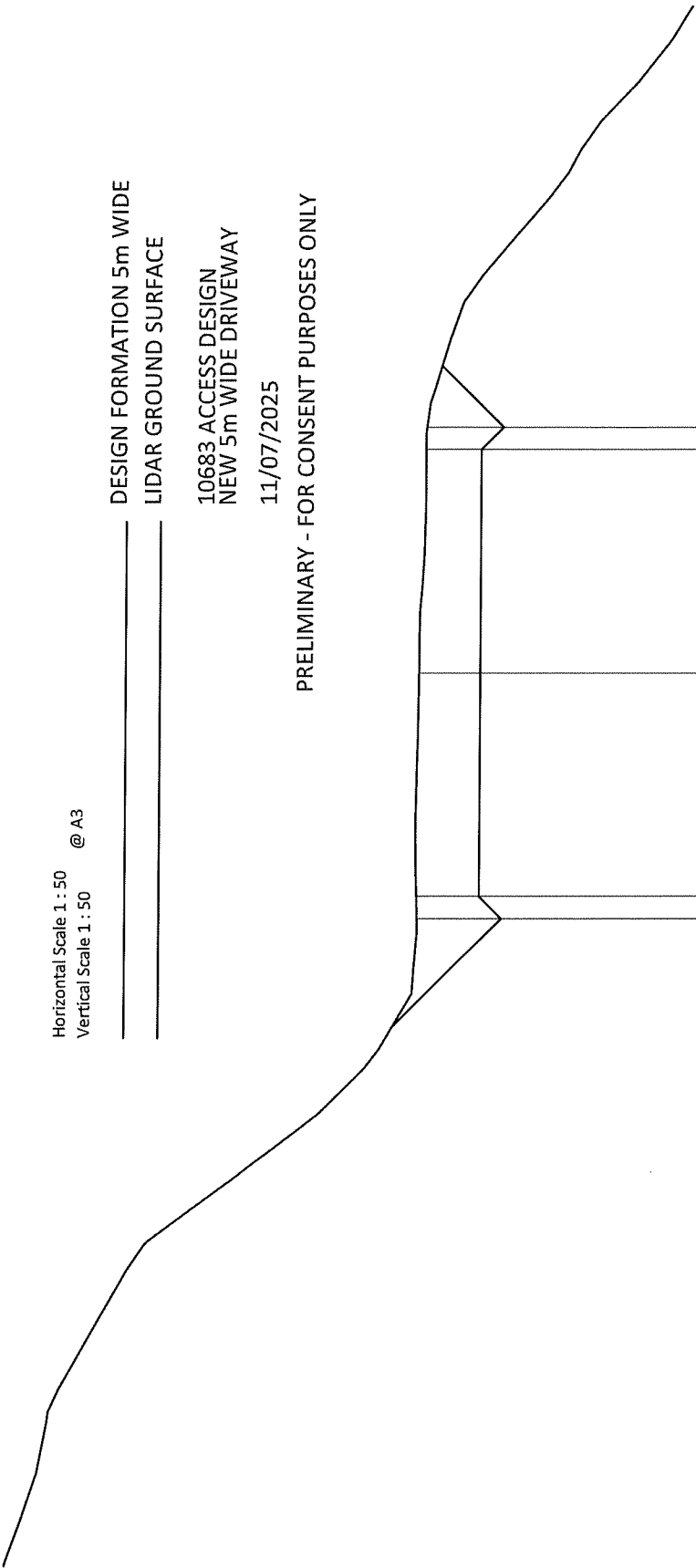
Horizontal Scale 1 : 50 @ A3
Vertical Scale 1 : 50

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 130.50

Offset					
LIDAR 5m cross sections - Elevation					
CS FROM TEMPLATE B - Cut					
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

1800.00

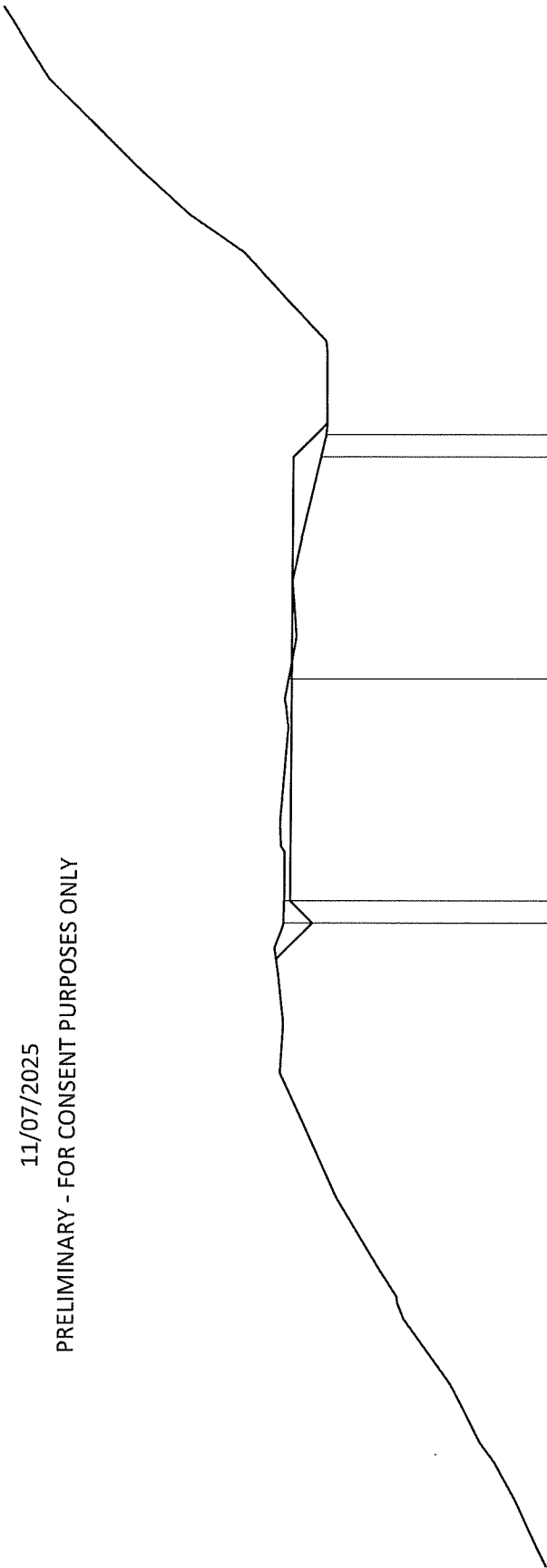
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 119.50

