

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) _____

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

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

☒ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

FENZ

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:

Paulette Carpenter

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:

Northland Planning & Development 2020 Ltd

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:

Paulette Ann Carpenter

**Property Address/
Location:**

[Redacted Address]

Postcode

0481

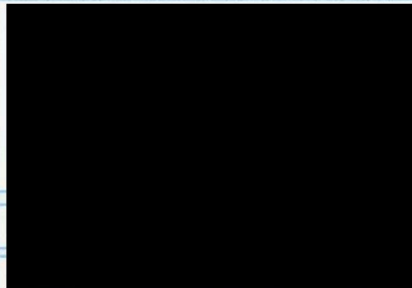
8. Application Site Details

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

Name/s:

Paulette Carpenter

**Site Address/
Location:**



Postcode

0481

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

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

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

Please contact Applicant to arrange 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 resource consent for a shed which has been converted to a dwelling which breaches the permitted standard for setback from boundaries and fire risk to residential units in the Rural Production zone. Consent is also sought to change consent notice conditions under s221 of the Act.

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** COA-2025-97 here (if known)

☐ **Regional Council Consent (ref # if known)** Ref # here (if known)

☐ **National Environmental Standard consent** Consent here (if known)

☐ **Other (please specify)** Specify 'other' here

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

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

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

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

☐ Subdividing land

☐ 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) Paulette Carpenter

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) Paulette Carpenter

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)

Paulette Carpenter

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.

Land-Use Consent for
Paulette Carpenter
1798 Diggers Valley Road, Kaitaia

Date: 12 September 2025

To whom it may concern

Please find attached:

- an application for a Land-use Resource Consent to convert an existing shed into a 2-bedroom dwelling within the **Rural Production** zone and corresponding **variation to consent notice conditions** in relation to the dwelling and the keeping of cats and dogs.
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

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

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

Regards,



Sheryl Hansford

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

Contents

1.	DESCRIPTION OF THE PROPOSED ACTIVITY	4
2.	DESCRIPTION OF THE SITE AND SURROUNDS	4
3.	BACKGROUND	5
	CONSENT NOTICE	5
	SITE FEATURES.....	5
4.	REASONS FOR CONSENT.....	6
	OPERATIVE DISTRICT PLAN	6
	DISTRICT WIDE MATTERS	7
	<i>OPERATIVE DISTRICT PLAN INFRINGEMENTS</i>	<i>7</i>
	PROPOSED DISTRICT PLAN (PDP)	8
	CONSENT NOTICE 8564489.2	9
	NATIONAL ENVIRONMENTAL STANDARDS	11
	<i>NATIONAL ENVIRONMENT STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011.....</i>	<i>11</i>
5.	STATUTORY ASSESSMENT	11
	SECTION 104B OF THE ACT.....	11
	SECTION 104(1) OF THE ACT	11
6.	ENVIRONMENTAL EFFECTS ASSESSMENT	12
	SETBACK FROM BOUNDARIES.....	12
	SUMMARY.....	14
	FIRE RISK TO RESIDENTIAL UNITS.....	15
7.	VARIATION TO CONSENT NOTICE CONDITIONS	15
8.	POLICY DOCUMENTS.....	18
	NATIONAL ENVIRONMENTAL STANDARDS	18
	NATIONAL POLICY STATEMENTS.....	18
	SUMMARY.....	21
	REGIONAL POLICY STATEMENT FOR NORTHLAND	21
	FAR NORTH OPERATIVE DISTRICT PLAN	22
	ASSESSMENT OF THE OBJECTIVES AND POLICIES WITHIN THE RURAL PRODUCTION ZONE	22
	ASSESSMENT OF THE OBJECTIVES AND POLICIES WITHIN THE NATURAL HAZARDS CHAPTER	24
	PROPOSED FAR NORTH DISTRICT PLAN	25
	RURAL PRODUCTION ZONE.....	25
9.	NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT.....	28
	PUBLIC NOTIFICATION ASSESSMENT	28
	STEP 1 MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES.....	28
	STEP 2: PUBLIC NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES	29



STEP 3: PUBLIC NOTIFICATION REQUIRED IN CERTAIN CIRCUMSTANCES	29
STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES	29
PUBLIC NOTIFICATION SUMMARY	30
LIMITED NOTIFICATION ASSESSMENT.....	30
STEP 1: CERTAIN AFFECTED GROUPS AND AFFECTED PERSONS MUST BE NOTIFIED	30
STEP 2: LIMITED NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES	30
STEP 3: CERTAIN OTHER AFFECTED PERSONS MUST BE NOTIFIED	30
STEP 4: FURTHER NOTIFICATION IN SPECIAL CIRCUMSTANCES.....	33
LIMITED NOTIFICATION ASSESSMENT SUMMARY	33
10. PART 2 ASSESSMENT	33
11. CONCLUSION	34
12. LIMITATIONS	35

Attachments:

1. Far North District Council Application
2. Record of Title – LINZ
3. Consent Notice – LINZ
4. Plans – FNBC
5. Shed Plans – Total Span
6. Ecologist report – Bay Ecological
7. NZ Fire Service – approval
8. COA – 2025-97
9. Offset Diagram – Von Sturmers Surveyors
10. Existing Building Envelope Diagram - FNDC



Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. This land-use consent application is required to legally establish the residential dwelling on the site, which is located in the Rural Production zone.
- 1.2. Retrospective consent is required to convert a 135m² farm building into a 2-bedroom dwelling with an attached deck. A PIM assessment for COA 2025-97 has highlighted that a resource consent is required for a breach of Setback from Boundaries & Fire Risk to Residential Unit rules.
- 1.3. The site was created under RC 2070687SUB which imposed a number of consent notice conditions. To enable this development a variation to consent notice conditions is sought under Section 221(3). The following conditions of Instrument 8564489.2 require a variation.
 - **(iv) No ferrets, cats or dogs allowed on the site**
 - **(vi) Built development is restricted to the building envelope**

2. Description of the site and surrounds

- 2.1. The subject site is located at 1798 Diggers Valley Road, Kaitaia. The site was created in 2012 as a result of a subdivision RC 2070687. The property is 4 hectares in area and adjoins sites of a similar size created as part of the parent subdivision. Sites further afield generally consist of allotments of 8ha or more.
- 2.2. The site contains an existing 4 bay shed that is legally established under BC2017-1117, an office and the farm building that has been converted to a dwelling. The site contains fenced areas of bush with all of the structures located within the grassed portion of the property.



Figure 2 – 4 bay shed



Figure 1 – Farm building converted to dwelling



Figure 4 – Parking area behind dwelling and fire break area.



Figure 3 – rear of dwelling

3. Background

- 3.1. The subject site is held within Record of Title 475906 and is legally described as Lot 5 DP 411686. The subject site has an area of 4 hectares.
- 3.2. There is one interest registered on the title which includes a consent notice.

Consent Notice

- 3.2.1. Document 8564489.2 is the applicable consent notice document. This was established as part of RC 2070687. A full assessment of this will be provided in Section 7 of this application.

Site Features

- 3.2.2. The site is located within the Rural Production zone of the Operative District Plan and sits outside of the areas mapped as being protected areas or open space covenant areas. It is not subject to any areas of Outstanding Landscapes or other resource features.
- 3.2.3. Under the Proposed District Plan the site is zoned Rural Production.
- 3.2.4. The site does not contain any mapped archaeological sites and does not contain any reserves or protected features.
- 3.2.5. Council's reticulated services for Stormwater, Wastewater and Water supply are not available at the site.
- 3.2.6. The site is shown to be within a kiwi present area. It is also located over 2km from the nearest High Kiwi Density Area. An ecologist report has been completed to support the application which advises the consent notice condition should be updated to reflect the current standards and consent condition wording in relation to the keeping of cats, dogs & mustelids which is covered in more detail in Section 7 of the report.



- 3.2.7. The site is not identified on the SLU database to be a HAIL site, and a review of historic aerials does not indicate any HAIL activities being present on the site.
- 3.2.8. The site is not located within a Statutory Acknowledgement Area and is not located within a mapped area of interest to local Hapu on Councils Treaty Settlement Maps.
- 3.2.9. With regard to the Regional Policy Statement for Northland and the Proposed Regional Plan maps, the site is not located within the Coastal Environment.
- 3.2.10. The site is not shown to contain or to be located within 100m of a mapped wetland on the NRC Biodiversity wetlands map.

4. Reasons for Consent

Operative District Plan

- 4.1. The subject site is zoned Rural Production in the Operative District Plan. An assessment of the relevant permitted District Plan rules is outlined in the tables below:

Table 1 - Assessment against the Rural Production Zone rule standards		
Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	Residential Intensity	Permitted The proposal will result in the first residential dwelling being established within the site.
8.6.5.1.2	Sunlight	Permitted. The existing structure complies.
8.6.5.1.3	Stormwater Management	Permitted The maximum permitted impermeable surface including buildings is 15% of the site area. The site is 4ha in area and complies with this threshold.
8.6.5.1.4	Setback from Boundaries	Restricted discretionary Activity. The residential building is setback 6.65m from the northern boundary which breaches the permitted threshold of 10m.
8.6.5.1.5	Transportation	Permitted
8.6.5.1.6	Keeping of Animals	Not applicable.
8.6.5.1.7	Noise	Permitted.
8.6.5.1.8	Building Height	Permitted.



		The maximum building height in the RPZ is 12m. The residential building is mono-pitched, single storey with a roof height less than 4m.
8.6.5.1.10	Building Coverage	Permitted. The proposed building coverage does not exceed 12.5% of the gross site area.
8.6.5.1.11	Scale of Activities	Not applicable
8.6.5.1.12	Temporary Activities	Not applicable.
8.6.5.2.2	Papakainga Housing	Not applicable.

District Wide Matters

Table 2 – Assessment against the relevant District Wide rule standards		
Plan Reference	Rule	Performance of Proposal
Chapter 12 – Natural and Physical Resources		
12.1 & 12.2	Landscapes and Natural Features Indigenous Flora & Fauna	Permitted
12.3 Soils	Rule 12.3.6.1.2 Excavation and/or filling in the Rural Production Zone	Permitted.
12.4 Natural Hazards	Rule 12.4.6.1.2 Fire Risk to Residential Units	Discretionary Activity The dwelling will be located within 20 metres of an existing bush area that exceeds 500m ² . A Discretionary resource consent is required under Rule 12.4.6.3.

Operative District Plan Infringements

- 4.2. The assessment above has identified the following infringements to the District Plan Rules:
- 8.6.5.1.4 – Setback from boundaries
 - 12.4.6.1.2 – Fire Risk to Residential Units
- 4.3. When bundled the proposal will be assessed as a Discretionary Activity overall in accordance with Discretionary activity preamble rules 8.6.5.4 & 12.4.6.3 in the Operative District Plan.



Proposed District Plan (PDP)

- 4.4. The PDP was publicly notified on the 27th of July 2022. The submission and further submission periods have closed. PDP hearings commenced in May 2024. While some relevant topics have now been heard, no decisions on the submissions have been made by the panel. As the zone rules have no legal effect, little weight will be given to the proposed objectives and policies.
- 4.5. While this is the case, a number of rules have current legal effect. These rules and associated assessment for compliance are set out below in Table 3.

Table 3 – Assessment of the PDP rules which have legal effect		
Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p>Not applicable.</p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>
Heritage Area Overlays	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>Not applicable.</p> <p>The site is not located within a Heritage Area Overlay.</p>
Historic Heritage	<p>All rules have immediate legal effect (HH-R1 to HH-R10).</p> <p>Schedule 2 has immediate legal effect.</p>	<p>Permitted</p> <p>The site does not contain any areas of mapped historic heritage.</p>
Notable Trees	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any notable trees.</p>
Sites and Areas of Significance to Māori	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any sites or areas of significance to Māori.</p>
Ecosystems and Indigenous Biodiversity	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p>Complies.</p> <p>Minimal vegetation will be cleared in order to create a fire break for the dwelling.</p>
Subdivision	<p>The following rules have immediate legal effect:</p>	<p>Not applicable.</p>



	SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. No excavations are required.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

Consent Notice 8564489.2

- 4.6. As detailed above, the site is subject to the following consent notice document. The following assessment determines compliance with conditions in relation to the proposal.

Table 4 – Assessment of CN 8564489.2		
#	Standard	Compliance of Proposal
Lots 1-5DP 411686		
(i)	The On-Site Effluent Disposal systems (TP58) report submitted in support of the application requires that the effluent disposal system be the subject of specific design by an appropriately qualified competent person and submitted in conjunction with a building consent application.	Complies The on-site effluent disposal has been covered in COA2025-97.
(ii)	The Stormwater Management report by Haigh Workman dated 29 May 2007, requires specific design for stormwater disposal by an appropriately qualified competent person, the details of which shall be submitted in conjunction with a building consent application.	Complies Stormwater disposal has been covered in COA2025-97.
(iii)	The provision of telecommunications and electricity supply to the lots is the responsibility of the owner of the lot(s).	Complies Supply is existing to Lot 5



(iv)	No Occupier of the land shall keep or introduce onto the site carnivorous exotic animals (such as ferrets, cats or dogs), at any time during development, construction, the building of houses and amenities or by visitors.	Complies No such animals are currently on site. Amendment to this condition to reflect current policy is covered in more detail below.
(v)	Exotic vegetation which could adversely affect natural regeneration or local forest health is not to be introduced on the site. This includes the introduction of invasive plant species, including those currently listed on the nationally banned for sale list (see Northland Pest Management Strategy). Planting of other exotic species should be confined to the immediate vicinity of dwellings. And species with berry type fruits are to be grown with netting to prevent seed spread by birds.	Complies
(vi)	All buildings shall be located within the 'Building Development Zones' identified on the Scheme Plan, prepared by R Neave dated September 2007, and attached to this consent with the Councils "Approved Plan" stamp affixed to it.	Does not Comply An amendment to the building development zone is included as part of this proposal as the existing farm building to be converted to a dwelling is located outside the building envelope. An ecologist report is provided in support of the location.
(vii)	That the Pest and Weed Management Programme and associated plans approved in Condition 2(c) shall be undertaken to the satisfaction of the Resource Consents Manager.	Complies
(viii)	That the Fire Management Plan approved in Condition 2(d) shall be completed and maintained to the satisfaction of the Resource Consents Manager.	Complies

4.7. The assessment above has identified an infringement to Consent Notice, condition (vi), with updated wording to amend condition (iv) and as such an application to vary these conditions under Section 221 (3) is sought.

4.8. Variation or Cancellation of a consent notice is processed as a **Discretionary Activity**.



National Environmental Standards

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

- 4.9. The site is not identified as HAIL on the Council database of HAIL sites. A review of historic aerials has determined that there are no known activities that have previously occurred or are currently occurring on the site that are registered as HAIL Activities. For this reason, the NESCS (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) is not a consideration of this application. The proposal is considered **Permitted** in terms of this regulation.

5. Statutory Assessment

Section 104B of the Act

- 5.1. Section 104B governs the determination of applications for Discretionary and Non-Complying Activities. With respect to these activities, a consent authority may grant or refuse the application and if it grants the application, it may impose conditions under Section 108.

Section 104(1) of the Act

- 5.2. Section 104(1) of the Act states that when considering an application for resource consent –

“the consent authority must, subject to Part II, have regard to –

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

- 5.3. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). Positive effects arising from this development are that the site will be developed with a residential dwelling that is located outside any bush areas, as was intended when the site was created. Wastewater and stormwater will be managed onsite. The bush areas will continue to be maintained with the addition of fire-retardant species being planted within the 20m setback from the dwelling.

- 5.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment



to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. In this case, the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.

- 5.5. Section 104(1)(b) requires that the consent authority consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in Section 6 below.
- 5.6. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.' There are no other matters relevant to this application.

6. Environmental Effects Assessment

- 6.1. Having reviewed the relevant plan provisions and taking into account the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.
- 6.2. The proposal is to be assessed as a Discretionary Activity in accordance with Discretionary activity preamble rules 8.6.5.4 & 12.4.6.3 in the Operative District Plan. The Council may approve or refuse an application for a discretionary activity, and it may impose conditions on any consent. In assessing an application for a discretionary activity, the Council have full discretion.
- 6.3. The below assessment will include the relevant sections of Chapter 8 and Chapter 12.

Setback from boundaries

- 6.4. The Operative District plan states that *buildings shall be set back a minimum 10m from any site boundary, except that on any site with an area less than 5,000m² this set back shall be 3m from any site boundary*. In this case, the site is approximately 4ha therefore, buildings shall be setback 10m from any site boundary.
- 6.5. As shown on the Site Plan prepared by Von Sturmers Surveyors, the covered deck of the dwelling is located 6.65m from the Northern boundary. The proposal therefore cannot comply with the permitted threshold of 10m. The proposal can comply with the Restricted Discretionary provisions, however as stated above the application is bundled as a discretionary activity therefore the assessment criteria contained within Chapter 11 has been addressed below:
 - (a) *Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites.*



- (b) The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.
- (c) The extent to which the buildings restrict visibility for vehicle manoeuvring.
- (d) The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting.
- (e) The extent to which provision has been made to enable and facilitate all building maintenance and construction activities to be contained within the boundaries of the site.

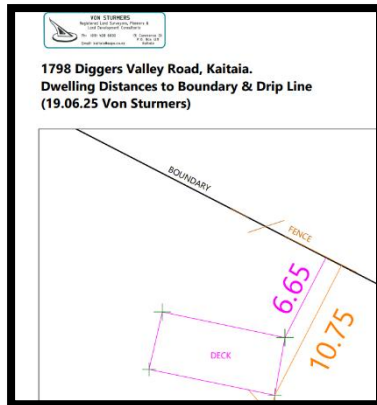


Figure 5 & 6: Setback distance. Source: Von Sturmers Surveyors & site photo.

- 6.6. The dwelling with the covered deck has been positioned on a cleared grassed area towards the rear of the site. The dwelling is located a considerable distance from the road, therefore does not affect the character and form of Diggers Valley Road. The structure is small in scale being 135m² in area. Other structures on the site are a 4-bay shed and an office which are all located in excess of 10m from the road. The scale and proportion of the built development is not considered to be out of character within the immediate and wider environment.
- 6.7. As stated above the dwelling is located a considerable distance from the road therefore it does not intrude into the street scene. The dwelling is positioned on a slight angle to the side boundary which positions the deck to be 6.65m from the boundary at its closest point. This boundary is over 300m in length and the width of the structure adjacent to this boundary is 8.7 metres with a height of 3.8m. The structure is considered to be small in scale with the breached boundary setback providing adequate distance to enable compliance with the Sunlight rule provisions. The proposed infringement will have a negligible impact on the proximity of the deck of the dwelling to the boundary and potential views into the adjoining property as compared to the permitted baseline effects of a complying structure. The site contains extensive areas of regenerating bush that the applicants have maintained and increased over the years. Parts of the bush areas extend along the northern boundary with additional landscaped trees also planted on this boundary. The portion of land that adjoins the deck area is being used as grazed pasture. The adjoining property has its built development, including the dwelling within this lot located closer to Diggers Valley Road which is a considerable distance from where the setback breach occurs.



- 6.8. The property owners have recently planted additional vegetation along this boundary to create a hedge that will grow to 5m at maturity, which effectively obscures the deck from the adjoining property. It is evident that the structure does not reduce the outlook and privacy of the adjacent site.

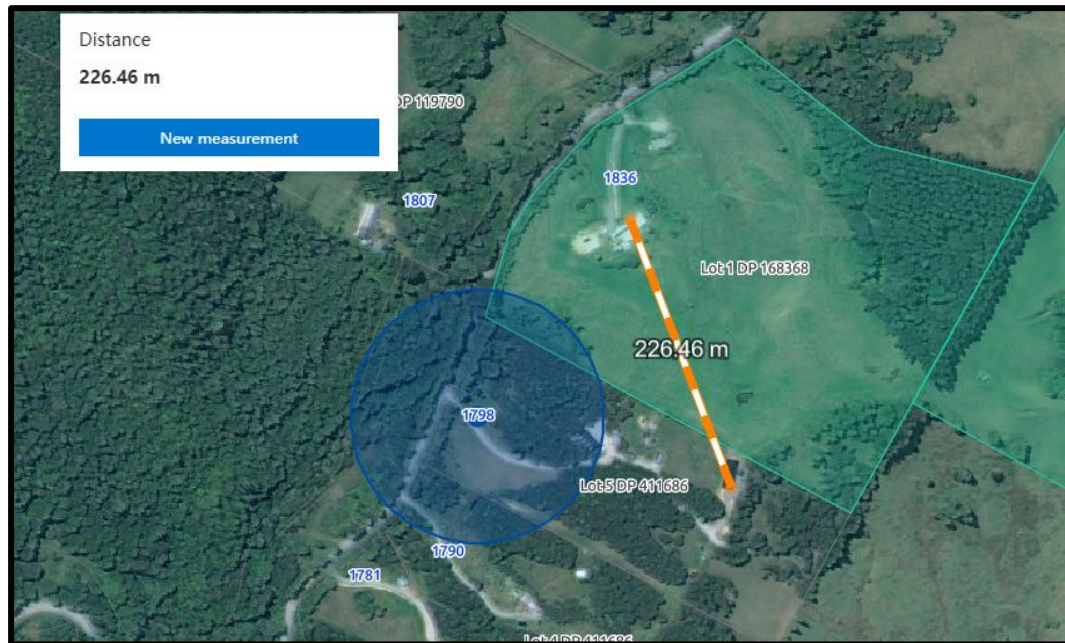


Figure 5: Image showing the large separation distance of the subject dwelling and the dwelling on the adjoining allotment.

- 6.9. The building does not restrict visibility for vehicle manoeuvring as this has been provided for at the shed location and also at the rear of the proposed dwelling. There is also ample area to enable and facilitate all building maintenance and construction activities within the boundaries of the site.

Summary

- 6.10. It is considered that the setback from boundary breach creates less than minor effects. A setback distance of 6.65m has been provided to the adjoining property. The size and bulk of the structure is small in scale being only 135m² in area and less than 4m in height creating no effects on the adjoining allotment in relation to privacy or access to sunlight. A vegetative screen that is made up of protected bush areas and landscaped gardens is located along this boundary. The setback infringement consists of a length of 8.7m along a boundary that extends for 300+m and adjoins an area used as grazed pasture with the adjoining built development having already been constructed closer to Diggers Valley Road.
- 6.11. Overall, it is considered that the proposal creates less than minor adverse effects on the adjoining allotment and the surrounding environment and as such, no written approvals have been sought or obtained.



Fire Risk to Residential Units

- 6.12. The proposal will result in a 9 metre separation distance from the bush to the dwelling at its closest point. An assessment of the relevant criteria within 12.4.7 has been provided below:

(j) in respect of fire risk to residential units:

(i) the degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa; and

(ii) any mitigation measures proposed to reduce the fire risk; and

(iii) the adequacy of the water supply; and

(iv) the accessibility of the water supply to fire service vehicles.

- 6.13. An application to Fire and Emergency NZ was made for Non-Reticulated Firefighting Water Supplies, Vehicular Access and Vegetation Risk for new residential dwellings. The NZFS have provided their approval to the proposal and are satisfied with the firefighting water supply on site and the vegetation risk reduction strategy proposed by the applicant.

- 6.14. The ecologist also recommends clearance of kanuka/manuka within 20m of the dwelling and replanting of fire-retardant secondary broad-leaved species. It is noted that clearance of the area is unlikely to affect resident or visiting species in any adverse way and that the original Building Development Zone would also have placed a dwelling within 20m of vegetation.

Summary

- 6.15. The degree of risk is considered to be less than minor given approval from FENZ has been obtained. Water tanks are located on site to provide water supply for firefighting purposes. The separation distance provided is considered appropriate with additional mitigation of fire-retardant species being located in close proximity to the dwelling.

- 6.16. Overall, it is considered that fire risk will be mitigated to a less than minor degree.

7. Variation to Consent Notice Conditions

- 7.1. Variation of consent notice conditions are required to increase the built development area to include the dwelling in its current location and to update existing condition wording as it relates to kiwi protection within the site.

- 7.2. Variation/cancellation to consent notice conditions is completed under Section 221(3) of the Act.

- 7.3. It is requested that conditions (iv) and (vi) within Document 8564489.2 as it relates to Lot 5 DP 411686 be amended as follows (amendments shown in red):

~~(iv) No occupier of the land shall keep or introduce onto the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs), at any time during development, construction, the building of houses and amenities or by visitors.~~



Lot 5 shall have no more than one dog introduced or kept on the lot at any time. The dog must be micro-chipped and have current kiwi aversion training certification. The dog must be kept inside or kennelled from dusk to dawn, be on a lead or under effective control at all times.

(vii) All buildings within Lot 5 shall be located within the 'Building Development Zone' identified on the Scheme Plan, prepared by R Neave dated September 2007, and attached to this consent with the council's "Approved Plan" stamp affixed to it. Bay Ecology Consultancy Ltd Site Plan dated 31.8.2025 and approved by Council under RCxxxxxx.

Condition (iv)

- 7.4. It is requested the wording of this condition is updated to reflect current standards. The area is mapped as part of a wider Kiwi Present zone. It is noted that the wording within the consent notice is used for areas that are classified as High Density. DOC does not advocate for dog exclusion in their Kiwi Present areas; but does advocate for consent notice conditions to minimise risk.

- 7.5. The Ecologists Report recommends and supports updating the consent notice wording so it is in accordance with the current Kiwi Present zoning and >1km from a High Density area standard.

In addition to the above it is also noted that the ecologist's report states that the dwelling location is not considered to have any *specific or heightened adverse impact on local kiwi habitat or populations. No fauna or flora species were adversely affected or displaced by the construction or occupation of the residence. There is no apparent significant adverse ecological effect from the altered location of the building envelope.*

Condition (vi)

- 7.6. It is requested this condition is amended to reflect a larger building development zone (BDZ). The BDZ increase is to include the existing building development zone area as well as the grassed portion between the shed and the area where the proposed dwelling is located. The grassed area between the 2 structures provides connectivity and creates a practicable space for the occupants.

- 7.7. The Ecologist Report notes that the subdivision that created the subject site contains a report from James Blunden which states that Lot 5 has no land cover that requires protection and makes an allowance for this lot to be grazed. The subject site currently contains cleared areas as well as bush areas that have been fenced to prevent stock grazing. The bush areas have regenerated over the years so that the original extent of the Kanuka cover has expanded as is evident in the aerial photos.

- 7.8. The location of the dwelling is within a cleared portion of the site that has low ecological significance and is linked by the grassed area to the shed downslope. The Ecologist Report notes that the placement of the dwelling *has no additional adverse effects that may lessen the values of any habitat in a zone of influence eg: disturbance, shading level, including to the property to the north (Lot 1 DP 168368), in pasture adjacent.*



- 7.9. The proposed building development area has been shown with a yellow dashed line that does not encroach into the existing bush areas. It is considered that increasing the building envelope slightly to accommodate the proposed dwelling will not have any adverse visual effects nor will it be contentious with the original intent of the subdivision approval that created this lot.

Summary

- 7.10. It is considered that the change to the consent notice conditions to capture the items listed above will still meet the original intent of the conditions imposed under RC2070687 as the kiwi present area is reflective of current standards and the built development area is located on cleared areas of the site which are visually mitigated by the bush and landscaped boundaries. It is considered that there are no additional effects created regarding the changes and therefore the effects of amending the consent notice conditions are considered to be less than minor.