Offset					
LIDAR 5m cross sections - Elevation	-2.75	123.25	0.00	2.50	2.75
CS FROM TEMPLATE B - Cur	0.92	123.25	123.21	122.87	122.81
CS FROM TEMPLATE B - Fill				0.31	0.12
CS FROM TEMPLATE B - Elevation					

1900.00

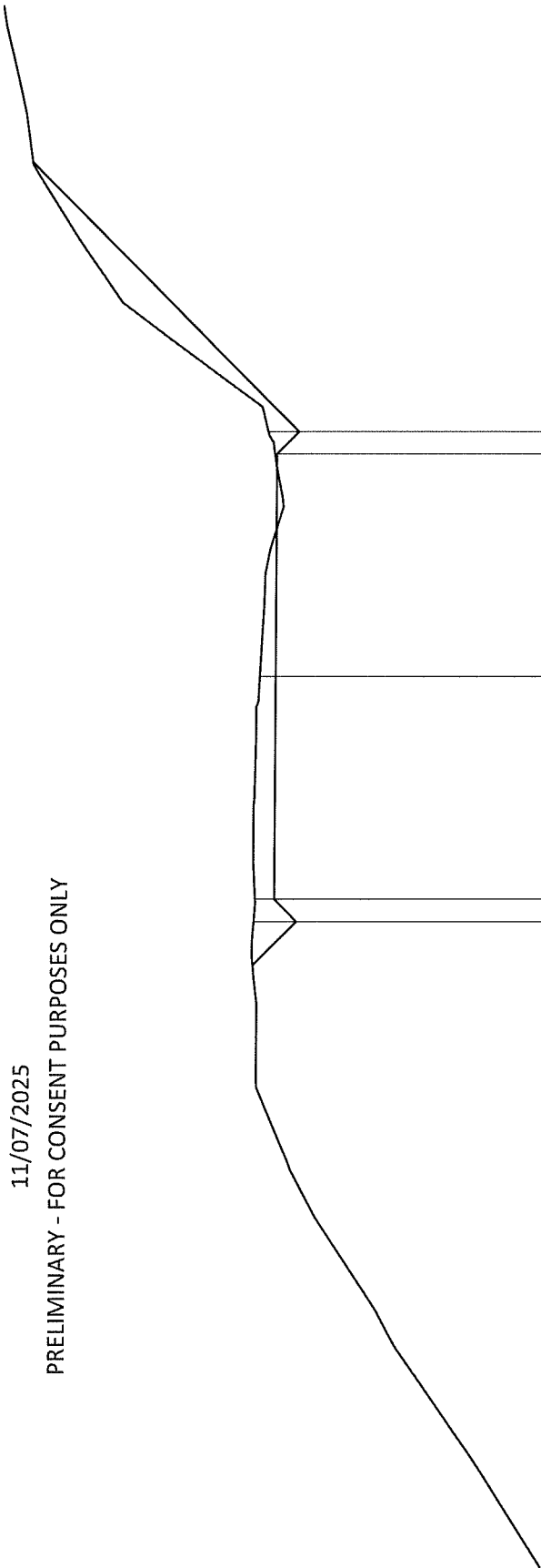
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 105.50

Offset				
LIDAR 5m cross sections - Elevation				
	109.48	109.46	109.43	109.34
CS FROM TEMPLATE B - Cut	0.48	0.21	0.02	0.34
CS FROM TEMPLATE B - Fill				
CS FROM TEMPLATE B - Elevation				

2000.00

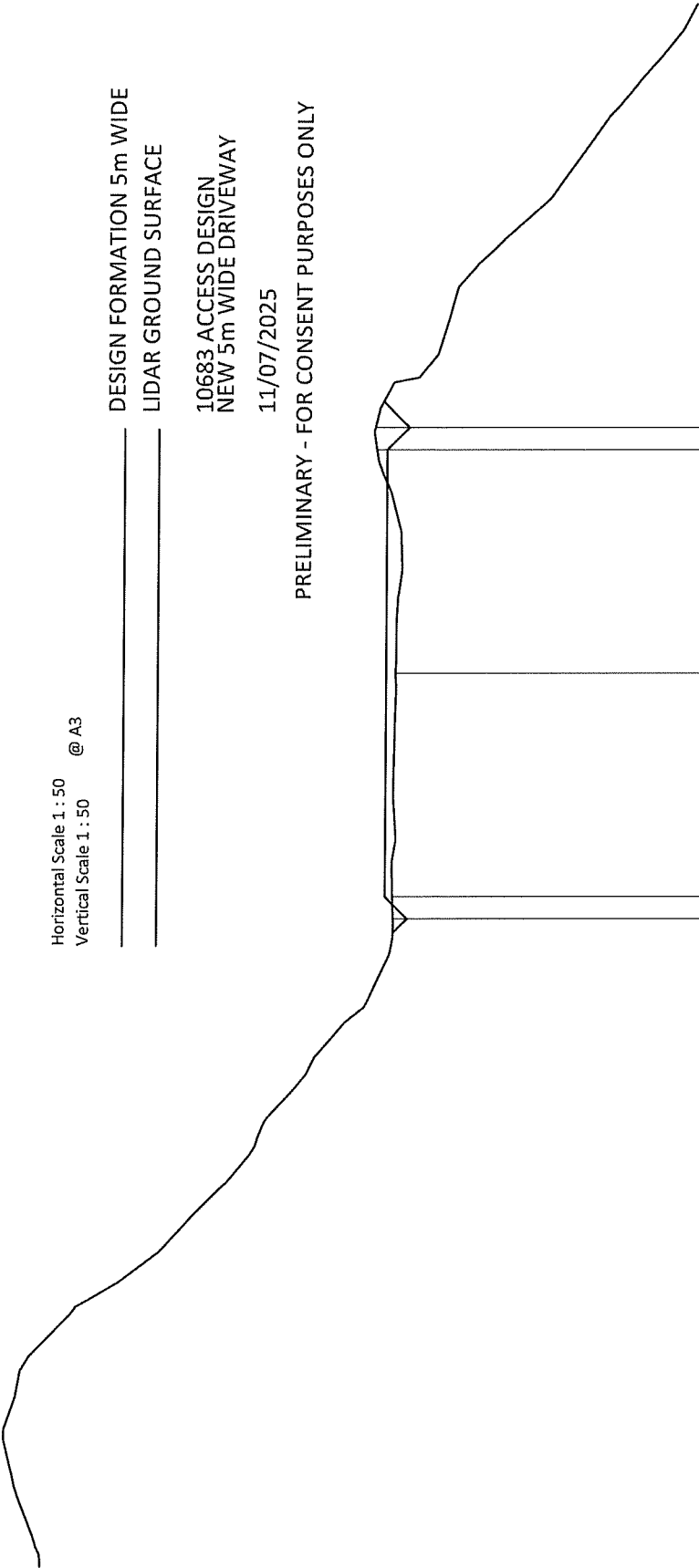
Horizontal Scale 1 : 50 @ A3
Vertical Scale 1 : 50

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 97.50

Offset					
LIDAR 5m cross sections - Elevation					
		2.75	103.96	2.50	103.98
CS FROM TEMPLATE B - Cut					0.15
CS FROM TEMPLATE B - Fill					0.08
CS FROM TEMPLATE B - Elevation					

2100.00

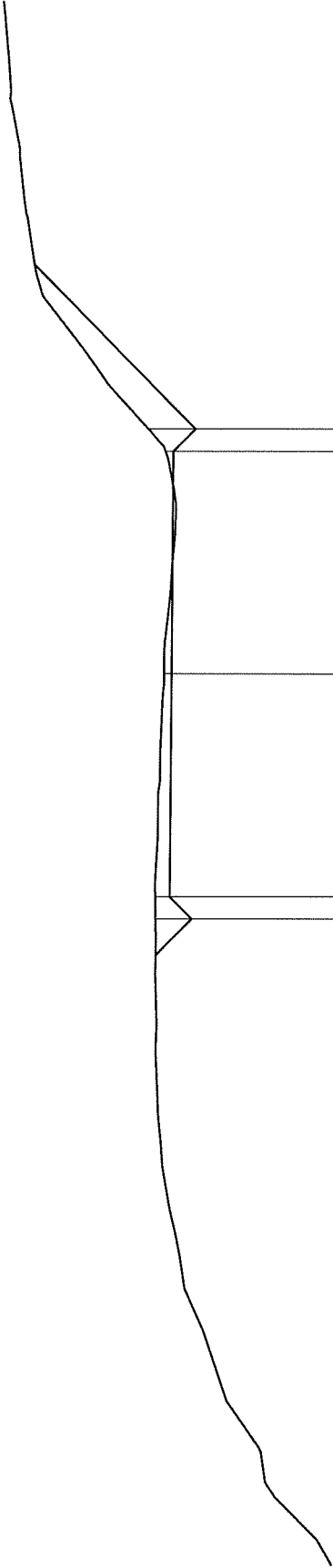
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 104.50

Offset				
LIDAR 5m cross sections - Elevation	-2.75	-2.50	0.00	2.50
CS FROM TEMPLATE B - Cut	107.57	107.57	107.49	107.50
CS FROM TEMPLATE B - Fill	0.41	0.16		0.09
CS FROM TEMPLATE B - Elevation				