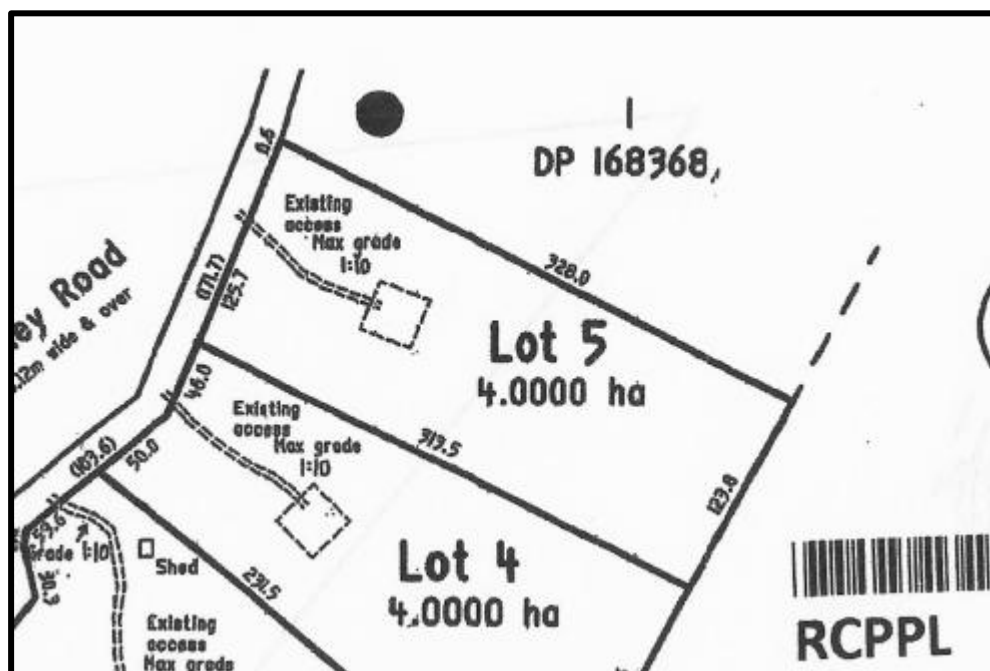


Figure 6: Approved Plan showing current approved 'Building Development zones'.



Figure 7: Proposed building envelope prepared by the Ecologist.

8. Policy Documents

- 8.1. In accordance with Section 104(1)(b) of the Act, the following documents are considered relevant to this application.

National Environmental Standards

- 8.2. There are no National Environmental Standards or regulations that are considered applicable to this development.

National Policy Statements

- 8.3. There are currently 8 National Policy Statements in place. These are as follows:
- National Policy Statement on Urban Development
 - National Policy Statement for Freshwater Management
 - National Policy Statement for Renewable Electricity Generation
 - National Policy Statement on Electricity Transmission
 - New Zealand Coastal Policy Statement
 - National Policy Standard for Highly Productive Land
 - National Policy Statement for Indigenous Biodiversity
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023
- 8.4. In this case, the relevant National Policy Statement which is relevant to this site includes the National Policy Statement for Highly Productive Land.



National Policy Statement for Highly Productive Land

- 8.5. The subject site has soils which are mapped as 6e1 and 3w6. Class 3 soils are classified as highly versatile under the NZLRI's Land Use Capability Maps. The majority of the site contains class 6 soils however, there is a small strip adjacent to the road boundary that has class 3 soils.

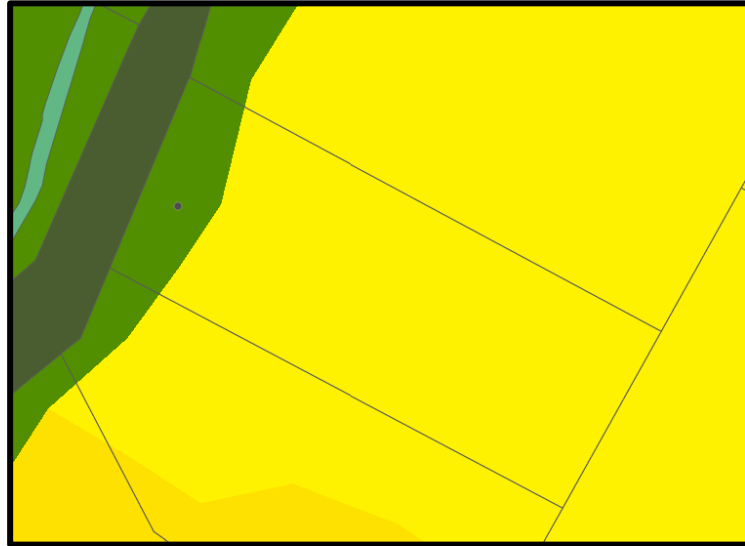


Figure 8: LUC 3 soils shown in green and LUC 6 soils shown in yellow.

- 8.6. The NPS for HPL has one objective and 9 policies. These all relate to sites which are classified as having highly productive land. Highly Productive Land is defined as –

highly productive land means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land).

- 8.7. As this is a new NPS the Regional Policy Statement is yet to map highly productive land and as such in assessing this, we refer to clause 3.5(7).

3.5(7) - Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:

- (a) Is
 - i. zoned general rural or rural production; and
 - ii. LUC 1, 2, or 3 land; but
- (b) Is not
 - i. identified for future urban development; or



ii. *subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle*

- 8.8. The subject site is zoned as Rural Production and contains a small area of soils which are of LUC 3. The site is not identified for future urban development within the Proposed District Plan and is not proposed to be rezoned to urban or rural lifestyle.
- 8.9. An assessment of the one objective and relevant policies within the NPS-HPL will be undertaken below:

2.1 Objective

Highly productive land is protected for use in land-based primary production, both now and for future generations

- 8.9.1. The piece of land which is shown to contain highly versatile soils is a narrow strip of land adjacent to Diggers Valley Road. This land consists of bush areas, the access and metal driveway and a small grassed area. Considering that the portion of land which is mapped as containing highly versatile soils is already removed from production, with the remainder of the site being soils which are not mapped as highly versatile soils, it is considered that the proposal does not affect the protection of HPL for primary production use both now and for future generations, as the site does not contain any such soils which are not already removed from productive use.

Policy 1: Highly productive land is recognised as a resource with finite characteristics and long term values for land-based primary production.

- 8.9.2. As mentioned, the small area of HPL within the site has been removed from production due to the protected bush areas, access and driveway. Removal of this land is not considered to have an adverse impact on this finite resource.

Policy 2: The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.

Policy 3: Highly productive land is mapped and included in regional policy statements and district plans.

- 8.9.3. As this is a new NPS, the RPS is yet to map HPL. Section 3.4 of the NPS for HPL provides some guidelines for mapping of HPL. The site is not within an area which would be considered for rezoning for urban development.
- 8.9.4. Due to the nature of the proposal, it is considered that the proposed application does not affect the identification and management of HPL. As mentioned, the small area of the site which is mapped as being highly versatile soils has already been removed from production due to the protection of the vegetation and to provide access to the site.

Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.



- 8.9.5. The majority of the site contains soils mapped as LUC 6, with large bush areas that are protected from development. Less than 1% of the site is mapped as having soils of LUC3, and this portion of the site is already removed from production.

Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.

Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.

- 8.9.6. The proposal does not involve the urban rezoning of the site. As mentioned, less than 1% of the land is mapped as highly versatile soils and this portion of land has already been removed from productive use. As such, the proposal will not see the rezoning or development of HPL land as rural lifestyle.

Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.

- 8.9.7. This policy is not applicable as the site is not being subdivided.

Policy 8: Highly productive land is protected from inappropriate use and development.

- 8.9.8. The HPL is a small strip of land adjacent to the road which cannot be used for development due to the bush protection already applied to the site. It is also noted that built development is limited to the building development area which protects the site from inappropriate use.

Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.

- 8.9.9. The proposal is not anticipated to constrain land based primary production activities on HPL. As mentioned, the small area of HPL within the site is currently not utilised for productive use. The remainder of the site and adjoining allotments are mapped as having soils of LUC6, and therefore the proposal is not considered to create any reverse sensitivity effects in terms of this Policy.

Summary

- 8.9.10. Overall, it is considered that the proposal is consistent with the objectives and policies of the NPS for HPL. The proposal will not fragment areas of HPL nor will it affect the productive capacity of areas of HPL. The proposal presents a unique situation, where the small area of HPL on the site is already removed from productive use and will remain as such.

Regional Policy Statement for Northland

- 8.10. The relevant policy statement applicable to the application is the Operative Regional Policy Statement for Northland (RPSN). The activity is not located within an Outstanding Landscape, area of High Natural Character, or within the coastal environment.
- 8.11. As per the assessment above, the proposal is not considered to create any adverse effects as all effects will be managed within the site boundaries.



- 8.12. It is considered that the proposal is not contrary to the RPS.

Far North Operative District Plan

- 8.13. The relevant objectives and policies of the Plan are those related to the Rural Environment, Rural Production Zone and Natural Hazards. The proposal is considered to create no more than minor adverse effects on the rural environment. The proposal is considered to be consistent with the rural character of the surrounding area and is considered to have negligible effects on the rural amenity value of the area. The proposal is considered to be consistent with the objectives and policies of the Plan.

Assessment of the objectives and policies within the Rural Production Zone

Objectives

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.*

8.6.3.3 *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.*

8.6.3.5 *To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.*

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.*

- 8.13.1. The proposal will result in a shed being converted into a residential dwelling which is located outside of the designated building envelope. Part of this proposal is to increase the building development area to link the current location of the dwelling with the shed located downslope. The grassed area between the two structures creates a practical and useable area for the occupants of the dwelling while still retaining the existing bush areas within the site. As a result of this proposal, an Ecologist has visited the site and has assessed the quality of the bush and associated effects in relation to increasing the building development area.



The ecologist concluded that the proposed new building development area creates less than minor effects in regard to the ecological values of the site.

- 8.13.2. The subject site is not utilised for 'normal' rural practice activities. The intent of the subdivision which created the subject allotment was to provide sites with bush protection which could also provide for a residential dwelling and associated buildings within the depicted development area. The original development site locations were determined based on areas within each site that had low ecological significance.
- 8.13.3. It is considered that the proposed dwelling site location is compatible with the intention of the original subdivision as the building site location is of low ecological value. All of the structures within the property are located within existing cleared areas. The natural characteristics of the site will continue to be maintained via mitigation measures proposed for the firebreak and will be in accordance with the consent notice conditions already imposed. The additional boundary landscaping will enhance the amenity of the site which is considered to mitigate any adverse effects on adjoining properties.
- 8.13.4. Hence, it is considered that the natural values of the subject site will be protected by the proposal as well as enabling the efficient use of the subject site. It is considered that the proposed building site location is enabling the efficient use and development of the site and is therefore not contrary to the objectives of the Rural Production Zone.

Policies

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.*

8.6.4.2 *That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated. 8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.*

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.*

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.*

8.6.4.6 *That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.*

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.*

- 8.13.5. The proposed increased building development area will not change the purpose and intent of the originally approved subdivision, as the areas set aside for built development are of low ecological value and located outside of the regenerated bush areas.
- 8.13.6. It is acknowledged the site is not used for typical rural production activities and the bush within the site is protected by the existing consent notice conditions imposed.
- 8.13.7. It is considered the additional boundary planting and the planting of fire-retardant species will enhance the site which will not create any reverse sensitivity or incompatible land use.
- 8.13.8. It is considered that the reduced setback of the dwelling to the boundary, the mitigation for fire risk, the update of the wording to reflect current standards for the keeping of cats and dogs and the increased building envelope area are not objectionable to the policies within the Rural Production Zone.

Assessment of the objectives and policies within the Natural Hazards Chapter

Objectives

12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well being of the community.

12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.

12.4.3.3 To ensure that natural hazard protection works do not have adverse effects on the environment.

12.4.3.4 To ensure that the role in hazard mitigation played by natural features is recognised and protected.

12.4.3.5 To improve public awareness of natural hazards as a means of helping people to avoid them.

12.4.3.6 To take into account reasonably foreseeable changes in the nature and location of natural hazards.

12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

- 8.13.9. The fire hazard threat has been reduced by creating a firebreak and the use of fire-retardant species as has been discussed within this report. This will ensure that natural hazards are not



induced or exacerbated. No adverse effects are anticipated. Public awareness has been increased via this process. Fire risk has been mitigated as detailed within this report.

Policies

12.4.4.1 That earthworks and the erection of structures not be undertaken in areas where there is a significant potential for natural hazards unless they can be carried out in such a way so as to avoid being adversely affected by the natural hazards, and can avoid exacerbating natural hazards.

12.4.4.2 That the natural character of features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land values and assets from natural coastal hazards, is protected and enhanced.

12.4.4.3 That protection works for existing development be allowed only where they are the best practicable option compatible with sustainable management of the environment.

12.4.4.4 That the sea level rise, as predicted by the Intergovernmental Panel of Climate Change or Royal Society of NZ, be taken into account when assessing development in areas potentially affected.

12.4.4.5 That information on known natural hazards be made available in order that the public can make informed resource management decisions.

12.4.4.6 That the adverse effects on people, property and the environment from coastal hazards in Coastal Hazard Areas, as identified by the Northland Regional Council, are avoided.

12.4.4.7 That the risk to adjoining vegetation and properties arising from fires be avoided.

12.4.4.8 That the location, intensity, design and type of new coastal subdivision, use and development be controlled so that the need for hazard protection works is avoided or minimised.

12.4.4.9 That the role of riparian margins in the mitigation of the effects of natural hazards is recognised and that the continuing ability of riparian margins to perform this role be assured.

- 8.13.10. The structures are existing and mitigation measures have been imposed to mitigate natural hazards. Sea level rise has not been a consideration of the proposal. Coastal hazards are not considered applicable. Fire risk has been mitigated. The proposal does not include coastal subdivision or development and does not include riparian margins.

Proposed Far North District Plan

- 8.14. As discussed in the sections above, the site is located within the Rural Production zone. An assessment of the objectives and policies is included below.

Rural Production Zone

Objectives

RPROZ-01 - *The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.*



RPROZ-02 - *The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.*

RPROZ-03 - *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-04 - *The rural character and amenity associated with a rural working environment is maintained.*

8.14.1. The site contains large areas of bush with minimal cleared areas within the site being used for built development. The site could support an ancillary activity to support primary production within the rural environment. It is considered the proposal retains the rural character and amenity of the area and is similar to adjoining sites in the vicinity which contain rural lifestyle sites that have been developed with a dwelling while preserving the bush areas.

8.14.2. The development is not considered to be an incompatible use of the site.

Policies

RPROZ-P1 - *Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.*

RPROZ-P2 - *Ensure the Rural Production zone provides for activities that require a rural location by:*

- (a) enabling primary production activities as the predominant land use;*
- (b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

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

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

- (a) a predominance of primary production activities;*



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

RPROZ-P5 - 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.*

RPROZ-P6 - Avoid subdivision that:

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

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

- (a) whether the proposal will increase production potential in the zone;*
- (b) whether the activity relies on the productive nature of the soil;*
- (c) consistency with the scale and character of the rural environment;*
- (d) location, scale and design of buildings or structures;*
- (e) for subdivision or non-primary production activities:*
 - 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.

- 8.14.3. The proposal is not considered to create any adverse effects. All effects can be adequately managed within the proposed lot boundaries.
- 8.14.4. No sensitive activities are anticipated to arise from the proposal, with the intended uses existing in the surrounding environment.
- 8.14.5. The rural character will be maintained by the proposal as additional boundary planting and fire-retardant species are being introduced to the bush area closest to the dwelling.
- 8.14.6. The proposal is not considered to create any incompatible land use activities or alter the productive use of the site. The proposal is to vary conditions of consent that relate to the building envelope and keeping of cats and dogs with land-use consent triggered for a minor setback to the side boundary and Fire Risk to Residential Units where mitigation has been implemented.

Summary

- 8.15. The above assessment of the relevant policy documents demonstrates that the proposal will be consistent with the relevant objectives and policies of those statutory documents.

9. Notification Assessment – Sections 95A to 95G of the Act

Public Notification Assessment

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

Step 1 Mandatory public notification in certain circumstances

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

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

- 9.1.1. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.



Step 2: Public Notification precluded in certain circumstances

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

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

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

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity;

(ii) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]

- 9.1.2. Public Notification is not precluded as the proposal is a discretionary activity and includes a boundary activity. Therefore Step 3 must be considered.

Step 3: Public Notification required in certain circumstances

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

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

Step 4: Public notification in special circumstances

- 9.1.4. Section 95A(9) states that a council must publicly notify an application for resource consent if it considers that 'special circumstances' exist, notwithstanding that Steps 1 – 3 above do not require or preclude public notification. Special circumstances are not defined in the Act.

- 9.1.5. There are no special circumstances that exist to justify public notification of the application because the proposal is not considered to be controversial or of significant public interest, particularly given that it is private land and the proposal will enable the conversion of a shed to a residential dwelling on the site, which is considered as neither exceptional nor unusual.



Public Notification Summary

- 9.1.6. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

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

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

- (2) Determine whether there are any—*
(a) affected protected customary rights groups; or
(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).
(3) Determine—
(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.
(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

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

Step 2: Limited notification precluded in certain circumstances

- (5) Determine whether the application meets either of the criteria set out in subsection (6) and,—*
(a) if the answer is yes, go to step 4 (step 3 does not apply); and
(b) if the answer is no, go to step 3.
(6) The criteria for step 2 are as follows:
(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;
(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

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

Step 3: Certain other affected persons must be notified

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



(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.

9.2.3. The proposal does include a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

9.2.4. A council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.

9.2.5. The proposal results in the eastern side of the deck being within 10 metres from the boundary which adjoins a grazed paddock. The built development within the adjoining site is located closer to Diggers Valley Road which is a considerable distance away from the proposed dwelling. The eastern boundary between the two lots is over 300m in length with bush and landscaping contained along this boundary. The applicants have planted additional mature trees along the portion of the boundary closest to the dwelling to create a denser hedge to further mitigate any effects. The dwelling itself is small in scale being 135m² in area and single level.

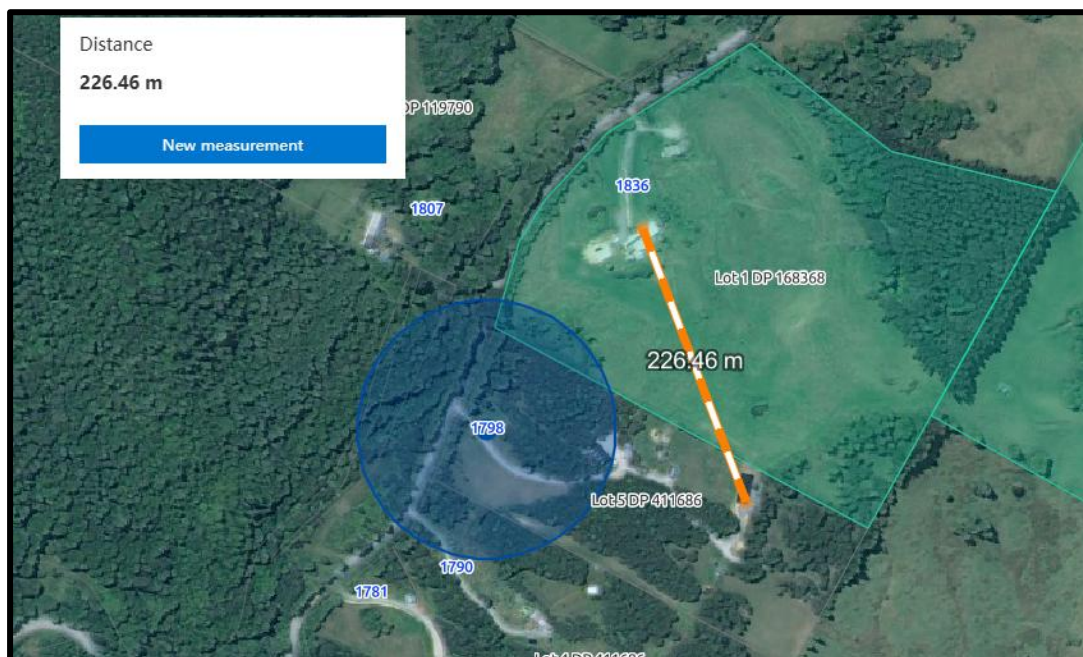


Figure 9: Image showing large separation distance between subject dwelling and dwelling on adjoining site.

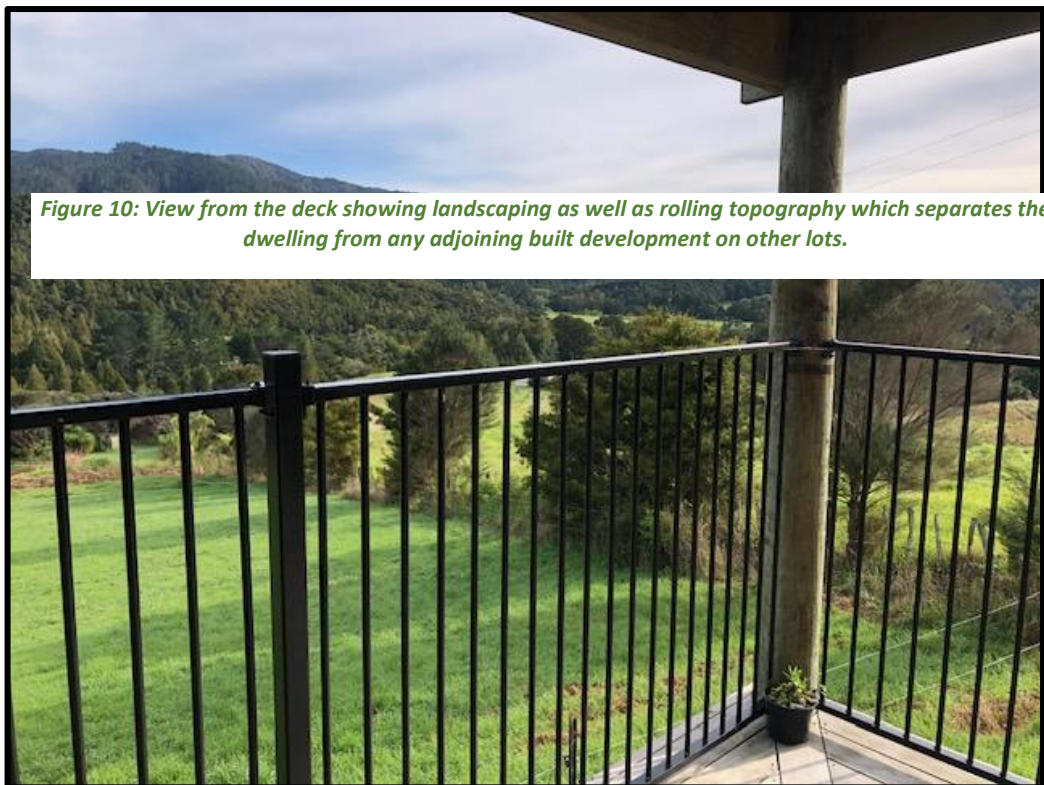


Figure 10: View from the deck showing landscaping as well as rolling topography which separates the dwelling from any adjoining built development on other lots.

- 9.2.6. As such, effects from the boundary infringement are considered to be less than minor on adjoining allotments such that no written approvals have been obtained.
- 9.2.7. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 6 of this report, which found that the potential adverse effects on the environment will be less than minor. In regard to effects on persons, the assessment in Sections 6, 7 & 8 are also relied on and the following comments made:

- The proposed dwelling is consistent with the intention of the site and will utilise mitigation measures to screen the proposed building and blend the structure into the surrounding environment.
- Some vegetation behind the dwelling will be replaced with fire-retardant species to assist with fire risk mitigation.
- The setback infringement will have a negligible impact compared to the permitted baseline effects of a complying structure.
- The proposal is not considered to create any adverse effects within the site nor on any adjoining sites.
- The proposal is not considered to be contrary to the objectives and policies under the District Plan and Regional Policy Statement.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

9.2.8. Therefore, no persons will be affected to a minor or more than minor degree.

9.2.9. Overall, the adverse effects on any persons are considered to be no more than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

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

9.2.10. The proposal is to convert an existing shed to a residential unit on the site within an existing cleared area which is to become part of the building development area. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

9.2.11. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

10. Part 2 Assessment

10.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

10.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the site is being used for its intended use. In addition, the proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.



- 10.3. Section 6 of the Act sets out a number of matters of national importance. The subject site is not located near the coast or any lakes, rivers or wetlands. Public access is not considered relevant to this application. The proposal has taken into account the relationship of Māori and their culture and traditions, and it is considered that the proposal will not create any adverse effects on Māori and their relationships with their ancestral lands, water, sites, waahi tapu and other taonga. The subject site is also not known to contain any historical or culturally significant sites as discussed within this application. The NRC Hazard Maps indicate the site is not subject to any flood hazards and therefore does not increase the risk to human life and the environment.
- 10.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment. The proposal also maintains and enhances the quality of the environment.
- 10.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not located within an area of significance to Māori. The proposal is not considered to be contrary to the principals of the Treaty of Waitangi.
- 10.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by section 5 of the Act.

11. Conclusion

- 11.1. The proposed development is considered consistent with the intention of the surrounding environment. The amendment to the relevant consent notice conditions will still achieve the intent of the original subdivision consent. An adequate setback distance has been provided with additional screening having been planted along with replacement planting of fire-retardant species behind the dwelling. It is considered the land-use breaches will be adequately managed within the site boundaries and is considered to have less than minor effects on the adjoining site.
- 11.2. An ecological impact assessment has been completed in regard to the increased area of the building development zone, which is restricted to the existing cleared portion of the site. The ecologist has further noted the placement of the house has no additional effects that may lessen the values of any habitat. In addition to this the report confirms the site is located within a Kiwi Present zone where the dwelling location is not considered to have any adverse impact on local kiwi.



- 11.3. No significant adverse effects are anticipated to arise from the activity included in the application and no consideration of alternatives has been undertaken. All effects of the activity are being managed within the property boundaries. Overall, it is considered that the proposal will result in no more than minor effects on the environment.
- 11.4. In terms of section 104(1)(a) of the Act, the actual and potential effects of the proposal will be less than minor. The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.
- 11.5. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 11.6. In terms of section 104(1)(b) of the Act, the proposal is found to be generally consistent with the objectives, policies and assessment criteria of the relevant statutory documents as set out in this report.
- 11.7. As a Discretionary Activity, the application has been assessed under the matters specified under Section 104 and 104B of the Resource Management Act 1991. It is considered that the proposal results in no more than minor effects on the environment. It is considered appropriate for consent to be granted on a non-notified basis, subject to fair and reasonable conditions.