2200.00

2300.00

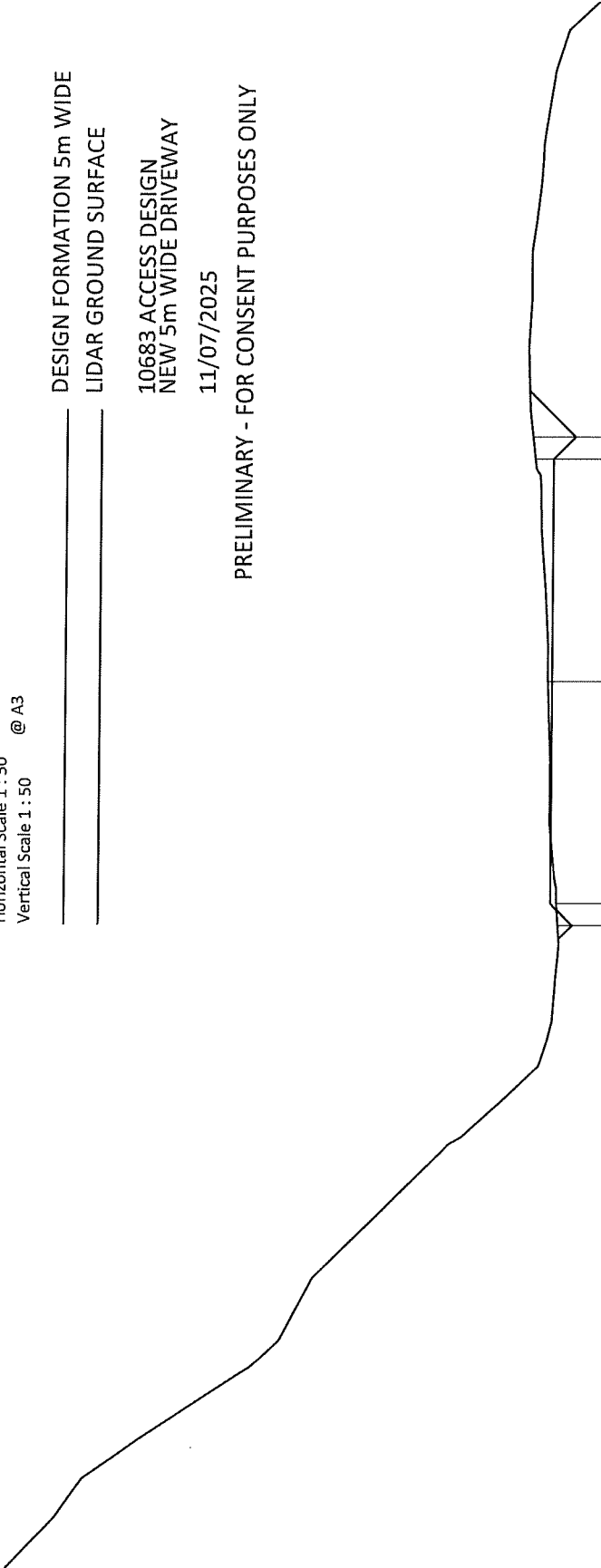
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 93.50

Offset					
LIDAR 5m cross sections - Elevation					
CS FROM TEMPLATE B - Cut					
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

2400.00

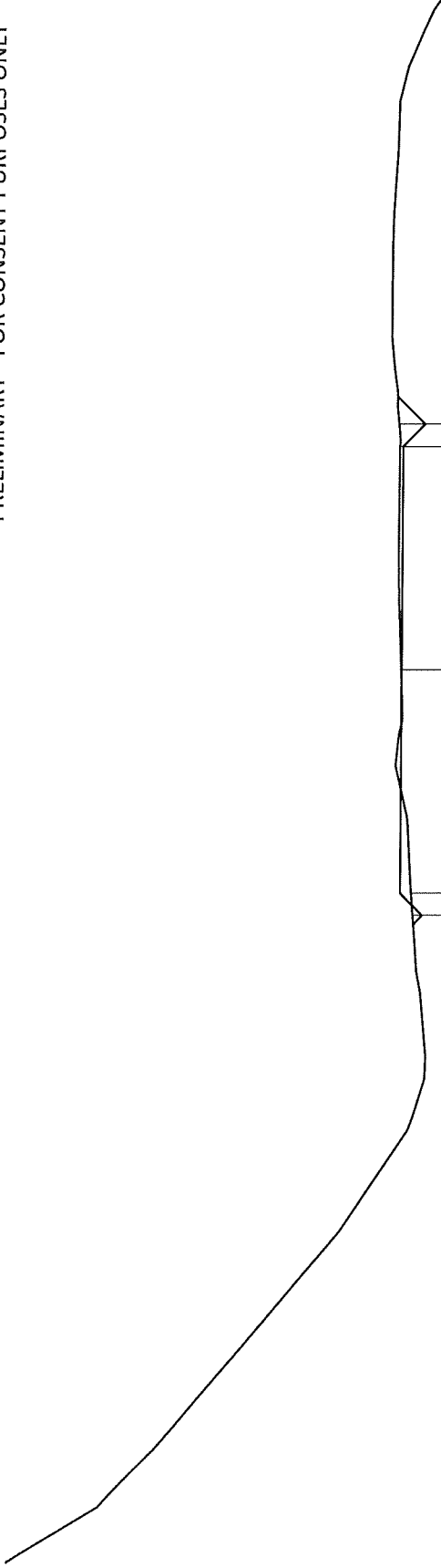
Horizontal Scale 1 : 50 @ A3
Vertical Scale 1 : 50