12. Limitations

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







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



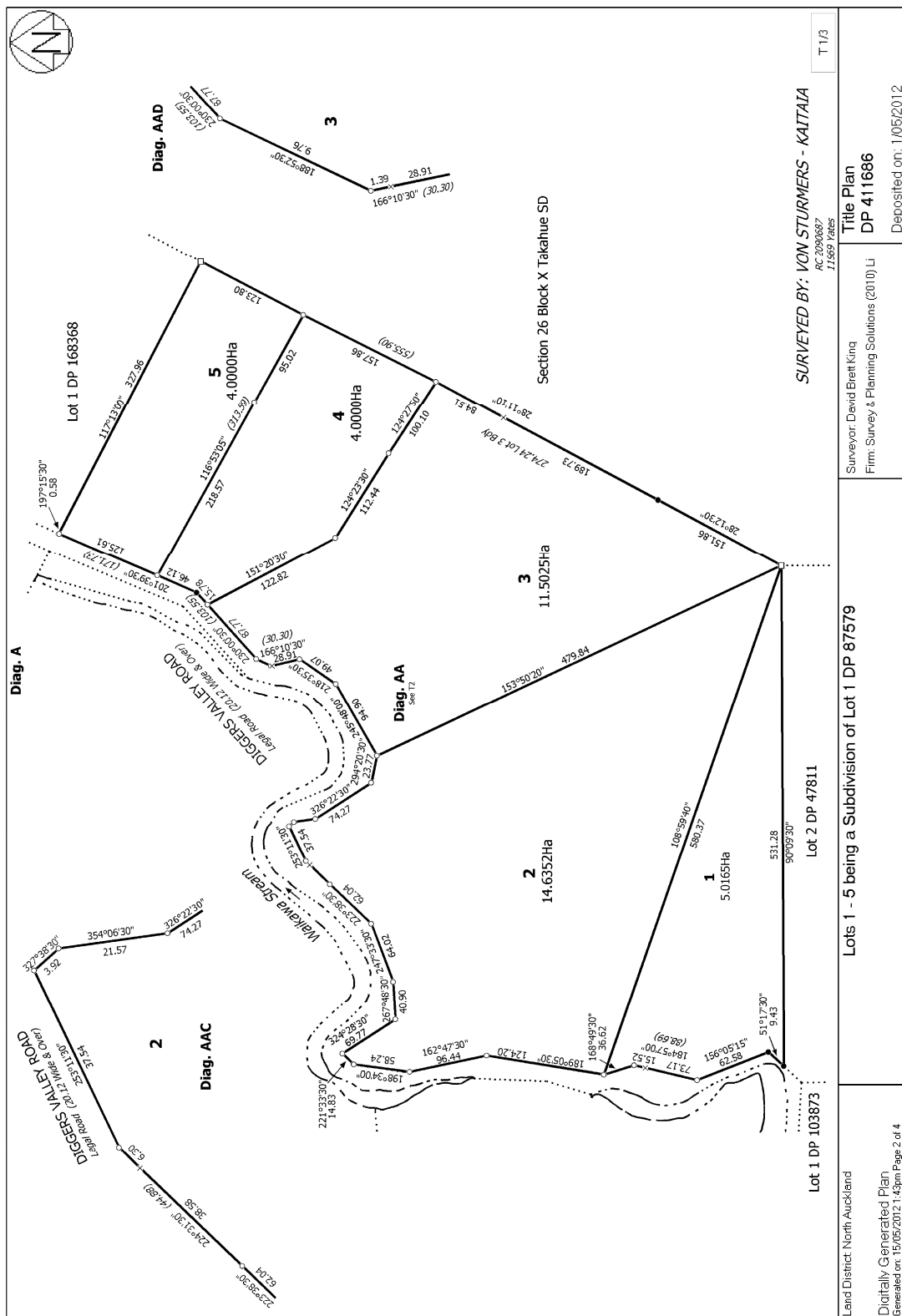

R. W. Muir
Registrar-General
of Land

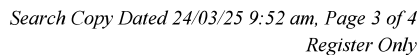
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Land Registration District **North Auckland**
Date Issued 01 May 2012

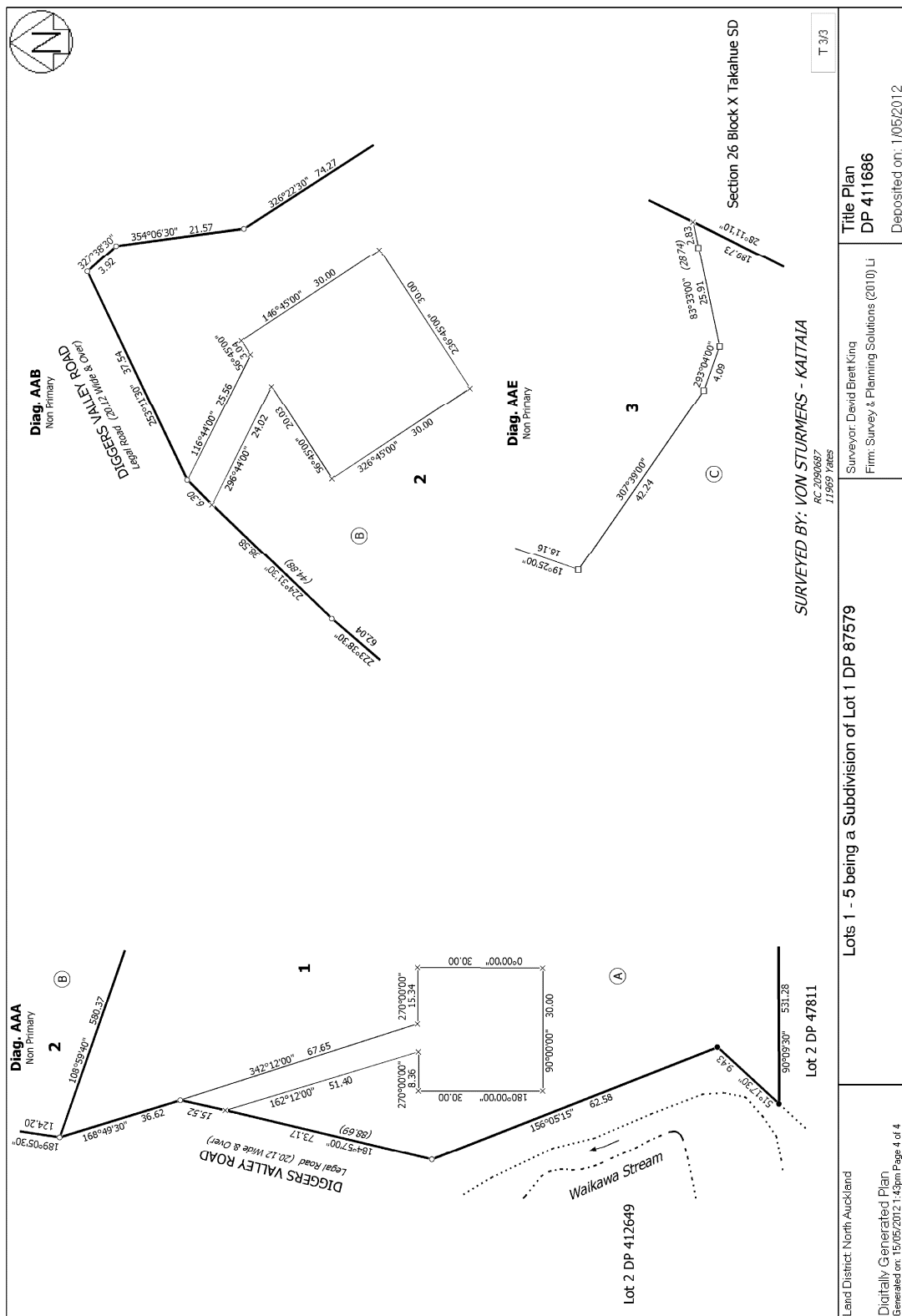
Prior References
NA45B/924

Estate Fee Simple
Area 4.0000 hectares more or less
Legal Description Lot 5 Deposited Plan 411686
Registered Owners
Paulette Ann Carpenter

Interests
8564489.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.5.2012 at 4:42 pm
10853977.3 Mortgage to ASB Bank Limited - 20.11.2017 at 12:45 pm









**Far North
District Council**

Private Bag 752, Manukau Ave

Kakaho 0400, New Zealand

Facsimile: 0800 920 629

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask-us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2070687
Being the Subdivision of Lot 1 DP 87579 &
Part Section 27 Block X Takahue SD

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

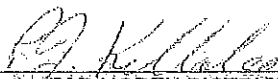
Lots 1 - 5 -- DP 411686

- (i) The On-Site Effluent Disposal Systems (TP58) Report submitted in support of the application requires that the effluent disposal system be the subject of specific design by an appropriately qualified competent person and submitted in conjunction with a building consent application.
- (ii) The Stormwater Management report by Haigh Workman dated 29 May 2007, requires specific design for stormwater disposal by an appropriately qualified competent person, the details of which shall be submitted in conjunction with a building consent application.
- (iii) The provision of telecommunications and electricity supply to the lot(s) is the responsibility of the owner of the lot(s).
- (iv) No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs), at any time during development, construction, the building of houses and amenities or by visitors.
- (v) Exotic vegetation which could adversely affect natural regeneration or local forest health is not to be introduced on the site. This includes the introduction of invasive plant species, including those currently listed

on the nationally-banned-for-sale list (see Northland Regional Pest Management Strategy). Planting of other exotic species should be confined to the immediate vicinity of dwellings. And species with berry-type fruits are to be grown with netting to prevent seed spread by birds.

- (vi) All buildings shall be located within the 'Building Development Zones' identified on the Scheme Plan, prepared by R Neave dated September 2007, and attached to this consent with the Council's "Approved Plan" stamp affixed to it.
- (vii) That the Pest and Weed Management Programme and associated plans approved in Condition 2(c) shall be undertaken to the satisfaction of the Resource Consents Manager.
- (viii) That the Fire Management Plan approved in Condition 2(d) shall be completed and maintained to the satisfaction of the Resource Consents Manager.

SIGNED:


By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 24th day of April 2012.



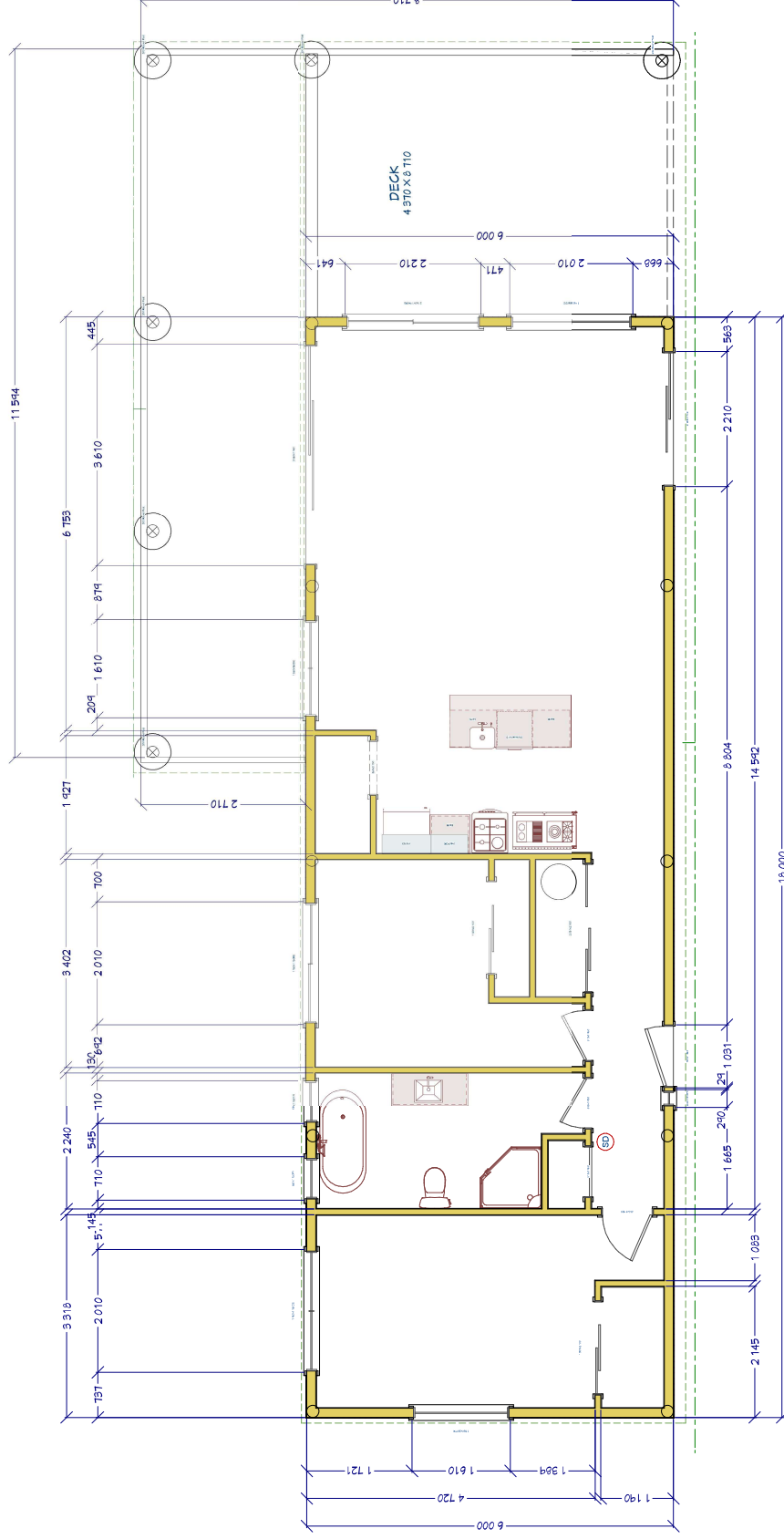
Revision	
Number	Date
A	24/03/2025

Certificate of Acceptance
Pole Building Converted to 2
Bedroom Dwelling with
Sanitary Facilities

P A Carpenter
1798 Diggers Valley Road
Kaitiaki

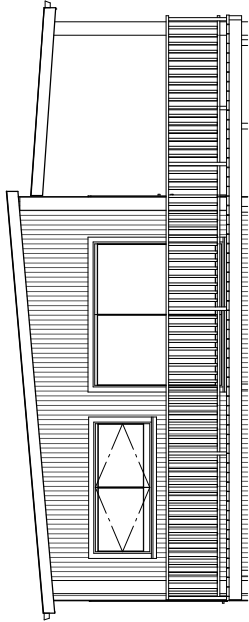
Lot 5, DP 411686

Scale: 1:75 @ A3

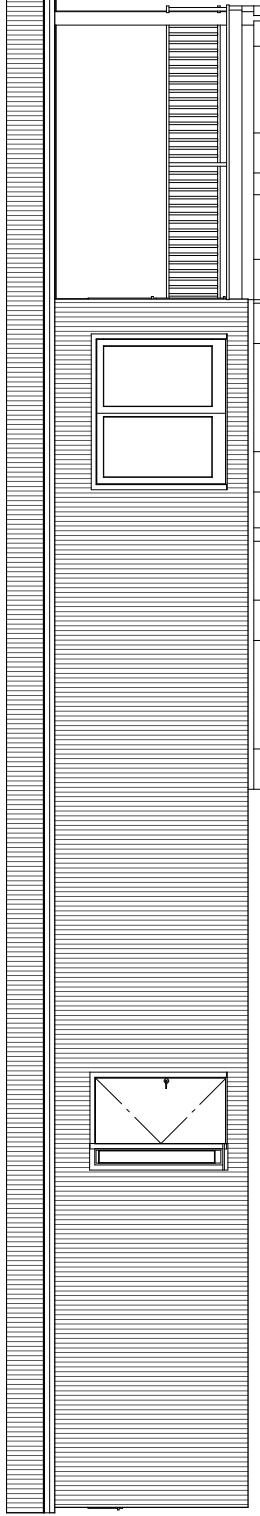


General building outline based on Ag Construct plans

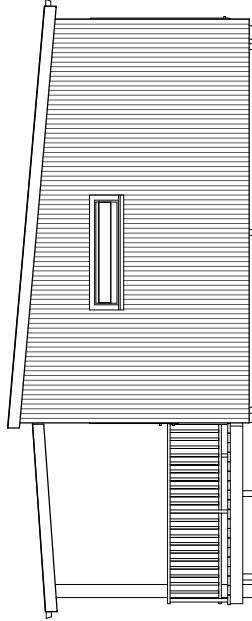
Revision	Number	Date
	A	24/03/2025



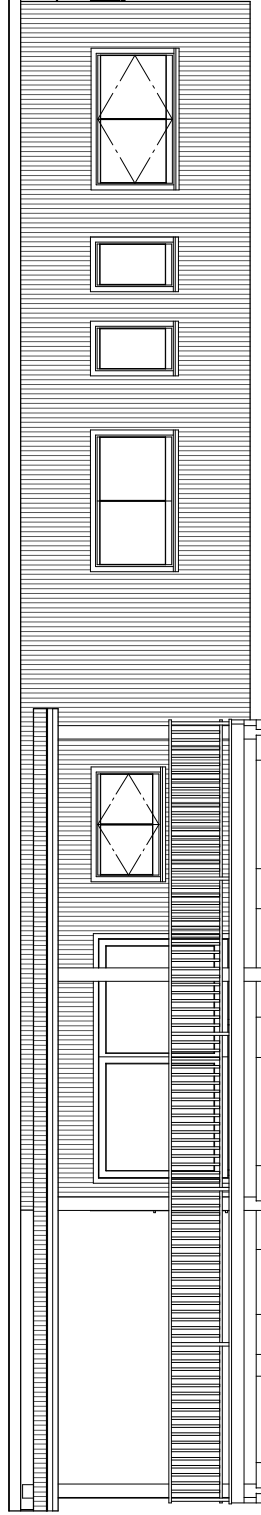
North



East



South



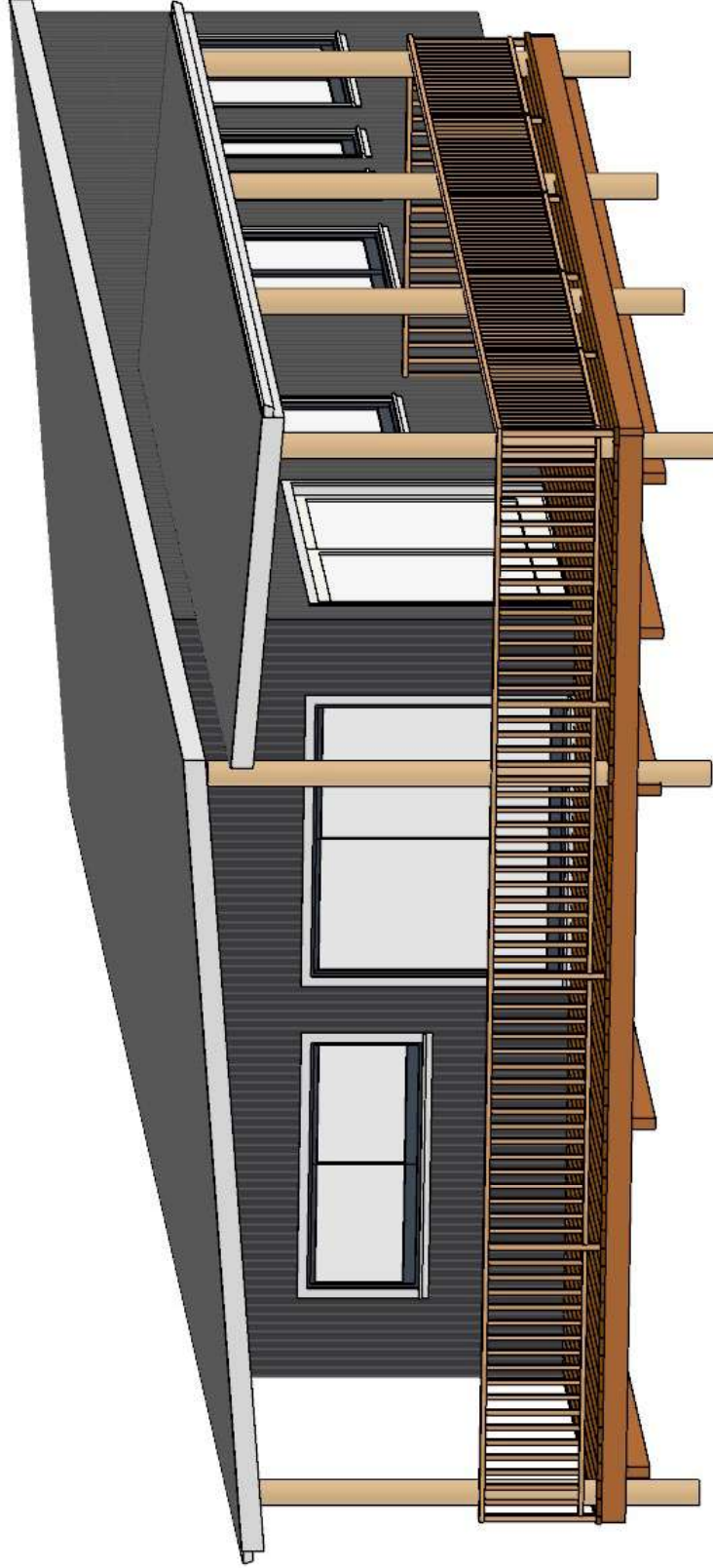
West

Certificate of Acceptance
Pole Building Converted to 2
Bedroom Dwelling with
Sanitary Facilities

P A Carpenter
1798 Diggers Valley Road
Kaitiaki

Lot 5, DP 411686

Isometric NorthWestern

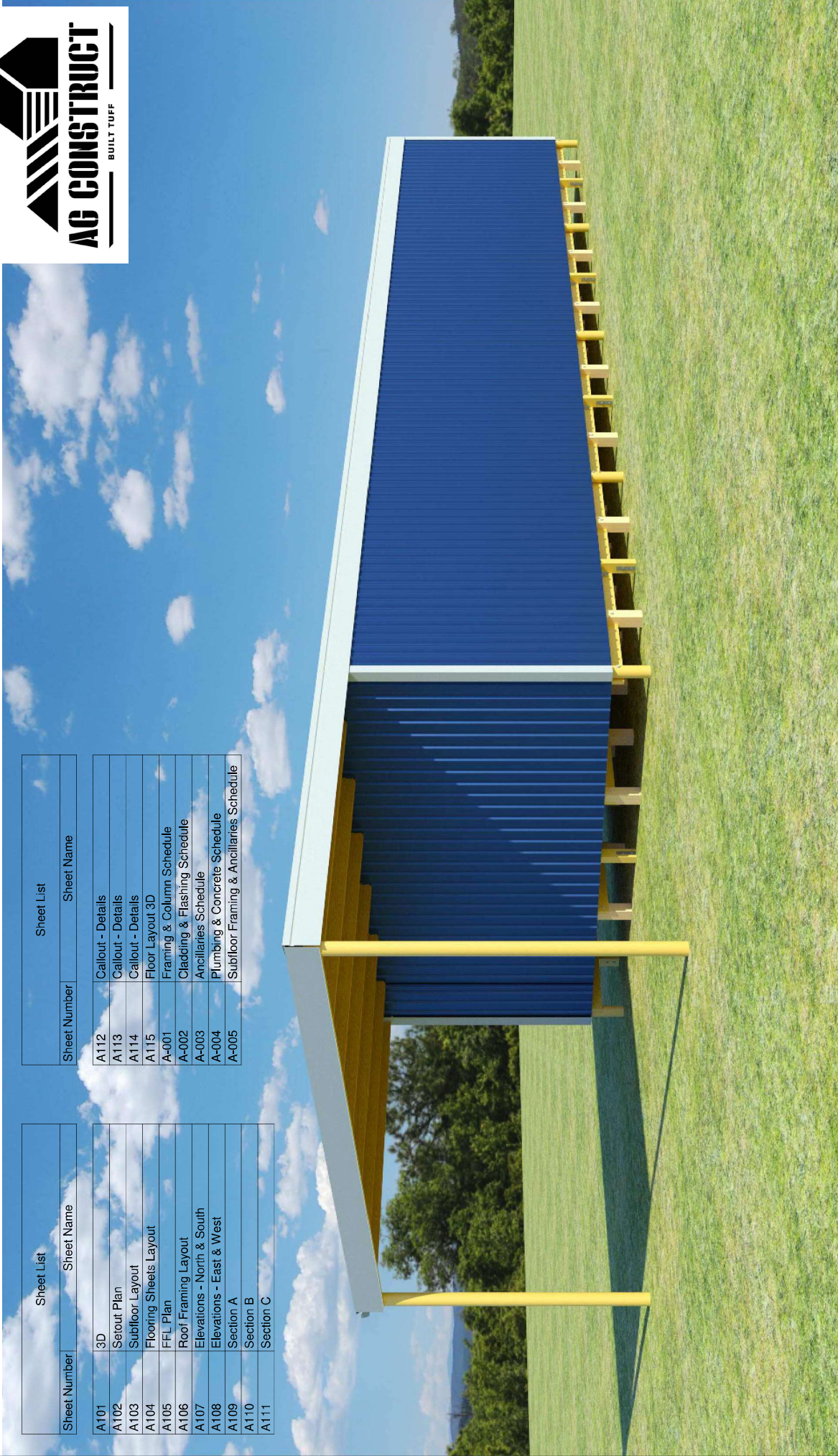


Revision	
Number	Date
A	24/03/2025



Sheet List	
Sheet Number	Sheet Name
A101	3D
A102	Setout Plan
A103	Subfloor Layout
A104	Flooring Sheets Layout
A105	FFL Plan
A106	Roof Framing Layout
A107	Elevations - North & South
A108	Elevations - East & West
A109	Section A
A110	Section B
A111	Section C

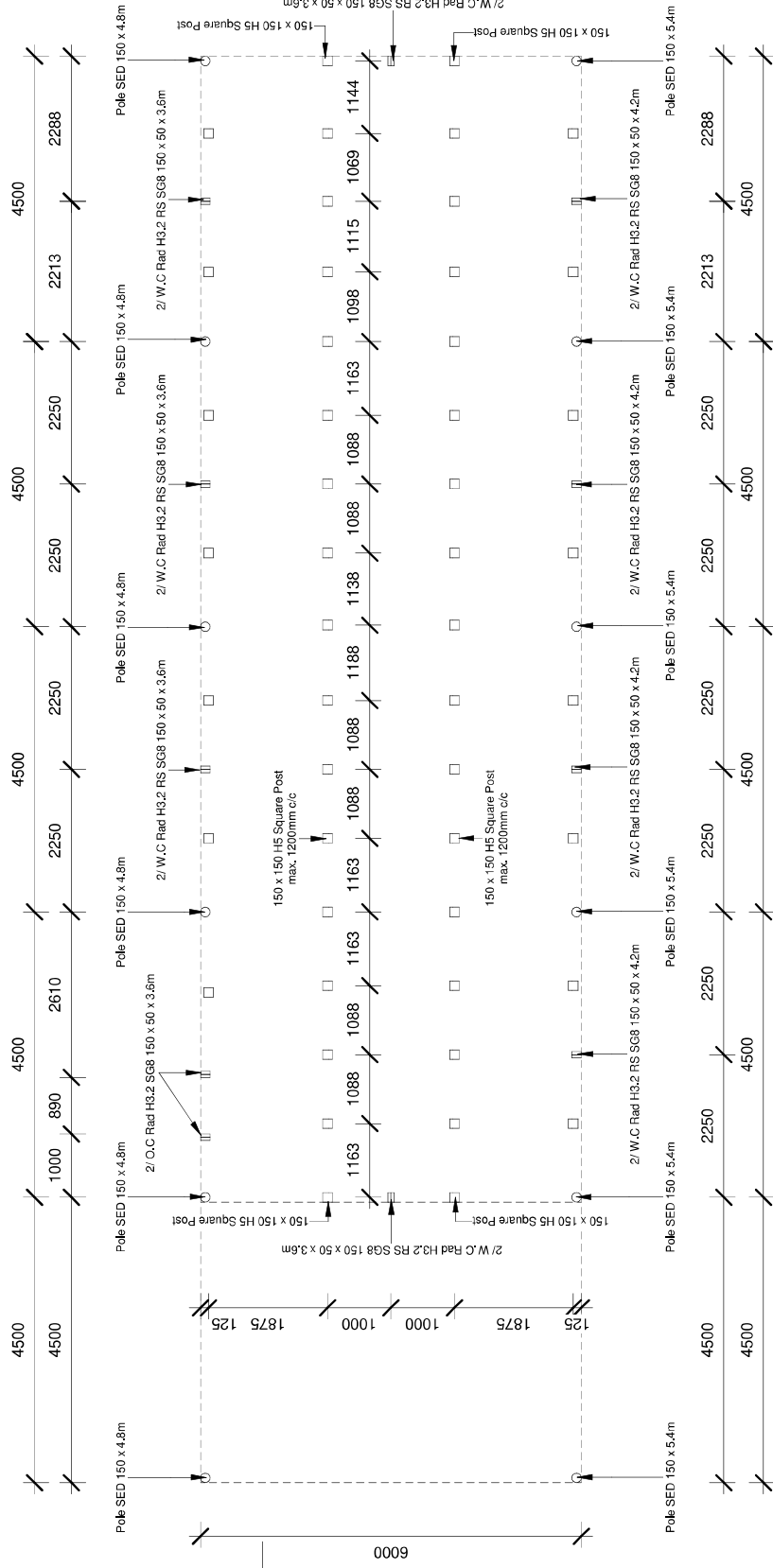
Sheet List	
Sheet Number	Sheet Name
A112	Callout - Details
A113	Callout - Details
A114	Callout - Details
A115	Floor Layout 3D
A-001	Framing & Column Schedule
A-002	Cladding & Flashing Schedule
A-003	Ancillaries Schedule
A-004	Plumbing & Concrete Schedule
A-005	Subfloor Framing & Ancillaries Schedule



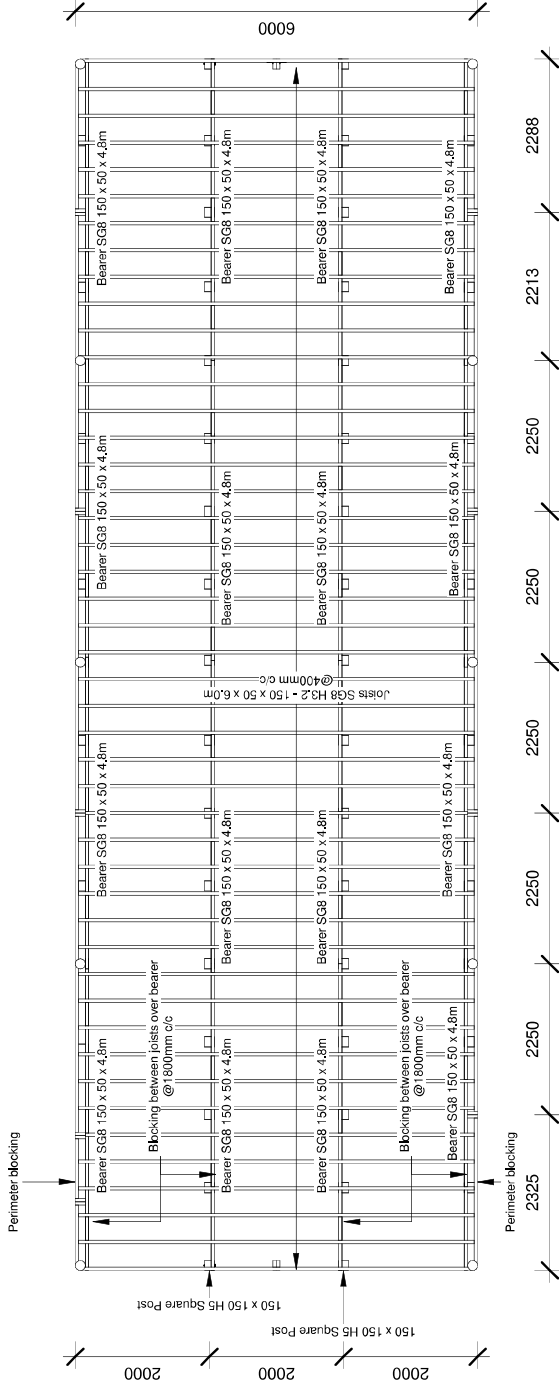
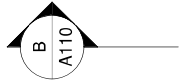
3D IMAGE FOR ILLUSTRATION PURPOSE ONLY

Drawn	KIERAN	PROJECT	1798 Diggers Valley Road		Drawing Title	Dwg. No.	Notes	Project Status		Rev.	1				
	Checked		1798 Diggers Valley Road, Kaitaia, New Zealand					Working Drawings							
	Scale		on A3					Rev	Description		Date				
								-	Issued for review		30-03-22				
								1	Issued for Consent		25-05-22				


1. All dimensions are in millimetres.
2. All dimensions are to be checked on site.
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be rectified before commencement.