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 76.50

Offset					
LIDAR 5m cross sections - Elevation					
CS FROM TEMPLATE B - Cut					
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

2500.00

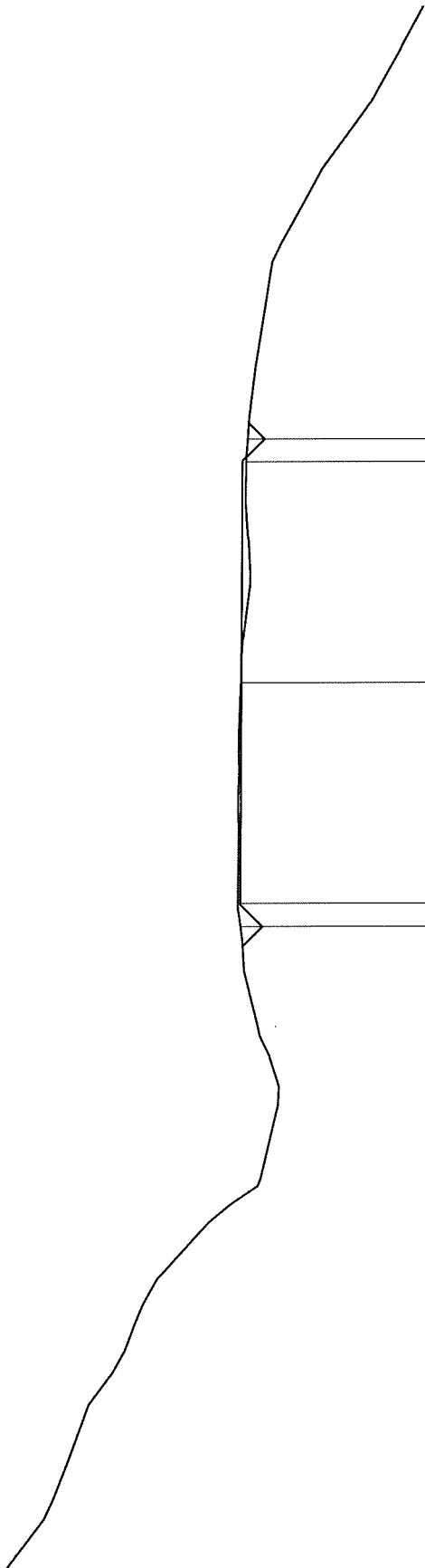
Horizontal Scale 1 : 50
Vertical Scale 1 : 50 @ A3