Drawn	KIERAN	Date	PROJECT	1798 Diggers Valley Road	Drawing Title	Dwg. No.	Notes	Project Status		Rev. 1
								Working Drawings		
Checked	KIERAN	March 30, 2022	Site	1798 Diggers Valley Road, Kaitaia, New Zealand	Setout Plan	A102	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	Rev	Description	
								1	Issued for review	
								1	Issued for Consent	
Scale	1 : 75 on A3									

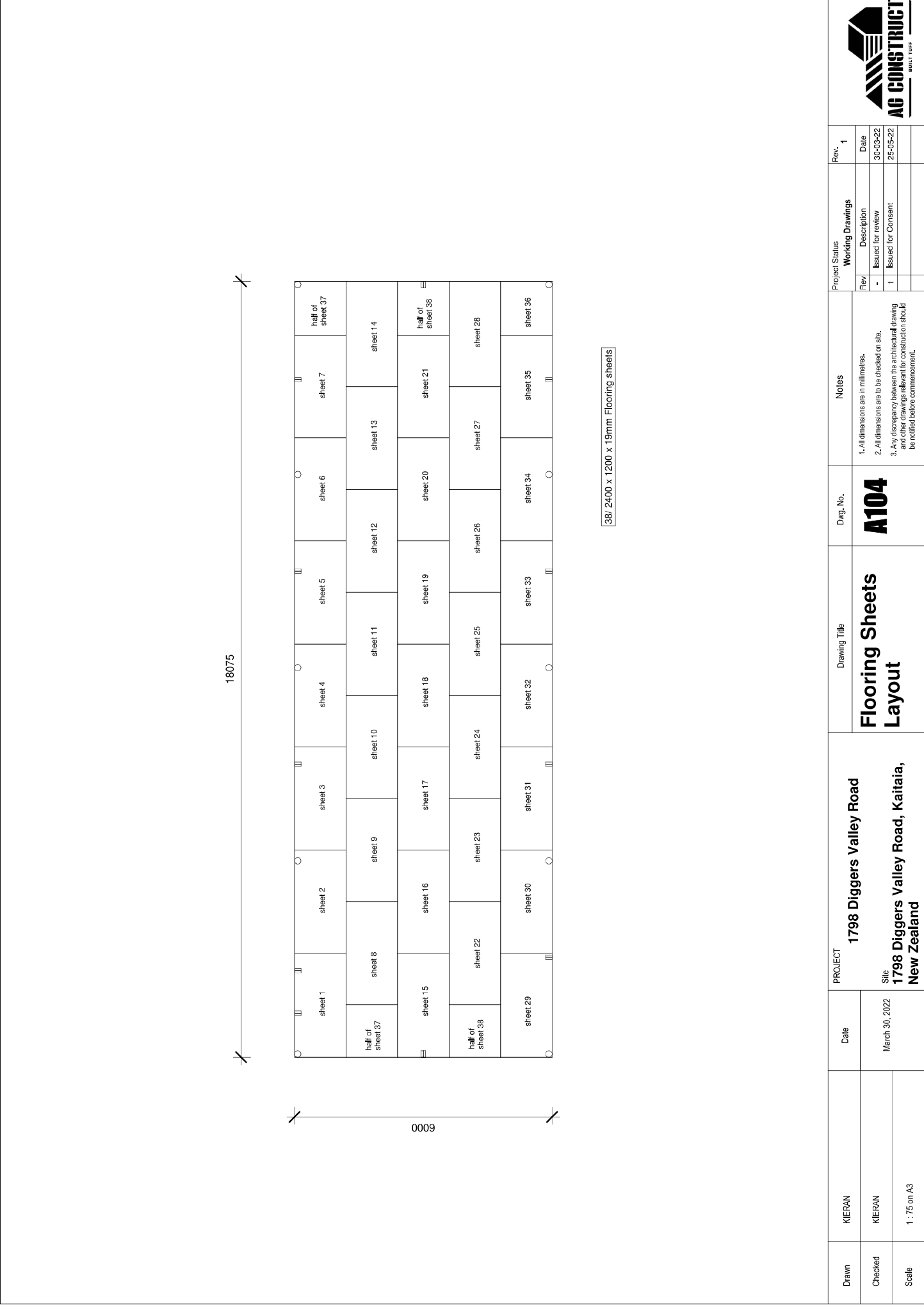


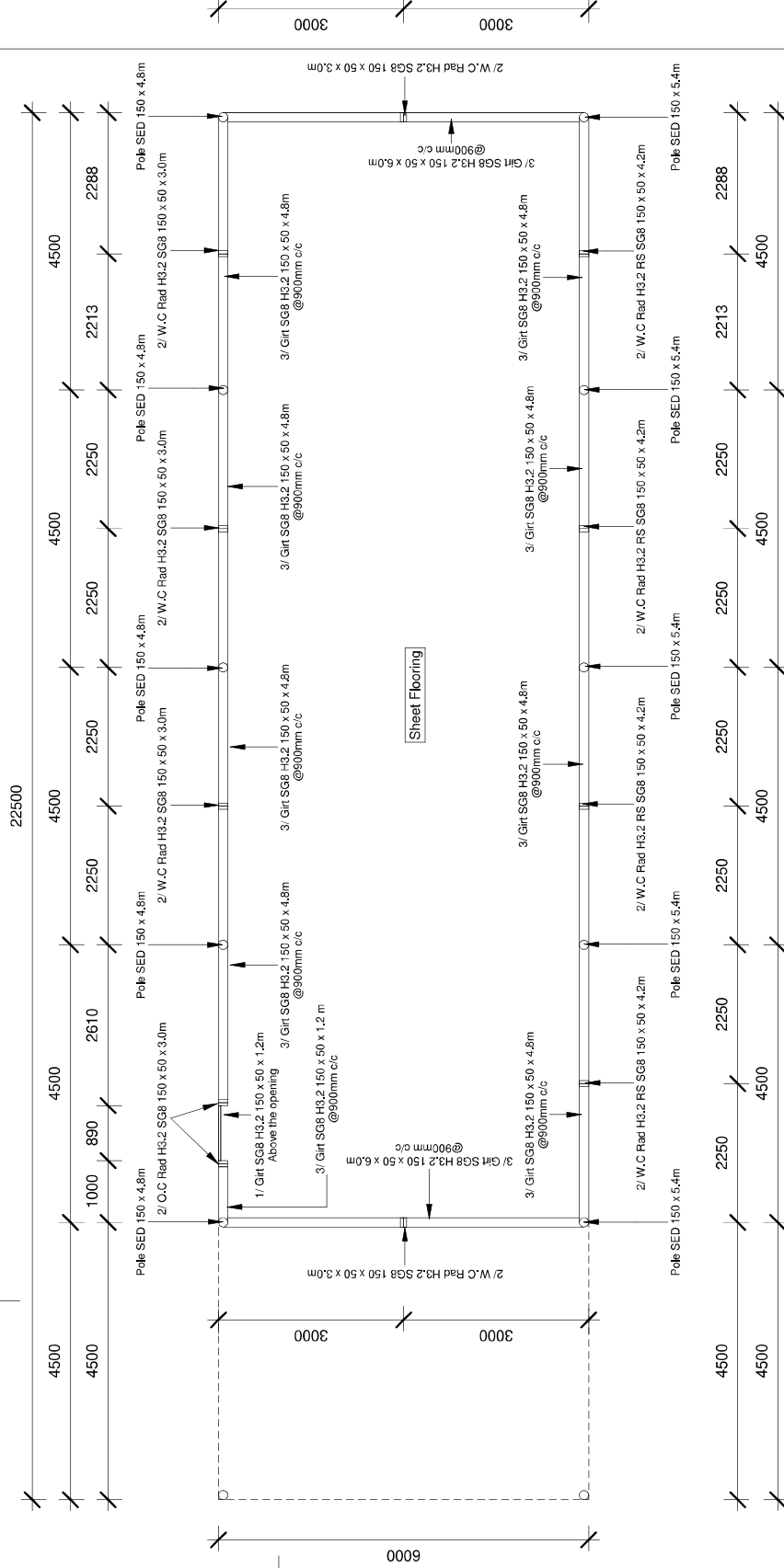
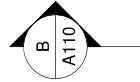
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	Working Drawings							
	Rev					Description		
Checked	KIERAN	Site 1798 Diggers Valley Road, Kaitaia, New Zealand				-	Issued for review	Date 30-03-22
Scale 1 : 75 on A3						1	Issued for Consent	25-05-22



AG CONSTRUCT
— BUILD YOUR —

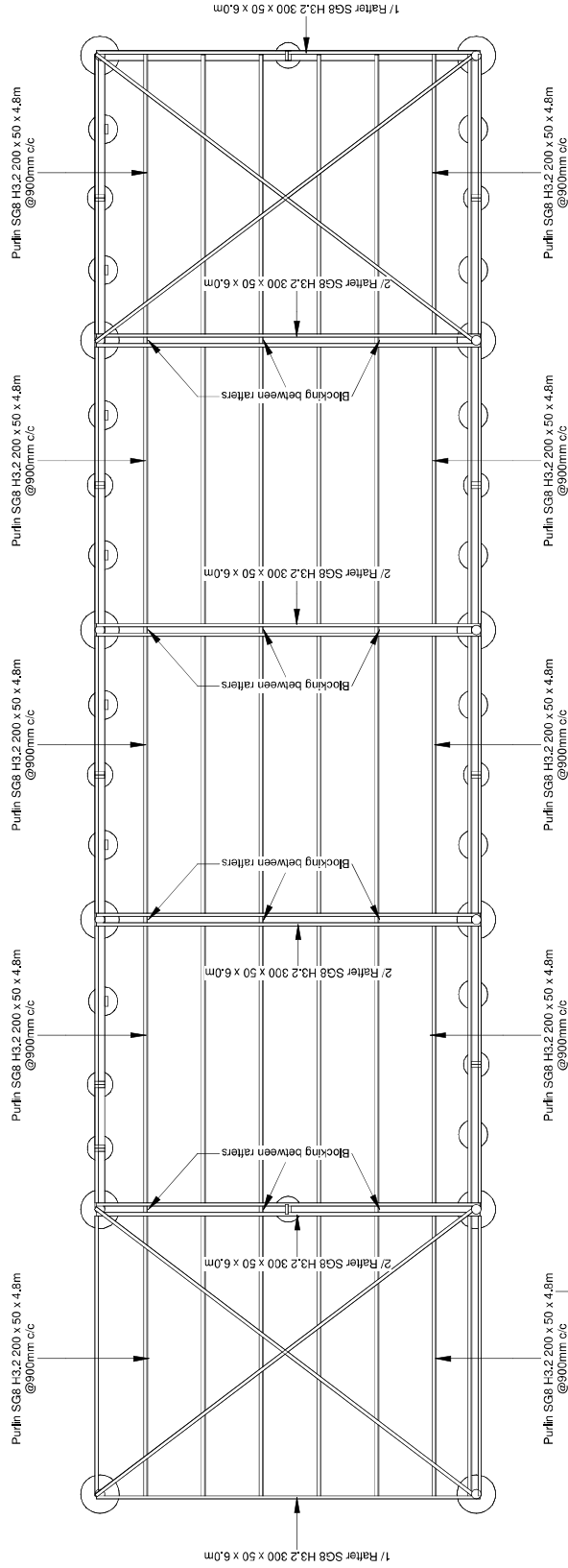
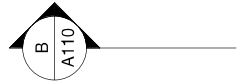






Drawn	KIERAN	Date	PROJECT	1798 Diggers Valley Road	Drawing Title	Dwg. No.	Notes	Project Status			Rev.
								Working Drawings			
Checked	KIERAN	March 30, 2022	Site 1798 Diggers Valley Road, Kaitaia, New Zealand	FFL Plan	A105		1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	Rev	Description	Date	
Scale	1 : 75 on A3	-						Issued for review	30-03-22		
		1						Issued for Consent	25-05-22		



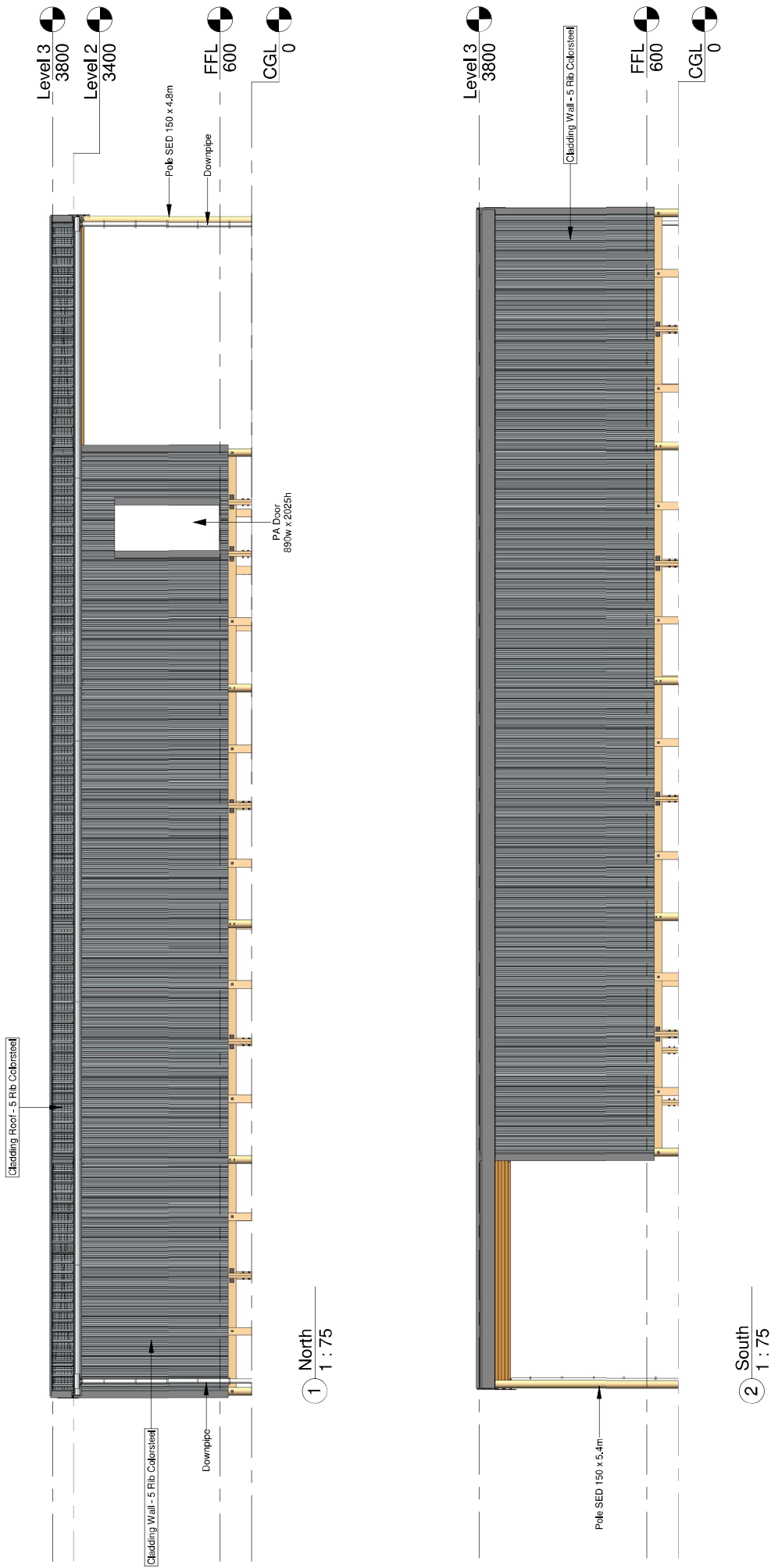


Drawn	KIERAN	PROJECT 1798 Diggers Valley Road	Drawing Title Roof Framing Layout	Dwg. No. A106	Notes 1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be rectified before commencement.	Project Status		Rev.	1
	Working Drawings					Rev	Description		
						-	Issued for review		
Checked	KIERAN	Site 1798 Diggers Valley Road, Kaitaia, New Zealand	Scale 1 : 75 on A3	1		Issued for Consent	25-05-22		



AG CONSTRUCT
AUCKLAND





Drawn	KIERAN	PROJECT 1798 Diggers Valley Road	Drawing Title Elevations - North & South	Dwg. No. A107	Notes 1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	Project Status	Rev. 1
Checked	KIERAN					Working Drawings	Date 30-05-22
Scale	1 : 75 on A3	Site 1798 Diggers Valley Road, Kaitaia, New Zealand					

Guttering and downpipes shall be selected in accordance with Figure 15 and Tables 4, 5 and 6 of E1/AS1 and installed and maintained in accordance with the manufacturer's recommendations.

Level 3
3800

Level 2
3400

FFL
600

CGL
0

1 East
1 : 50

Level 3
3800


Level 2
3400

FFL
600

CGL
0

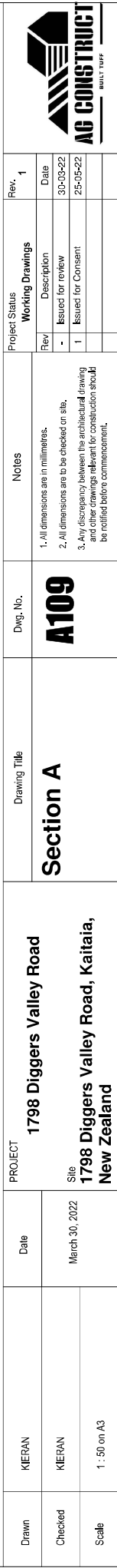
2 West
1 : 50

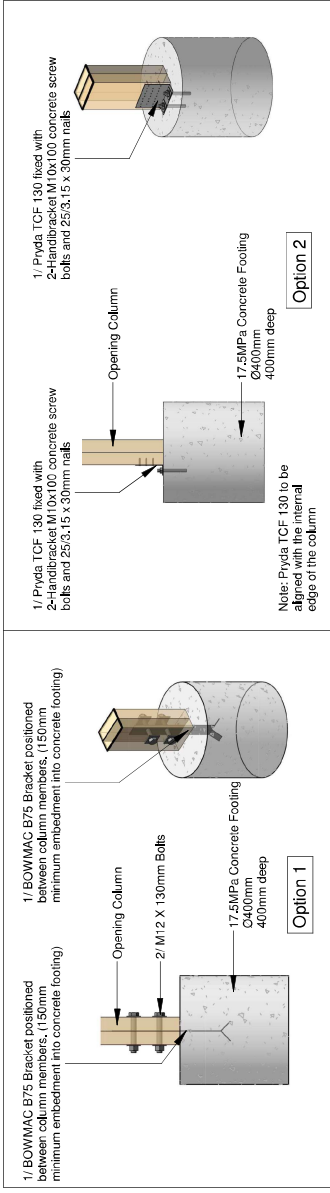
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	Checked		Site					Working Drawings							
	Scale		1798 Diggers Valley Road, Kaitaia, New Zealand					Rev	Description		Date				
								-	Issued for review		30-03-22				
					Elevations - East & West		1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	1	Issued for Consent	25-05-22					



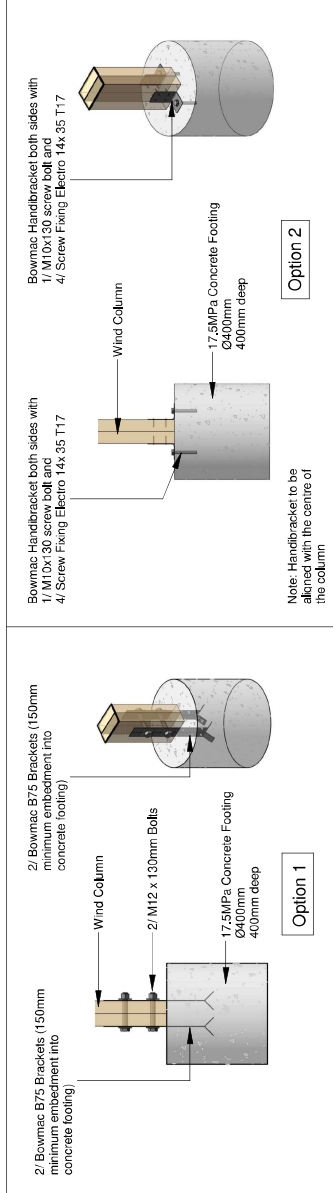
AG CONSTRUCT
— BUILD YOUR DREAMS —



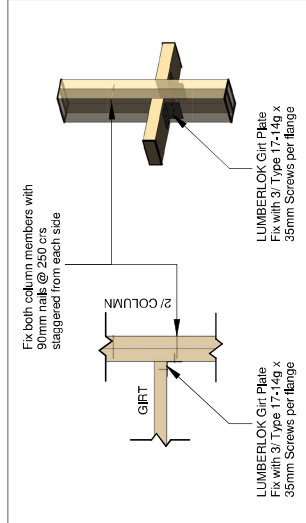




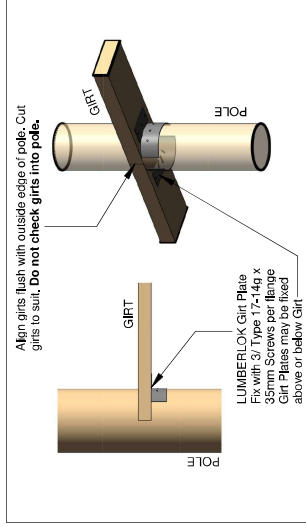
1 Opening Column - Footing Detail
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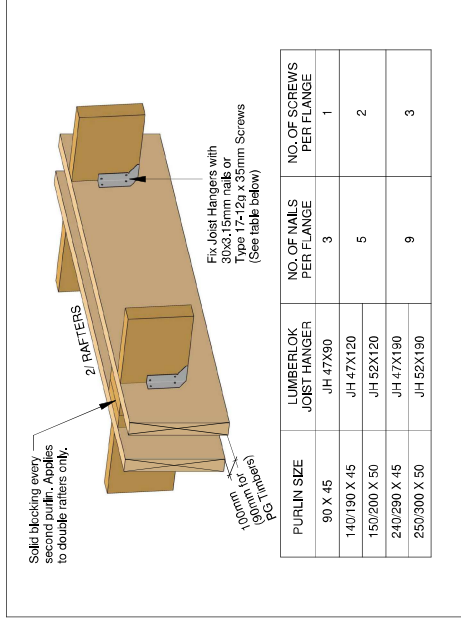
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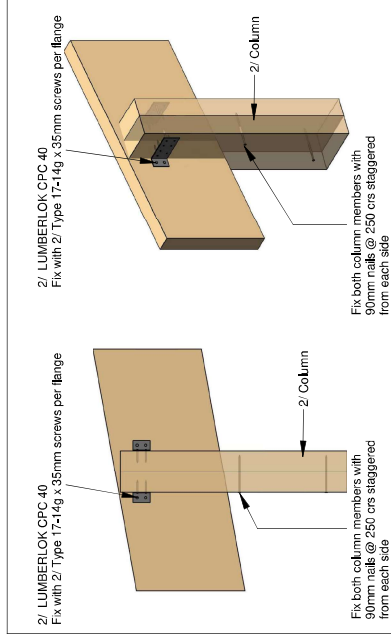
3 Girt & Column Fixing
1 : 20



4 Girt & Pole Fixing
1 : 20

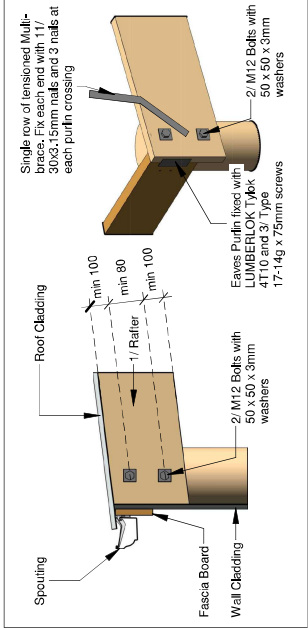


5 Purlin to Rafter Detail
1 : 20

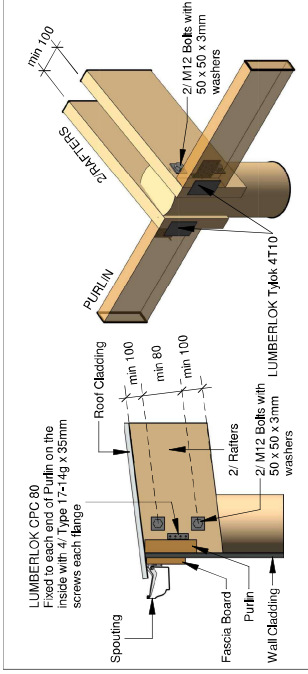


Intermediates and opening columns connected to rafter
6 1 : 20

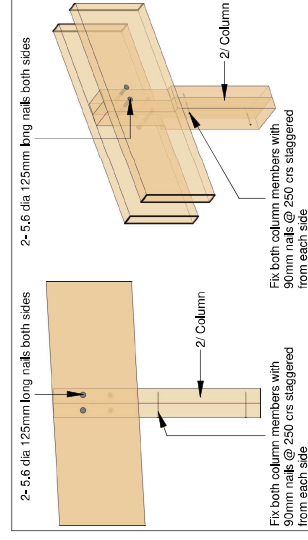
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Checked	KIERAN	Date	March 30, 2022	A112	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and the engineering drawing referent for consultation should be notified before commencement.	Working Drawings	1
Scale	As indicated on A3	Site	1798 Diggers Valley Road, Kaitaia, New Zealand			Rev	
						Description	Date
						Issued for review	30-03-22
						Issued for Consent	25-05-22



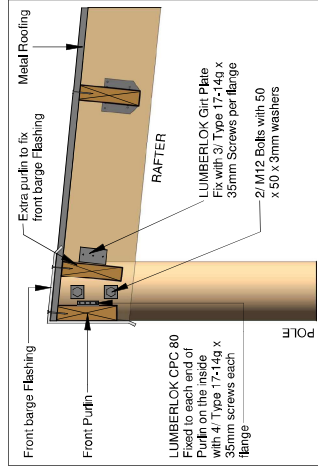
1 Rafter and Purlin Fixing - Closed Bay
1 : 20



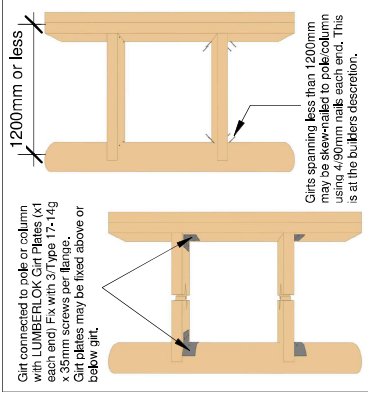
2 Rafter and Purlin Fixing - Centre
1 : 20