DESIGN FORMATION 5m WIDE
LIDAR GROUND SURFACE

10683 ACCESS DESIGN
NEW 5m WIDE DRIVEWAY

11/07/2025

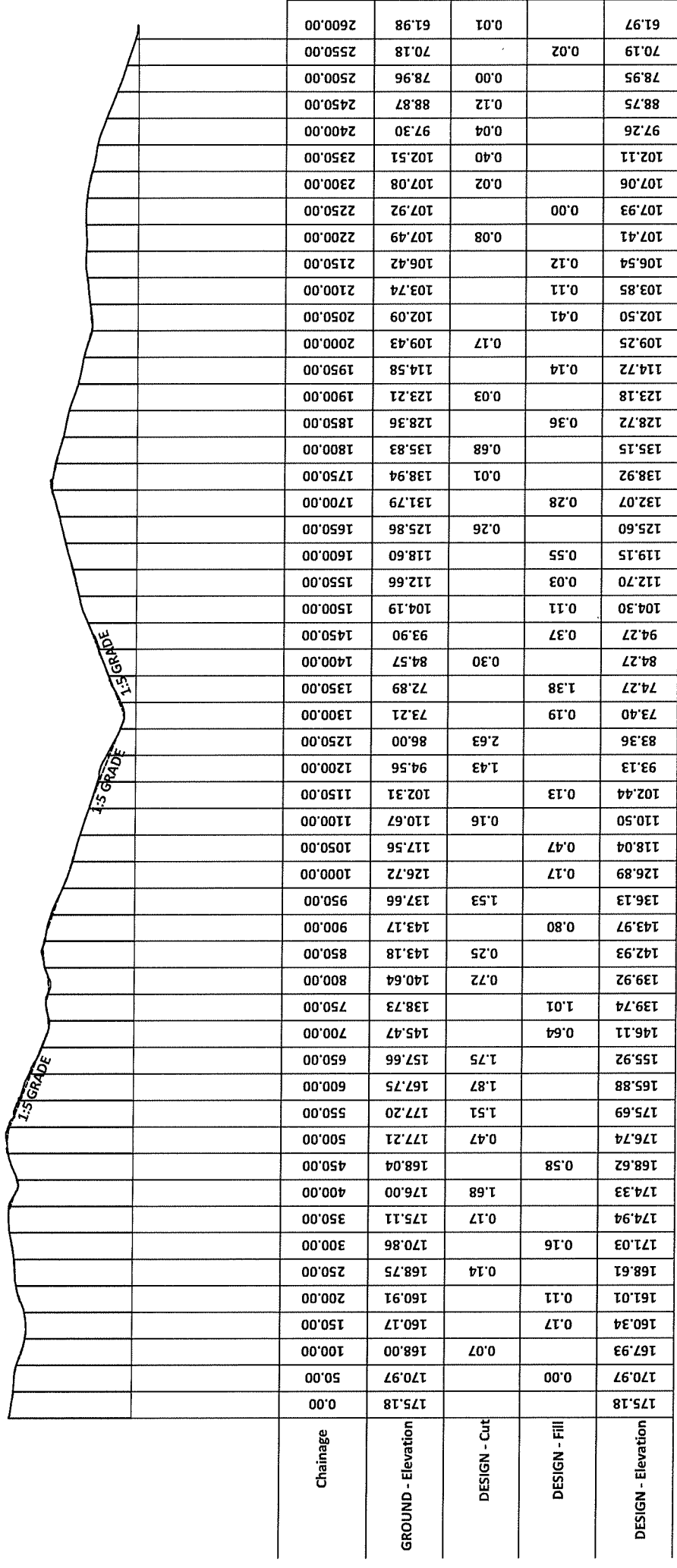
PRELIMINARY - FOR CONSENT PURPOSES ONLY



Datum : 58.50

Offset					
LIDAR 5m cross sections - Elevation					
CS FROM TEMPLATE B - Cut					
CS FROM TEMPLATE B - Fill					
CS FROM TEMPLATE B - Elevation					

2600.00



Horizontal Scale 1 : 7000
Vertical Scale 1 : 3500

2 x VERTICAL EXAGGERATION

10683 DESIGN LONG SECTION - NEW 5m WIDE ACCESS
FOR CONSENT PURPOSES

GROUND
DESIGN

11.07.2025

Appendix 3

2250469-RMASUB

DECISION ON SUBDIVISION CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34A(1) and sections 104, 104C, 106 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** subdivision resource consent for a Controlled activity, subject to the conditions listed below to:

Applicant:	Ronaki Limited
Council Reference:	2250469-RMASUB
Property Address:	1031 Wainui Road, Kaeo
Legal Description:	Lots 7, 10, 19 & 20 DP 66052

The activity to which this consent relates is:

Proposal for a Subdivision by way of Boundary Adjustment in the Rural Production Zone as a Controlled activity.

Conditions

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

1. The subdivision shall be carried out in general accordance with the approved plan of subdivision prepared by Thomson Survey Limited, titled "Proposed Boundary Adjustment between Lots 7, 10, 19 & 20 DP 66052", dated 24/07/2025 and referenced 10683, attached to this consent with the Council's "Approved Stamp" affixed to it.

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. All easements in the memorandum to be duly granted or reserved.
 - b. Pursuant to Section 220(1)(b)(ii) of the RMA that Lots 201 - 205 be held in the same Record of Title as Lot 19 DP 66052.

Note: At the time of decision, the amended amalgamation condition had not been confirmed as practical by LINZ.

Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Right of Objection

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

Archaeological Sites

3. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

Section 224 Certification

4. A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the Resource Consent have been paid in full.

General Advice Notes

5. This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).
6. For the avoidance of doubt, this consent authorises a boundary adjustment only and does not authorise any physical works to the access formation. Any future upgrades will require separate consent or compliance with engineering standards.

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Controlled resource consent as such under section 104A the Council must grant this application and may only impose conditions in relation to those

matters over which control is reserved, these matters are found in Section 13.7.1 and 13.7.3 of the Operative District Plan.

2. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. The activity is a minor boundary adjustment whereby any potential effects can be sufficiently managed onsite and will not give rise to adverse effects to the surrounding environment.
 - b. The activity will result in positive effects as it will formalise the existing physical access to be within the access lot.
 - c. While a Protected Natural Area is mapped over part of Lot 20, the boundary adjustment does not affect this area, and no ecological values are impacted.
 - d. Engagement with Ngatirumamahue Marae occurred during processing. No cultural sites are identified within the adjustment area, and the Accidental Discovery Protocol will apply. Accordingly, the proposal is consistent with s8 RMA.
3. In regard to section 104(1) (ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
4. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Operative Far North District Plan 2009,
 - b. Proposed Far North District Plan 2022

Operative Far North District Plan 2009

Subdivision Chapter 13

As the activity is a Controlled activity under the Operative Far North District Plan (ODP), it is therefore assessed as being consistent with the objectives and policies of the Subdivision Chapter.

Proposed Far North District Plan 2022

Subdivision

Under the Proposed Far North District Plan (PDP), the relevant objectives and policies within the Subdivision Chapter would be SUB-O1 and SUB-P1 whereby the activity is an efficient use of the land that will see an existing physical access formalised to be included within the access lot. Similarly, the boundary adjustment will not alter the degree of non-compliance with District Plan rules and standards; the number and location of accesses will remain the same and similarly with the number of certificates of title (which will remain four).

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

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

5. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.
6. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions above.
7. Based on the assessment above the activity will be consistent with Part 2 of the Act.

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

Approval

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



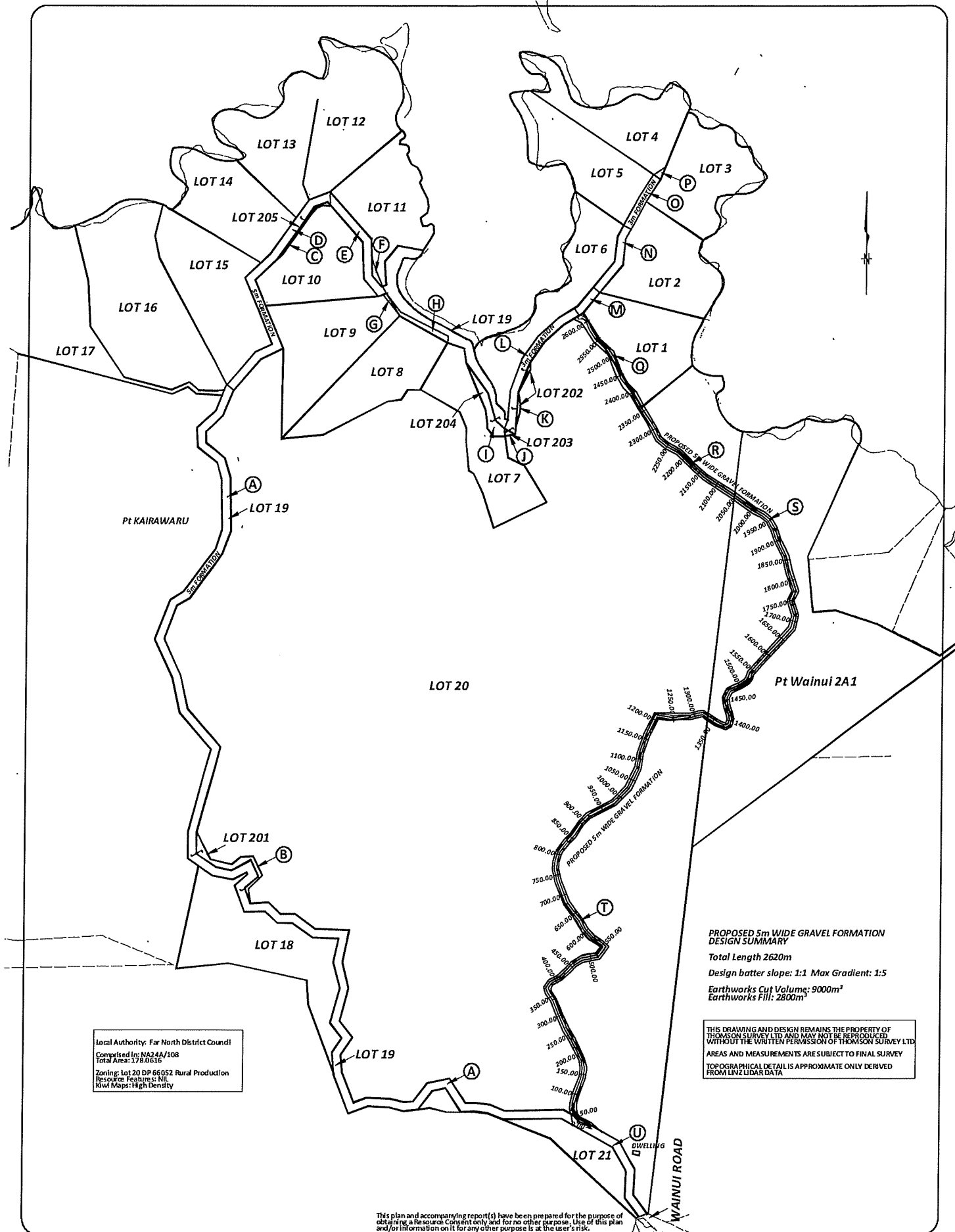
Nick Williamson

Date: 6/08/2025

Team Leader – Resource Consents

Appendix 1

Rights of Way Plan(s) and Schedule



Local Authority: Far North District Council
 Comprised In: NA24A/108
 Total Area: 178.0616
 Zoning: Lot 20 DP 66052 Rural Production
 Resource Features: Hill,
 Kiwi Maps: High Density

PROPOSED 5m WIDE GRAVEL FORMATION DESIGN SUMMARY

Total Length 2620m

Design batter slope: 1:1 Max Gradient: 1:5

Earthworks Cut Volume: 9000m³
 Earthworks Fill: 2800m³

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 TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY DERIVED
 FROM LINZ LIDAR DATA

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



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Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED RIGHTS OF WAY FOR LOTS 1 - 21 DP 66052 & Pt WAINUI 2A1 LOTS 201 - 205

1031 WAINUI ROAD

PREPARED FOR:
 RONAKI

	Name	Date	ORIGINAL	
Survey			SCALE	SHEET SIZE
Design				
Drawn	SL	18.07.25	1:7500	A3
Approved				
Rev	KY	19.08.25		
10683 ROW DESIGN 20250819				