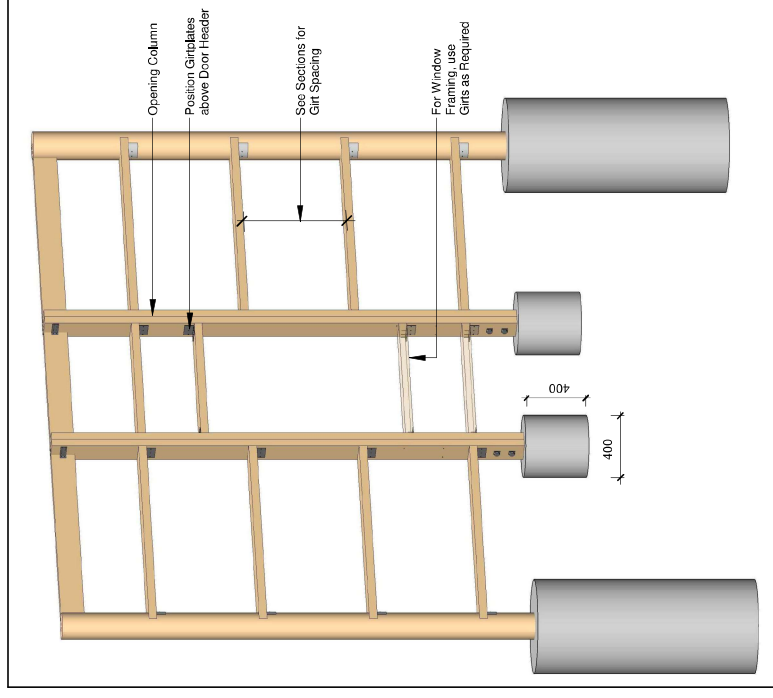
3 Intermediate column connected to rafter 2
1 : 20



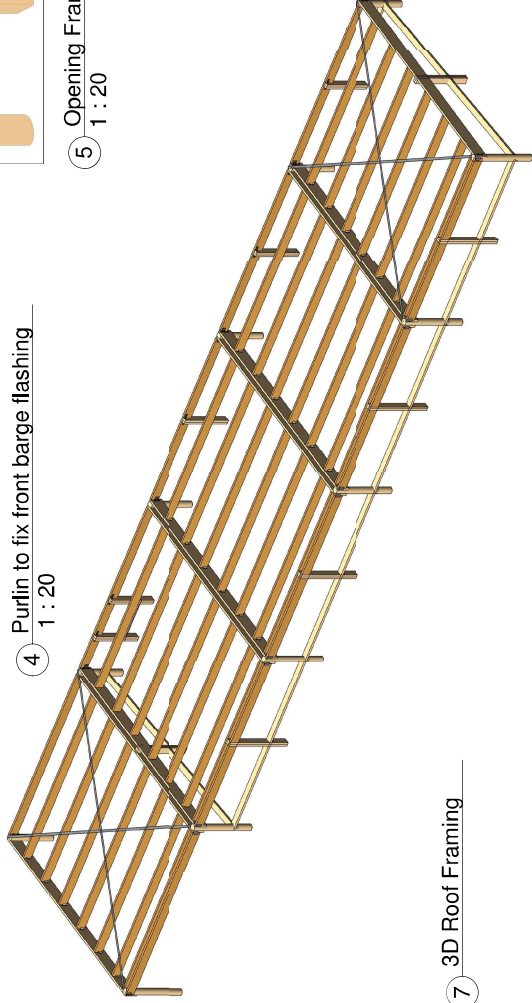
4 Purlin to fix front barge flashing
1 : 20



5 Opening Framing Fixing
1 : 20

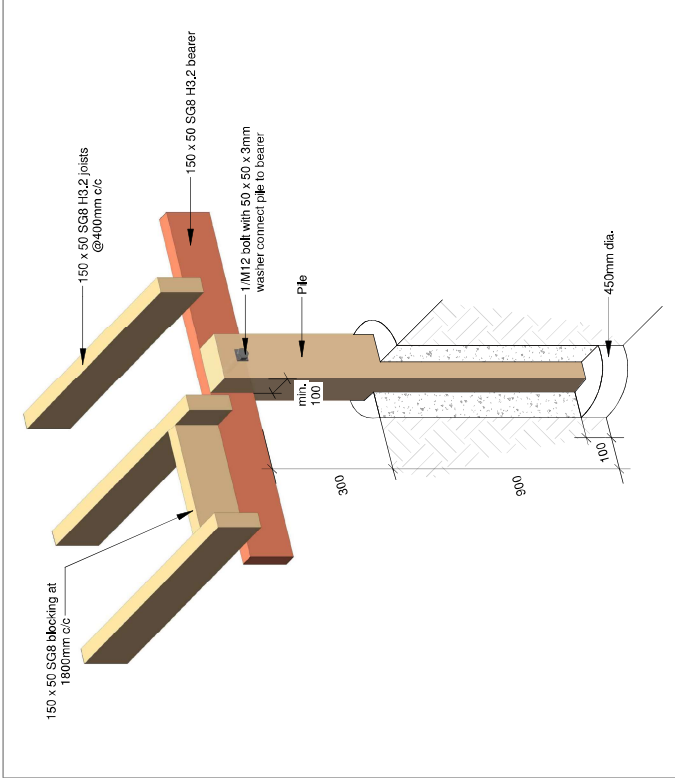


6 Opening Framing
1 : 20



7 3D Roof Framing

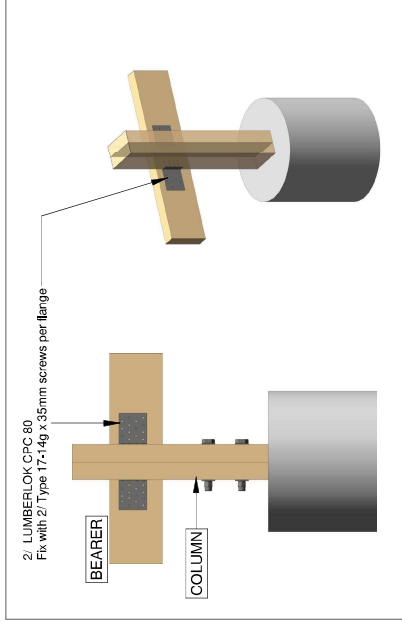
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Checked	KIERAN	Date	March 30, 2022	Callout - Details	A113	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and the engineering drawing should be notified before commencement.	Working Drawings	1
Scale	As indicated on A3	Site	1798 Diggers Valley Road, Kaitaia, New Zealand				Rev	
							Description	
							Issued for review	30-03-22
							Issued for Consent	25-05-22



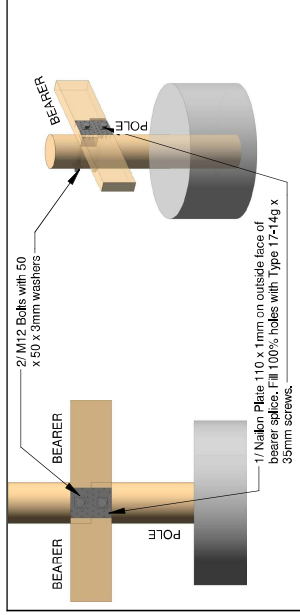
1 Anchor Pile connect to joist and bearer
1 : 20



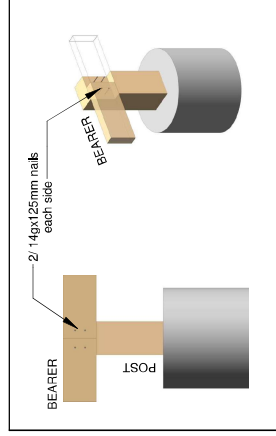
2 Flooring fixing
1 : 20



3 Intermediate Column-Bearer Fixing
1 : 20

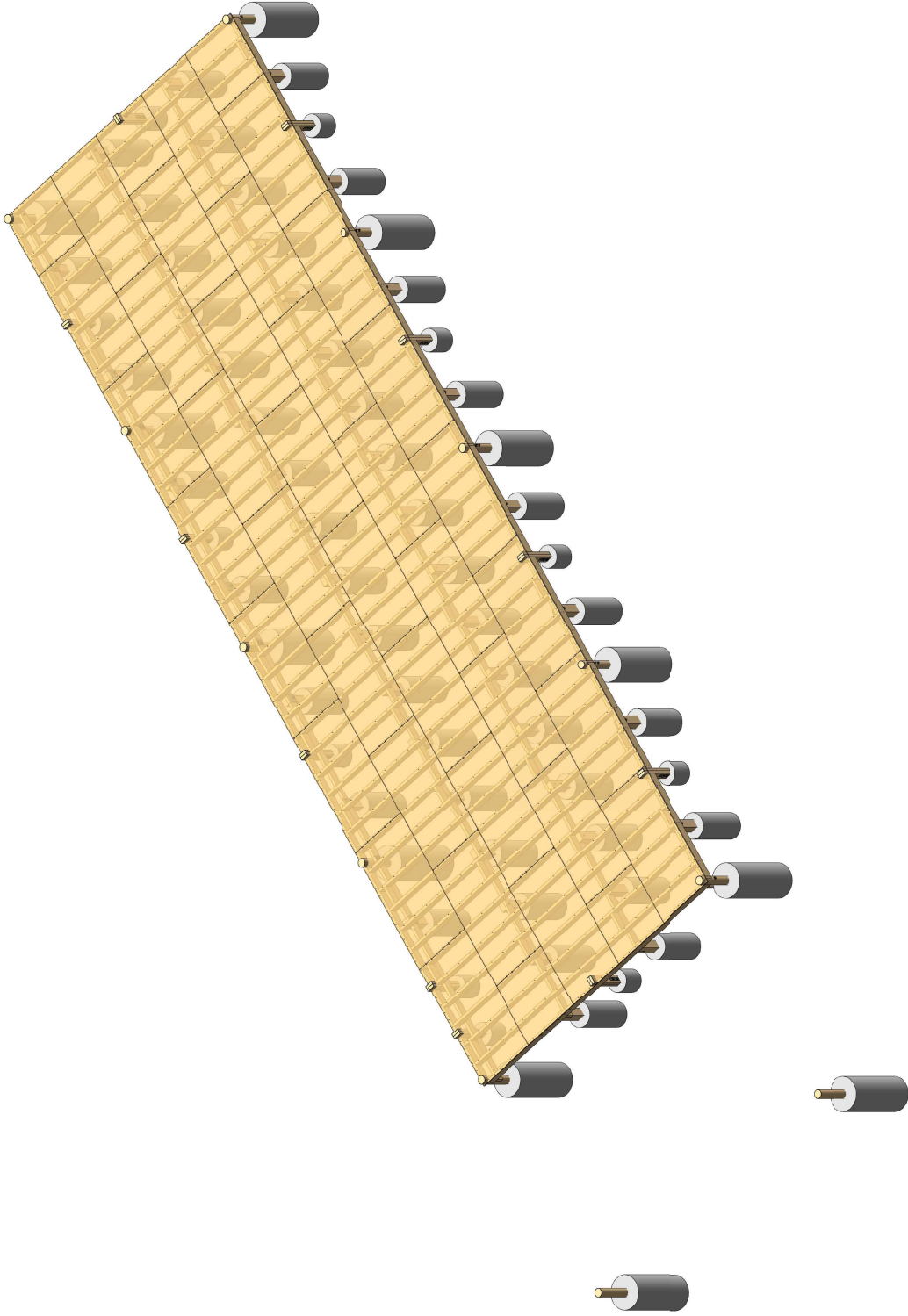


4 Bearer Splice - Pole
1 : 20



5 Bearer Splice - Post
1 : 20

Drawn	KIERAN	Date	March 30, 2022	PROJECT	1798 Diggers Valley Road	Drawing Title	Callout - Details	Dwg. No.	A114	Notes	Working Drawings	Rev.	1
Checked	KIERAN				1798 Diggers Valley Road, Kaitaia, New Zealand					1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and the engineering drawing should be notified before commencement.		Date	30-03-22
Scale	As indicated on A3											Issued for review	25-05-22
												Issued for Consent	



Drawn	KIERAN	PROJECT	1798 Diggers Valley Road	Drawing Title	Dwg. No.	Notes	Project Status		Rev.
							Working Drawings		
Checked	KIERAN	Date	March 30, 2022	Floor Layout 3D	A115	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architect/drawing and other drawings relevant for construction should be rectified before commencement.	Rev	Description	Date
Scale	on A3						-	Issued for review	1



ECOLOGICAL IMPACT ASSESSMENT

EcIA



**RC 2070687 CONSENT NOTICE: VI
LOT 5 DP 411686 (RT 475906)
1798 DIGGERS VALLEY ROAD
CARPENTER**



CONTENTS

EXECUTIVE SUMMARY	3
FIG 1: LINZ BASEMAPS 2025	6
FIG 2: PROPOSED BUILDING ENVELOPE	7
FIG 3: APPROVED SCHEME ILLUSTRATING DESIGNATED BUILDING ENVELOPE LOT 5 DP 411686 RC 2070687	8
SITE PROPOSAL	9
FIG 4: SITE LOCATION	9
PRIOR REPORTING	10
FIG 6: GOOGLE EARTH 2012 AT TIME OF SUBDIVISION	11
HISTORIC AERIAL REVIEW	12
FIG 7: LINZ/ RETROLENS 1981	12
FIG 8: LINZ/ RETROLENS 2003	12
FIG 9: LINZ 2014	13
ECOLOGICAL CONTEXT	14
TABLE 1: SITE SUMMARY	14
SOILS	14
TABLE 2: MAPPED SOIL TYPE	14
MAPPED ECOSYSTEMS	15
TABLE 3: MAPPED POTENTIAL ECOSYSTEM TYPE	15
FIG 10: LOCAL AREA PNA MAPPING (CONNING 2002) & RESERVE	15
TABLE 4: DIGGERS VALLEY BUSH PNA# Q05/003 DOCUMENTED VALUES	16
TABLE 5: RPS (2018) & PDP OUTSTANDING NATURAL LANDSCAPES HEREKINO BUSH CLAD HILLS	16
FIG 11: RPS & PDP ONL HEREKINO BUSH CLAD HILLS	17
THREATENED ENVIRONMENT CLASSIFICATION	18
FIG 12: SITE TEC CLASSIFICATION	18
SITE VISIT	19
TABLE 6: CURRENT REFINED LOT 5 REMNANT ECOSYSTEM TYPE	19
AVIFAUNA	22
FIG 13: 5MBC LOCATIONS	22
SIGNIFICANCE	23

TABLE 7: ASSESSMENT OF SIGNIFICANT INDIGENOUS VEGETATION AND SIGNIFICANT HABITATS OF INDIGENOUS FAUNA IN TERRESTRIAL, FRESHWATER AND MARINE ENVIRONMENTS NORTHLAND REGIONAL POLICY STATEMENT (2018) APPENDIX 5	23
TABLE 8: SCORING FOR SITES COMBINING VALUES FOR SIGNIFICANCE CRITERIA (TABLE 6 EIANZ).....	24
TABLE 9: FACTORS TO CONSIDER IN ASSESSING SPECIES VALUE (TABLE 5 EIANZ 2018) .	24
EIANZ METHODOLOGY	25
MAGNITUDE OF EFFECTS	26
TABLE 10: CRITERIA FOR DESCRIBING MAGNITUDE OF EFFECT (EIANZ 2018 TABLE 8) ...	26
TABLE 11: CRITERIA FOR DESCRIBING LEVEL OF EFFECTS (EIANZ TABLE 10)	27
CONCLUSION	28
APPENDIX 1: CONSENT NOTICE.....	29

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ECOLOGICAL IMPACT ASSESSMENT (EcIA) RC 2070687 CONSENT NOTICE VI 1798 DIGGERS VALLEY ROAD (LOT 5 DP 411686; RT 475906) CARPENTER BAY ECOLOGICAL CONSULTANCY LTD (12/8/25)

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EXECUTIVE SUMMARY

The Carpenter property, 1798 Diggers Valley Road (LOT 5 DP 411686; RT 475906; approx. 4ha) is currently subject to a Form 4 Notice (28 April 2025), invoked by a FNDC PIM inspection in respect of Building Consent COA-2025-97/0. Consent breaches were determined as follows, with potential ecological interaction:

- 12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS
- 8.6.5.1.4 SETBACK FROM BOUNDARIES
- CONSENT NOTICE 8564489.2 CONDITION (VI)

A 135m² 2 bedroom building has been constructed for residential occupation outside of the designated building envelope controlled by *Consent Notice Condition VI* (24/4/2012; RC 2070687), resultant from original subdivision of the parent parcel (Lot 1 DP 87579):

CONDITION VI *All buildings must be located within the Building Development Areas; identified on the Scheme plan prepared by R Neave dated Sept 2007 and attached to this consent with the Councils Approved Plan stamp affixed to it*

The breach of 12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS is determined to be as *the building is located within 20m of the dripline of trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.*

Resource consent is required, with variation or cancelling of the breached Consent notice condition. Bay Ecological Consultancy Ltd has been requested by the applicant to assess the ecological impacts of the breaches with primary regard to the altered building location. We have been provided with summary of the current scenario by *Northland Planning & Development Ltd*, as consultant planners in this matter (via email 12/6/25). Documents reviewed included RC 2070687 Consent Notice (2012); original application ecological report¹ (2007); Form 4 Notice (28/4/25); plans of the building in question; and the Lot 5 title.

The subject site has been considered on the basis of desktop review of current available ecological information, complimented by fieldwork, to assign value to site features, assess effects of the activities and formulate recommendations. Site photos are provided for illustration.

Reporting provides statutory consideration of ecological aspects which postdate the original ecological reporting (2012); site significance in regard to *Northland Regional Policy Statement Appendix 5 (2018); NES- F (2020); NPSIB (2023) & the Biosecurity (National PA Pest Management Plan) Order 2022.*

¹ Biodiversity Management Dr Greg Blunden (Oct 2007). Assessment and measures suggested to protect & enhance habitat & wildlife values in the proposed subdivision by Geoff Yates at Diggers Valley Road, Kaitaia.

This review followed structure and content requirements of the EIANZ EcIA Guideline (2018)² as the best practice standard for ecological impact assessment in NZ, specifically the core stages of

- *Scoping - desktop & fieldwork evaluation of ecological context of the site and surrounds*
- *Description*
- *Evaluation of significance*
- *Assessment of impacts/ effects and impact management, including any monitoring ongoing requirements*

and with regard to non statutory NZ guideline documents

- *Guidelines for the application of ecological significance criteria for indigenous vegetation and habitats of indigenous fauna in the Northland Region (Wildlands 2019)*
- *Department of Conservation guidelines for assessing significant ecological values (Davis et al 2016)*

KEY FINDINGS

- The 2012 subdivision reporting¹ emphasizes the values of vegetation on current Lots 1; 2 & 3 DP 411686 as one unit, representing the southern extent of the Diggers Valley Bush PNA# 005/002,³ consequently becoming QEII Covenant 5-02-1375. Conversely, it states on Lots 4 & 5 *there is no land cover that requires protection* and makes an allowance for these Lots to be grazed. It describes cover as *rough pasture with mānuka/ kānuka dotted about but especially on the steeper areas*. It likely represented only canopy at the time with unpalatable common associates e.g. *Coprosma rhamnoides* and exotic weeds/ grass aligned with *AS3 Kānuka with exotic grasses*, as typical of pastoral areas. Continued grazing would have resulted in senescence of the kānuka.
- The designated building envelopes and access as per the scheme (*refer Fig 3*) are given as the only acceptable for development in Lots 1; 2 & 3. It makes no such recommendation in regards to Lots 4 & 5, rather that pest control and no cats/ dog/ mustelids be included as per the wider subdivision to *enhance the natural values on Lots 1; 2 & 3*.
- The new house footprint occupies previous pasture that continues downslope to the original building envelope occupied by non habitable sheds. It has a *NEGLIGIBLE*⁴ significance, representation of wider local values or characteristics, including those described for Lots 1; 2 & 3 and the wider PNA.
- Predicted ecosystem type⁵ *WF11 Kauri broadleaved podocarp forest* on the *Waiotira Clay Loam (YCH)* soils is absent in a zone of influence (ZOI). The indigenous vegetation onsite was refined to be a matrix of *AS1 Kānuka shrubland with native shrubs* to *AS3- Kānuka with exotic grass type*. It has *LOW significance* by virtue of cover rather than quality e.g. individual species value; biodiversity; food provision; habitat
- The placement of the house had no additional adverse effects that may lessen the values of any habitat in a zone of influence (ZOI) e.g. disturbance; shading level, including to the property to the north (Lot 1 DP 168368), in pasture adjacent.

² Roper- Lindsay, J; Fuller, S.A; Hooson, S; Sanders, S.A; Usher, G. T. (2018) Ecological Impact Assessment. EIANZ Guidelines for use in New Zealand: terrestrial and freshwater ecosystems. 2nd Ed.

³ Conning, L (2002) Natural Areas of Maungataniwha Ecological District. Reconnaissance Survey Report for the Protected Natural Areas Programme. DoC, Whangarei

⁴ EIANZ (2018) Ecological Impact Assessment (EcIA) EIANZ guidelines for use in terrestrial and freshwater ecosystems; Appendix 5 RPS 2018; Method 12.2.5.6

⁵https://services2.arcgis.com/J8errK5dyxu7Xjf7/arcgis/rest/services/Northland_Biodiversity_Ranking/FeatureServer

- The building footprint does not interact with any mapped⁶, intermittent or ephemeral waterways. It is not hydrologically connected to wetland, seepage or CSA onsite or offsite. The earthworks was not subject to the NES-F (2020).
- There is no freshwater fish habitat in a ZOI.
- The site is not considered *kauri forest* to invoke consideration of the *Biosecurity (National PA Pest Management Plan) Order 2022*.
- The vegetation in the footprint or ZOI did not contribute in a significant way to the habitat of any *Threatened* or *At Risk* species⁷. No flora species with threat status or locally uncommon were found within the ZOI.
- The area is mapped as part of a wider *KIWI PRESENT* zone (DoC 2018). The altered house location is not considered to have any specific or heightened adverse impact on local kiwi habitat or populations. No fauna or flora species were adversely affected or displaced by the construction or occupation of the residence.
- Birds recorded during 5 minute bird counts were common native and exotic insectivores. The simple kānuka dominant vegetation in the ZOI does not provide preferable habitat for any *highly mobile species*⁷; species with threat status or specialist wetland birds.

There is no apparent significant adverse ecological effect from the altered location of the building envelope. The owners have maintained the original extent of the kānuka cover which has since expanded. Since the original reporting, condition has also improved, assumed to be undergrazed canopy, as per the lack of concern for its persistence and allowance for stock. A limited diversity remains beneath the canopy without development of complex substorey or groundcover.

In regards to the fire hazard breach we recommend any kānuka/ mānuka within 20m to the rear or south of the building be removed and replanted in large specimen PB8/ 1.5m spacing fire retardant secondary broadleaved species, with additional benefit of more diverse fruit and litter provision to promote natural regeneration. Management may be included in the PWMP. We consider this mitigates the small loss of the kānuka individuals, which currently provide simple benefit in terms of absolute cover rather than any value irreplaceable in a short period.

We recommend that the building envelope is varied to encompass the existing sheds in the original building envelope; the new residence, and the open pasture between. There is a standing pest and weed regime as per *Condition VII*, which will be supplemented with targeted control to establish the more palatable fire buffer planting with a Revegetation Management Plan. This restriction will ensure that the remaining indigenous vegetation onsite is subject to constructive formal protection.

The property is classed as *KIWI PRESENT* (DoC 2018). N.I Brown Kiwi are now considered *Not Threatened*, predicted to increase by > 10% over three generations due to the intensive in situ control of predators by many community groups and government agencies, ex situ management, and translocations to secure sites. However, qualifiers to this status include *CD – Conservation Dependent, with RF- Recruitment Failure & PD – Partial Decline* from predation of chicks / decline of breeding individual numbers. These scenarios translate to further loss of populations in an uncontrolled environment. The site dog/cat/mustelid exclusion *Consent*

⁶ LINZ (2022) mapped rivers

⁷ Including those listed in local SNA documentation the *National Policy Statement for Indigenous Biodiversity(2023) Appendix 2: Specified Highly Mobile Fauna*

Notice IV is the usual standard for sites with DoC (2018) *HIGH DENSITY* (2018) kiwi mapping. DoC does not advocate for dog exclusion in their *KIWI PRESENT* mapped areas, instead advocates for consent conditions to minimise risk. The owner does not wish to have cats introduced to the property. In accordance with the site's *KIWI PRESENT* zoning and >1km from any *HIGH DENSITY* area, we consider dog control conditions should be reviewed and allowed as per Council standard application for *KIWI PRESENT* zoning.

We recommended these should include:

- *One dog registered & microchipped*
- *have current kiwi aversion training certification at all times*
- *be kept inside or kenneled from dusk to dawn*
- *be on a lead or under effective control at all times*

Aversion training reduces the risk to other ground dwelling birds with similar vulnerabilities and is an effective tool in conjunction with the other requirements which prioritise responsible dog ownership. We agree it is reasonable to include that no visitor or contractor shall introduce dogs to the property as this can negate the benefit of the resident owners own compliance.

FIG 1: LINZ BASEMAPS⁸ 2025

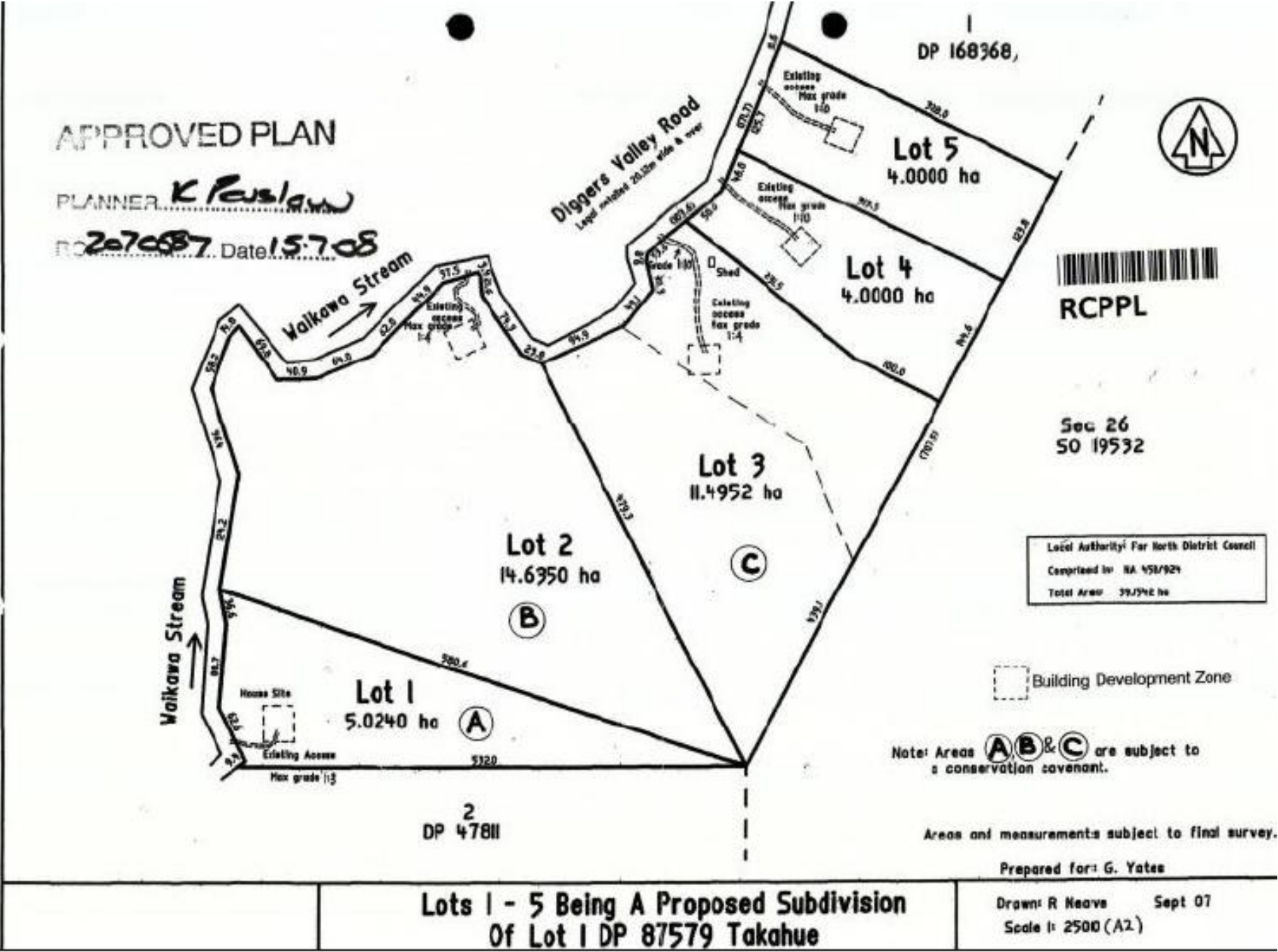


⁸ <https://basemaps.linz.govt.nz/@-41.8899962,174.0492437,z5>

FIG 2: PROPOSED BUILDING ENVELOPE



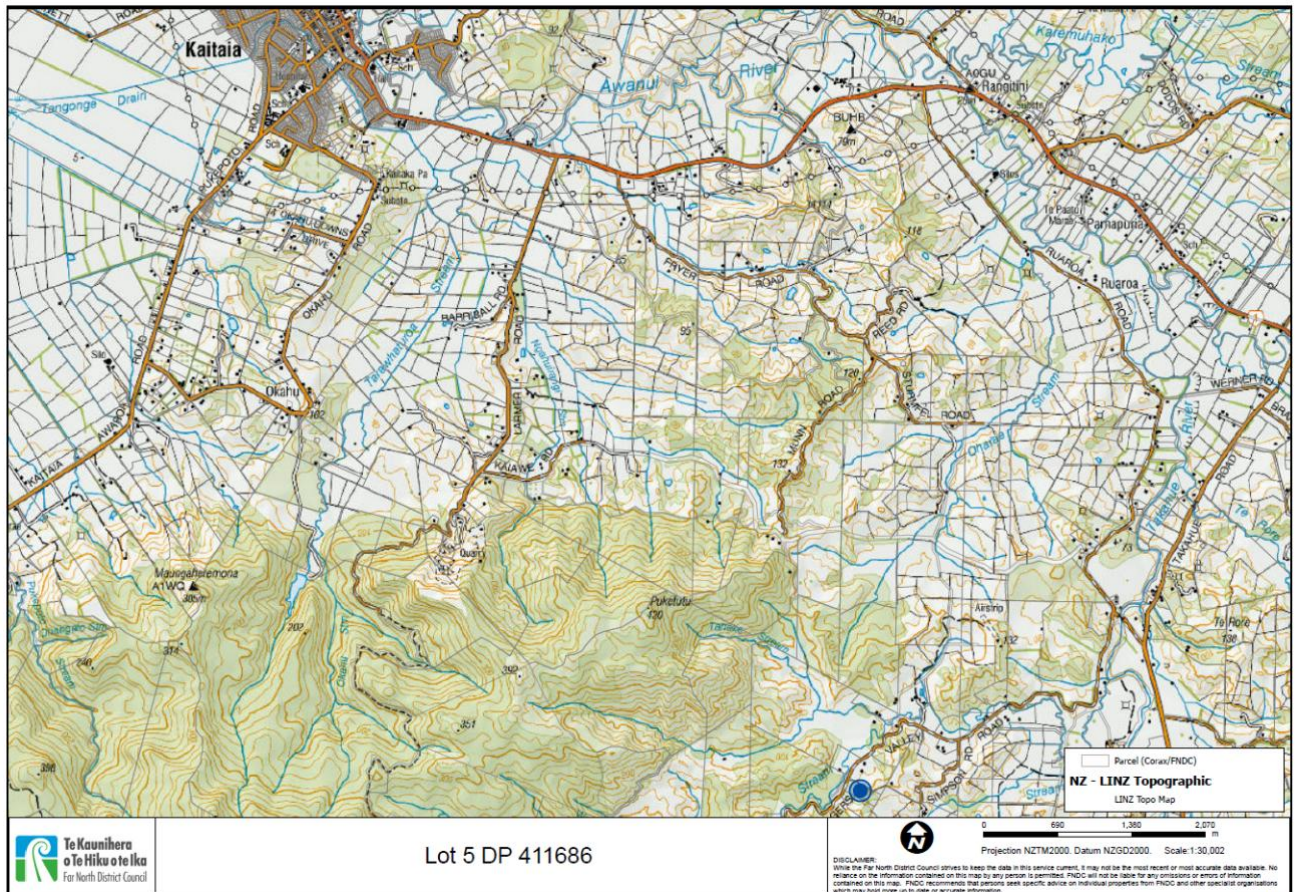
FIG 3: APPROVED SCHEME ILLUSTRATING DESIGNATED BUILDING ENVELOPE LOT 5 DP 411686 RC 2070687



SITE PROPOSAL

The subject site is located at 1798 Diggers Valley Road (Lot 5 DP 411686; RT 475906; approx. 4ha), approx. 10km southeast of Kaitiaki 100-73masl. It is illustrated below in Figs 1- 5 and described in Table 1.

FIG 4: SITE LOCATION



A 135m² 2 bedroom building has been recently constructed (- 2024) for residential occupation toward the northeast rear of the property on upper contour in pasture. Subsequently, a recent FNDC PIM inspection in respect of Building Consent COA-2025-97/0 determined it had been located outside of the building envelope designated by Consent Notice Condition VI resultant from the 2012 subdivision of the parent parcel (RC2070687; 24/4/2012; Lot DP87579):

CONDITION VI All buildings must be located within the Building Development Areas; identified on the Scheme plan prepared by R Neave dated Sept 2007 and attached to this consent with the Councils Approved Plan stamp affixed to it

The building is located approx. 8m from kānuka vegetation to the rear and 12m to the south, resulting in breach of 12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS as the building is located within 20m of the dripline of trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.

Resource Consent is required, with variation or cancelling of the breached consent notice condition.

PRIOR REPORTING

The 2012 subdivision application was accompanied by ecological reporting⁹ describing site values and making recommendations specific to each Lot to ensure *natural values of the site be protected and enhanced in a coordinated way*. At that time none of the bush in the parent parcel was legally protected. It describes current Lots 1, 2 & 3 as *one bush* representing the southern extent of *Diggers Valley Bush (PNA#005/002)*³. Values given include:

- *Lots 1; 2 & 3 on relatively steep land with excellent remnants in the gullies; as an almost contiguous habitat area to the Marko Buselich Scenic Reserve¹⁰ ; ecological values on the south side not as high as in the Marko Buselich Reserve , nonetheless significant enough to warrant protection and enhancement; deteriorating somewhat in some parts due to lack of pest management*
- *Lot 3- well established mixed broadleaved and podocarp species; many large pūriri and several rimu; kānuka and mānuka with treefern; five finger and many other species common to this type of regenerating bush*
- *Lot 1 – good quality remnant of mixed broadleaved and podocarp species kohekohe in deep gullies and a small wetland*

Accordingly, in reference to an approved scheme (*refer Fig 3*), it recommends there are no other areas on 1; 2; & 3 appropriate for the designated access & Building Development Zones (BDZ) and the remainder therein be subject to bush protection covenants.

While recommending integrated pest management for all Lots & a no cats/ dogs/ mustelids condition it states that *on Lots 4 & 5-*

there is no land cover that requires protection. Pg 3

It describes cover as

rough pasture with mānuka/ kānuka dotted about but especially on the steeper areas.

Additionally, to protect the high value vegetation on Lots 1; 2 & 3 that

if stock are allowed in Lots 4 & 5 a stock proof fence be erected along a line approximate to the line drawn in Fig 2 (refer FIG 3 below)

Subsequently, as recommended, the areas on Lot 1;2 & 3 were subject to formal protection encompassed in QEII # 5-02-1375 and dog; cat and weed control measures were included as consent notices on the Titles (Condition IV), with building envelopes designated as per the approved scheme. No protection beyond this management was required for Lot 5.

The Lot 5 envelope was close to the existing kānuka on site at the time, designated roughly at the same distance from Diggers Valley Road as Lots 3 & 4 at similar elevation. It seems this was simply a measure of consistency on the scheme and avoidance of the absolute extent of bush at the time, rather than any other merit. The illustrated BDZ would have resulted in a breach of 12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS regardless, within 20m of the dripline of the kānuka at the time.

⁹ Biodiversity Management Dr Greg Blunden (Oct 2007). Assessment and measures suggested to protect & enhance habitat & wildlife values in the proposed subdivision by Geoff Yates at Diggers Valley Road, Kaitaia.

¹⁰ Scenic Reserve Sec19(1)a Reserves Act 1977

FIG 5: RECOMMENDED STOC K EXCLUSION LINE BLUNDEN (2007)

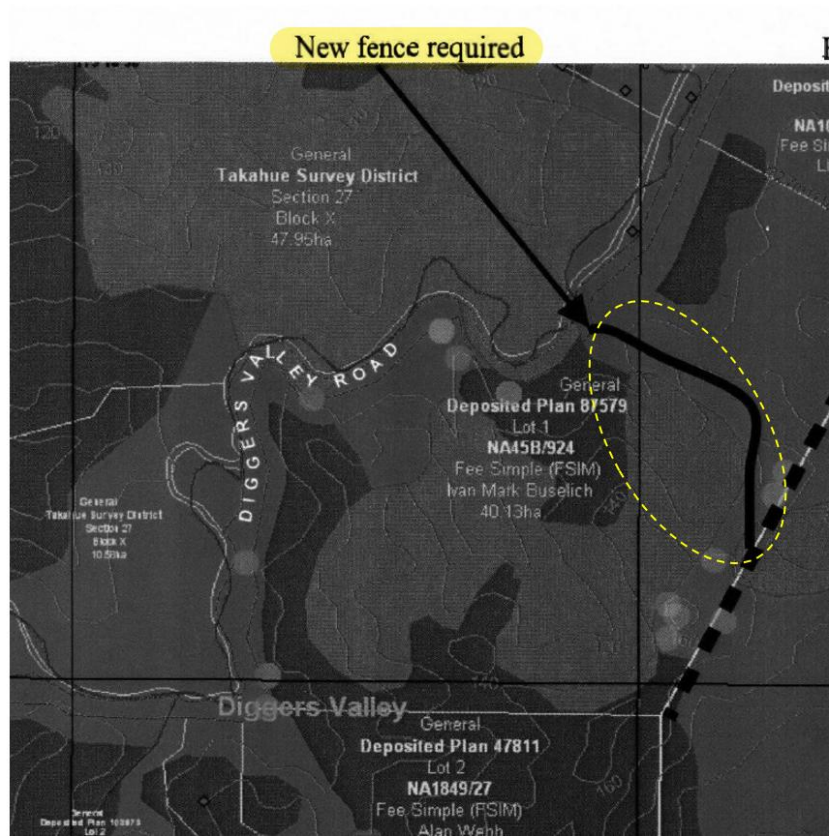


FIG 6: GOOGLE EARTH 2012 AT TIME OF SUBDIVISION



HISTORIC AERIAL REVIEW

A review of historic aerals was undertaken to illustrate change in cover. Vegetation consolidates between the 2003 aerial to the 2014 status following the original subdivision (2012). The required pest control and weed management across the wider subdivision likely contributed to the infill then continuing to the present.

FIG 7: LINZ/ RETROLENS 1981



FIG 8: LINZ/ RETROLENS 2003



FIG 9: LINZ 2014



ECOLOGICAL CONTEXT

A desktop review of the available ecological context and published values of the wider area was made, generally from broad scale mapping. This initial scoping phase assists to determine a site's potential ecological character, and any likely aspects of significance.

TABLE 1: SITE SUMMARY

DESCRIPTION	LOT 5 DP 411686 (RT 475906)
OWNER	CARPENTER
ODP ZONE & PDP ZONE	RURAL PRODUCTION
AREA	4ha approx
ECOLOGICAL DISTRICT	MAUNGATANIWHA
COVER	<ul style="list-style-type: none"> • REMNANT KĀNUKA VEGETATION AS1-AS3 • Kānuka dominant open canopy with shrub layer of mapou; silver fern; mingimingi; hangehange; mahoe; <i>Coprosma rhamnoides</i>; with <i>Carex</i>; <i>Aristea</i>; <i>unpalatable ferns</i>; <i>Morelotia</i> & <i>Gahnia</i> • Rank pasture
SOIL TYPE ¹¹	<ul style="list-style-type: none"> • WAIOTIRA CLAY LOAM - YCH
RIVERS	<ul style="list-style-type: none"> • NONE
POTENTIAL ECOSYSTEM ¹²	<ul style="list-style-type: none"> • WF11: KAURI PODOCARP BROADLEAVED
TEC CLASSIFICATION ¹³	<ul style="list-style-type: none"> • CLASS V
MAPPED PNA; KNOWN WETLANDS; RANKED WETLANDS	NOT ONSITE
LOCAL RANKED AREAS	<ul style="list-style-type: none"> • Marko Buselich Scenic Reserve (Sec19(1)a Reserves Act 1977) • QEII 5-02-1375 Lot 3 DP 411686 • Diggers Valley Bush PNA#005/002 • RPS & PDP Outstanding Natural landscape- Herekino Hills
NATURALLY RARE ECOSYSTEMS ¹⁴	<ul style="list-style-type: none"> • NONE ONSITE
KIWI DESIGNATION	<ul style="list-style-type: none"> • KIWI PRESENT (DoC 2018)

SOILS

Site soils are mapped as *Waiotira Clay Loam (Hill country variant – YCH)* Site soils were inspected along tracks and cut faces during site visit and readily conformed to mapped description.

TABLE 2: MAPPED SOIL TYPE

SOIL TYPE NZRLI	SOIL TYPE FSL	DESCRIPTORS	PREDICTED FOREST TYPE
WAIOTIRA CLAY LOAM (YCH)	BAM MOTTLED ACID BROWN SOILS	WAIOTIRA SUITE- Young Sandstone <ul style="list-style-type: none"> • Found in undulating to hilly terrain; moderately drained • strongly or extremely acid soils - pH of 4.8 or less in some part between 20 and 60 cm from the soil surface • P retention is moderate to very high • Little and often sulphur inputs are recommended due to sandstone origin • Lime may be used to unlock nutrients bound to clay and makes them available to plants 	WF11 <i>Kauri, podocarp, broadleaved</i>

¹¹ <https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=fd6bac88893049e1beae97c3467408a9>

¹² https://services2.arcgis.com/J8errK5dyxu7Xjf7/arcgis/rest/services/Northland_Biodiversity_Ranking/FeatureServer/0

¹³ https://ourenvironnement.scinfo.org.nz/maps-and-tools/app/Habitats/lenz_tec

¹⁴ Williams et al (2007) New Zealand's historically rare terrestrial ecosystems set in a physical and physiognomic framework *New Zealand Journal of Ecology* 31(2): 119-128

MAPPED ECOSYSTEMS

Broad ecosystem classification¹⁵ shows the potential vegetation type mapped as correlated with soil type as before and climate as **WF11 KAURI BROADLEAVED PODOCARP FOREST TYPE**.

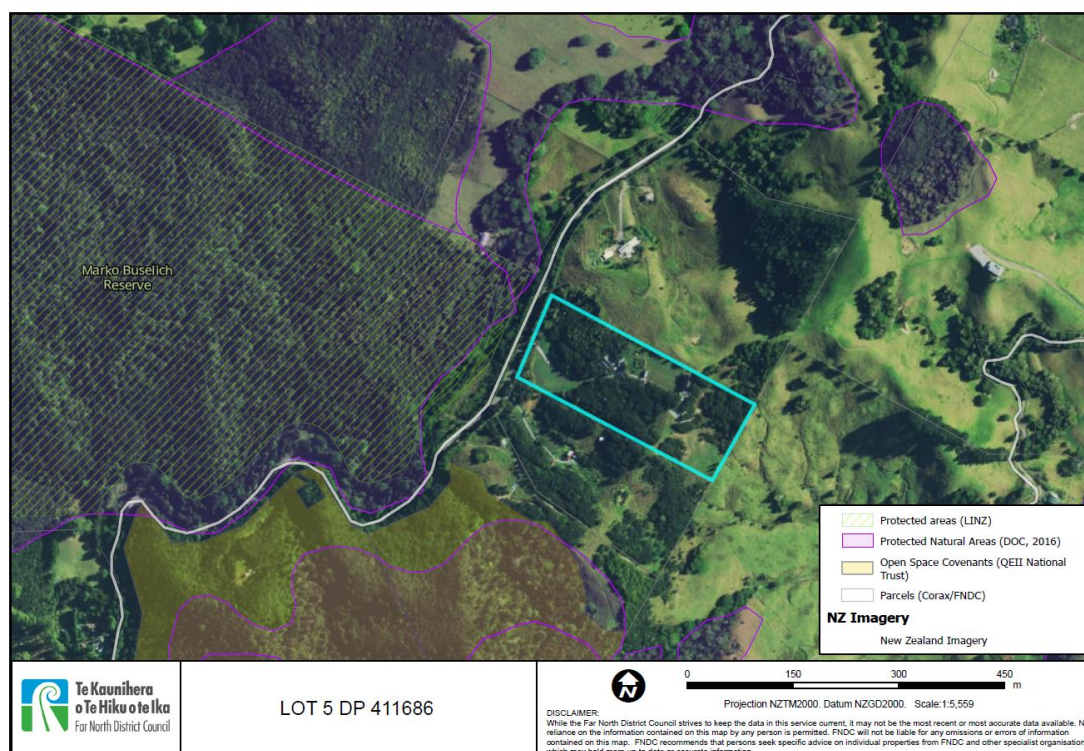
WF11 was formerly the dominant forest type in Northland, occurring from sea level to 300 m, typically on grades of acidic and lower fertility parent materials, hillslopes and ridges. It is the most widespread ecosystem unit but also very relictual compared to former extent. Frequently the only representation remaining is poor kānuka or mānuka dominated early successional cover on depleted soils.

TABLE 3: MAPPED POTENTIAL ECOSYSTEM TYPE

ECOSYSTEM CLASSIFICATION	TYPE DISTRIBUTION	TYPE DESCRIPTION
WF11 KAURI PODOCARP BROADLEAVED FOREST	<p>Warm climatic zone from the Three Kings Islands and Te Paki south to Mahia and New Plymouth.</p> <p>REMNANT ONSITE IS A REDUCED RIPARIAN EXPRESSION TŌTARA & KAHIKATEA DOMINANT</p>	<ul style="list-style-type: none"> • Kauri, podocarp, broadleaved forest with occasional rimu, miro, kahikatea, kauri, taraire, tawa, tōwai, kohekohe, pūriri and rewarewa. • Drivers of composition are fertility, drainage and altitude • Altitude variants - taraire and kohekohe more abundant at lower altitudes, and tawa and tōwai more common at higher altitudes. • Broadleaved species in gullies • Commonly a secondary derivative of kauri forest • Rainfall 1000–2500mm.

The **WF11 type** is illustrated in a mature remnant in the closely adjacent *Diggers Valley Bush* PNA# 005/002 (refer below FIG 9)

FIG 10: LOCAL AREA PNA MAPPING (CONNING 2002) & RESERVE



¹⁵ Singers & Rogers (2014) A classification of NZs terrestrial ecosystems. DoC Wellington

Singers, N. (2018) A potential ecosystem map for the Northland Region: Explanatory information to accompany the map. Prepared for Northland Regional Council.

Although dated (1994), the underlying assessment is a benchmark of that time and useful surrogate for potential significance and ecological of the current ecosystems. Documented values of the unit are compared with those onsite as below:

TABLE 4: DIGGERS VALLEY BUSH PNA# Q05/003 DOCUMENTED VALUES

DIGGERS VALLEY BUSH PNA# 005/002	SUBJECT SITE
(a) <i>Taraire forest on hillslope and alluvial flat</i> (b) <i>Secondary tōtara forest on hillslope</i> (c) <i>Secondary kahikatea forest on hillslope</i> (d) <i>Pūriri-kahikatea forest on hillslope</i> (e) <i>Mānuka-towai shrubland on hillslope</i> (f) <i>Taraire-towai forest on hillslope</i> (g) <i>Mānuka-kānuka shrubland on hillslope</i> (h) <i>Towai shrubland on hillslope</i> (i) <i>Raupo reedland in stream gully</i>	Site vegetation is not representative of any of the given associations, subdued by historic grazing; depleted soil; lack of seed source Although it is kānuka/ mānuka cover as per TYPE G it does not have the associated species that are recorded in the PNA unit type shrubland ¹⁶ - <i>Mānuka-kānuka shrubland. An extensive area on the southern side of Diggers Valley Rd in which ponga, pūriri, kahikatea, cabbage tree and towai occur.</i> The described area is within the current QE II Covenant Lots 1; 2 & 3 resultant from the 2012 subdivision.
<i>Significant flora: Kawaka – a large ridgeline stand – notable in the Ecological District.</i>	Not present. No other Threatened or At Risk flora or fauna
Representative site for taraire forest on alluvium and for towai shrubland.	No – shrubland and scrub matrix – modified from extensive pastoral history . Low diversity seral low palatability or fecund pioneers with individual podocarps(tōtara)– none were in house area or within kānuka adjacent
Habitat for threatened and regionally significant fauna, including kiwi and NZ pigeon.	Site cover is potentially contributory as a stepping stone or wider territory, however does not provide high value habitat with low stature unsuitable for nesting and limited food provision in comparison. May increase in ecosystem services with formal protection and management.
Partial linkage to Herekino Forest	The site is <i>KIWI PRESENT</i> (DoC 2018) and potentially provides part of territory as part of broad peninsula cover Potential landscape linkage for highly mobile species e.g. kūkupa although insufficient favourable habitat provision to provide resident birds beyond common insectivores as sighted.

There are no currently indicated proposal activities that could impact the PNA. The subject site character does not represent the indicated values, other than as potential habitat territory as part of wider habitat or a stepping stone for mobile species. The southern extent of Diggers Valley Bush are encompassed in the QEII covenant resultant from the 2012 subdivision.

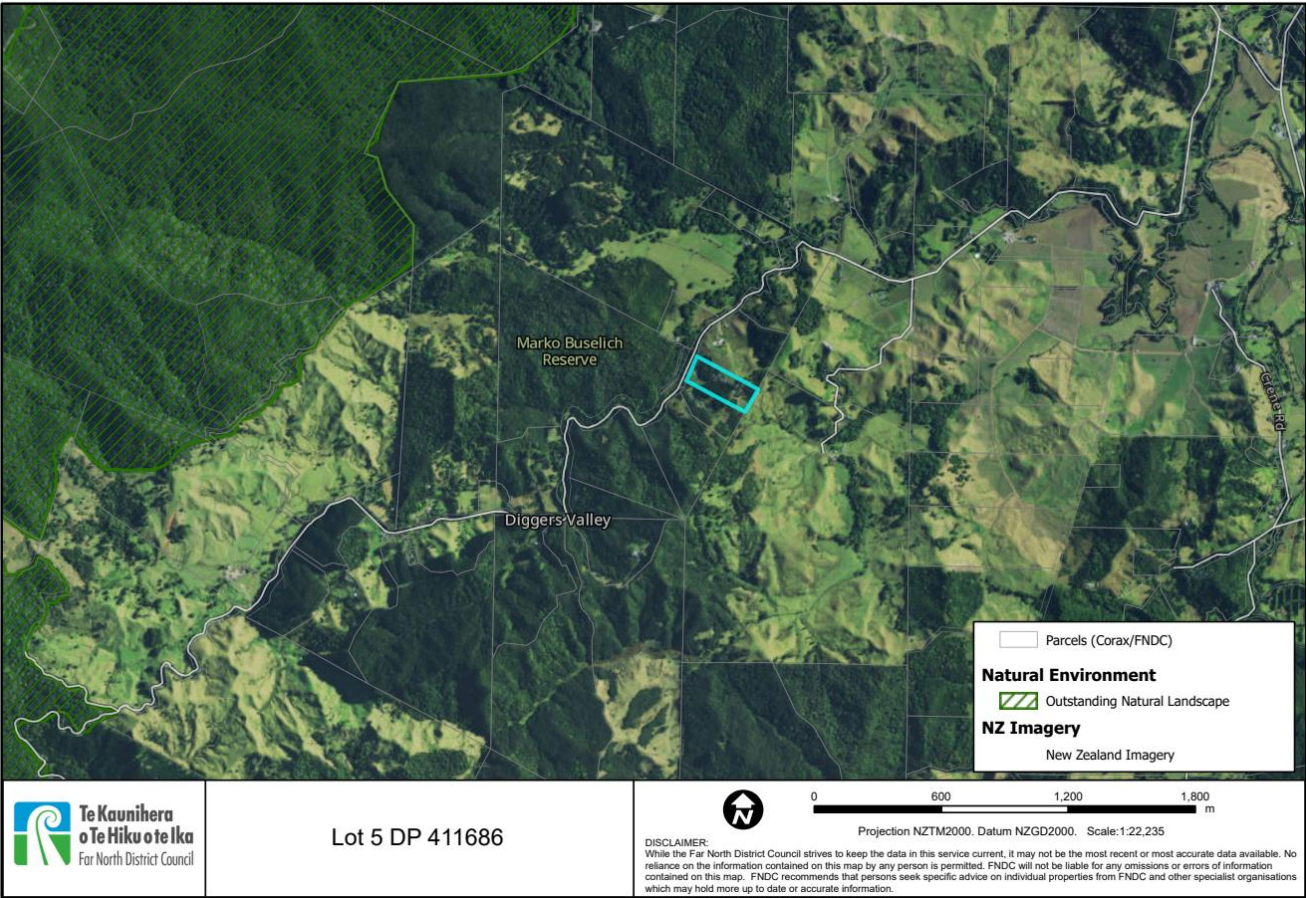
The offsite PNA also includes an *Outstanding Natural Landscape* designation – *Herekino Bush Clad Hills*. Again, the site does not share, affect or contribute to the documented values.

TABLE 5: RPS (2018) & PDP OUTSTANDING NATURAL LANDSCAPES HEREKINO BUSH CLAD HILLS

HEREKINO BUSH CLAD HILLS	SITE
<i>A large and diverse contiguous habitat with numerous threatened and significant species of flora and fauna.</i>	Kānuka dominated vegetation is present onsite in variable condition tending from AS1 – AS3
<i>Only site in the ecological district where a number of specific forest vegetation associations occur, including taraire-towai-pūriri, pūriri-taraire-kānuka-towai, kānuka-pūriri, kauri-tanekaha-kānuka, secondary kahikatea, as well as the various towai shrubland associations.</i>	No representative forest types are present. Site is shrubland
<i>Some species associations are devoted to this location in relation to the balance of the ecological district and therefore bring a measure of rarity, as do the habitat values provided to a number of threatened and significant species of fauna.</i>	Kānuka dominated AS3 is a very common remnant association
<i>A high level of diversity arising from the moderately complex landform involved and the inherent diversity brought by various ecological types and associations.</i>	Site is simple with low diversity
<i>Steep, elevated and apparently largely inaccessible.</i>	Site is in foothills at the emergence to plains with increasing open pastoral character

¹⁶ **SHRUBLAND:** Successional vegetation dominated by seral species such as manuka, kānuka, mahoe etc or shrubs such as hangehange, bracken, kumerahou.