Surveyors
 Ref. No:
10683

Series
 Sheet 1 of 2

SCHEDULE OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	(A)	LOT 19	LOTS 8 - 18 LOT 20
	(B)	LOT 201	LOTS 8 - 18 LOT 20
	(C)	LOT 205	LOTS 8 - 13
	(D)	LOT 19	LOTS 8 - 15
	(E)	LOT 19	LOTS 8 - 11
	(F)	LOT 11	LOTS 8 - 11
	(G)	LOT 9	LOT 8
	(H)	LOT 19	LOT 8
	(I)	LOT 204	LOT 7
	(J)	LOT 203	LOT 7
	(K)	LOT 202	LOT 7
	(L)	LOT 19	LOT 7
	(M)	LOT 19	LOTS 1 - 6
	(N)	LOT 19	LOTS 2 - 6
	(O)	LOT 19	LOTS 3 - 4
	(P)	LOT 4	LOT 3
	(Q)	LOT 1	LOTS 1 - 7 & 20
	(R)	LOT 20	LOTS 1 - 7
	(S)	Pt WAINUI 2A1	LOTS 1 - 7, LOT 20
	(T)	LOT 20	LOTS 1 - 8 Pt WAINUI 2A1
	(U)	LOT 19	LOTS 1 - 21 PT WAINUI 2A1



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Pt WAINUI 2A1 LOTS 201 - 205**

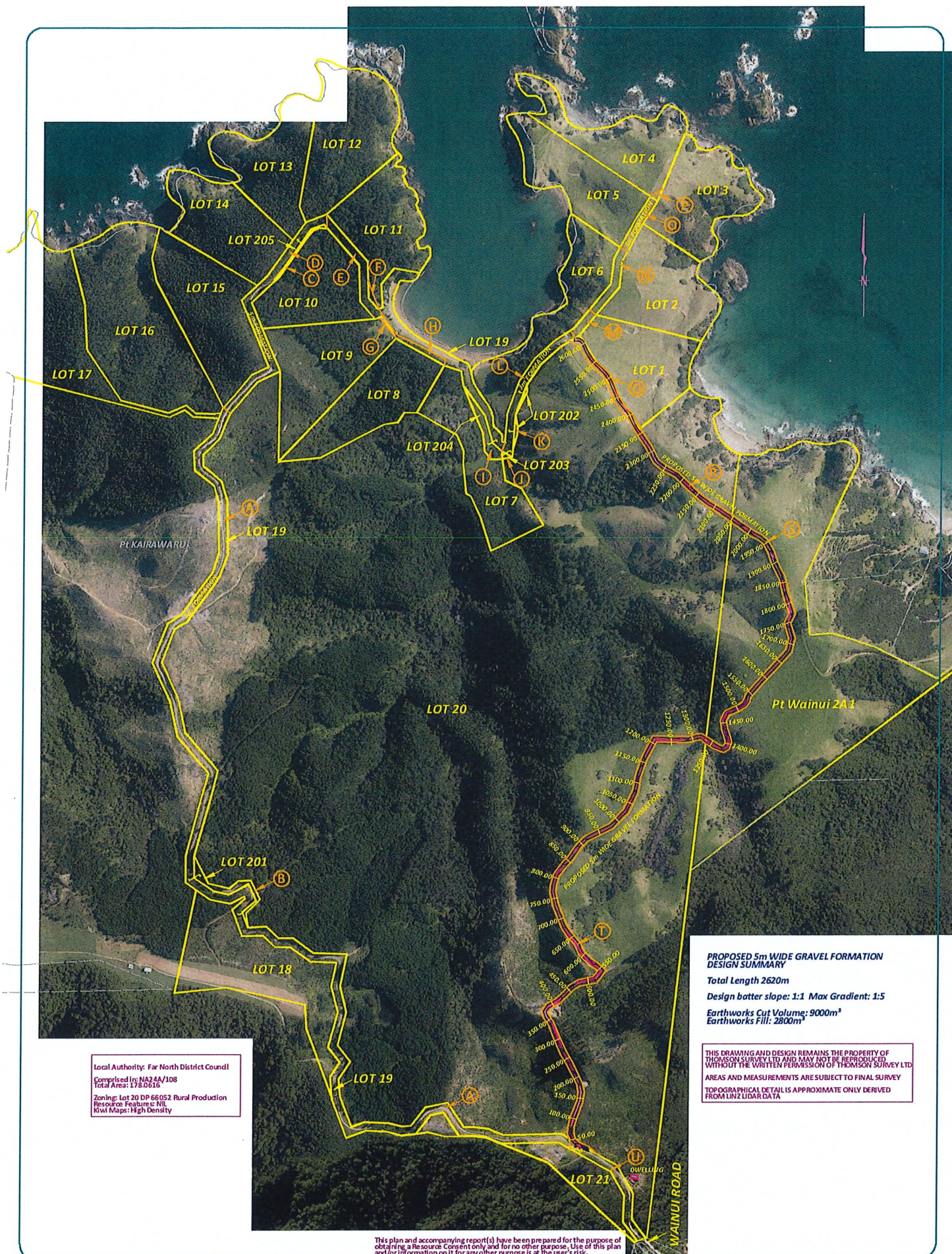
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	(L)	LOT 19	LOT 7
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	(N)	LOT 19	LOTS 2 - 6
	(O)	LOT 19	LOTS 3 - 4
	(P)	LOT 4	LOT 3
	(Q)	LOT 1	LOTS 1 - 7 & 20
	(R)	LOT 20	LOTS 1 - 7
	(S)	Pt WAINUI 2A1	LOTS 1 - 7, LOT 20
	(T)	LOT 20	LOTS 1 - 8 Pt WAINUI 2A1
	(U)	LOT 19	LOTS 1 - 21 PT WAINUI 2A1



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