FIG 11: RPS & PDP ONL HEREKINO BUSH CLAD HILLS



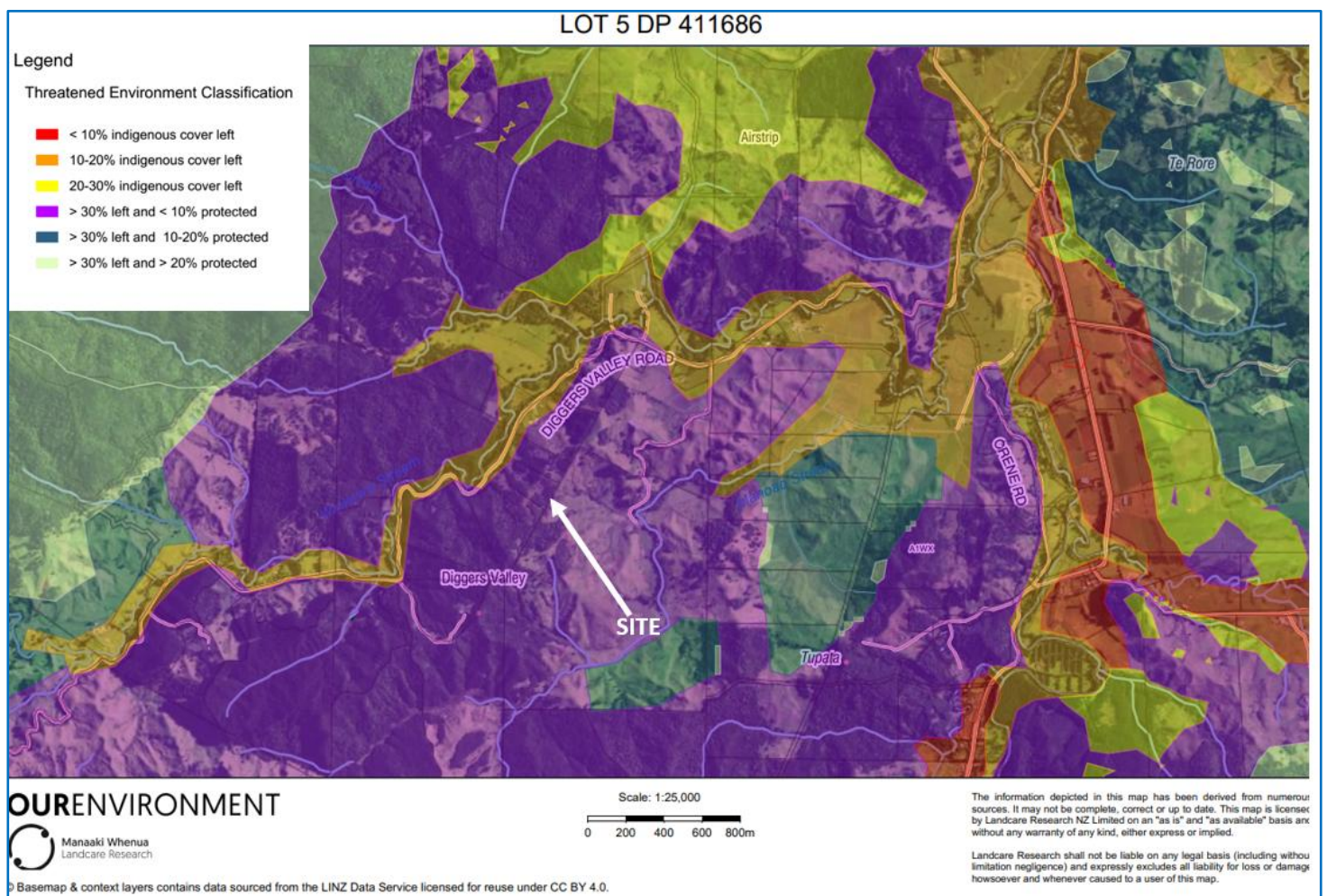
THREATENED ENVIRONMENT CLASSIFICATION

The TEC mapping layer¹⁷ is most appropriately applied to help identify priorities for formal protection against clearance and/or incompatible land-uses, and to restore lost linkages and buffers. The first two classes have been incorporated into national and regional policy to address biodiversity protection on private land¹⁸ and as a measure of significance of any site vegetation. Vegetation onsite is not included in these categories.

The site is mapped as *Critically Underprotected* (> 30% left and < 10% protected)

Indigenous vegetation in these environments is less reduced and fragmented than higher categories, but has little protection (< 10% of the area legally protected).

FIG 12: SITE TEC CLASSIFICATION



¹⁷ Threatened Environment Classification (2012) Landcare Research Manaaki Whenua. Based on Land Environments New Zealand (LENZ), classes of the 4th Land Cover Database (LCDB4, based on 2012 satellite imagery) and the protected areas network (version 2012, reflecting areas legally protected for the purpose of natural heritage protection).

¹⁸ Northland Regional Policy Statement 2018 Appendix 5; Land Environments New Zealand Level IV; Land Cover Database 4 (2012); Protected Areas Network (2012) **Acutely Threatened** (<10% Indigenous Cover remains); **Chronically Threatened** (10-20% Indigenous Cover remains); **At Risk** (20-30% Indigenous Cover remains); **Critically Underprotected** (>30% cover, <10% protected); **Underprotected** (>30% Indigenous cover remains, 10-20% protected); **Better Protected** (>30 indigenous cover, >20% protected)

SITE VISIT

A comprehensive site visit was made on the 21st June 2025 with specific regard to the proposed scheme, aerial photography and desktop review. Visual vegetation survey was undertaken to characterise the site associations and habitat for significance.

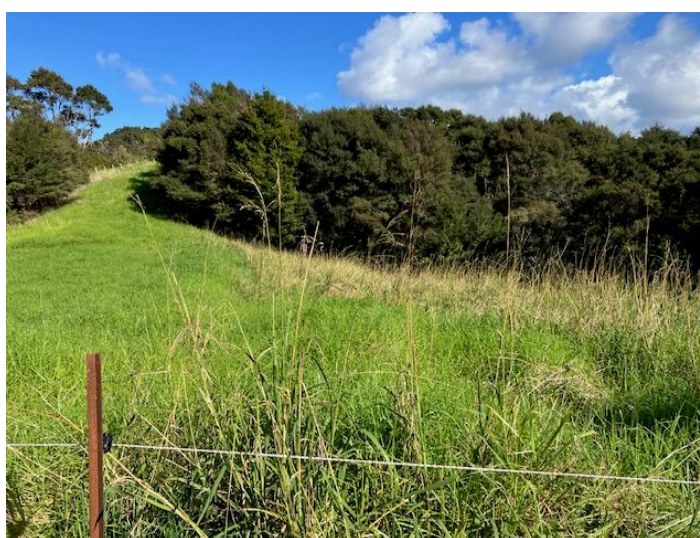
Remaining site cover has been refined to be a spectrum of *AS1 Kānuka shrubland* with native shrubs to *AS3- Kānuka with exotic grass*.

TABLE 6: CURRENT REFINED LOT 5 REMNANT ECOSYSTEM TYPE

ECOSYSTEM CLASSIFICATION	TYPE DISTRIBUTION	TYPE DESCRIPTION
AS1 KĀNUKA SHRUBLAND WITH NATIVE SHRUBS	NORTHERN HALF OF THE N.I, SI NORTH OF WAITAKI RIVER Wide elevational range, from just above sea level to 1000 m Moderately low species richness average 27 species ;14 % (5 species) exotic	<ul style="list-style-type: none"> • SHORTER STATURE SHRUBLAND DRIER & LESS DIVERSE THAN OF1 KĀNUKA FOREST • dominated by kānuka canopy Kunzea is the only indicator species • shrubs <i>Coprosma rhamnoides</i>, <i>Leptecophylla juniperina</i> and <i>Leucopogon fasciculatus</i> • AS3 Kānuka shrubland most degraded form or early successional with exotic grasses

The composition is early successional, open and simple - kānuka dominant with a contribution of *Coprosma* spp, particularly unpalatable *C. rhamnoides* & highly fecund *C. robusta* ; mamaku; mingimingi; silver fern; hangehange; mapou; infrequent mahoe; tōtara; cabbage tree and flax. Ground covers are unpalatable *Carex*; *Aristia*; hard ferns; *Morelotia*. A broader diversity has not regenerated, likely from edge effects induced by a large perimeter compared to internal area. This amplifies influence of light, exposure and humidity on depleted acidic soils and seed bank/ availability; lack of diverse avian vectors. The kānuka cover does not encourage kūkupa for example or tui. Cover does not include remnant forest; is heights <6m and is not within 20m of any riparian margin.

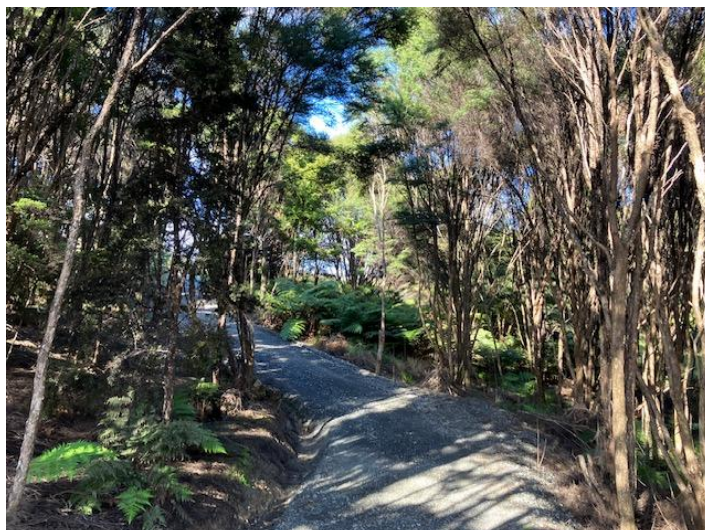
OPEN UNDERSTOREY THROUGHOUT; SITE IS INTERSECTED BY RANK PASTURE



KĀNUKA DOMINANT COVER IS OPEN THROUGHOUT WITH VARIED AMOUNTS UNPALATABLE FERN; CAREX & ARISTEA COMMON & S & COMMON EARLY SUCCESSIONAL SHRUBS



ACCESS TO THE HUSE IS VIA ORIGINAL FARM TRACK WHICH HAS BEEN GRAVELLED



Specific search for potential *Threatened* and *At Risk* species in this environment was made, identified from desktop review¹⁹ and professional expectation e.g. native broom (*Carmichaelia australis*; *At Risk –Declining*).

Other less common species that may contribute to higher site values were also searched for, also unsuccessfully e.g. green mistletoe (*Ileostylus micranthus*).

REAR OF HOUSE GRAVEL TO KĀNUKA 8M APPROX; SITE DROPS OFF TO REAR; KĀNUKA TO REAR OF HOUSE IS ADDITIONALLY A THIN BORDER<20M DEEP WITH PRIOR TRACK



FRONT OF HOUSE VIEW NORTHWEST TOWARD HEREKINO HILLS AND MARKO BUSICH RESERVE DISTANT



¹⁹ Ala.org.au; inaturalist; PNA documentation

AVIFAUNA

Primary observations were made in addition to consideration of vegetation, to complement characterisation of the site.

Four 5MBC was undertaken across the property on the day of the site visit under clear calm conditions to observe varied site environments including of proximity to the house, elevation and cover types.

FIG 13: 5MBC LOCATIONS



Conspicuous birdlife was few, and consisted of individual small exotic and native insectivorous generalists for which the cover contributes to habitat i.e. kingfisher on fenceposts; fantail; grey warbler. The insectivores are versatile in their habitat occupation and the proposal areas are unlikely to represent primary irreplaceable habitats. The vegetation does not provide in any significant way for birds with a narrower niche such as more specialised kākūpa, lacking larger stature fruiting species or perches, or tui, with minimal nectar supply.

The property is classed as *KIWI PRESENT* (DoC 2018). The house site in clear pasture was highly unlikely to have contained any burrows. Scrutiny of the closely adjacent kānuka to the rear and south found no burrows or obvious feeding probe holes. There were no prints in muddy areas across the property.

SIGNIFICANCE

There are currently no FNDC *Significant Natural Areas* (SNAs) as per the *National Policy Statement for Indigenous Biodiversity (2023)*, subject to *Subpart 2 Clause 3.10*. However as per *Subpart 2 Clause 3.16*, significant adverse effects on indigenous biodiversity outside of such areas in regard to new subdivision, development or use must be managed by applying the effects management hierarchy.

Appendix 5 is the standard Northland criteria for assessing significance of an ecological site, and directly reflects those contained in *Appendix 1* of the recently mandated *National Policy Statement for Indigenous Biodiversity (2023)* including consideration of *Representativeness; Diversity & Pattern; Rarity and Distinctiveness & Ecological Context* . The *ecological site* includes the wider Lot as a broad ZOI with comment then given on the new building development area – NEGLIGIBLE in exotic pasture. No clearance occurred. In particular, this ecological condition/quality is important in assessment because it contributes to the way an activity may affect a feature and may be used to focus management of effects.

TABLE 7: ASSESSMENT OF SIGNIFICANT INDIGENOUS VEGETATION AND SIGNIFICANT HABITATS OF INDIGENOUS FAUNA IN TERRESTRIAL, FRESHWATER AND MARINE ENVIRONMENTS NORTHLAND REGIONAL POLICY STATEMENT (2018) APPENDIX 5

(1) REPRESENTATIVENESS	CLEARANCE AREA
(A)Regardless of its size, the ecological site is largely indigenous vegetation or habitat that is representative , typical and characteristic of the natural diversity at the relevant and recognised ecological classification and scale to which the ecological site belongs (i) if the ecological site comprises largely indigenous vegetation types: and (ii) Is typical of what would have existed circa 1840 (iii)Is represented by the faunal assemblages in most of the guilds expected for the habitat type (B) The ecological site (i) Is a large example of indigenous vegetation or habitat of indigenous fauna (ii) Contains a combination of landform and indigenous vegetation and habitats of indigenous fauna that is considered to be a good example of its type at the relevant and recognised ecological classification and scale	A) NO - <i>Kānuka</i> dominant cover onsite is a depleted variant of local shrubland associations in the wider landscape to the south and west in the PNA extent open and subject to edge effects with minimal recovery in diversity from historic pastoral use . No local associations or patterns as documented are represented including expected diversity for <i>Kānuka</i> dominated shrubland as per local PNA.. The building envelop was and is in exotic pasture. Tends to areas of AS3 <i>kānuka</i> (clear; open or edge with exotics) within AS1; no expression of WF11 (iii)common insectivourous birds ; Kiwi Present Zone VERY LOW- LOW BDZ - NEGLIGIBLE
(2)RARITY/ DISTINCTIVENESS (A)The ecological site comprises indigenous ecosystems or indigenous vegetation types that: (i) Are acutely or chronically threatened land environments associated with LENZ Level 4 (ii) Excluding wetlands, are now less than 20% original extent (iii) excluding man made wetlands are examples of wetland classes that either otherwise trigger Appendix 5 criteria or exceed any of the following area threshold (a) Saltmarsh 0.5ha (b) Shallow water lake margins and rivers 0.5ha (c) Swamp >0.4 (d) Bog >0.2 ha (e) Wet heathlands>0.2 ha (f) Marsh; fen; ephemeral wetland or seepage/flush >0.05ha (B) Indigenous vegetation or habitat of indigenous fauna that supports one or more indigenous taxa that are threatened, at risk, data deficient , or uncommon either nationally or within the relevant ecological scale (C) The ecological site contains indigenous vegetation or an indigenous taxon that is (i) endemic to the Northland/ Auckland region (ii) At its distribution limit in the Northland region (D) The ecological site contains indigenous vegetation or an association of indigenous taxa that (i) Is distinctive of a restricted occurrence (ii) Is part of an ecological unit that occurs on a originally rare ecosystem (iii) Is an indigenous ecosystem and vegetation type that is naturally rare or has developed as a result of an unusual environmental factor(s) that occur or are likely to occur in Northland:	A(i) NO (ii)No. No WF11; no wetland Homogenous <i>kānuka</i> habitat common in the ED in pastoral areas B) & C) area NI Brown Kiwi (Not Threatened Regionally Significant) potentially use cover as wider territory unlikely to provide critical habitat D) No. VERY LOW- LOW BDZ -NEGLIGIBLE
(3)DIVERSITY AND PATTERN (A) Indigenous vegetation or habitat of indigenous fauna that contains a high diversity of: (i) Indigenous ecosystem or habitat types; or (ii) Indigenous taxa (B) Changes in taxon composition reflecting the existence of diverse natural features or ecological gradients; or (C) Intact ecological sequences	A(i) & (ii)NO blanket AS1/ AS3 with some individual trees as broader diversity in the lower contour. diversity constrained as edge, simple habitat as cover. BDZ exotic grass B) & C) Elevation pattern subdued by historic grazing; lack of regeneration and edge effects. No sequential gradient or patterns VERY LOW BDZ NEGLIGIBLE
(4) ECOLOGICAL CONTEXT (A) Indigenous vegetation or habitat of indigenous fauna is present that provides or contributes to an important ecological linkage or network, or provides an important buffering function: or (B) The ecological site plays an important hydrological, biological or ecological role in the natural functioning of a riverine, lacustrine, palustrine, estuarine, plutonic(including karst), geothermal or marine system (C) The ecological site is an important habitat for critical life history stages of indigenous fauna including breeding/ spawning, roosting, nesting, resting, feeding, moulting, refugia or migration staging point (as used seasonally, temporarily or permanently	A)B)Contributes as canopy stepping stones vegetated linkage in the alandscapefor highly mobile species over pasture however low in terms of resident values e.g.perch height; density; food provision for frugivores or nectivorous species ; riparian protection in gully and habitat for aivfauna; erodible land. Building area/ use footprint De minimus fraction of any territory C)As part of wider territory however unlikely to provide any critical habitat for highly mobile species or resident insectivorous birds or kiwi if present (by proxy unconfirmed) .Outside a ZOI for any waterway LOW BDZ NEGLIGIBLE

The significance ratings for each of the 4 criteria in RPS *Appendix 5* are combined to give an overall single value according to *EIANZ Table 6* below. This should not however suppress any impact consideration of a single value or component, particularly if effects may extend to a wider ZOI.

TABLE 8: SCORING FOR SITES COMBINING VALUES FOR SIGNIFICANCE CRITERIA (TABLE 6 EIANZ)

VALUE	EXPLANATION
VERY HIGH	Area Rates VERY HIGH for 4 or all of the matters in Appendix 5 RPS. Likely to be nationally important and recognised as such
HIGH	Area rates HIGH for 2 of the assessment matters. Moderate and LOW for the remainder
MODERATE	Area rates HIGH for one matter, MODERATE & LOW for the remainder Area rates MODERATE for 2 or more of the criteria. LOW or very LOW for the remainder. Likely to be significant in the ED
LOW	Area rates LOW or VERY LOW for all but one MODERATE. Limited ecological value other than as habitat for local tolerant species.
NEGLIGIBLE	Area rates VERY LOW for 3 matters and MODERATE- LOW or LOW for the remainder.

The building development area has NEGLIGIBLE significance and is a *de minimus* contribution to the Lot 5 AS1-3 values and characteristics which have *LOW* significance, by mere virtue of presence of contiguous cover/ extent, rather than quality or composition. Flora are *LOW* value species, common in the ED & onsite as per *Table 9 below*.

TABLE 9: FACTORS TO CONSIDER IN ASSESSING SPECIES VALUE (TABLE 5 EIANZ 2018)

VALUE	EXPLANATION	SPECIES PRESENT IN ZOI	STATUS
VERY HIGH	<i>Nationally Threatened</i> species (<i>Critical, Endangered or Vulnerable</i>) found in the Zone of Influence or likely to occur there, either permanently or occasionally		
HIGH	<i>Nationally At Risk</i> species (<i>Declining</i>) found in the ZOI or likely to occur there, either permanently or occasionally		
MODERATE-HIGH	Species listed in any other category of <i>At Risk</i> category (<i>Recovering, Relict or Naturally Uncommon</i>) found in the Zone of Influence or likely to occur there, either permanently or occasionally.		
MODERATE	Locally uncommon/rare species but not <i>Nationally Threatened</i> or <i>At Risk</i> .	Ni Brown Kiwi	<i>NOT THREATENED – CONSERVATION DEPENDANT ; REGIONALLY SIGNIFICANT</i>
LOW	Species <i>Not Threatened</i> nationally and common locally.	Insectivores e.g. fantail; kingfisher; grey warbler	<i>NOT THREATENED</i>
NEGLIGIBLE	Exotic species, including pests	e.g. magpie; skylark	<i>INTRODUCED - NATURALISED</i>

The grass in the house footprint did not contribute in a significant way to the habitat of any *Threatened* or *At Risk* species. No flora species with threat status or locally uncommon were found within the ZOI. No fauna or flora species were adversely affected or displaced by the construction or occupation of the residence. No individual or highly mobile species²⁰ are likely

²⁰ NPSIB (2023) *Appendix 2: Specified highly mobile fauna*

dependant on the areas for any part of their lifecycle and the change of building envelope in itself is unlikely to have affected affect any in a significant adverse way.

The area is mapped as part of a wider KIWI PRESENT zone (DoC 2018). The altered house location is not considered to have any specific or heightened adverse impact on local kiwi habitat or populations. There is **potential** kiwi to be present in the Lot, as part of a territory. They may be considered *MODERATE* value species as *Regionally Important; Conservation Dependant*.

There are currently 10 recognised species of kānuka, some of which have a restricted ecological niche and threat status elevated in part as a precautionary measure due to potential threat posed by myrtle rust. The site species, *Kunzea robusta (rawirinui)*, is *Not Threatened*, common and widespread in the Maungataniwha Ecological District and therefore not considered significant under Appendix 5: *Criteria Rarity 2(B)* for species value alone, in accordance with regional guidance²¹. We assign it a LOW value as per the *Table 9* criteria.

EIANZ METHODOLOGY

Assessment of effects follows the systematic process of the EIANZ²² Guidelines as best practice.

Standard criteria are utilised in a matrix framework to determine the impact of a proposal on a habitat, incorporating a three step process:

- **ECOLOGICAL VALUES** are ranked on a scale of *Negligible, Low, Moderate, High, or Very High*.
- **MAGNITUDE OF EFFECTS** on these values is ranked on a similar scale (EIANZ TABLE 8) Magnitude is determined by a combination of scale (temporal and spatial) of effect and degree of change that will be caused in or to the ecological component. It should initially be considered in a raw or unmitigated form.
- **OVERALL LEVEL OF EFFECT** is determined by a combination of value and the magnitude of the effect. (EIANZ TABLE 10)

As before the current vegetation has a **LOW** overall level of significance as per *RPS (2018) Appendix 5* with regard to connectivity; habitat and ecological context.

²¹ Wildlands (2019) Guidelines for the application of ecological significance criteria for indigenous vegetation and habitats of indigenous fauna in the Northland Region. Contract Report 4899a;

²² Environmental Institute of Australia and New Zealand

MAGNITUDE OF EFFECTS

Magnitude is determined by a combination of scale (temporal and spatial) of effect and degree of change that will be caused in or to the ecological component. It should initially be considered in a raw or unmitigated form.

Consideration of a raw proposal form **without any mitigation** is best practice methodology.

TABLE 10: CRITERIA FOR DESCRIBING MAGNITUDE OF EFFECT (EIANZ 2018 TABLE 8)

MAGNITUDE	DESCRIPTION
VERY HIGH	Total loss of, or very major alteration to, key elements/features/ of the existing baseline conditions, such that the post-development character, composition and/or attributes will be fundamentally changed and may be lost from the site altogether; AND/OR Loss of a very high proportion of the known population or range of the element/feature
HIGH	Major loss or major alteration to key elements/features of the existing baseline conditions such that the post-development character, composition and/or attributes will be fundamentally changed; AND/OR Loss of a high proportion of the known population or range of the element/feature
MODERATE	Loss or alteration to one or more key elements/features of the existing baseline conditions, such that the post-development character, composition and/or attributes will be partially changed; AND/OR Loss of a moderate proportion of the known population or range of the element/feature
LOW	Minor shift away from existing baseline conditions. Change arising from the loss/alteration will be discernible, but underlying character, composition and/or attributes of the existing baseline condition will be similar to pre-development circumstances or patterns; AND/OR Having a minor effect on the known population or range of the element/feature
NEGLIGIBLE	Very slight change from the existing baseline condition. Change barely distinguishable, approximating to the 'no change' situation; AND/OR Having negligible effect on the known population or range of the element/feature

There are no adverse physical effects on the NEGLIGIBLE value footprint of the new BDZ, LOW wider value vegetation or on MODERATE value kiwi potentially present in a wider zone of influence.

In regards to the fire hazard breach we recommend any kānuka/ mānuka within 20m to the rear or south of the building be removed and replanted in large specimen PB8/15m spacing fire retardant secondary broadleaved species, with additional benefit of more diverse fruit and litter provision to promote natural regeneration. Management may be included in the PWMP. We consider this mitigates the small loss of the kānuka individuals, which currently provide simple benefit in terms of absolute cover rather than any value irreplaceable in a short period. Even in this regard they play a very minor role. Clearance of the areas is unlikely to affect resident or visiting species in an adverse way. The standing BDZ would also have placed a residence within the 20m dripline of vegetation.

We considered the magnitude of effects of the reorientation and suggested clearance/ revegetation as the primary focus as NEGLIGIBLE, in terms of a change from the current ecological context as per Table 10 criteria above. This incorporates the quality of vegetation to be removed in absolute terms, and its minimal role in ecosystem function. There will also be no important loss of habitat for identified & **potential** species e.g. NI Brown Kiwi. Due to the open and limited area a simple precautionary preworks check is sufficient to avoid any direct physical harm. A certified handler must be used to shift them physically if necessary.

The interaction of magnitude of effect and ecological value (or significance) of species and habitat gives the **unmitigated level of effect** as per *Table 11* below.

In this regard we consider impacts as:

TABLE 11: CRITERIA FOR DESCRIBING LEVEL OF EFFECTS (EIANZ TABLE 10)

		ECOLOGICAL &/OR CONSERVATION VALUE				
		VERY HIGH	HIGH	MODERATE	LOW	NEGLIGIBLE
MAGNITUDE	VERY HIGH	Very High	Very High	High	Moderate	Low
	HIGH	Very High	Very High	Moderate	Low	Very Low
	MODERATE	Very High	High	Moderate	Very Low	Very Low
	LOW	Moderate	Low	Low	Very low	Very Low
	NEGLIGIBLE	Low	Very Low	Very Low	Very Low	Very Low
	POSITIVE	Net Gain	Net Gain	Net Gain	Net Gain	Net Gain

In this regard we consider even unmitigated impacts as *VERY LOW or less than minor* as an interaction between a *NEGLIGIBLE MAGNITUDE* of effects on *LOW - MODERATE* value elements.

Despite the small permanent loss of a small portion of current area to accommodate the fire buffer, an overall net gain effect may be achieved through consolidation of remaining vegetation with a denser margin of locally appropriate species, incorporating broad temporal fruit supply and referencing the expected habitat type. This should be prescribed in a brief Revegetation Management Plan (RMP).

Condition of the current site vegetation implies that pest control may be insufficient to allow more diverse regeneration. We recommend that the current effort is reinvigorated to ensure compliance and additional control targeting the fire buffer revegetation in the RMP, as these species are wholly more palatable than the dominant cover.

We recommend Consent Condition VI is altered in favour of more constructive formal protection of the remaining site vegetation. Management will maintain ecological integrity not only of the site but also to constrain any potential influence of the residential site on closely adjacent neighbouring vegetation e.g. *Diggers Valley Bush PNA (Q05/002)*.

CONCLUSION

Fieldwork and a desktop review of published sources identified the new building location to have *NEGLIGIBLE* ecological value and the wider Lot indigenous kānuka cover to have *LOW* significance to have *LOW* significance as per (*RPS 2018*) *Appendix 5* criteria.

The building area is not subject to the NES- F (2020).

We recommend

- Alteration of consent Notice VI to encompass the new house location and pasture between it and the sheds in the existing envelope allowing both practicable use of the site and constructive formal protection of remaining indigenous site vegetation
- Removal of kānuka within 20m of the building and **replacement/ consolidation** of the equivalent area in more diverse fire resistant broadleaved shrub species
- Revegetation Management Plan for new buffer planting
- Reinvigoration of the standing requirement for pest and weed control as per Consent Notice VII
- pre works check for sheltering kiwi prior to removal of kānuka for fire buffer planting
- Cancellation of Consent Condition IV in favor of KIWI PRESENT standard Council conditions as per DoC recommendations

We consider the building envelope alteration achieves an overall *VERY LOW* (*EIANZ 2018*), or ***less than minor*** level of effects, heightened over the original 2007 reporting aspirations for Lot 5 and in consideration of its current ecological context.

These proposed measures will promote synergy of the current configuration with protection of ecological site values and serve to embed the residential occupancy within a resilient and functional habitat.



REBECCA LODGE, PRINCIPAL ECOLOGIST
BScEcology PGDipSci (Distinction) Botany

Bay Ecological Consultancy Ltd



APPENDIX 1: CONSENT NOTICE

Annexure Schedule: Page:1 of 2



Pinto Bay 752, Russell Ave

Mobile 0400 800 200

Facsimile 0900 920 029

Phone 0900 405 2750

Fax 0900 401 2137

Email: enquiries@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2070687
Being the Subdivision of Lot 1 DP 87579 &
Part Section 27 Block X Takahue SD

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the files of the allotments specified below.

SCHEDULE

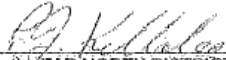
Lots 1 - 5 - DP 411686

- (i) The On-Site Effluent Disposal Systems (TP58) Report submitted in support of the application requires that the effluent disposal system be the subject of specific design by an appropriately qualified competent person and submitted in conjunction with a building consent application.
- (ii) The Stormwater Management report by Haigh Workman dated 29 May 2007, requires specific design for stormwater disposal by an appropriately qualified competent person, the details of which shall be submitted in conjunction with a building consent application.
- (iii) The provision of telecommunications and electricity supply to the lot(s) is the responsibility of the owner of the lot(s).
- (iv) No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs), at any time during development, construction, the building of houses and amenities or by visitors.
- (v) Exotic vegetation which could adversely affect natural regeneration or local forest health is not to be introduced on the site. This includes the introduction of invasive plant species, including those currently listed

on the nationally-banned-for-sale list (see Northland Regional Pest Management Strategy). Planting of other exotic species should be confined to the immediate vicinity of dwellings. And species with berry-type fruits are to be grown with netting to prevent seed spread by birds.

- (vi) All buildings shall be located within the 'Building Development Zones' identified on the Scheme Plan, prepared by R Neave dated September 2007, and attached to this consent with the Council's "Approved Plan" stamp affixed to it.
- (vii) That the Pest and Weed Management Programme and associated plans approved in Condition 2(c) shall be undertaken to the satisfaction of the Resource Consents Manager.
- (viii) That the Fire Management Plan approved in Condition 2(d) shall be completed and maintained to the satisfaction of the Resource Consents Manager.

SIGNED:


By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 26th day of April 2012.



WHAKARATONGA IWI

FIRE
EMERGENCY

NEW ZEALAND

Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions



Contents

Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver.....	3
Section B – Applicant Information	4
Section C – Property Details	4
1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle	5
2. Firefighting Water Supplies (FFWS)	6
3. Water Supply Location	8
4. Adequacy of Supply	9
5. Alternative Method using Appendix's H & J	10
6. Diagram	11
7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn	12
8. Applicant	14
9. Approval.....	14

Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

“Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property”.

Waiver Explanation Intent

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Area Manager under the delegated authority of the Fire Region Manager is responsible for approving applications in relation to firefighting water supplies. The Area Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^m² requires 45,000L of firefighter water under the code, however the Area Managers in Northland have excepted a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority's District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit www.fireandemergency.nz

Section B – Applicant Information

Applicants Information	
Name:	Paulette Carpenter
Address:	1798 Diggers Valley Road, Kaitaia
Contact Details:	0508466367
Return Email Address:	info@northplanner.co.nz

Section C – Property Details

Property Details	
Address of Property:	1798 Diggers Valley Road, Kaitaia
Lot Number/s:	Lot 5 DP 411686
Dwelling Size: (Area = Length & Width)	102 sqm
Number of levels: (Single / Multiple)	single

1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the access at least 4 metres wide?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the surface designed to support a 20-tonne truck?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Are the gradients less than 16%	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fire Appliance parking distance from the proposed water supply is 2 metres	

If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Comments: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	<input type="checkbox"/> Concrete Tank <input checked="" type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500 mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Volume of dedicated firefighting water 10,000 litres

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	<input type="checkbox"/> Concrete Tank <input type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

2 (c) Alternative Water Supply	
Pond:	Volume of water: Click or tap here to enter text.
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: gravity tank
	Volume of water: 2000

Internal FENZ Risk Reduction comments only:

If the tank is higher than 1.5m finished ground level an approved coupling or suitable platform will be required to access the tank lid.

3. Water Supply Location

The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?

3 (a) Water Supply Location	
Minimum Distance:	<i>Is your water supply at least 6 metres from the building?</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Maximum Distance	<i>Is your water supply no more than 90 metres from the building?</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: Tank is visible as you come up the driveway.

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: Tank is within private property and not accessible unless you come up the driveway. It is not considered necessary to have padlocks etc.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.

4 (a) Adequacy of Water supply

Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*

Comments:

Tank will be kept topped up. Owners also have alternative water tank for potable supply which is separate to the fire fighting supply tank.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J

If an alternative method of determining the FFWS has been proposed, who proposed it?

Name: Click or tap here to enter text.

Contact Details: Click or tap here to enter text.

Proposed volume of storage?

Litres: Click or tap here to enter text.

Comments:

Click or tap here to enter text.

** Please provide a copy of the calculations for consideration.*

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn

Properties that are residential, industrial or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.

In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following;

I. Fire safe construction

Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.

Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.

Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.

II. Establish Safety Zones around your home.

Safety Zone 1 is your most important line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should;

- a) Mow lawn and plant low-growing fire-resistant plants; and*
- b) Thin and prune trees and shrubs; and*
- c) Avoid tall trees close to the house; and*
- d) Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
- e) Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
- f) Remove dead plant material along the fence lines and keep the grass short; and*
- g) Remove over hanging branches near powerlines in both Zone 1 and 2.*

III. Safety Zone 2 extends from 10 – 30 metres of your home.

- a) Remove scrub and dead or dying plants and trees; and*
- b) Thin excess trees; and*
- c) Evenly space remaining trees so the crowns are separated by 3-6 metres; and*
- d) Avoid planting clusters of highly flammable trees and shrubs*
- e) Prune tree branches to a height of 2 metres from the ground.*

IV. Choose Fire Resistant Plants

Fire resistant plants aren't fire proof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include: poplar, maple, ash, birch and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are: pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.

For more information please go to <https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/>

If your building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?

7 (a) Vegetation Risk Reduction Strategy

The site contains a set building envelope with the rest of the bush within the site being protected. The owners will apply to Council to provide a cleared area around the house with fire retardant plant species providing a buffer to the rest of the bush on the site.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
<input type="checkbox"/>	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
<input type="checkbox"/>	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Paulette Carpenter Dated: 3/07/2025

Contact No.: Click or tap here to enter text.

Email: info@northplanner.co.nz

Signature:

9. Approval

In reviewing the information that you have provided in relation to your application being approximately a Click or tap here to enter text. square metre, Choose an item. dwelling/sub division, and non-sprinkler protected.

The Area Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Manager Choose an item. agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore; the Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.

Name: Click or tap here to enter text.

Signature: Click or tap here to enter text.

P.P on behalf of the Area Manager

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 9:16 am, Jul 07, 2025

Jason Goffin- Advisor Risk
Reduction

25th March 2025

Far North Building Consultants
12A, Pungaere Road
RD 2
KERIKERI



To:
Far North District Council
John Butler Centre
KERIKERI

To Whom It May Concern

RE: Certificate of Acceptance Application
135m2 Farm Building Converted to a 2 Bedroom Dwelling with Sanitary Facilities
1798, Diggers Valley Road, Kaitaia
Lot 5 DP 411686

This Application pertains to the construction of a 135m2, Engineer Designed building converted into a dwelling with sanitary facilities. The building is 'Off-Grid' in nature with a solar power supply and passive septic system. It appears that all trades involved were professionals and all relevant supporting documentation has been provided.

The Title is subject to a Consent Notice which contains two building matters, the first being that stormwater overflow is to be controlled in accordance with an engineers design, Richard Catterall (Eng) provided a design for this trench and this has been installed on the overflow side of the 30000 litre water tank.

The second matter was the Effluent Disposal Design was to be carried out by an approved TP58 writer, this also occurred and an E-Bin system has been installed and certified.

After inspecting the dwelling, we believe on reasonable grounds that the minimum requirements of the following Code Clauses can be deemed as being complied with and that the building is considered to be both safe and sanitary for the purposes of the Building Act 2004.

Stability:

B1 Structure – The building was Engineer Designed and the actual construction appears to align with the design with regards to the subfloor framing, the general hidden structural connections cannot be verified therefore we do not expect B1-Structure to be included in the CoA Certificate.

B2 Durability – The building elements appear to be suitable for the environment and are performing well, however as some of the hidden elements cannot be verified, we do not expect NZBC- B2-Durability to be included.

Fire Safety:

The building is considered a single fire cell and not in close proximity to other property.

Access:

D1 Access routes – There is a single means to access the building on the western elevation that has a suitable threshold height, the deck steps are consistent and a hand rail provided therefore we expect D1-Access to be included in the CoA.

D2 Mechanical installations for access – N/A

Moisture:

E1 Surface water – Engineers design followed to comply with Consent Notice, we expect that NZBC-E1 can be included in this CoA application.

E2 External moisture – The building has been surveyed with a thermal camera and moisture meter, this verified that the building is weathertight and performing well. Therefore, we expect that E2-External Moisture can be included in the CoA.

E3 Internal moisture – Internal moisture is controlled by means of mechanical ventilation and opening windows therefore we believe that NZBC-E3 can be included in this CoA.

Safety of Users:

F1 Hazardous agents on site – N/A

F2 Hazardous building materials – N/A

F3 Hazardous substances and processes – N/A

F4 Safety from falling – The deck barrier (Pool type) is compliant for the height of the deck and structurally sound and durable, therefore we expect that NZBC-F4 can be included in this CoA application.

F5 Construction and demolition hazards – N/A

F6 Visibility in escape routes – N/A

F7 Warning systems – Smoke alarms are installed within 3m of the sleeping area and can be inspected therefore we expect that NZBC-F7 can be included in this CoA application.

F8 Signs – N/A

F9 Means of restricting access to residential pools – No associated swimming pools or spas.

Services and Facilities:

G1 Personal hygiene – Appropriate washing facilities are provided therefore we believe that NZBC-G1 can be included in this CoA.

G2 Laundering – N/A (Single units are not required to contain laundering facilities)

G3 Food preparation and prevention of contamination – The kitchen area has proper food preparation surfaces that can be kept hygienic therefore we expect that NZBC-G3 can be included in this CoA application.

G4 Ventilation -The dwelling is properly ventilated with opening windows on all elevations, we expect that NZBC-G4 can be included in this CoA.

G5 Interior environment – N/A

G6 Airborne and impact sound – N/A

G7 Natural light – The area of glazing exceeds the 10% of floor area required by G7 therefore we expect that NZBC-G7 can be included in this CoA.

G8 Artificial light – The building features sufficient artificial lighting, therefore we expect NZBC-G8 to be included in this CoA.

G9 Electricity – The ‘Off-grid’ buildings electrical work has been certified, and Electrical Cert provided, therefore we expect NZBC-G9 can be included in this CoA.

G10 Piped services – N/A

G11 Gas as an energy source – The Gas installation has been certified therefore we expect that G11 can be included in this CoA.

G12 Water supplies – Roof collection, 30,000 litre tank, the plumbing has been assessed by a certified plumber and PS3 Certificate provided therefore we expect that NZBC-G12 can be included.

G13 Foul water – The septic is directed towards a passive E-Bin system designed by an approved TP58 writer, an ‘as-built’ drainage plan has been provided, we expect that NZBC-G13 can be included in this CoA.

G14 Industrial liquid waste – N/A

G15 Solid Waste – N/A

Energy Efficiency:

H1 Energy efficiency – “Off Grid”

Although the dwelling was warm and dry at the time of our inspections, we are unable to practically verify the installation of wall and ceiling insulation without significant removal of building materials that would compromise the buildings integrity. As a result, we are unable to provide an accurate H1- Calculation/report for the building.

WE have been advised that the following insulation has been applied:

Underfloor – Expol R1.4

Walls- Batts R2.4

Ceilings- Batts R3.3

Glazing – Double/Argon filled

.

Summary:

Code Clause	Description	Means of Compliance	Supporting Information
NZBC-D1	Access routes	Acceptable Solutions; Safeguard people from injury during movement into, within and out of buildings. Safeguard people from injury resulting from the movement of vehicles into, within and out of buildings	See during inspection
NZBC-E1	Surface Water	Acceptable Solutions; Safeguard people from injury or illness, and other property from damage, caused by surface water, and Protect the outfalls of drainage systems	Asbuilts of engineers design being followed as per Consent Notice
NZBC-E2	External moisture	Acceptable Solutions; To safeguard people from illness or injury that could result from external moisture entering the building	Head flashings installed and moisture management systems appear to be performing
NZBC-E3	Internal Moisture	Acceptable Solutions; Safeguard people against illness, injury or loss of amenity that could result from the accumulation of internal moisture	Note on plans and onsite
NZBC-F4	Safety from falling	Acceptable Solutions; To safeguard people from injury caused by falling, building shall be constructed to reduce the likelihood of accidental fall	Safe and sound deck barriers, see on site
NZBC-F7	Warning Systems	Acceptable Solutions; To safeguard people from injury or illness due to lack of awareness of an emergency	Smoke alarms installed within 3m of sleeping space, please note during inspection
NZBC-G1	Personal Hygiene	Acceptable Solutions; To safeguard people from illness caused by infection or contamination, and safeguard people from loss of amenity arising from the absence of appropriate personal hygiene facilities	Please see floor plan and note on-site
NZBC-G3	Food preparation	Acceptable Solutions; To safeguard people from illness due to contamination, enable hygienic food preparation without loss of amenity, and ensure that people with disabilities are able to carry out normal activities and processes within buildings	See floor plans and note on-site
NZBC-G4	Ventilation	Acceptable solutions; Ventilation to all occupied spaces	See floor plans, and note on-site

NZBC-G7	Natural light	Acceptable Solutions; To safeguard people from illness or loss of amenity due to isolation from natural light and the outside environment.	Joinery provides in excess of 10% of the floor area in natural light
NZBC-G8	Artificial light	Sufficient artificial light to safeguard people from injury	Please see on-site
NZBC-G9	Electricity	Acceptable Solutions: In buildings supplied with electricity, the electrical installation has safeguards against outbreak of fire and personal injury	electrical safety cert provided
NZBC-G11	Gas	Safe installation of Gas supply	Gas Certificate Provided
NZBC-G12	Sanitary Plumbing	Acceptable Solutions: Safeguard people from illness caused by contaminated water, safeguard people from injury caused by hot water system explosion, or from contact with excessively hot water, safeguard people from loss of amenity arising from– (i) a lack of hot water for personal hygiene; or (ii) water for human consumption, which is offensive in appearance, odour or taste, ensure that people with disabilities are able to carry out normal activities and functions within buildings.	PS3 Provided 'As built' provided
NZBC-G13	Foul water	Acceptable Solutions; To safeguard people from illness due to infection or contamination resulting from personal hygiene activities, and safeguard people from loss of amenity due to the presence of unpleasant odours or the accumulation of offensive matter resulting from foul water disposal	PS3 Provided 'As built' provided

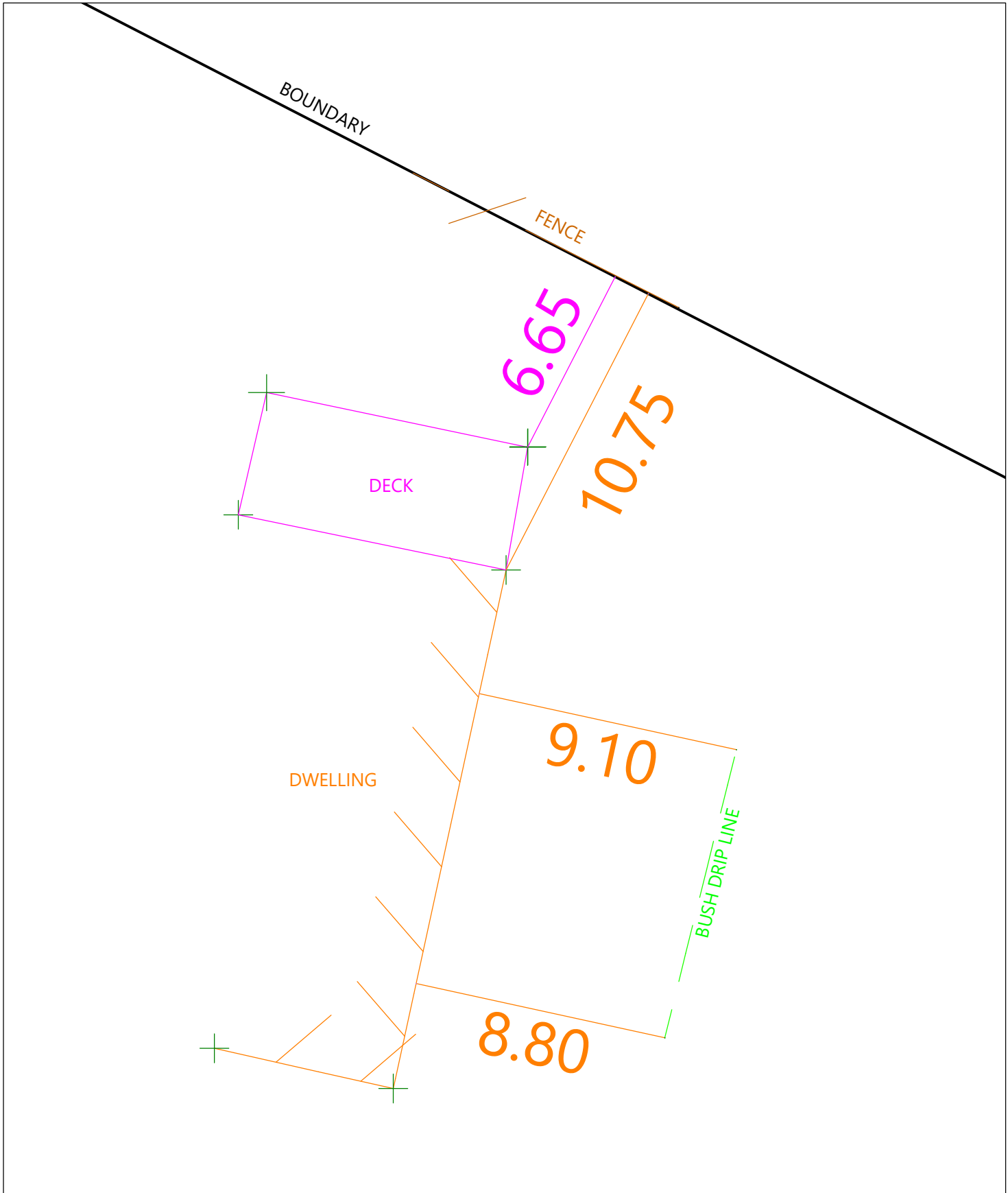
We trust that the above information is acceptable to the related clauses we wish to have included in the Certificate of Acceptance. If you require any further information or evidence, please do not hesitate to contact the writer below.

Yours faithfully

Simon Grimme DipBCS

Far North Building Consultants
021 1560609
simon@fnbc.co.nz

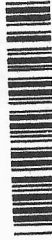
1798 Diggers Valley Road, Kaitaia.
Dwelling Distances to Boundary & Drip Line
(19.06.25 Von Sturmiers)



APPROVED PLAN

PLANNER *K. Pevsley*

RC2070087 Date 15.7.08



RCPPPL

Sec 26
SO 19532

Local Authority: Far North District Council
Comprised in: MA 458/924
Total Area: 39,542 ha

Building Development Zone

Note: Areas **A**, **B** & **C** are subject to a conservation covenant.

Areas and measurements subject to final survey.

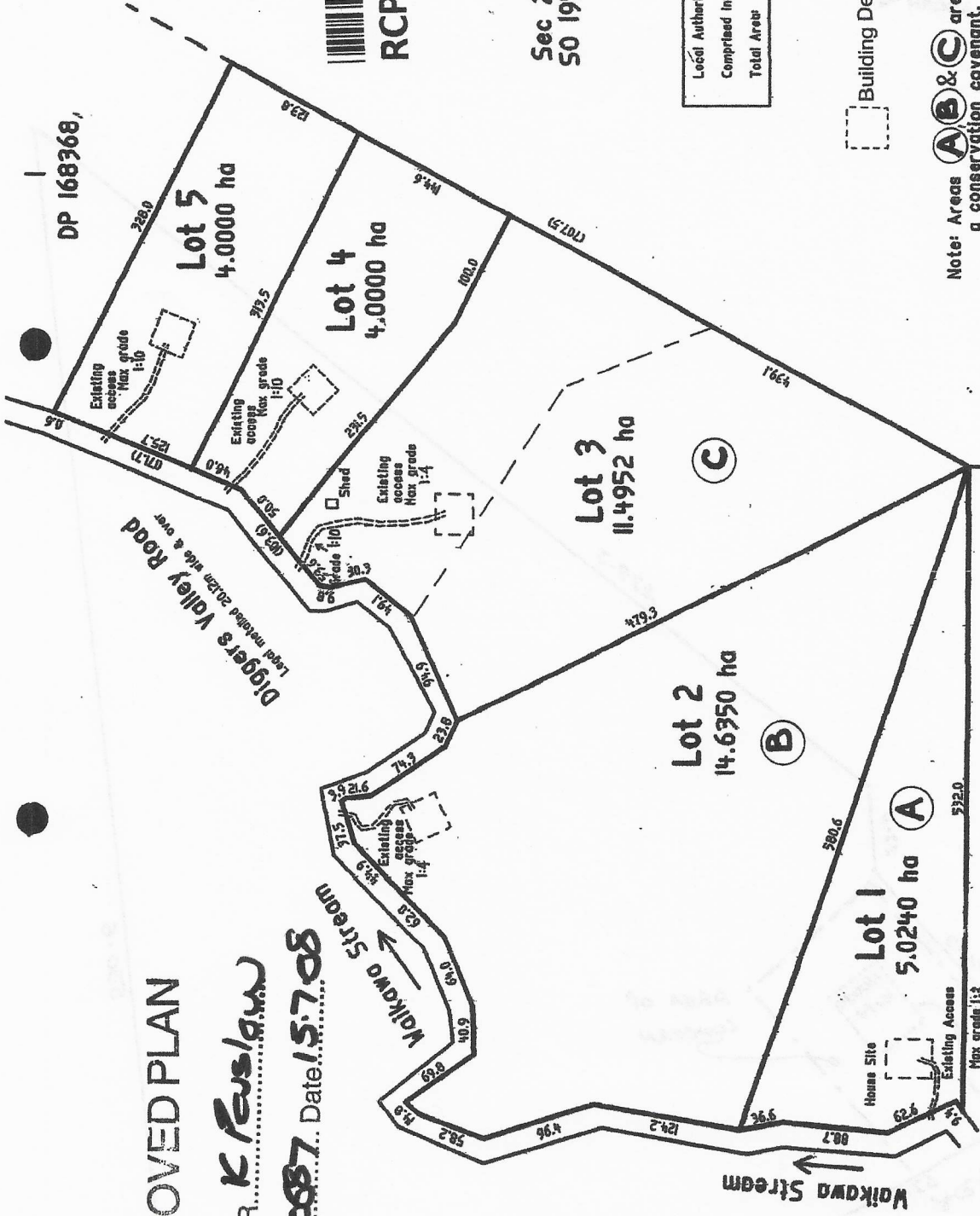
Prepared for: G. Yates

Drawn: R Neave Sept 07

Scale 1: 2500 (A2)

Lots 1 - 5 Being A Proposed Subdivision Of Lot 1 DP 87579 Takahue

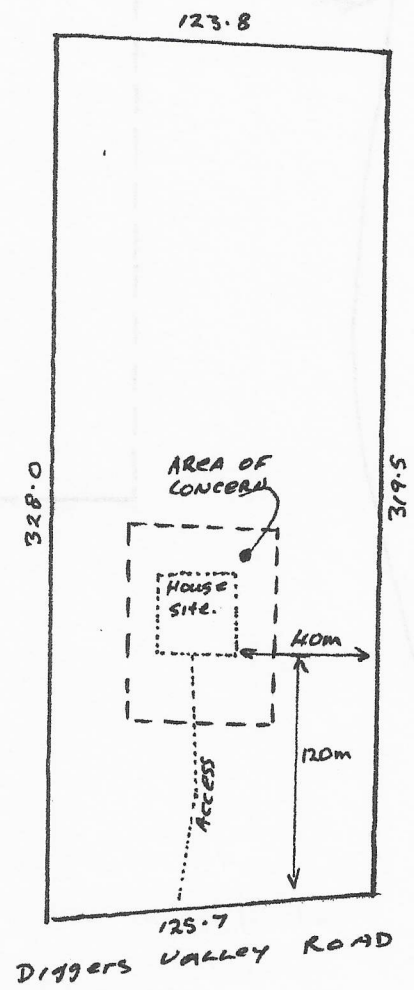
2
DP 47811



LOT 5.
4.0 ha.



PLAN 1.



28 April 2025

Far North Building Consultants Limited
C/- Simon Grimme
685 Puketi Road
RD 1
Okaihau 0475

Dear Sir / Madam,

Building consent number: COA-2025-97/0
Property ID: 3353733
Address: 1798 Diggers Valley Road, Kaitaia 0481
Description: 135 m2 Farm building converted to a 2 Bedroom Dwelling
with sanitary facilities without a Building Consent

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

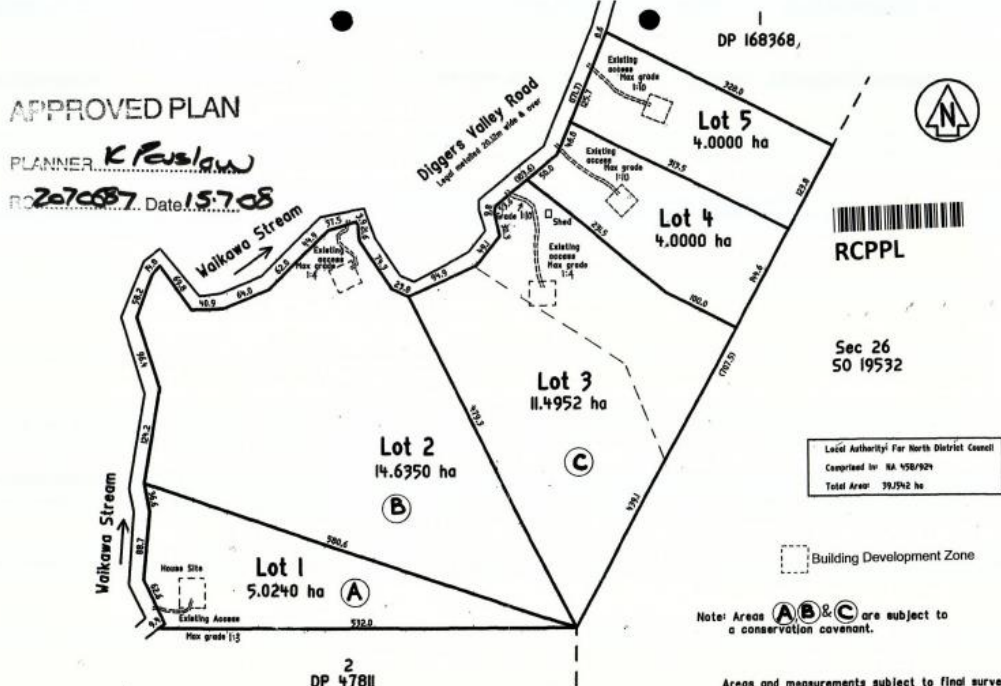
The site is zoned **Rural Production** under the Operative District Plan and Resource Consent is required for breach of the following:

Rule:	8.6.5.1.4 SETBACK FROM BOUNDARIES
Reason:	The additional Plans demonstrate the deck within 10m of a boundary, and the deck height appears to exceed 1m above ground level.

Rule:	12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS
Reason:	These works carried out appear to be located within 20m of the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.

There is a Consent Notice registered on the Record of Title for the property these works are proposed on, and compliance has not been demonstrated for the following:

Consent Notice:	8564489.2 (regarding Resource Consent 2070687-RMASUB) Condition (vi): All buildings shall be located within the 'Building Development Zones' identified on the Scheme Plan, prepared by R Neave dated September 2007, and attached to this consent with the Councils "Approved Plan" stamp affixed to it. (Image below.)
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	<p>APPROVED PLAN</p> <p>PLANNER: <i>K Puskaw</i></p> <p>RC: <i>2070087</i> Date: <i>15.7.08</i></p>  <p>Lots 1 - 5 Being A Proposed Subdivision Of Lot 1 DP 87579 Takahue</p> <p>Drawn: R Neave Sept 07 Scale 1: 2500 (A2)</p>
<p>Reason:</p>	<p>This application demonstrates building work outside the Building Development Zone for this site.</p> <p>You can either:</p> <ol style="list-style-type: none"> 1. Apply for approval to vary the consent notice condition; or 2. Apply for approval to cancel the consent notice condition.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Yours faithfully

L Mare

Lysigna Mare
PIM Officer
Delivery and Operations

Emailed to: simon@fnbc.co.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: COA-2025-97/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

- **Resource Consent – REQUIRED**
- **Variation or Cancellation of Consent Notice Condition– REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Trent Blakeman
Manager - Building Services –
Delivery and Operations
Far North District Council (Building Consent Authority)
28 April 2025

Position:

On behalf of:

Date: