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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of 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**
- ◯ **Fast Track Land Use***
- ◯ **Subdivision**
- ◯ **Consent under National Environmental Standard** (e.g. Assessing and Managing Contaminants in Soil)
- ◯ **Discharge**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Extension of time (s.125)**
- ● **Other (please specify)** _____

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

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

✔ **Yes** ◯ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ✔ **No**

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s: MLP LLC

Email:

Phone number: Work | Home

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

Postcode

6. Address for Correspondence

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

Name/s: Donaldsons Surveyors

Email: [redacted]

Phone number: Home

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

Postcode [redacted]

**** 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: MLP LLC

Property Address/ Location: [redacted]

Postcode

8. Application Site Details

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

Name/s: MLP LLC

Site Address/ Location: [redacted] code

Legal Description: [redacted] er:

Certificate of title: [redacted]

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.

Use the staff entrance

9. Description of the Proposal:

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

Proposed Land Use Activities associated with a Residential Unit

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

10. Would you like to request Public Notification?

☐ **Yes** ☑ **No**

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

(more than one circle can be ticked):

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ✔ **Yes**

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) Donaldsons Surveyors Ltd

Email: [redacted]

Phone number: [redacted] Home

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

Postcode [redacted]

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) Micah Donaldson

Signature:
(signature of bill payer [redacted]

MANDATORY

15. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You may apply for 2 or more resource consents that are needed for the same activity on the same form.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

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

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

15. Important information continued...

Declaration

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

Name: (please write in full) Micah Donaldson

Signature: [redacted]

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

Checklist (please tick if information is provided)

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

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

Quickmap Title Details

Information last updated as at 31-Aug-0202

RECORD OF TITLE
DERIVED FROM LAND INFORMATION NEW ZEALAND
FREEHOLD

Identifier **679912**

Land Registration District **North Auckland**

Date Issued 01 November 2017

Prior References

251355 251360 251361 533640

Type Fee Simple

Area 259.8088 hectares more or less

Legal Description Lot 6-8 Deposited Plan 395972 and Lot 50 Deposited Plan 376492 and Lot 50 Deposited Plan 481706

Registered Owners

MLP LLC

5667663.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.7.2003 at 3:35 pm (Affects Lots 6 and 7 DP 395972)

6447651.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.6.2005 at 9:00 am (Affects Lots 6 - 8 DP 395972)

Land Covenant in Deed 6447651.10 - 7.6.2005 at 9:00 am (Affects Lots 6 - 8 DP 395972)

Subject to a right of way over part Lot 6 DP 395972 marked A on DP 395972 created by Easement Instrument 6967025.3 - 28.7.2006 at 9:00 am

Appurtenant to Lot 50 DP 376492 and Lot 50 DP 481706 is a right of way created by Easement Instrument 6967025.3 - 28.7.2006 at 9:00 am

6967025.7 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 28.7.2006 at 9:00 am (affects Lot 50 DP 481706)

Subject to a right of way and right to convey water over part Lot 50 DP 481706 marked B and D on DP 481706 created by Easement Instrument 6967025.8 - 28.7.2006 at 9:00 am

Appurtenant to Lot 50 DP 481706 are rights of way and rights to convey water created by Easement Instrument 6967025.8 - 28.7.2006 at 9:00 am

The easements created by Easement Instrument 6967025.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 50 DP 481706 marked B, D, H, I, J, K, L, M, N, O and S on DP 481706 in favour of Top Energy Limited created by Easement Instrument 6967025.9 - 28.7.2006 at 9:00 am

The easements created by Easement Instrument 6967025.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 50 DP 481706 marked B, D, H, I, J, K, L, M, N, O and S on DP 481706 in favour of Telecom New Zealand Limited created by Easement Instrument 6967025.10 - 28.7.2006 at 9:00 am

The easements created by Easement Instrument 6967025.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 6967025.11 - 28.7.2006 at 9:00 am (affects part Lot 50 DP 481706 formerly Lot 50 DP 361786)

7123788.16 Mortgage to Bank of New Zealand - 21.11.2006 at 9:00 am (affects Lot 50 DP 376492 and Lot 50 DP 481706)

7123788.18 Revocation of Covenant 6967025.11 over Lot 5 DP 361786 for the benefit of Lot 50 DP 361786 - 21.11.2006 at 9:00 am

Subject to a right of way over part Lot 50 DP 481706 marked T on DP 481706 created by Easement Instrument 7123788.23 - 21.11.2006 at 9:00 am

The easement created by Easement Instrument 7123788.23 is subject to Section 243 (a) Resource Management Act 1991

7123788.24 Variation of the conditions of the easement specified in 6967025.11 - 21.11.2006 at 9:00 am

Land Covenant in Easement Instrument 7123788.25 - 21.11.2006 at 9:00 am (Affects part Lot 50 DP 481706 formerly Lot 50 DP 393536)

7241938.7 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 21.2.2007 at 9:00 am (Affects Lot 50 DP 376492)

Subject to a right of way and right to convey water over part Lot 50 DP 481706 marked AZ on DP 481706 and part Lot 50 DP 376492 marked B on DP 376492 created by Easement Instrument 7241938.8 - 21.2.2007 at 9:00 am

The easements created by Easement Instrument 7241938.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity (in gross) over part Lot 50 DP 481709 marked AZ, DZ and FZ on DP 481706 and part Lot 50 DP 376492 marked B, C, G, H, I, J and K on DP 376492 in favour of Top Energy Limited created by Easement Instrument 7241938.9 - 21.2.2007 at 9:00 am

The easements created by Easement Instrument 7241938.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right convey telecommunications and computer media (in gross) over part Lot 50 DP 481706 marked AZ, DZ and FZ on DP 481706 and part Lot 50 DP 376492 marked B, C, G, H, I, J and K on DP 376492 in favour of Telecom New Zealand Limited created by Easement Instrument 7241938.10 - 21.2.2007 at 9:00 am

The easements created by Easement Instrument 7241938.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7241938.11 - 21.2.2007 at 9:00 am (affects Lot 50 DP 376492 and part Lot 50 DP 481706 formerly Lot 50 DP 393536)

7635879.2 Partial Surrender of Land Covenant created by Easement Instrument 6967025.11 over Lot 40 DP 361786 for the benefit of Lot 50 DP 378513 - 29.11.2007 at 9:00 am

Subject to a right of way and right to convey water over part Lot 50 DP 481706 marked B, U and T on DP 481706 created by Easement Instrument 7635879.7 - 29.11.2007 at 9:00 am

The easements created by Easement Instrument 7635879.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 50 DP 481706 marked XA and ZA on DP 481706 in favour of Top Energy Limited created by Easement Instrument 7635879.8 - 29.11.2007 at 9:00 am

The easements created by Easement Instrument 7635879.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 50 DP 481706 marked XA and ZA on DP 481706 in favour of Telecom New Zealand Limited created by Easement Instrument 7635879.9 - 29.11.2007 at 9:00 am

The easements created by Easement Instrument 7635879.9 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7635879.13 - 29.11.2007 at 9:00 am (Affects Lot 50 DP 376492 and part Lot 50 DP 481706 formerly Lot 50 DP 393536)

7671304.1 Mortgage of Lots 6 to 8 DP 395972 to Bank of New Zealand - 15.2.2008 at 9:48 am

Land Covenant in Easement Instrument 7807927.17 - 7.5.2008 at 9:00 am (affects Lot 50 DP 376492, Lot 6-8 DP 395972 and part Lot 50 DP 481706 formerly Lot 50 DP 393536)

Land Covenant in Easement Instrument 8381071.1 - 21.12.2009 at 9:00 am (affects Lot 50 DP 376492, Lot 6-8 DP 395972 and part Lot 50 DP 481706 formerly Lot 50 DP 393536)

8850218.1 Heritage Covenant pursuant to Section 8 Historic Places Act 1993 - 2.12.2011 at 12:50 pm (affects Lot 50 DP 376492 and part Lot 50 DP 481706 formerly Lot 50 DP 393536)

8850218.6 Surrender of the Land Covenant specified in Easement Instrument 6967025.11 over Lot 3 DP 361786 for the benefit of Lot 50 DP 393536 and over Lots 1, 2, 4, 34, 35, 36 and 41 DP 361786 for the benefit of Lots 3, 42 and 43 DP 435789 - 2.12.2011 at 12:50 pm

Subject to a right of way and a right to convey water over part Lot 50 DP 481706 marked AB, B and D, on DP 481706 created by Easement Instrument 8850218.16 - 2.12.2011 at 12:50 pm

The easements created by Easement Instrument 8850218.16 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 50 DP 481706 marked AA, AB and AC on DP 481706 in favour of Top Energy Limited created by Easement Instrument 8850218.17 - 2.12.2011 at 12:50 pm

The easements created by Easement Instrument 8850218.17 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 50 DP 481706 marked AB, AC and AD on DP 481706 in favour of Telecom New Zealand Limited created by Easement Instrument 8850218.18 - 2.12.2011 at 12:50 pm

The easements created by Easement Instrument 8850218.18 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 8850218.19 - 2.12.2011 at 12:50 pm

8850218.3 Surrender of the right of way and right to convey water marked F on DP 361786 created by Easement Instrument 6967025.8 - 2.12.2011 at 12:50 pm

10372459.30 Mortgage Priority Instrument making Encumbrance 10372459.29 first priority and Mortgage 7123788.16 second priority - 1.11.2017 at 3:32 pm

10372459.31 Mortgage Priority Instrument making Encumbrance 10372459.29 first priority and Mortgage 7671304.1 second priority - 1.11.2017 at 3:32 pm

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 481706)

10372459.5 Surrender of the right of way and right to convey water marked B on DP 435789 created by Easement Instrument 6967025.8 as appurtenant to Lots 2, 35 & 36 DP 361786 - 1.11.2017 at 3:32 pm

10372459.13 Surrender of Land Covenant 6967025.11 over Lots 2, 36 & 36 DP 361786 for the benefit of part Lot 50 DP 481706 formerly Lot 50 DP 435789 - 1.11.2017 at 3:32 pm

10372459.18 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.11.2017 at 3:32 pm (affects Lot 50 DP 376492 & Lot 50 DP 481706)

The easements created by Easement Instrument 10372459.19 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and a right to convey water over part Lot 50 DP 481706 marked B, BD, BG, BE & BF, a right to convey electricity, telecommunications & computer media over Lot 50 DP 481706 marked BD, BG, BE, BF & SG and a right to drain water over part Lot 50 DP 481706 marked SA, SB, SC, SD, SE & SF, all on DP 481706 created by Easement Instrument 10372459.19 - 1.11.2017 at 3:32 pm

Subject to a right (in gross) to convey electricity over part Lot 50 DP 481706 marked BD on DP 481706 in favour of Top Energy Limited created by Easement Instrument 10372459.20 - 1.11.2017 at 3:32 pm

The easements created by Easement Instrument 10372459.20 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications & computer media over part Lot 50 DP 481706 marked BD on DP 481706 in favour of Chorus New Zealand Limited created by Easement Instrument 10372459.21 - 1.11.2017 at 3:32 pm

The easements created by Easement Instrument 10372459.21 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10372459.22 - 1.11.2017 at 3:32 pm

10372459.29 Encumbrance to Mountain Landing Trust - 1.11.2017 at 3:32 pm

Subject to a right (in gross) to convey electricity over part Lot 50 Deposited Plan 481706 marked B on DP 535630 in favour of Top Energy Limited created by Easement Instrument 11456895.2 - 4.6.2019 at 2:31 pm

Donaldson's Surveyors Limited

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DONALDSONS
REGISTERED LAND SURVEYORS

PLANNING REPORT

PROPOSED LAND USE

RESIDENTIAL UNIT

MLP LLC, 623 RANGIHOUA ROAD, KERIKERI

Date: 8 September 2025 Reference: 8605

CONTENTS

INTRODUCTION

The applicant MLP LLC the owner of The Landing development on the Purerua Peninsula is seeking consent to construct a residential unit on their property located in the General Coastal zone.

The application is applied for on the current title RT 679912, however the site is undertaking a boundary adjustment as approved under RC 2250333.
The boundary adjustment is to relocate Lot 2 DP 481706 closer to Lots 4 and 5 DP 481706 within Lot 50 DP 481706.

This proposal is deemed a Discretionary Activity under the General Coastal Zone and supported by the objectives and policies under the Far north District Plan.

Consent is requested for:

Visual amenity: 10.6.5.1.1
Stormwater Management: 10.6.5.1.6
Building setback from boundary: 10.6.5.1.7
Earthworks: 12.3.6.1.2

SITE DESCRIPTION

The property's legal reference:

Appellation: Lot 50 DP-435789, (Lot 50 DP-376492, Lots 6 – 8 DP 481706 (amalgamated))

Registered Owner: MLP LLC

Record of Title: 679912

Lot 50 DP 481706 Area: 114.4456 ha

Total Title Area: 259.8088ha (more or less)

Approved Lot 2 RC 2250333
Area : 1.137ha
Land Covenant – 6967025.11 (*Management Plan*)

Consent Notices:
(i)
Further subdivision of the lots is prohibited.

Not applicable.

(ii)
The development of each house site is to proceed in accordance with the recommendations contained within the Geotechnical assessment for Mountain Landing Property, Purerua Peninsula, Bay of Islands assessment report prepared by Tonkin and Taylor Ltd, reference 20149, dated January.
Specifically, that a site-specific geotechnical investigation be carried out for all of the proposed building platforms prior to the building consent application.

The applicant has engaged a geotechnical assessment as attached.

iii)
In conjunction with the construction of a new dwelling, a roof water collection system with a minimum tank storage of 45,000 litres shall be provided. The tank(s) shall be positioned so that they are safely accessible for firefighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised, they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by the Council.

The proposed water tanks include provision for one designated firefighting water supply. There are 4 proposed 25m^3 tanks.

iv)
Due to horticultural activities taking place in the vicinity, the operation of equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in connection with any residential development, the occupiers of any such dwelling shall install an approved water filtration system.

Water filtration is proposed and would be finalised during the building consent application.

v)
In conjunction with the construction of any building requiring a wastewater disposal system, the lot owner must submit a TP-58 Report with the building consent and accordingly install the wastewater treatment and effluent disposal system.

The applicant has had prepared a TP-58 report or equivalent as attached.

(vi)
Further to the requirements of condition 14A(a) of RC 2050024, which requires a landscape plan consistent with the Landscape Plan (referred to in condition 13A) to be submitted for approval by Council at the time a land use consent is applied for, the landscape plan shall also be consistent with the enhancement and mitigation measures outlined in the Landscape and visual impact assessment undertaken by Hawthorn Landscape Architects, dated July 2014 (submitted in support of RC 2050024-RMAVAR/A). The approved landscaping shall be implemented within 6 months after the construction of any structures and maintained for the duration of the activity.

The applicant has engaged a registered landscape architect to complete a landscape plan as attached.

vii)
Electricity and Telecommunications supply is not a condition of this consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

Acknowledged.

The property is a vast agricultural and horticultural production farm seamlessly integrated with premium coastal lifestyle allotments and extensive active re-vegetation programs.

Access is via Rangihoua Road, which features a metalled carriageway, connecting to a privately owned Right of Way (over Lot 50 DP 481706) with concrete and sealed surfaces.

This route passes through the vineyard, leading directly to the site.

Vineyards dominate the landscape, complemented by re-vegetation plantings, farmland, and the nearby coastal environment.

Comparative to other areas of The Landing the coastal setting is not a dominant feature from the application site. Not only is the lot located approximately 1km from the coastal fringe, the location is reasonably isolated tucked into the wedge of the hillside with the coastal view more of a distant snap shot through the landscape as opposed to directly overlooking a broad expanse of the coast.

The architectural plans illustrate the proposed building as it will locate into the hillside.

This exclusive development is bound by a registered quasi management plan that governs each of the sites building and land use activity. Both a registered architect and registered landscape architect have provided certification of the design clarifying compliance with the management plan, additionally as required, The Landing management body has also provided their approval of the development.

The soil type is defined as being in the Waipapa Group (Greywacke) MR & MRH Marua clay loam with a topsoil layer 100 – 300mm thick. Land use capability of 4e7. The soils are not within class 1-3 category, therefore the property is not classified as highly productive.

PROPOSED ACTIVITIES

Visual amenity: 10.6.5.1.1 – All structures exceed respective limits of 25m² and 50m².

Proposed Building size: House = 530m²
Covered Walkway = 45m²
Garage area = 110m²
Canopy rooves= 80m²

Actual building coverage **765m²**
Site coverage = 6.7%

Stormwater Management: 10.6.5.1.6 – Impermeable surface area 10%.

Total impermeable surface area 1550m²
Site impermeable coverage = 13.3%

Building setback from boundary: 10.6.5.1.7
The building is located less than 10m from the eastern boundary.

Earthworks: 12.3.6.1.2 *(General Coastal)*
Requested:
-Excavation depth exceeding 1.5m and less than 3m.

FAR NORTH DISTRICT PLAN

The property is located in the General Coastal zone under the provisions of the Far North District Plan and is not located within any outstanding landscape.

10.6 Context

The General Coastal Zone covers the largest area of all the zones in the coastal environment. This zone is generally rural with a coastal focus and natural character predominates. The General Coastal Zone includes controls on development to preserve the natural character of the coastal environment and protect it from inappropriate subdivision and use. Due to the potential vulnerability of the natural environment, more is expected from developers of land in this zone in the way of preserving, and restoring the environment as part of development proposals.

10.2 Outcomes Expected

10.2.1 The natural character of the coastal environment is preserved.

10.2.3 Wherever possible, development is consolidated in existing settled areas to provide medium and low density settlements along the coastline.

10.2.8 Activities and development occurs in a manner that is compatible with the historic heritage and amenity values of the coastal environment.

General Coastal zone

Objectives

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

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

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

Policies

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

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

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

The proposed building has been designed in accordance with the Management Plan design guidelines, taking into account the characteristics of the surrounding environment and the underlying intentions of the Management Plan.

The natural character of the area has, for the most part, already been preserved through extensive bush protection measures across neighbouring land parcels, including Lot 50 RC 2250333 and Lot 50 DP 376492. The proposed building continues to support this preservation by employing construction methods that minimise physical disturbance and reduce the development's overall impact on the coastal environment.

Visual effects have been carefully managed. The selection of external colours and finishes has been guided by the surrounding natural vegetation, ensuring the building blends harmoniously into the landscape and limits visual reflectivity. These efforts will be further enhanced by the implementation of a landscape planting plan following construction.

The proposal gives effect to the relevant Coastal Zone objectives and policies by preserving the natural and visual character of the environment, managing land use effects appropriately, and maintaining long-term resource sustainability. It is also consistent with the outcomes anticipated by the original subdivision consent, which was assessed under the guiding principles of the Resource Management Act 1991 and the New Zealand Coastal Policy Statement.

PERMITTED ACTIVITY

10.6.5.1.1 VISUAL AMENITY
The following are permitted activities in the General Coastal Zone:

(a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m²; and

The proposed building exceeds 25m² and therefore does not comply.

10.6.5.1.2 RESIDENTIAL INTENSITY
Except that this rule shall not limit the use of an existing site or a site created pursuant to Rule 13.7.2.1 (Table 13.7.2.1) for a single residential unit for a single household.

The application site was created pursuant to rule 13.7.2.1 and therefore complies.

10.6.5.1.3 SCALE OF ACTIVITIES

The proposed use of the building is for a standard residential unit and not business related.

10.6.5.1.4 BUILDING HEIGHT
The maximum height of any building shall be 8m.

The side elevation plans demonstrate the building is well within the 8m height plane.

10.6.5.1.5 SUNLIGHT
*No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in **Chapter 3 - Definitions**),*

The building is to position central to the allotment, set back from all boundaries not to be affected by over shadowing influences.

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

The impermeable surface areas add up to 1550m² resulting in a site cover of 13.3% and consequently the proposal fails the permitted 10%.

It is considered appropriate to structure the land use consent to provide for 15% impermeable surface cover, allowing a level of flexibility in the final construction and hard surface landscaping that may transpire post construction.

10.6.5.1.7 SETBACK FROM BOUNDARIES
(a) no building shall be erected within 10m of any site boundary, except that on any site with an area of less than 5,000m², this setback shall be 3m from any site boundary;

The buildings closest point to the eastern boundary is approximately 8.4-metres and therefore fails to comply.

10.6.5.1.8 TRANSPORTATION
The Traffic Intensity Factor for a site in this zone is 30 daily one way movements.

The Traffic Intensity Factor for a site in this zone is 30 daily one way movements. The Traffic Intensity Factor shall be determined by reference to Appendix 3A in Part 4.
This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.

***Exemptions**: A single residential unit, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.*

The traffic movements occurring from the principle residential unit are exempt.

Appendix 3C FND Plan requires 2 parks for a single residential unit.
The proposal includes more than 2 parks and provides sufficient depth to allow for vehicle manoeuvring.
All access formations are sealed or concrete and the proposed parking area is able to provide adequate tracking curves with no less than 6.0m inside turning radii.
There are no grades over 1:5, and all new formations would be concreted.

The proposal complies with all permitted transportation provisions.

10.6.5.1.9 – 10.6.5.1.11
Are not applicable.

The proposal fails to uphold the permitted Activity standards for Visual Amenity, setback, and Impermeable Surface cover.
The site has no building envelope designation, as required by rule 10.6.5.3.1 outlined below.

10.6.5.3.1 VISUAL AMENITY
The following are restricted discretionary activities in the General Coastal Zone:
(a) any new building(s); or
(b) alteration/addition to an existing building
that do not meet the permitted activity standards in ***Rule 10.6.5.1.1*** *where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.*

Lot 2 does not have a building envelope and therefore defers the Land Use to a discretionary activity status subject to Chapter 11 assessment.

ASSESSMENT

11.1 RESIDENTIAL INTENSITY
(a) The character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated, consistent with the principal activity on the site and with other buildings in the surrounding area.

The proposed development has been carefully designed to respect the local character, amenity, and environmental values of the General Coastal Zone. In particular, the dwelling employs a palette of low-reflectivity (low-RV) colours and natural materials that integrate seamlessly with the coastal rural landscape. The roofing and exterior cladding utilise recessive, earth-toned finishes that minimise glare and avoid visual intrusion when viewed from coastal viewshafts, or adjoining properties. These measures ensure that the built form remains visually discreet within the wider coastal setting, particularly given the site's elevated but sheltered location.

The dwelling is further supported by a backdrop of natural landform, which prevents the structure from breaching the skyline or appearing dominant from distant coastal viewpoints. This design approach aligns with the principles of the management plan and acknowledges the heightened landscape sensitivity associated with the General Coastal Zone.
While the main structure remains within the 8-metre rolling height plane, the design includes two chimney features that extend marginally above this height limit. However, under the District Plan's definition of "Height," chimneys are specifically exempt from height calculations. As such, these projections are not considered non-compliant. A third chimney detected from the house defines part of the outdoor pizza oven. The chimneys are constructed using the same natural materials and recessive colour palette as the main dwelling, ensuring they are visually integrated with the overall built form.

In addition, a comprehensive planting plan has been prepared in accordance with the management plan guidelines. This includes the use of locally appropriate native species for visual screening, erosion control, and habitat enhancement. Planting will occur around the building platform, and in targeted view corridors to further soften the visual impact of the development and reinforce the natural coastal character. The integration of built form with responsive landscaping ensures the proposal maintains the environmental integrity and amenity

values of the surrounding area, consistent with the purpose of the Resource Management Act and the intended outcomes of the zone and subdivision design framework.

(b) The siting of the building(s), decks and outdoor areas relative to adjacent properties and the road frontage, in order to avoid visual domination and loss of privacy and sunlight.

The site is effectively approved to occupy a residential unit by default of the subdivision consent, and the building design meets the sites building guidelines therefore the impact on adjacent properties is negligible. The site is relatively isolated and does not influence *visual domination and loss of privacy and sunlight.*

(c) The size, location and design of open space and the extent to which trees and garden plantings are utilised for mitigating adverse effects.

The landscape design incorporates structured garden planting to soften and minimise any visual effects associated with the proposed buildings. This planting enhances the integration of built form into the surrounding environment and contributes positively to the site's overall amenity. In addition to the proposed planting, the site benefits from existing natural features that reinforce a strong sense of openness and landscape character. These include established feature ponds and a gully wetland system, which not only provide ecological and visual value but also ensure that significant areas of open space are preserved and maintained over time.

(d) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic.

No concerns, traffic effects are consistent with the permitted standards, and all accesses in place are constructed to a high standard compliant with council engineering standards and guidelines.

(e) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic.

No concern for this large rural/coastal site has all the main infrastructure in place ready to serve all approved lots.

(f) Location in respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road.

No concern this is an approved residential site with all main access infrastructure in place. The proposed driveway to the building is designed in accordance with council engineering standards without concern.

(g) The extent to which hours of operation are appropriate in terms of the surrounding environment.
Not applicable to normal residential activity.

(h) Noise generation and the extent to which reduction measures are used.
Not applicable to normal residential activity.

(i) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.
No concern, wastewater and stormwater can be contained onsite without cause to adverse effects.

(j) Whether the development is designed in a way that avoids, remedies or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies.

Stormwater from the proposed development is being managed on-site in accordance with the stormwater management plan prepared as part of the subdivision resource consent (refer to the attached Stormwater Management Report). The system is designed to capture runoff from roof surfaces for potable use via four rainwater storage tanks. Two of these tanks are dedicated to irrigation supply, allowing for on-site reuse and dispersal of stormwater over landscaped areas, thereby contributing to informal detention and peak flow reduction.
Discharge from tank overflows will be directed to spreader devices at the location the stormwater would have displaced originally while ensuring low-velocity dispersal, minimising the potential for erosion or concentrated flows. The previously assessed effects on the adjacent gully wetland were determined to be negligible, with no adverse impact on its hydrological function or ecological values. This conclusion remains valid given the proposed system design, which maintains the natural drainage patterns and avoids any increased discharge to the gully.

The site's coastal proximity means that it is located at the lower end of the catchment, and therefore does not contribute to any downstream flooding risk or exacerbate runoff effects on lower catchments. The stormwater approach as designed effectively avoids, remedies, and mitigates potential adverse effects, in accordance with best practice and the outcomes sought by the District Plan.

Stormwater runoff from the access formation is designed to follow its natural hydrological flowpath as far as practicable. Where stormwater crosses the access formation this would include a rock dispersal area to displace stormwater rather than concentrating flows through artificial drainage systems. No channel or kerb drains are proposed, consistent with the recommendations of the Stormwater Management Report. This approach helps to minimise hydrological disruption, reduce erosion risk from concentrated discharges, and support the site's overall low-impact stormwater design strategy to mimic natural conditions as far as practical.

(k) The ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s) permitted on the site.

There is ample opportunity without concern.

(l) The degree to which mitigation measures are proposed for loss of open space and vegetation.

No concern to require mitigation. Open space was assessed and protected under the subdivision activity.

(m) Any adverse effects on the life supporting capacity of soils.

The site is intended for residential use in accordance with the zoning and approved subdivision layout. The proposed development is confined to an identified building site (being the parcel boundary approved by RC 2250333), and does not compromise any existing or potential wider farming activity. The site does not contain versatile or high-class soils, and as such, its use for residential purposes will not result in the loss of regionally significant productive land.

(n) The extent of visual and aural privacy between residential units on the site and their associated outdoor spaces.

The proposed building site is located within a broader rural residential context and forms part of the wider Landing development. It is situated approximately 350m from the Landing Winery, 150m from two other vacant lots that are part of the same development and are also owned by the applicant, and 500m from the applicant's primary residence. The site is also located adjacent to the neighbouring Gabriel residence and lies approximately 300m from the Vineyard House, which was approved under Resource Consent RC 2150105 on Lot 3 DP 481706 and constructed by the applicant.
This spatial arrangement illustrates that the proposed dwelling is well-separated from surrounding development, ensuring privacy, minimising potential reverse sensitivity effects, and maintaining the open rural character of the General Coastal Zone. The proposal is consistent with the established development pattern within the Landing precinct and complements the existing low-density residential and vineyard-related land use framework.

(o) Visual effects of site layout on the natural character of the coastal environment.
The proposed building is located approximately 1km inland from the coastline and is set well back from typical coastal viewshafts and recreational boating routes. The intervening landscape is characterised by rolling hills and established vegetation, of which contribute to significant visual separation between the site and the coastal edge. This natural variation in landform acts as an effective visual buffer, ensuring that the proposed dwelling will not be visually prominent from the coastline or from common marine or public vantage points.

The dwelling has been designed to integrate with the landscape, using natural materials and low-reflectivity, earthy colour tones that allow the structure to recede visually into its surroundings. The site layout respects existing land contours and avoids placing the building on ridgelines or exposed locations. This approach ensures the proposal does not detract from the natural character of the coastal environment and remains consistent with the expectations of the General Coastal Zone.

Overall, the visual effects of the development are minor, and the design reinforces the area's rural and coastal amenity values while maintaining the integrity of the broader landscape.

(p) The effect on indigenous vegetation and habitats of indigenous fauna.
There is no impact on mature indigenous vegetations.

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

The proposal neither causes nor exacerbates natural hazards.

(r) Proximity to rural production activities and potential for incompatible and reverse sensitivity effects.

The proposed dwelling is located within a wider landholding that includes both residential and rural production activities under the management of the applicant. The applicant operates a vineyard on the property, which is managed in accordance with best practice standards that ensure compatibility with nearby residential activity. Vineyard operations and their locations have been specifically designed to minimise off-site effects such as spray drift, noise, and traffic, thereby avoiding potential reverse sensitivity conflicts.

The proposed dwelling is sited at a reasonable distance (70m) from the main productive vineyard blocks located to the east, and is not located in proximity to areas of concentrated rural activity. Furthermore, the site is separated from adjoining pastoral farming land, which is also under the applicant's ownership and management.
In addition, water captured from roof surfaces will be subject to appropriate filtration and treatment, ensuring suitability for domestic use and maintaining alignment with rural best practice.

(s) When establishing a minor residential unit
Not applicable.

(t) With respect to access to a State Highway
Not applicable.

11.5 VISUAL AMENITY
(a) The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.
The proposed dwelling has been sensitively designed and sited to respond to the natural topography and broader coastal landscape. The building is located approximately 1 kilometre inland from the coast and avoids skylines, ridgelines, and any Outstanding Natural Landscapes or identified areas of ecological significance. It sits within a rolling rural environment, with mature vegetation and natural landforms providing visual containment and ensuring the structure remains visually recessive within the wider setting.

The southern elevation forms the most visually prominent aspect of the building, presenting a partial double-storey profile with a central gabled roof reaching a maximum height of approximately 8 metres. This central volume is framed by two side wings that are set at the same level as the upper storey but are recessed back from the main façade. Due to the sloping contour of the site, these side wings are closer to natural ground level, reducing their apparent height and visual bulk. To further break up the mass of the southern façade and soften its appearance, the landscape plan includes structured planting along this elevation, providing visual relief and contributing to the integration of the built form with the landscape.

The northern elevation is cut into the hillside and presents as single storey, with the land rising behind the building. This elevation includes a detached garage structure of approximately 90m^2, located to the west of the main dwelling. A courtyard space separates the two structures by approximately 10 metres, allowing for an open and functional outdoor area while visually reducing the building mass. This is also the location of the concrete vehicle parking and manoeuvring area, which is screened from wider view by both topography and planting.

The eastern and western elevations display the full length of the main dwelling, and clearly illustrate that only the southern portion forms a two-storey element, the remainder of the

structure maintains a single-storey profile. The eastern elevation, in particular, contains the majority of the dwelling's glazing to maximise natural light, and similarly the southern extent being oriented to capture the primary view.

The landscape plan and building design elements work together ensuring the development reads as a well-integrated and low-impact form within the General Coastal Zone. The use of recessive colour tones, natural materials, topographical responsiveness, and native planting all serve to mitigate visual prominence. As such, the size, bulk, height, and siting of the proposed dwelling are appropriate to the immediate environment and landscape context and do not result in adverse effects on visual amenity or the natural character of the coastal environment.

(b) The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.
Extensive planting is proposed, particularly where excavated surface occur.

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

The main access is already formed and all that's required the driveway and interconnected parking and manoeuvring area.
This is identified on the building site plan demonstrating sufficient dimensions to meet council engineering standards and guidelines, whilst being obscured from any coastal vantage point.

(*d) The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.*
There is no public viewing audience, and although the coastline is directly adjoining it is not an easily accessible part of the foreshore, meaning the public would not be adversely impacted by the residence.

(e) The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.
No concern being an approved building site.

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

(g) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.
No concern.

(h) the extent to which private open space can be provided for future uses
Private open space is protected over the wider farm securing open space.

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

As described no concern.

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

No concern.

11.6 SETBACK FROM BOUNDARIES

(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.

The proposed setback infringement is alongside what is the access route for The Landing.
This side of the house is being subject to extensive landscape planting, which will in turn mitigate most of the visual impacts of the dwelling.
The setback infringement is only 1.5m from being compliant and therefore the impact is imperceptible.

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

As above no concern.

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

No impact. The access is a straight alignment at this location.

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

The planting achieves adequate mitigation.

(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.

No concern.

10.6.5.2.3 STORMWATER MANAGEMENT

The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 4,000m^2, whichever is the lesser.
In order for an activity to be regarded as a controlled activity, a report must be prepared to demonstrate the likely effects of the activity on stormwater run-off and the means of mitigating run-off to no more than the levels that would result from the permitted threshold of buildings and other impermeable surface coverage in Rule 10.6.5.1.6.

Any report required by this rule shall be prepared by a Chartered Professional Engineer or other suitably qualified person and must be provided to Council with an application for resource consent. Note: Note: The Verification Method E1/VM1 in the New Zealand Building Code (1992), Clause E1 Surface Water, can be utilised to demonstrate compliance with this rule. If no report is provided with the application, or if the report cannot demonstrate the likely effects of the activity on stormwater run-off and the means of mitigating run-off, then the activity becomes a discretionary activity.

In assessing an application under this provision the Council will restrict the exercise of its discretion to:

(*a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment*;

As outlined in the stormwater assessment, it was anticipated that the future dwelling would be located near the southern extent of the site, adjacent to the pond. This area does not contribute stormwater flow to the gully wetland, but instead drains directly into the pond. Accordingly, the increase in impermeable surface associated with the development in this location does not impact the gully wetland.
The proposed building design includes water tanks positioned on the western side of the dwelling. To align with the recommendations of the stormwater management plan, it is proposed that the overflow from these tanks be directed via a pipe to a spreader device discharging toward the pond. **A consent condition requiring this design element will ensure that no additional runoff is directed toward the gully wetland**.

The stormwater report also confirms that the site is located at the lower end of the catchment and near a tidal environment. As such, detention is not required in this instance.

Stormwater runoff from the accessway and parking area is to be directed across grassed surfaces, promoting diffuse flow and minimising the potential for concentrated discharge points. The accessway is designed to accommodate stormwater as sheet flow, without the need for formal drainage infrastructure, thereby maintaining the existing drainage patterns within the catchment.
(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;

The stormwater reports describes that low impact design principles are upheld: *The man-made pond acts as a natural detention basin, slowing and buffering stormwater flow before discharge downstream.*
The extensive upstream catchment area already manages large stormwater volumes, meaning any additional runoff from development is proportionally insignificant.
*The gully and pond margins are **well-vegetated**, which aids in:*
• Slowing surface water movement, promoting infiltration.
• Filtering sediments and potential contaminants before water reaches the pond or downstream environments.
*The site's **natural topography** encourages water to follow vegetated gullies rather than causing sheet flow or erosion-prone runoff.*
The site's natural topography, well-vegetated flow paths, and existing pond create a self-sustaining stormwater management system that aligns with low-impact design principles. The development's minor runoff increase is effectively absorbed within the existing hydrological system, ensuring no significant change in flow regimes or environmental effects.

(c) any cumulative effects on total catchment impermeability;

The site is located at the lower end of the catchment and in close proximity to the coast, where the receiving environment has a high capacity to absorb runoff. As such, the development does not contribute to cumulative effects further up the catchment where increased impermeable surfaces could lead to capacity issues or drainage constraints.

The scale of additional impermeable surface is modest, and stormwater is managed through on-site tanks, grassed overland flow paths, and diffuse discharge to the adjacent pond. These measures maintain natural flow patterns and avoid creating concentrated runoff.

Given the location and proposed stormwater design, the development is not expected to result in any significant cumulative impact on total catchment impermeability.

(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;

There is no concern regarding stormwater effects, as the site is located on a small knoll and does not alter or interfere with the wider catchment's natural sheet flow patterns.

(*e) the physical qualities of the soil type*;

This is well described in the geotechnically assessment, and supports the proposal.

(f) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;

This is well described in the wastewater assessment, and supports the proposal.

(g) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;

All impermeable surfaces are considered necessary and align with the goals set from this estate.

(*h) the extent to which landscaping and vegetation may reduce adverse effects;*

An extensive landscape planting plan is proposed, which will help to intercept and slow sheet flow from impermeable ground surfaces, thereby reducing runoff volume and associated effects.

(i) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.

The inclusion of four water tanks, extensive landscape planting, and low-impact design techniques for the access collectively serve to reduce stormwater outflow effects to a level comparable with the permitted 10% impervious surface threshold.

Overall, the proposal is considered to meet the expected standards for managing stormwater effects and aligns with best practice principles.

EARTHWORKS

12.3.6.1.2
EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES
Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Living, Coastal Living, South Kerikeri Inlet Zone, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones is permitted, provided that:

(a) it does not exceed 300m³ in any 12 month period per site; and

(b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.

The proposal exceeds both the permitted and restricted discretionary standards.

Total Cut = 2700m³ and height : 2-3m
Total Fill = 682m² and height : 2-3m

12.3.7 ASSESSMENT CRITERIA

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

The proposed earthworks have been designed to maintain site stability and minimise any increased risk of erosion or land instability. The works will be carried out in a way that ensures the site's natural capacity to manage surface water and retain soils is preserved. Generally, the site does not have any hazard concerns.

Specific mitigation measures will be implemented to prevent erosion, including sediment control systems such as silt fences and sediment traps to reduce sediment runoff into nearby water bodies, thereby protecting aquatic ecosystems and water quality.

Earthworks are designed to reduce impacts on concentrated surface flows that could cause soil scour or destabilise slopes, thereby reducing the potential for natural hazards such as rill erosion or land slip.

Construction sequencing will be arranged to minimise the period during which soils remain exposed, with progressive rehabilitation to stabilise disturbed areas as works proceed. An extensive landscape planting plan will be actioned accordingly.

Collectively, these measures will ensure the activity does not cause erosion or increase natural hazard risks on or off the site, safeguarding the integrity of adjacent lakes, rivers, wetlands, and the coastline.

(b) any effects on the life supporting capacity of the soil;
The site does not have quality soils to be of concern.

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

There is no concern.

(d) any reduction in water quality;
There is potential for a short-term reduction in water quality within the ponds due to the fine particles present in the clay soils. These effects are expected to be temporary and as far as practical would be managed through the implementation of appropriate sediment control measures.

(e) any loss of visual amenity or loss of natural character of the coastal environment;
Any potential change in visual amenity or natural character from the proposed works will be mitigated through implementation of the landscape planting plan and the inherent integration of the building design. As outlined in the landscape assessment, the 700 m setback from the coastline ensures the proposal does not present any significant visual or character concerns.

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

No concern.

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

No concern.

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

No concern.

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

No concern.

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

There are none.

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

The mitigation measures would be effective.

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

Monitoring can readily occur with the site being accessible alongside a concrete access formation.

(m) the criteria in Section 11.20 Development Plans in Part 2.
11.20 DEVELOPMENT PLANS
(a) The siting of buildings, machinery and stockpiles relative to adjacent properties in order to avoid visual domination, loss of privacy and sunlight to those properties and nuisance due to traffic, dust, noise and vibration.

There are no adjoining properties to be affected by the works.
This is a reasonably isolated rural situation.

(b) The size, location and design of landscaped areas and the extent to which bunds, trees and planting are used to mitigate adverse effects.

The planting plan identifies considerable planting areas that serve to mitigate actual and potential adverse effects.
(c) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic.

Access to the site works would be along the proposed access leading to the building site.
Machinery would be parked in the paddock onsite and workers are also able to park onsite without concern.

(d) The effect of the mining and quarrying operations on existing activities located on the approach roads.

Not applicable.

(e) The extent to which hours of operation are appropriate in terms of the surrounding environment.

The works would accord with the zone permitted hours of operation.

(*f) Noise generation and the extent to which reduction measures are used.*

Noise would not be significant and does not require reduction measures.

(g) The risks caused by blasting and vibration and the extent to which avoidance measures are used.

Not applicable.

(h) The effects of the proposed development on the continued operation or future expansion of the existing activities in the surrounding area.

No concern.

(i) The methods of containing tailings and the extent to which adverse effects are avoided or mitigated.

Not applicable.

(j) The methods and staging for rehabilitating the site as mining and quarrying is completed, and the extent to which the natural drainage pattern, contours and indigenous vegetation will be restored.

Not applicable.

(k) Any recognized standards promulgated by industry groups.

There are none.

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

Not applicable.

RESOURCE MANAGEMENT ACT 1991

Fourth Schedule

ASSESSMENT OF ENVIRONMENTAL EFFECTS

The following assesses the environmental effects of the proposed activity in accordance with the Resource Management Act 1991 (RMA). Below is a detailed examination of the potential environmental impacts and adherence to regulatory standards, which are to be read in conjunction with the assessment reports attached.

1. **Hazardous Substances and Contaminants:**
   - There are no hazardous substances associated with the proposed activity.
   - There is no discharge of contaminants other than domestic wastewater, which has been appropriately managed in accordance with TP-58 guidelines, with less than minor environmental impacts.

2. **Adverse Environmental Effects:**

The proposal does not result in disproportionate adverse environmental effects, nor does it compromise the rural production capacity of the surrounding area.
There are no adverse impacts on adjoining rural activities, as each lot has been carefully selected based on its unique physical and environmental characteristics to ensure compatibility.
The architectural style of each building is tailored to reflect and respond to the individual environmental qualities of its site, enabling a cohesive integration of built form and landscape.

The proposed activity is consistent with the environmental outcomes anticipated for the zone and is further enhanced by a strategic planting methodology that promotes visual harmony and ecological balance.

3. **Compliance with RMA Principles:**
- The proposal is consistent with the purpose and principles of the RMA.
- It does not conflict with matters of national importance.
- No impact on local iwi or hapu management plans or heritage concerns.

4. **National Environmental Standards:**
- The proposal does not raise concerns regarding potential soil contamination as the site is not on the Hazardous Activities and Industries List (HAIL), and the land already has a residential use.

CLAUSE 6

(1) An assessment of the activity's effects on the environmental must include the following information:

(a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

The proposed land use presents no significant adverse effects, contrary to what is anticipated for the site, and effects that are generated are considered to be appropriately managed.

(b) *an assessment of the actual or potential effects on the environment of the activity.*

The physical effects associated with the residential unit are appropriately mitigated through sensitive building design and strategic landscape planting. The structure is recessed into the hillside, reducing its prominence and allowing it to sit naturally within the surrounding landform. The building-to-boundary setback infringement generates no measurable adverse effects, as it adjoins an internal access serving the wider development. Furthermore, the infringement affects only another property owned by the applicant, eliminating any third-party effects.

While the impermeable surface coverage on the subject lot slightly exceeds the permitted threshold, this must be considered in the context of the wider balance area. The overall farm holding remains well below the allowable impermeable surface coverage, effectively offsetting the minor exceedance. Additionally, the site's proximity to the coast and the short flow path to tidal waters means there are no adverse effects on downstream properties.
The effects of earthworks are also adequately addressed. Most cut faces are screened by the building and retained using natural rock walls, while fill slopes will be fully landscaped with extensive planting to stabilise the ground and visually integrate the works into the environment.

(c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

There are none.

(d) *if the activity includes the discharge of any contaminants, a description of –*

(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and

(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

Wastewater is the only discharge and this is in accordance with industry standards.

(e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

There are no issues to address.

(f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

All potential physical and environmental effects generated by the proposal are confined within the spatial extent of the applicant's own wider landholding. As such, no intrusive or adverse effects are anticipated on neighbouring properties or third parties This is described in the attached visual impact report.

To ensure that the development is sympathetic to its setting and environmental context, the applicant has engaged suitably qualified experts in architectural design, landscaping, and environmental management. Their input has informed a site-specific approach that incorporates sensitive building placement, earthworks management, and planting schemes to effectively avoid or mitigate potential adverse effects.

Given that the effects are internalised within the applicant's land, no persons are considered to be adversely affected. On this basis, no formal consultation with third parties has been required or undertaken.
Nevertheless, the applicant remains open to engaging with any party who may express interest or concern, and is committed to incorporating reasonable feedback that supports good environmental and planning outcomes.

(g) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

No monitoring appears necessary.

(h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

No concern.

(2)
A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

This is covered under the heading 'Northland Regional Policy Statement' below.

CLAUSE 7
7 Matters that must be addressed by assessment of environmental effects

(1) An assessment of an activity's effects on the environment must address the following matters:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

The proposal is considered to promote the zone guidelines and surrounding land use activities, without any unreasonable effects to concern the wider community including social and economic or cultural aspects.
(b) any physical effects on the locality, including any landscape, and visual effects.

No concern.

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

The land use does not result in any habitat disturbance.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

The values outlined are not seen to be depleted in this instance.

There is no influence on Fisheries.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

There are none associated with the proposal.

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

To the best of our knowledge there are no concerns.

In summary, the proposed activity upholds the fundamental principles of the Resource Management Act (RMA) and is projected to exert minimal environmental influence. It represents a constructive step towards optimising land usage and enhancing social well-being without compromising environmental integrity. The assessment conducted, underscores compliance with regulatory requirements and signifies the proposal's suitability within its environmental context. Based on its compatibility with the surroundings and adherence to the management plan guidelines, the proposed activity aligns with the overarching goal of sustainable development and environmental stewardship.

Northland Regional Policy Statement

The Northland Regional Policy Statement presents foundation development guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:
a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;
b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and
c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.

The site has a modified central stormwater gully that is well vegetated with indigenous vegetation, reducing likelihood of sediment dislodgement. This stormwater route leads to a series of manmade dams and continues directly to the coast.
The modified gullies are classed as wetland on the NRC Maps, and to reduce the impact on these, stormwater displacement from the access carriageway is to follow the natural contour as far as practical, without stormwater cutoff drains or piped networks. Similarly, stormwater overflow from water tanks will be discharged via spreader devices, allowing for even dispersal within the same catchment from which the water originates from.

No indigenous vegetation is proposed to be removed as part of the development. The building platform and associated works have been carefully located to avoid disturbance to existing vegetation and natural features. In addition, the proposed development includes a substantial landscape planting plan that complements and enhances the existing habitat. This planting will use eco-sourced native species (from the onsite nursery) to strengthen ecological connectivity, provide additional food sources and shelter for indigenous fauna, and reinforce the natural character of the site. Overall, the planting strategy not only mitigates potential effects but also contributes positively to long-term habitat resilience and biodiversity values.

6.1.1 Policy – Regional and district plans

Regional and district plans shall:
(a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;
(b) Be as consistent as possible;
(c) Be as simple as possible;
(d) Use or support good management practices;
(e) Minimise compliance costs and enable audited self-management where it is efficient and effective;

(f) Enable subdivision, use and development that accords with the Regional Policy Statement; and
(g) Focus on effects and where suitable use performance standards.

The activity is small-scale absent of any adverse effects on natural vegetation or waterways.

The proposal is not seen to clash with the Regional Policy Statement and therefore should be assessed under Resource Consent on an enabling basis.

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:

(a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;

5.1.1 Policy – Planned and coordinated development

Part A) Regional form and development guidelines
New subdivision, use and development should:
(a) Demonstrate access to a secure supply of water;

No concern, the increase in roof area will increase the catchment for potable supplies.

(b) Demonstrate presence or capacity or feasibility for effective wastewater treatment;

There is ample area for onsite effluent disposal without concern.

(c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas;

This is not urban or residential.

(d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes;

Not applicable.

(e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development;

Not applicable.

(f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.

Not applicable.

(g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure;

Not applicable.

(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects;

There are no known nearby regionally significant mineral resources.

(i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance);

There are no subject energy transmission corridors, or renewable energy sites.

(j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors;

There are no known adverse effects on transportation corridors, and NZTA have provided support.

(k) Be directed away from 10-year and 100-year flood areas and high risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance);

There are no flooding areas or high-risk coastal hazards on site.
Flooding does occur within the wider environment as shown on the NRC flood maps.
The sites existing impermeable surface cover upholds existing use rights and proposal maintains within permitted site coverage allowance, any stormwater effects therefore are compliant.

(l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance);

There are no outstanding landscapes.

(m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance);

There is no impact on significant ecological areas. The central gully is already well planted, creating its own habitat. The increase in stormwater discharge is not seen to significantly alter the hydrological function of the wetland.

(n) Maintain and improve public access to and along the coastal marine area, lakes and rivers;

Not applicable.

(o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate;

No concerns.

(p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques;

These design technologies are under consideration; however, at this stage, rainwater collection and stormwater dispersal through on-site methods remain the confirmed approach

(q) Be designed to allow adaptation to the projected effects

No concern.

(r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development;

Tangata whenua are protective of waterways and water quality and the proposal does not undermine those aspirations.

(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods);

No concern.

(t) Take into account adopted regional / sub-regional growth strategies;

No concern.

(u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

Lifestyle allotments are an important component of the rural and coastal environment, offering opportunities for low-density living that complements the natural character of the area. In particular, the development of high-quality executive homes within these allotments contributes positively to the local economy.

These homes typically attract skilled professionals, business owners, and semi-retired residents who often bring external income streams, invest in local services, and support trades, consultants, and suppliers during construction and ongoing property maintenance. Additionally, executive lifestyle developments tend to set a high standard in design, environmental responsiveness, and landscape integration, which can raise the overall quality and desirability of the surrounding area. This contributes to increased property values and helps sustain demand for local amenities, boutique enterprises, and tourism-related ventures, supporting long-term economic resilience.

(b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;

Not applicable.

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;

The very nature of the wider environment is certainly diverse and has proven over many years to form a well-integrated community with no conflicting effects.

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

No concerns.

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

Overall, the proposed development does not alter the intended use of the site and is entirely consistent with the character and expectations of the area. It will complement other high-quality dwellings within this exclusive development, reinforcing the cohesive architectural style and lifestyle appeal of the locality.

(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and

No concern, there is no reduction to soil-based primary production.

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

The proposal does not diminish the existing sense of place; rather, it reinforces and builds upon the established character of the area. The site is located within a defined lifestyle environment that already exhibits a cohesive rural-residential theme, characterised by spacious allotments, quality architectural design, and integration with natural features. The proposed dwelling is consistent with this theme, enhancing the overall identity and visual coherence of the locality.

(h) Is or will be serviced by necessary infrastructure.

The site is serviced with all necessary infrastructure.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2022

Highly productive land is to be protected for use in land based primary production, both now and for future generations, and is to be recognised as a resource with finite characteristics and long term values for land based primary production.

1.3 Interpretation
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 cluse 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and cluse 3.5(6) for when land is rezoned and therefore ceases to be highly productive land).

The site does not have highly productive class 1 – 3 soil.

NATIONAL POLICY STATEMENT For Freshwater Management 2020

Part 1
1.3 Fundamental concept – Te Mana o te Wai
(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Objectives and Policies
2.1
The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:
(a) first, the health and wellbeing of water bodies and freshwater ecosystems
(b) second, the health needs of people (such as drinking water)
(c) third, the ability of people and communities to provide for their social, economic and cultural wellbeing, now and in the future.

2.2
Policy 3
Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 4
Freshwater is managed as part of New Zealand's integrated response to climate change.

Policy 6
There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration promoted.

Policy 9
The habitats of indigenous freshwater species are protected.

3.5 Integrated management

(1) Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:

(a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.

(b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.

(c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.

(d) Encourage the co-ordination and sequencing of regional or urban growth.

The national policy statement presents strong incentives for development to 'avoid' actual or potential effects that would compromise wetlands, or the natural components linked to waterways.

It has been described that the central watercourse defines a well vegetated overland flowpath, with stabilised base that reduces the impacts associated with sediment dislodgement, and encourages stormwater absorption during a storms inception.

The applicant has offered to include a sediment control plan during the building consent stage of the principle residential unit, in accordance with GD05.

The site's natural topography, along with existing vegetated stormwater pathways, continues to support effective runoff management by emulating natural hydrological processes. This approach is consistent with low-impact design principles.

The wetland within the site has previously been modified to include a manmade pond, which now plays a key role in the local drainage system.
To maintain existing drainage patterns, impermeable surfaces on Lot 2 are designed to promote even stormwater dispersion across the site. In this instance a reduction in the volume of stormwater was not considered paramount as there will be no unreasonable change to the hydrological function of the highly modified wetland and pond system.

The proposal therefore presents a low-impact risk to those vulnerable components described within the Freshwater Policy.

PROPOSED DISTRICT PLAN

The Rural Production zone is the largest zone in the district and accounts for approximately 65% of all land. The Rural Production zone is a dynamic environment, influenced by changing farming and forestry practices and by a wide range of productive activities. The purpose of this zone is to provide for primary production activities including non-commercial, quarrying, farming, intensive indoor primary production, plantation forestry activities, and horticulture

There is also a need to accommodate recreational and tourism activities that may occur in the rural environment, subject to them being complementary to the function, character and amenity values of the surrounding environment.

Council has a responsibility under the RMA and the Northland Regional Policy Statement to manage the rural land resource to provide for the economic, social and cultural well-being of people and communities, protect highly versatile soils, and avoid reverse sensitivity effects on primary production activities.

The proposed dwelling is not influenced by the proposed district plan because the site is not subject to those parameters currently having legal effect; natural hazards, ecological, cultural / historical upholding permitted activity status. Earthworks are however subject to assessment as part of land use activity having immediate legal effect.

The following is described for consistency, to demonstrate that the proposed activity accords with the districts future planning directives.

Objectives

RPROZO3

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.

RPROZP4

Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:
a. a predominance of primary production activities;
b. low density development with generally low site coverage of buildings or structures;
c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and
d. a diverse range of rural environments, rural character and amenity values throughout the district.

The proposal is consistent with the objectives and policies of the proposed district plan.

Rules

RPROZ-R1

New buildings or structures, or extensions or alterations to existing buildings or structures

The dwelling complies with all but one of the permitted activity standards.
Building to boundary setback of 10m
Impermeable surface cover under the rural zone allows for 15%, which complies.

Earthworks

Earthworks involve the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth. Earthworks are an integral part and necessary component of the use and development of rural and urban land for living, business and recreation purposes. In addition, earthworks are a key component of the development, operation, maintenance and upgrading of infrastructure.

Objectives & Policies

EW-O1

Earthworks are enabled where they are required to facilitate the efficient subdivision and development of land, while managing adverse effects on waterbodies, the coastal marine area, public safety, surrounding land and infrastructure.

EW-P1

Enable earthworks necessary to provide for the district's social, economic and cultural well-being, and their health and safety where they provide for:

a) *urban land uses and development within urban zones;*
b) *rural land uses and development including, farm tracks, land drainage, and other farming activities within the Rural zones;*
c) *conservation and recreation activities;*
d) *land drainage and flood control works; and*
e) *installation, upgrade and maintenance of infrastructure.*

Rules

EW-R13 Earthworks and erosion and sediment control

All zones

Activity status: Permitted
Where:

PER-1
The earthworks complies with standard EW-S5 Erosion and sediment control.

Standards

Maximum earthworks thresholds

Rural Production, Horticulture, Kauri Cliffs, Ngawha Innovation Park, Māori Purpose - Rural

The following maximum volumes and area thresholds for all earthworks undertaken on a site within a single calendar year:

EW-S1 Zone	Volume (m^3)	Area (m^2)
General Residential, Mixed Use, Light Industrial, Heavy Industrial, Hospital, Horticulture Processing Facility, Carrington, Kororāreka Russell Township, Hospital, Māori Purpose - Urban	200	2,500

Natural Open Space, Open Space, Sport and Active Recreation, Rural Residential, Settlement, Quail Ridge, Airport	300	2,500
Rural Lifestyle	1000	2,500
Rural Production, Horticulture, Kauri Cliffs, Ngawha Innovation Park, Māori Purpose - Rural	**5000m³**	**2,500m²**
EW-S2 **Maximum depth and slope**	The maximum depth of any cut or height of any fill shall not exceed: ***1)*** *1.5m, i.e. maximum permitted cut and fill height may be 3m; or* ***2)*** *3m subject to it being retained by a engineered retaining wall, which has had a building consent issued.*	Where the standard is not met, matters of <u>discretion are restricted to</u>: ***a)*** *the location, scale and volume;* ***b)*** *depth and height of cut and fill;* ***c)*** *the extent of exposed surfaces or stockpiling of fill;* ***d)*** *the risks of natural hazards, particularly flood events;* ***e)*** *stormwater controls;* ***f)*** *flood storage, overland flow paths and drainage patterns;* ***g)*** *impacts on natural coastal processes;* ***h)*** *the stability of land, buildings and infrastructure;* ***i)*** *natural character, landscape, historic heritage, spiritual and cultural values;* ***j)*** *the life-supporting capacity of soils;* ***k)*** *the extent of indigenous vegetation clearance and its effect on biodiversity;* ***l)*** *impact on any outstanding natural character, outstanding natural landscapes and outstanding natural features;* ***m)*** *riparian margins;* ***n)*** *the location and use of infrastructure;* ***o)*** *temporary or permanent nature of any adverse effect;* ***p)*** *traffic and noise effects;* ***q)*** *time of year earthworks will be carried out and duration of the activity; and* ***r)*** *impact on visual and amenity values.*

Earthworks associated with the proposal include:
Cut volume – 2700m³
Fill volume - 682m³

Max. cut depth 2.5m
Max. Fill depth 2.7m

Total area of earthworks: 3800m²

Under the proposed district plan the only component applicable having legal effect is EW-S5 Erosion and sediment control as described following.

EW-S3 *Accidental discovery protocol*

The property is not recorded as having any archaeological sites.
Conditions of consent may include that Heritage NZ be contacted if any artifacts are uncovered during earthworks associated with the principal residential unit, and works shall stop until advised.

EW-S5 *Erosion and sediment control*

1) *must for their duration be controlled in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005);*
2) *shall be implemented to prevent silt or sediment from entering water bodies, coastal marine area, any stormwater system, overland flow paths, or roads.*

Conditions of consent may include that earthworks associated with the principle residential unit include a sediment control plan in accordance with GD05. The applicant has had prepared an indicative sediment control plan as attached.

EW-S6 *Setback*

Earthworks must be setback by the following minimum distances:

1) earthworks supported by engineered retaining walls - 1.5m from a site boundary;
2) earthworks not supported by engineered retaining walls - 3m from a site boundary;
3) earthworks must be setback by a minimum distance of 10m from coastal marine area

Note: setbacks from waterbodies is managed by the Natural Character chapter.

NATC-S2

Earthworks or indigenous vegetation clearance
Natural character

Any earthworks or indigenous vegetation clearance on a site within a wetland, lake and river margins must:

1) *not exceed a total area of 400m² for 10 years from the notification of the District Plan, unless a control in (4) below applies;*
2) *not exceed a cut height or fill depth of 1m;*

3) screen exposed faces; and
4) comply with Ecosystems and indigenous biodiversity chapter, NFL-S3 Earthworks or indigenous vegetation clearance and CE-S3 Earthworks or indigenous vegetation clearance.

Note: The NESF requires a 10m setback from any natural wetland in respect of earthworks or vegetation clearance and may require consent from the Regional Council.

The proposal complies with setback standards.

FURTHER EARTHWORKS ASSESSMENT

a) *the location, scale and volume;*

The location is effectively within a central part of the farm, where farm excavation work could already occur under normally farming activities. Similarly the volume and scale is nothing more than would commonly occurs constructing farm buildings.
The impact on location, scale and volume are all considered less than minor.

b) *depth and height of cut and fill;*

The depth and height are not deemed exorbitant in this environment, where executive style residence cover a large building platform and this is part and parcel with the wider development. The impacts from cut and fill are temporary, and would quickly be remedied through implementation of the landscape planting plan.
Not some of the cut depth is a result of the underground cellar, and therefore is not an exposed face, it is obscured completely by the building foundation itself.

c) *the extent of exposed surfaces or stockpiling of fill;*
As described exposed surface would be mitigated through planting and the building itself.

d) *the risks of natural hazards, particularly flood events;*
No known concerns.

e) *stormwater controls;*
Stormwater management respects the environment, and increased flowrates this close to the coast are not cause for concern.

f) *flood storage, overland flow paths and drainage patterns;*
Overland flowpaths are being respected and as far as pratical would continue to matinatin approximately the same flowpath. The access design allows sheetflow to displace over the formation without channel or concerntation effects.

g) *impacts on natural coastal processes;*
There is none.

h) *the stability of land, buildings and infrastructure;*
The geotechnical assessment has not raised any concerns.

i) *natural character, landscape, historic heritage, spiritual and cultural values;*
No concerns.

j) *the life-supporting capacity of soils;*
There is no impact.

k) *the extent of indigenous vegetation clearance and its effect on biodiversity;*
There is none required.

l) *impact on any outstanding natural character, outstanding natural landscapes and outstanding natural features;*
No concern, all are appropriately respected where applicable.

m) *riparian margins;*
No impact.

n) *the location and use of infrastructure;*
As a rural situation there is no concern.

o) *temporary or permanent nature of any adverse effect;*
As a rural situation there is no concern.

p) *traffic and noise effects;*
As a rural situation there is no concern.

q) *time of year earthworks will be carried out and duration of the activity; and*
This would occur in Spring (October).

r) *impact on visual and amenity values.*
As a rural situation there is no concern.

CONCLUSION

The proposed residential unit represents a logical and appropriate use of the site, consistent with its intended formation and the underlying planning framework directed by the private management plan covenant. It aligns with the established pattern of rural-coastal living in the area and complements existing executive-style lifestyle properties, reinforcing rather than detracting from the area's character and values.

The development has been carefully designed to integrate into the landscape, avoiding the removal of indigenous vegetation, protecting natural features, and incorporating extensive native planting to enhance biodiversity and habitat values. Stormwater is managed on-site through low-impact design techniques that retain natural flow paths and avoid downstream effects, particularly in the context of adjacent wetland and coastal receiving environments.

All physical effects are internalised within the wider landholding of the applicant, with no adverse impacts anticipated on neighbouring properties or rural production activities. The proposal does not result in a loss of productive capacity, nor does it generate reverse sensitivity risks or visual intrusion. It upholds the expectations of the Rural Production Zone by maintaining the balance between rural amenity, environmental protection, and low-intensity residential use.

In terms of planning provisions, the activity is assessed as consistent with the relevant objectives and policies of both the district and regional planning instruments. It maintains the sense of place and character of the surrounding environment, supports indigenous ecosystems, and delivers a high-quality, low-impact development outcome.

The anticipated effects are considered to be less than minor. Accordingly, the proposal is recommended for approval, subject to standard conditions to ensure continued environmental and amenity protection throughout the construction phase.

Micah Donaldson
ASSOC.NZPI

DONALDSONS
REGISTERED LAND SURVEYORS

NZIS
REGISTERED PROFESSIONAL SURVEYOR

The Landing Lot 2

623 Rangihoua Rd, Purerua, Kerikeri

202506

5/09/2025 2:24:33 pm

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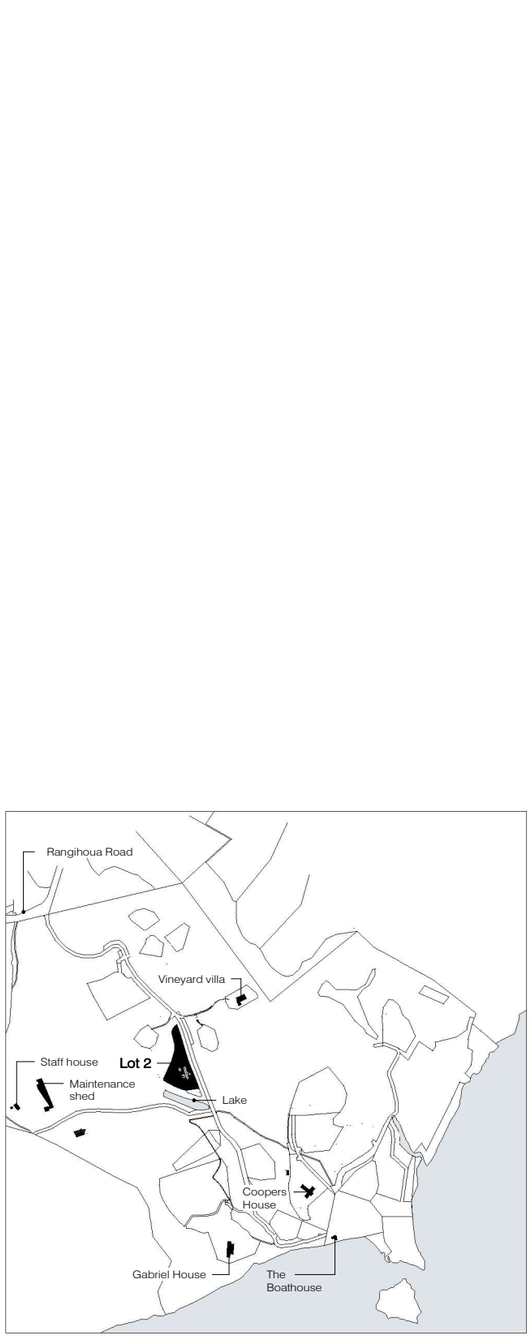
DRAWING LIST

Sheet	Sheet name	Rev	Date
RC-00	Cover page	R1	05/09/25
RC-01	Site & Location plan	R1	05/09/25
RC-02	Earthworks Plan	R1	05/09/25
RC-03	Ground Floor Plan	R1	05/09/25
RC-04	Lower Floor Plan	R1	05/09/25
RC-05	Elevations	R1	05/09/25
RC-06	Elevations	R1	05/09/25
RC-07	Long sections	R1	05/09/25
RC-08	Cross sections	R1	05/09/25



1 Location plan
1 : 10000@ A1 1 : 2000 @ A3

2 Site Plan
A3-01 1 : 500 @ A1 1 : 1000 @ A3

Site Information

Address:	623 Rangihoua Road, Purerua, Kerikeri
Legal Description:	Lot 50 DP 481706
Title:	RT 679912
Lot 50 area:	259.8 ha

Approved Lot 2 RC 2250333

Site area:	1.137ha (11,370m²)
Territorial Authority:	Far North District Council
Wind zone:	High/very high
Corrosion zone:	C
Climate zone:	1
Earthquake zone:	1
Rainfall intensity:	80-90

Site Areas

House:	530 m²
Garage:	110 m²
Covered walkway:	45m²
Canopy roofs:	80m²
Building coverage:	765 m²
Site percentage:	**6.7 %**
Car court:	280 m²
Driveway:	440 m²
Uncovered patios:	30 m²
Hardscaped area:	750 m²
Total impermeable:	1550 m² **(13.3 %)**

Site Plan Key

- Boundary line
- Existing fence
- Planning setbacks
- SW Stormwater
- SS Sewer
- Disposal field
- Reserve area

1 Transformer
2 Service Truck
3 100kVA Generator: 2.6 x 1.2 x 1.6m
4 Mechanical plant: 2.5 x 7.4m
5 Buried water tanks
6 CW Booster pump
7 2x LPG gas bottles
8 Septic system

A Car court
B Garage
C Main gable
D Orchard
E Canopy roofs
F West Pavilion
G East Pavilion
H Terraced Garden

Resource Consent

LOCAL AUTHORITY

CONSULTANTS

NOTES:

R1 Resource consent 05/09/25
REVISION HISTORY:

CHESHIRE

Cheshire Architects Limited

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FX +64 9 358 2771

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PROJECT: No: 202506
The Landing Lot 2

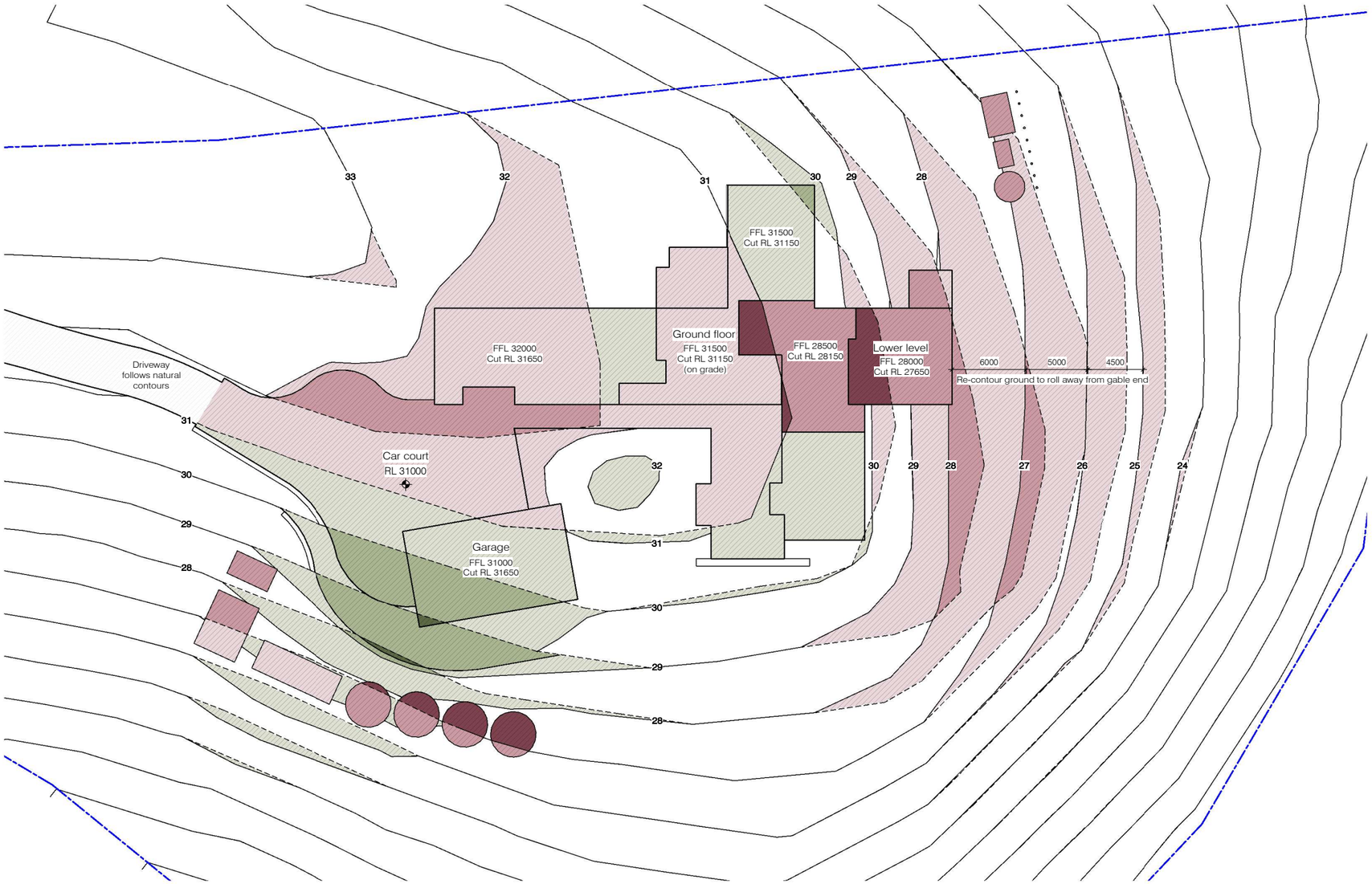
623 Rangihoua Rd, Purerua, Kerikeri

SHEET:
Site & Location plan

SCALES @ A1: As indicated
REF:
DRAWN/START DATE: Author

DRWG No: RC-01
REVISION: R1

5/09/2025 2:24:34 pm



2 Earthworks plan
1 : 200 @ A1 1 : 400 @ A3

Earthworks Plan Key

- Boundary line
- Existing contours (1m)
- Proposed contours (1m)

Cut / Fill

- 0 - 1m
- 1 - 2m
- 2 - 3m
- 3 - 4m

Earthworks calculations

	Area (m2)	Volume (m3)
House, garage & car court		
Cut 0-1m:	540 m^2	540 m^3
Cut 1-2m:	240 m^2	480 m^3
Cut 2-3m:	50 m^2	150 m^3
Fill 0-1m:	290 m^2	290 m^3
Fill 1-2m:	65 m^2	65 m^3
Fill 2-3m:	2 m^2	6 m^3
Site		
Cut 0-1m:	820 m^2	820 m^3
Cut 1-2m:	140 m^2	280 m^3
Fill 0-1m:	195 m^2	195 m^3
Fill 1-2m:	60 m^2	120 m^3
Fill 2-3m:	2 m^2	6 m^3
Services:		
Cut 0-1m:	60 m^2	60 m^3
Cut 1-2m:	110 m^2	220 m^3
Cut 2-3m:	50 m^2	150 m^3
Total cut:		2700 m^3
Total fill:		682 m^3
Net volume:		**2018m^3**

Resource Consent

LOCAL AUTHORITY

CONSULTANTS

NOTES:

R1 Resource consent 05/09/25
REVISION HISTORY:

CHESHIRE

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PROJECT: No: 202506
The Landing Lot 2

623 Rangihoua Rd, Pureroa, Kerikeri

SHEET:
Earthworks Plan

SCALES @ A1: As indicated

REF:
DRAWN/START DATE: Author

DRWG No: RC-02
REVISION: R1

5/09/2025 2:24:35 pm

1 Ground Floor Plan
1 : 100 @ A1 1 : 200 @ A3

Floor plan areas

Ground floor:	472 m²
Lower floor:	140m²
Total:	612m²
Garage:	105 m²
Outdoor room:	60m²

Floor Plan Key

- Boundary line
- Planning setbacks
- 30 Contours

Resource Consent

LOCAL AUTHORITY

CONSULTANTS

NOTES:

R1 Resource consent 05/09/25
REVISION HISTORY:

CHESHIRE

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PROJECT: No: 202506
The Landing Lot 2

623 Rangihoua Rd, Pururua, Kerikeri

SHEET:
Ground Floor Plan

SCALES @ A1: As indicated

REF:
DRAWN/START DATE: Author

DRWG No: RC-03
REVISION: R1

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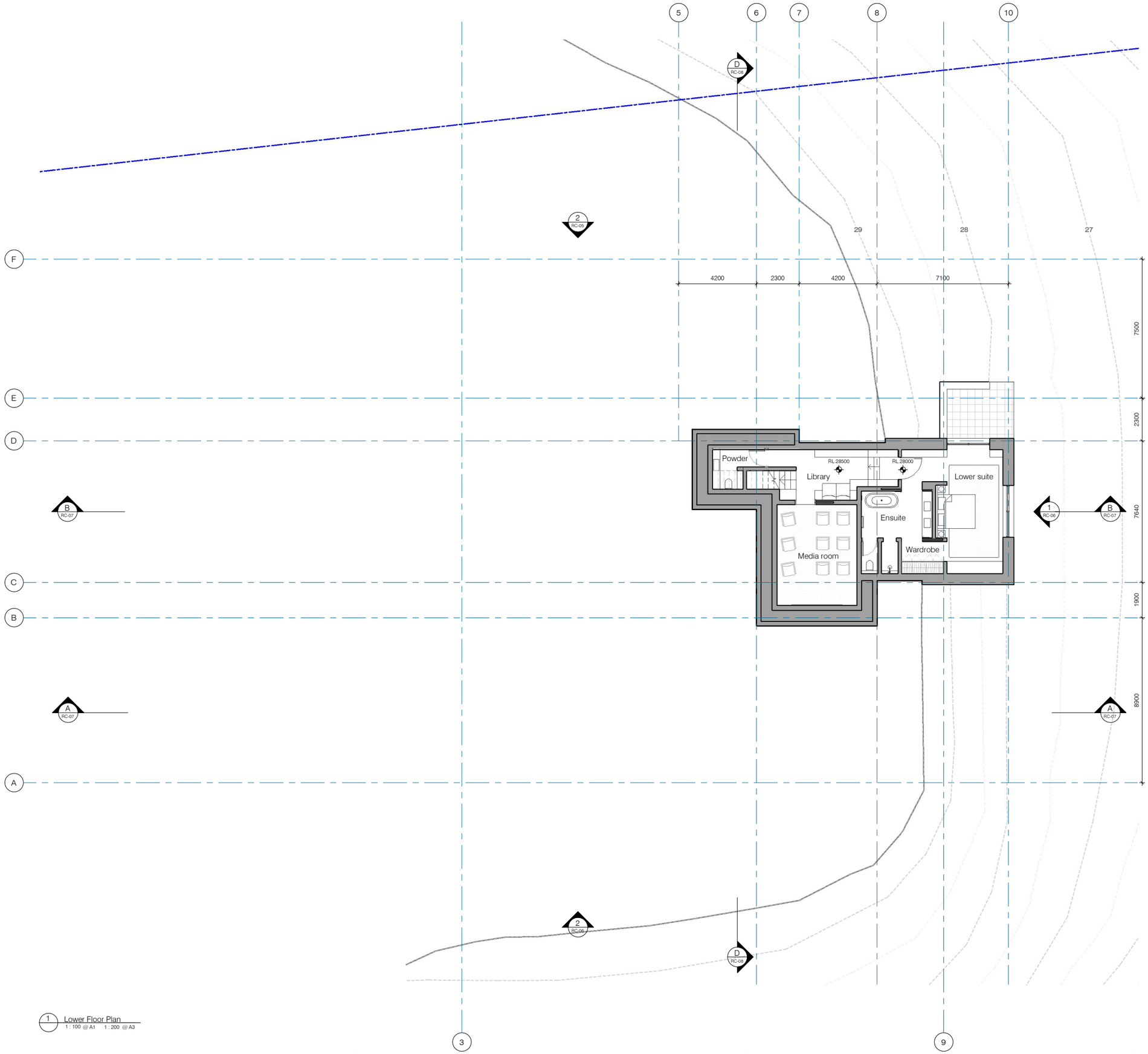

1 Lower Floor Plan
1 : 100 @ A1 1 : 200 @ A3

Floor plan areas

Ground floor:	472 m²
Lower floor:	140m²
Total:	612m²
Garage:	105 m²
Outdoor room:	60m²

Floor Plan Key

- Boundary line
- Planning setbacks
- 30 Contours

Resource Consent

LOCAL AUTHORITY

CONSULTANTS

NOTES:

R1 Resource consent 05/09/25
REVISION HISTORY:

CHESHIRE

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PROJECT: No: 202506
The Landing Lot 2

623 Rangihoua Rd, Pururua, Kerikeri

SHEET:
Lower Floor Plan

SCALES @ A1: As indicated

REF:
DRAWN/START DATE: Author

DRWG No: RC-04
REVISION: R1

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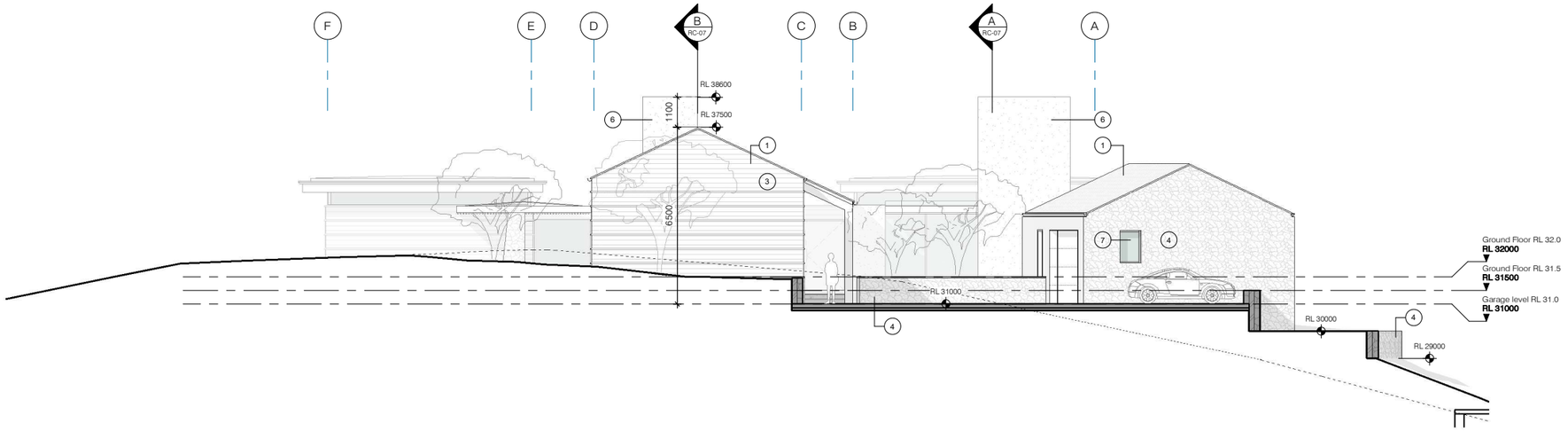
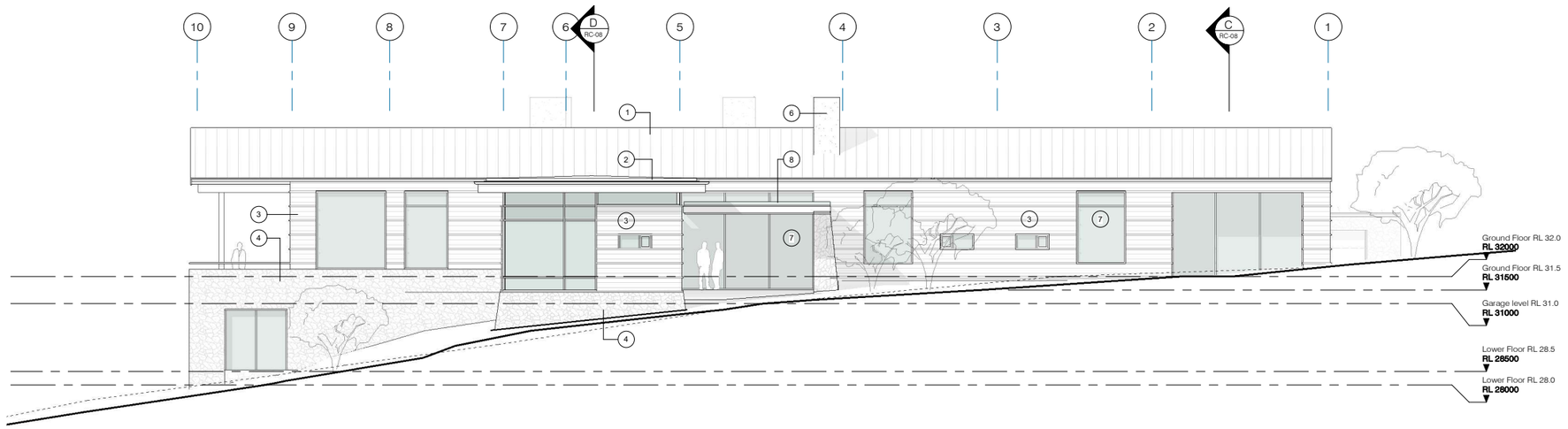


1 Exterior elevation - North
1 : 100 @ A1 1 : 200 @ A3



2 Exterior elevation - East
1 : 100 @ A1 1 : 200 @ A3

Elevation & Section Key

1. **Either** Metal tray roofing **or** battened membrane roofing
2. Membrane roof
3. Timber weatherboards
4. Stone cladding / landscaping walls
5. Plaster render
6. Board formed concrete
7. Exterior joinery / glazing
8. Canopy/Pergola roof

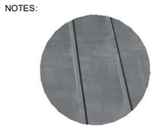
Planning setbacks
Ground line
Existing ground

Resource Consent

LOCAL AUTHORITY

CONSULTANTS

NOTES:


Metal tray roofing (ARX)


Membrane roofing (3PM)


Timber weatherboards


Stone cladding


Plaster render


Board formed concrete

R1 Resource consent 05/09/25
REVISION HISTORY:

CHESHIRE

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PROJECT: No: 202506
The Landing Lot 2

623 Rangihoua Rd, Pururua, Kerikeri

SHEET:
Elevations

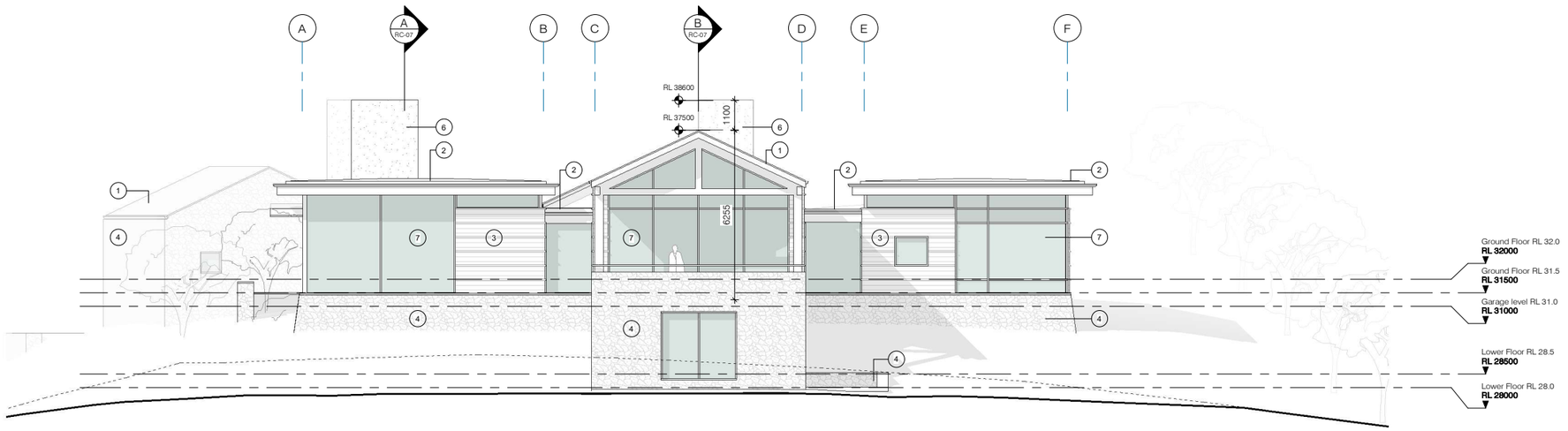
SCALES @ A1: As indicated

REF:
DRAWN/START DATE: Author

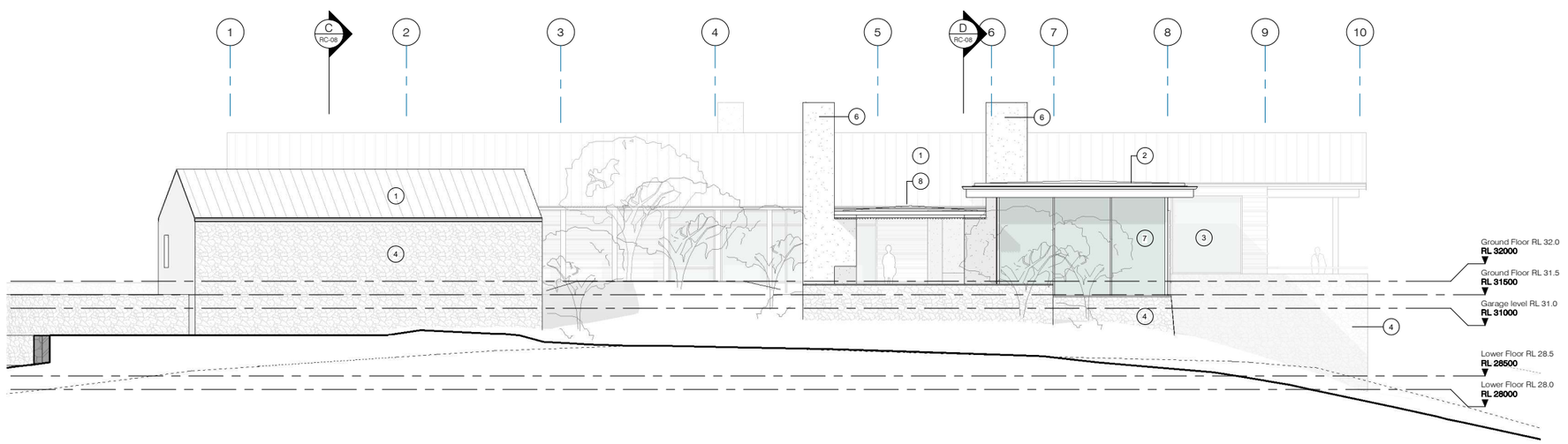
DRWG No: RC-05
REVISION: R1

DO NOT SCALE.
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

5/09/2025 2:24:37 pm



1 Exterior elevation - South
1 : 100 @ A1 1 : 200 @ A3



2 External elevation - West
1 : 100 @ A1 1 : 200 @ A3

Elevation & Section Key

1. **Either** Metal tray roofing **or** battened membrane roofing
2. Membrane roof
3. Timber weatherboards
4. Stone cladding / landscaping walls
5. Plaster render
6. Board formed concrete
7. Exterior joinery / glazing
8. Canopy/Pergola roof

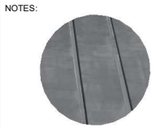
Planning setbacks
Ground line
Existing ground

Resource Consent

LOCAL AUTHORITY

CONSULTANTS

NOTES:


Metal tray roofing (ARX)


Membrane roofing (3PM)


Timber weatherboards


Stone cladding


Plaster render


Board formed concrete

R1 Resource consent 05/09/25
REVISION HISTORY:

CHESHIRE

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PROJECT: No: 202506
The Landing Lot 2

623 Rangihoua Rd, Pururua, Kerikeri

SHEET:
Elevations

SCALES @ A1: As indicated

REF:
DRAWN/START DATE: Author

DRWG No: RC-06
REVISION: R1

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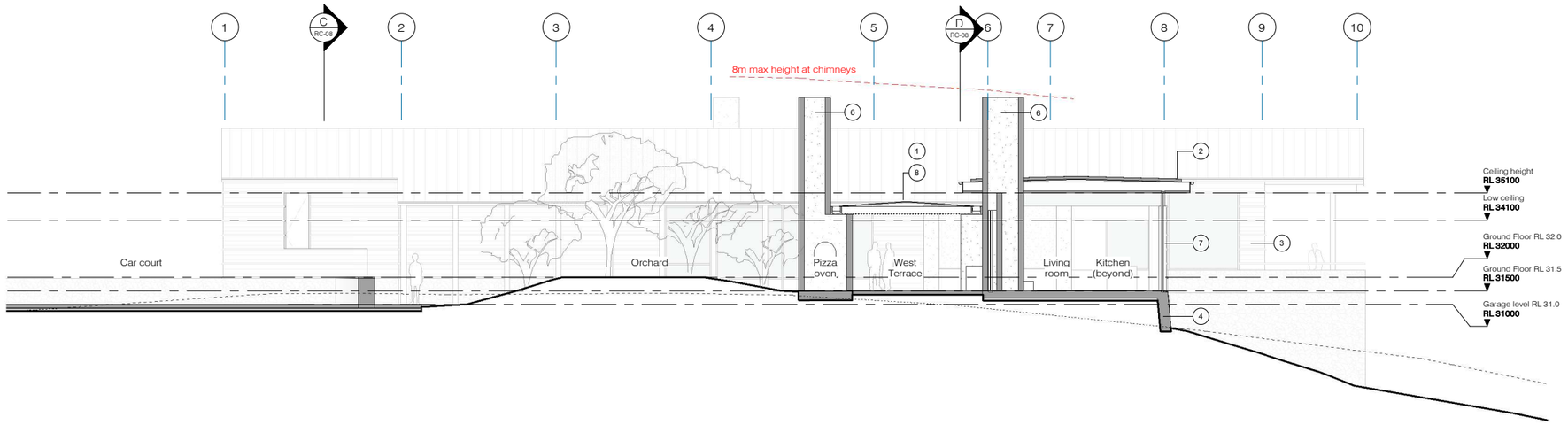
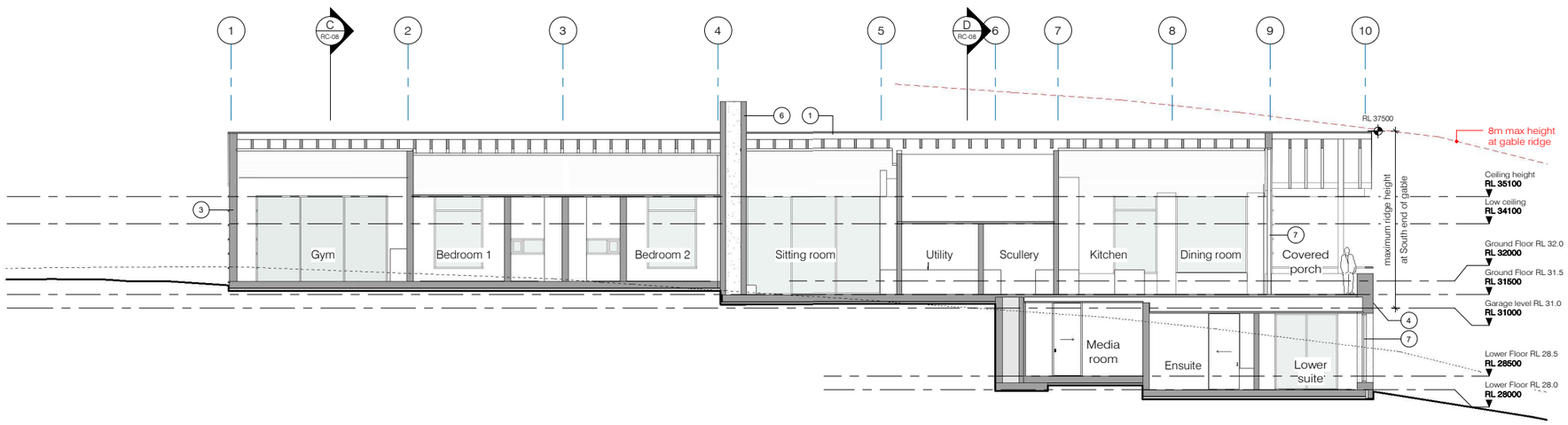


A Long section A
1 : 100 @ A1 1 : 200 @ A3



B Long section B - Cut through gable ridge
1 : 100 @ A1 1 : 200 @ A3

Elevation & Section Key

1. **Either** Metal tray roofing **or** battened membrane roofing
2. Membrane roof
3. Timber weatherboards
4. Stone cladding / landscaping walls
5. Plaster render
6. Board formed concrete
7. Exterior joinery / glazing
8. Canopy/Pergola roof

Planning setbacks
Ground line
Existing ground

Resource Consent

LOCAL AUTHORITY

CONSULTANTS

NOTES:

R1 Resource consent 05/09/25
REVISION HISTORY:

CHESHIRE

Cheshire Architects Limited

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PROJECT: No: 202506
The Landing Lot 2

623 Rangihoua Rd, Pureura, Kerikeri

SHEET:
Long sections

SCALES @ A1: As indicated

REF:
DRAWN/START DATE: Author

DRWG No: RC-07
REVISION: R1

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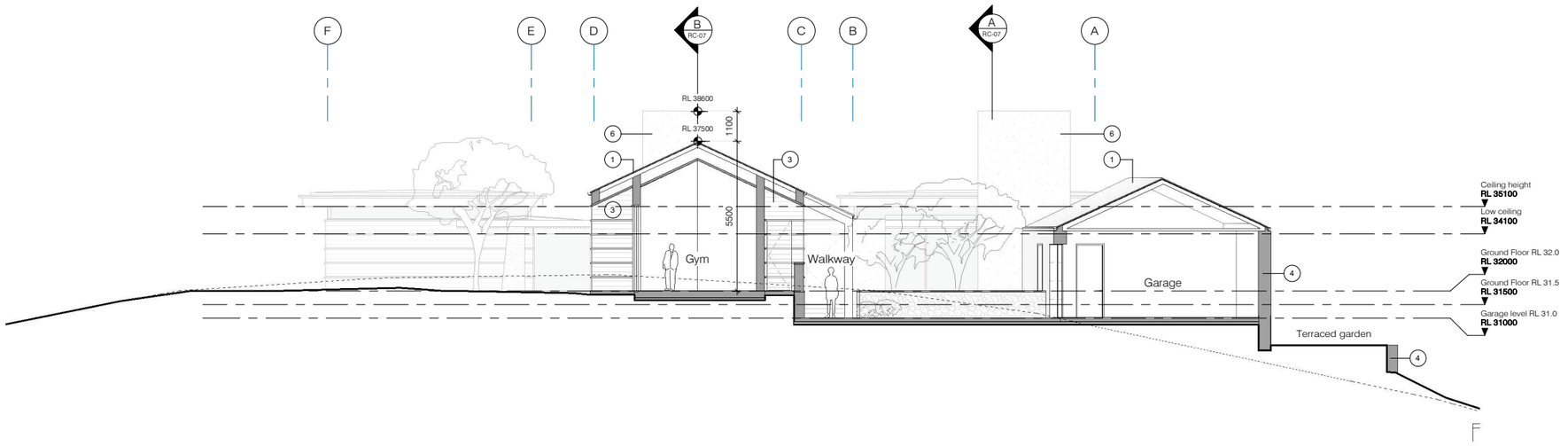
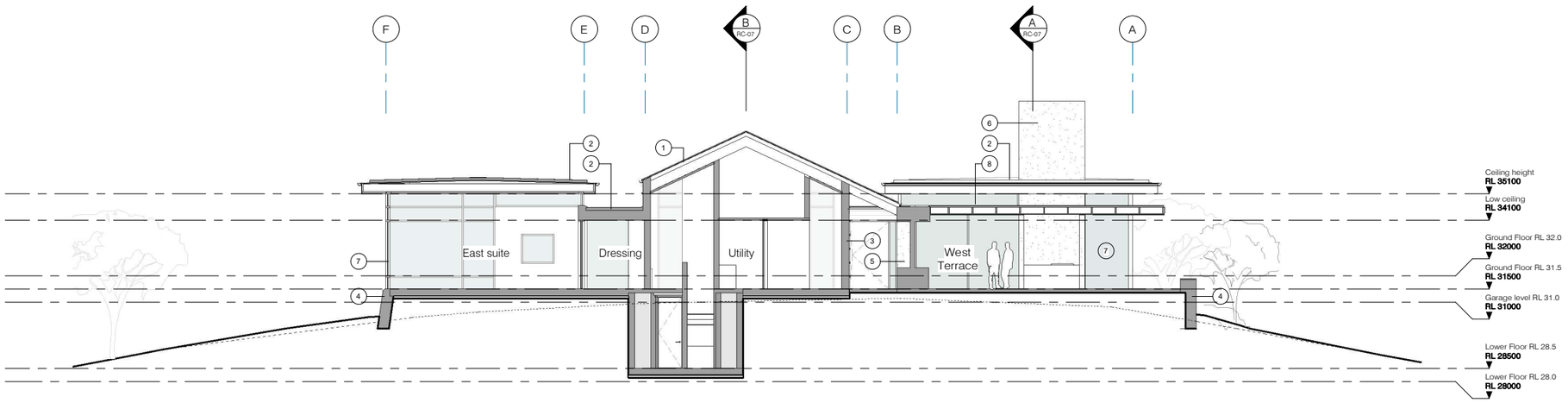


C Cross section C
1 : 100 @ A1 1 : 200 @ A3



D Cross section D
1 : 100 @ A1 1 : 200 @ A3

Elevation & Section Key

1. **Either** Metal tray roofing **or** battened membrane roofing
2. Membrane roof
3. Timber weatherboards
4. Stone cladding / landscaping walls
5. Plaster render
6. Board formed concrete
7. Exterior joinery / glazing
8. Canopy/Pergola roof

Planning setbacks
Ground line
Existing ground

Resource Consent

LOCAL AUTHORITY

CONSULTANTS

NOTES:

R1 Resource consent 05/09/25
REVISION HISTORY:

CHESHIRE

Cheshire Architects Limited

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PROJECT: No: 202506
The Landing Lot 2

623 Rangihoua Rd, Pureura, Kerikeri

SHEET:
Cross sections

SCALES @ A1: As indicated

REF:
DRAWN/START DATE: Author

DRWG No: RC-08
REVISION: R1

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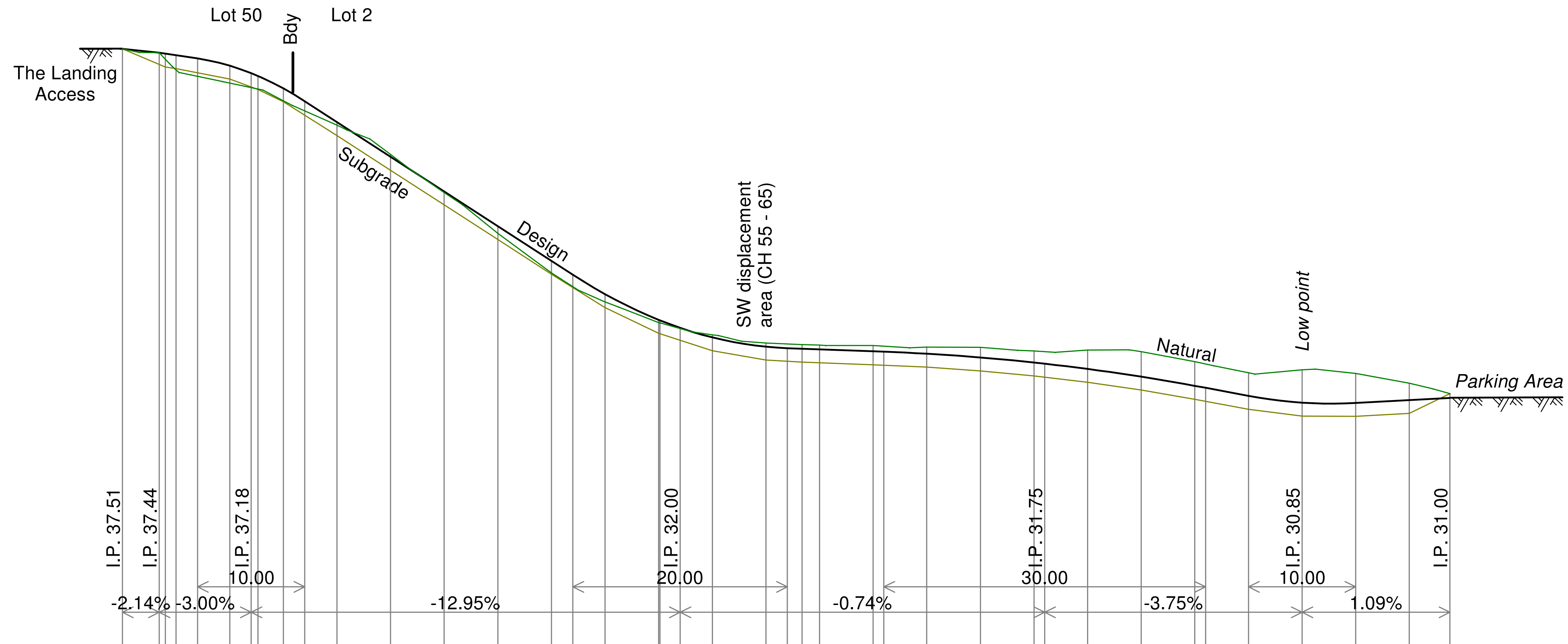


Datum R.L. 26.00

Chainage	Cut to subgrade	Finished	Subgrade	Natural
0.00	-0.00	37.51	37.51	37.51
3.43		37.44		
4.00	-0.15	37.42	37.17	37.31
5.00	+0.02	37.39	37.14	37.12
7.00		37.33		
10.00	+0.07	37.20	36.95	36.87
12.00		37.06		
12.64	-0.01	37.00	36.75	36.76
15.00	-0.02	36.77	36.52	36.54
17.00		36.53		
20.00	-0.19	36.14	35.89	36.09
25.00	-0.29	35.50	35.25	35.54
30.00	-0.23	34.85	34.60	34.83
35.00	-0.12	34.20	33.95	34.07
40.00	-0.03	33.55	33.30	33.33
42.00		33.30		
45.00	-0.11	32.93	32.68	32.79
50.00	-0.20	32.45	32.20	32.41
50.12	-0.20	32.44	32.19	32.40
52.00		32.31		
55.00	-0.30	32.13	31.88	32.18
60.00	-0.32	31.95	31.70	32.02
62.00		31.93		
63.37	-0.33	31.92	31.67	31.99
65.00	-0.33	31.90	31.65	31.98
70.00	-0.36	31.87	31.62	31.97
71.00		31.86		
75.00	-0.38	31.82	31.57	31.95
80.00	-0.44	31.75	31.50	31.94
85.00	-0.47	31.66	31.41	31.88
86.00		31.64		
90.00	-0.60	31.54	31.29	31.89
95.00	-0.72	31.39	31.14	31.86
100.00	-0.70	31.22	30.97	31.68
101.00		31.19		
105.00	-0.68	31.04	30.79	31.47
110.00	-0.86	30.91	30.66	31.52
115.00	-0.80	30.90	30.65	31.45
120.00	-0.57	30.96	30.71	31.27
123.79	+0.00		31.08	31.08

Super Elevation: 4.0 / -4.0 (at start); 4.0 / -4.0

Scale Horizontal 1:500 Vertical 1:100

ACCESS TO DWELLING ON LOT 2 - LONGSECTION

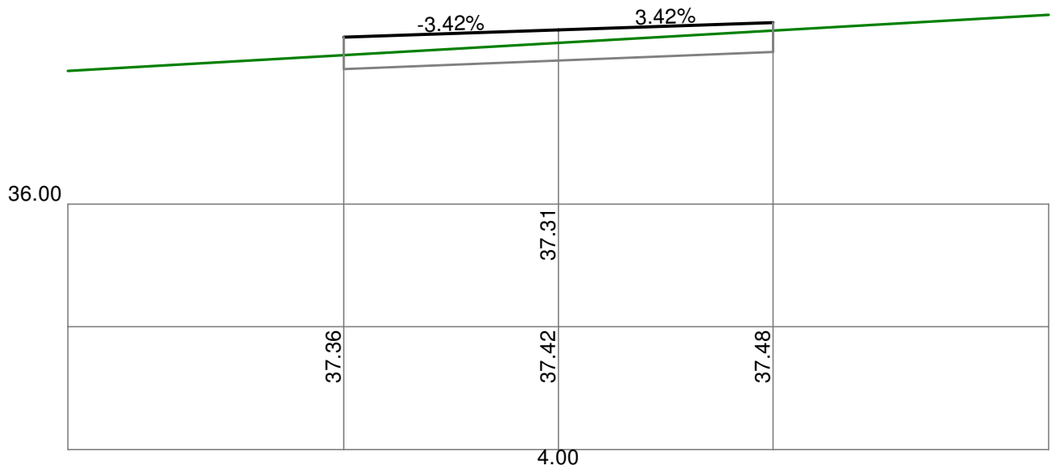
No.	Revision	Date Approved

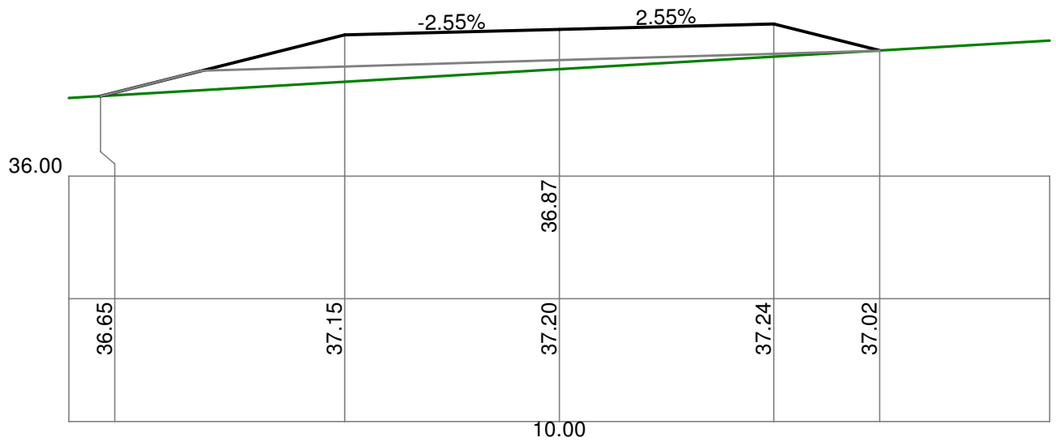
DONALDSONS REGISTERED LAND SURVEYORS

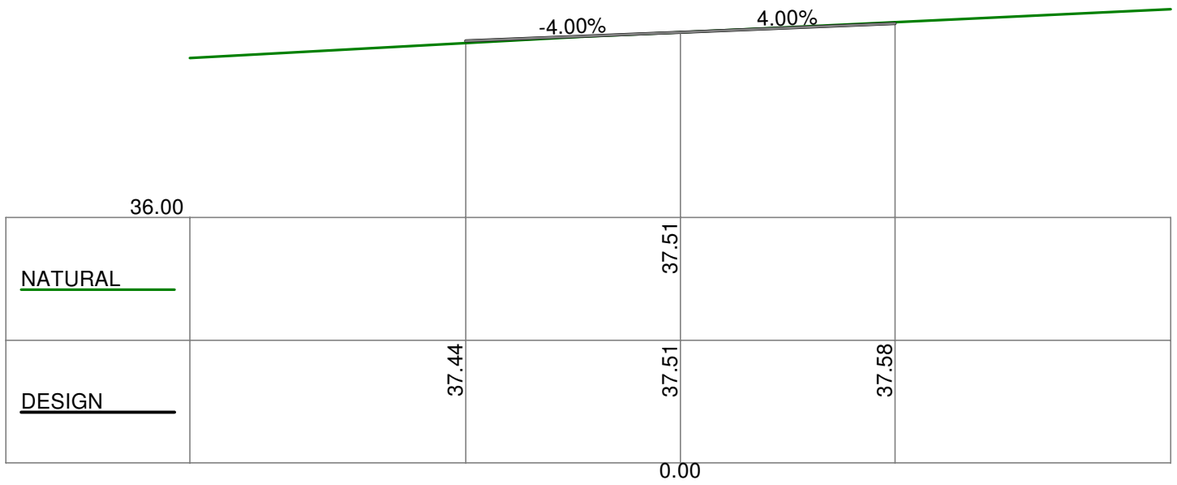
Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions & locate services on site before construction

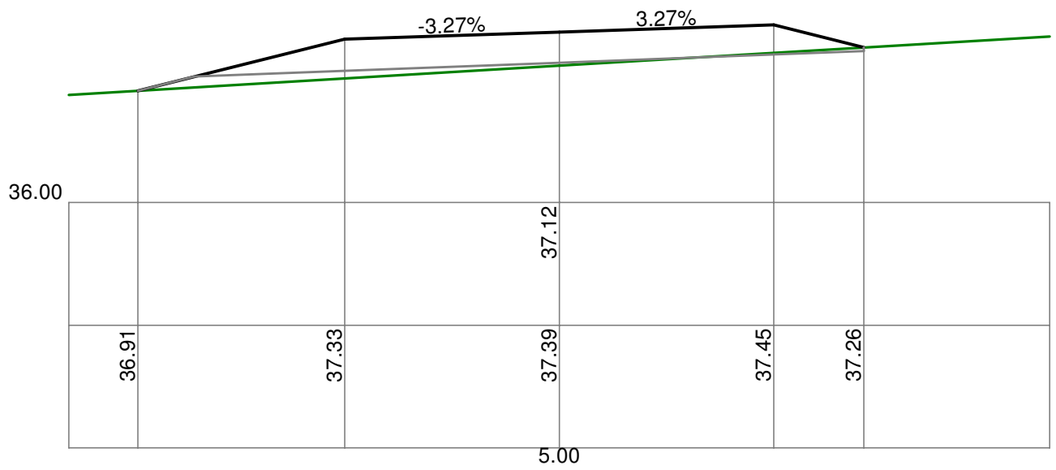
		Checked	Date
Surveyed			August 2025
Designed			MJD
Drawn			
Approved			

Project: MLP LLC - The Landing
Title: Access design to Lot 2 RC 2250333
Scale
Job No. 8605









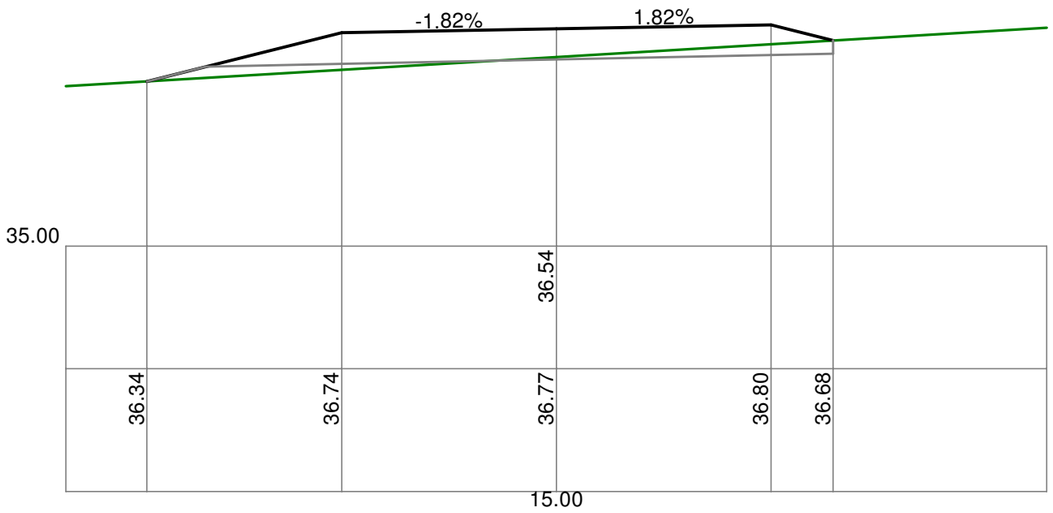
Scale Horizontal 1:50 Vertical 1:50

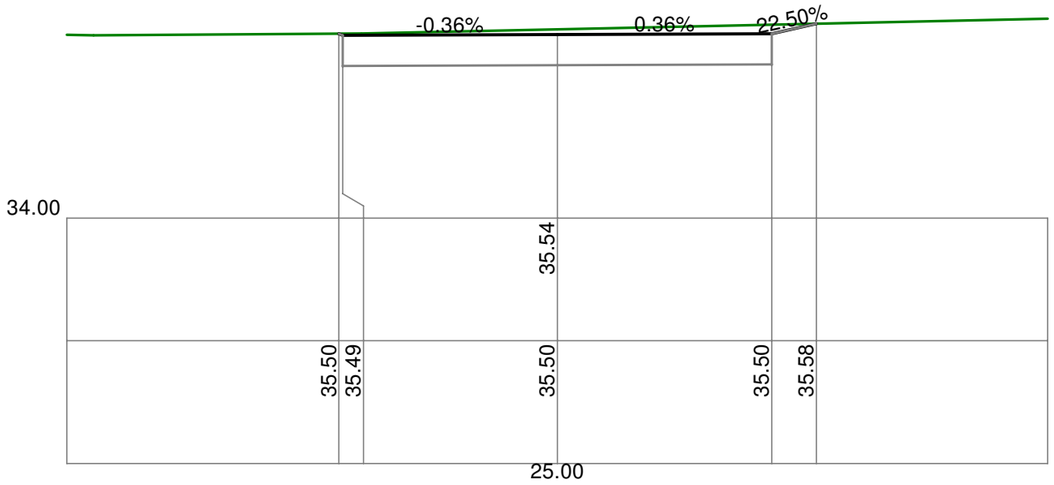
No.	Revision	Date Approved

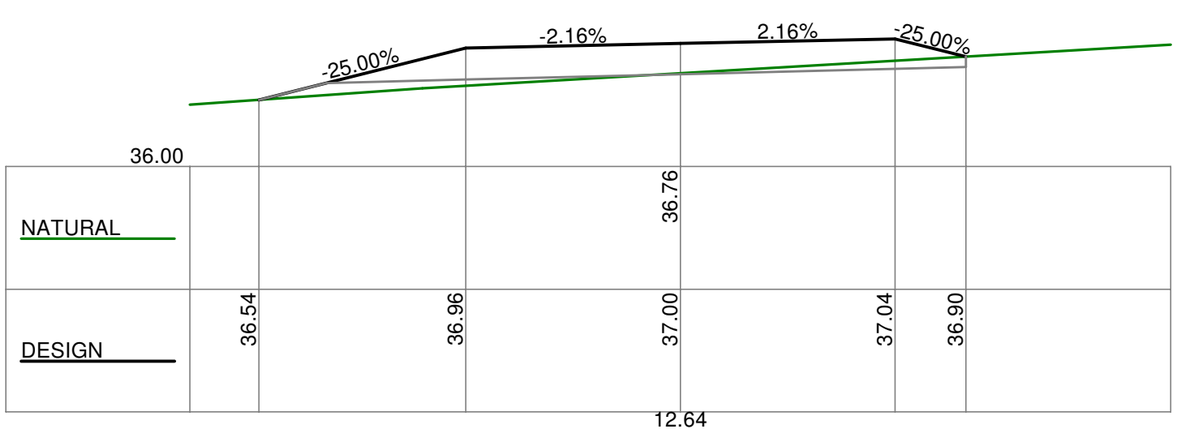
DONALDSONS
REGISTERED LAND SURVEYORS

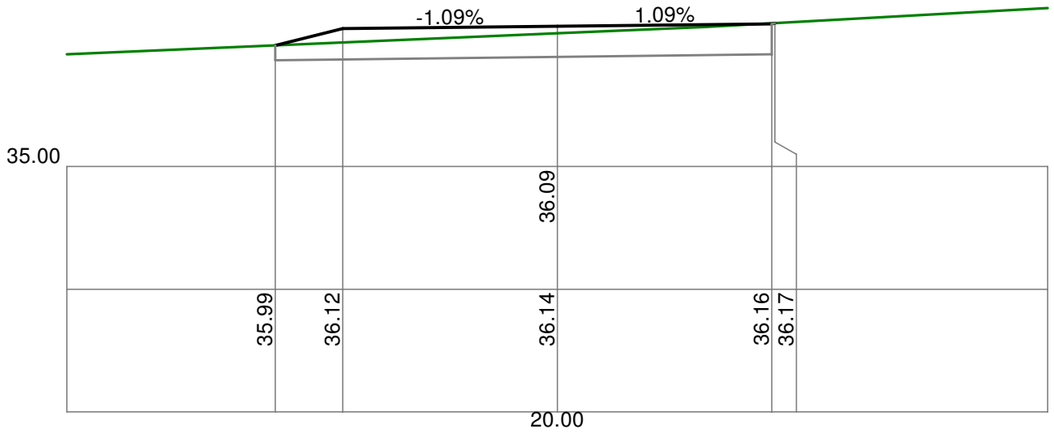
		Checked	Date
Surveyed			August 2025
Designed			MJD
Drawn			
Approved			

Project: MLP LLC - The Landing
Title: Earthworks on Lot 2
ACCESS TO DWELLING ON LOT 2 - CROSS SECTIONS
Job No. 8605









Scale Horizontal 1:50 Vertical 1:50

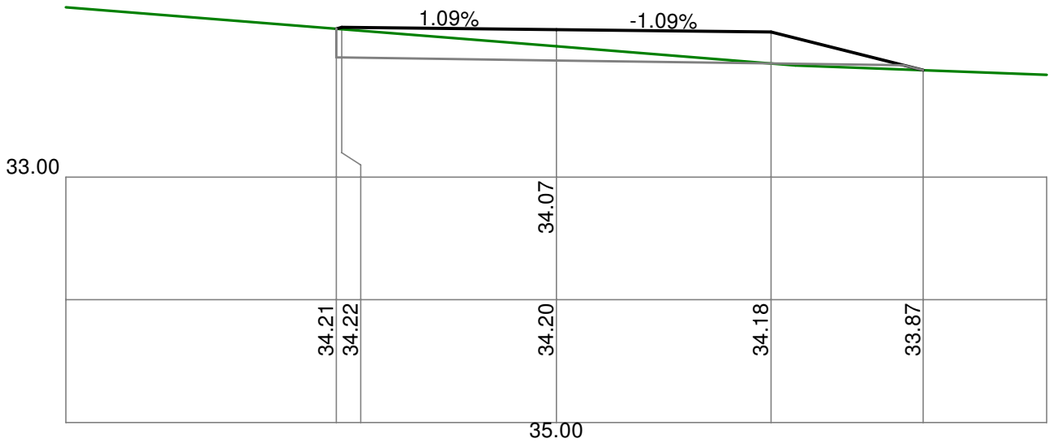
No.	Revision	Date Approved

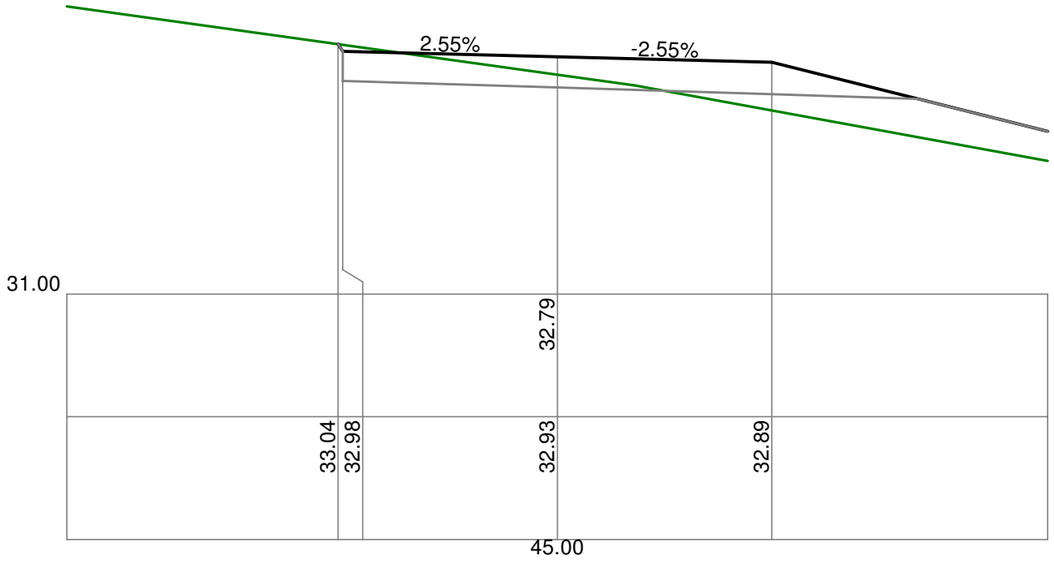
DONALDSONS
REGISTERED LAND SURVEYORS

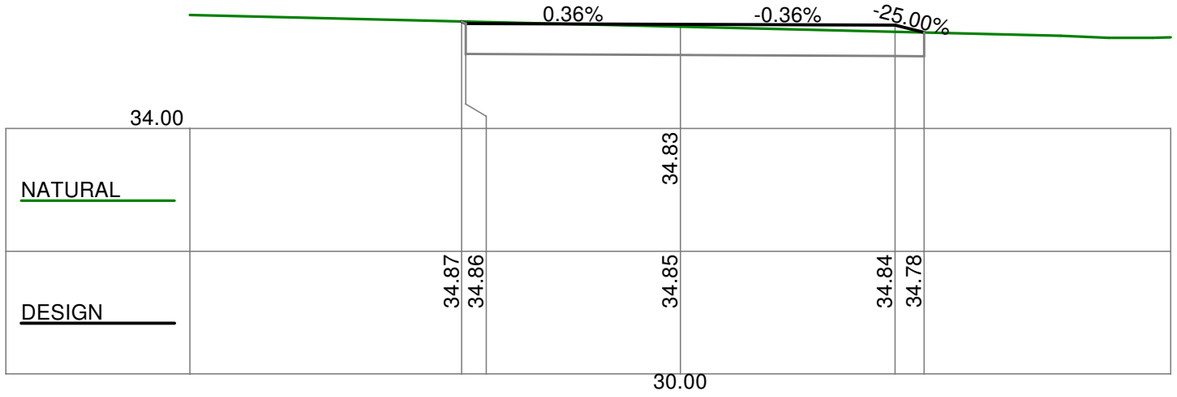
Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions & locate services on site before construction

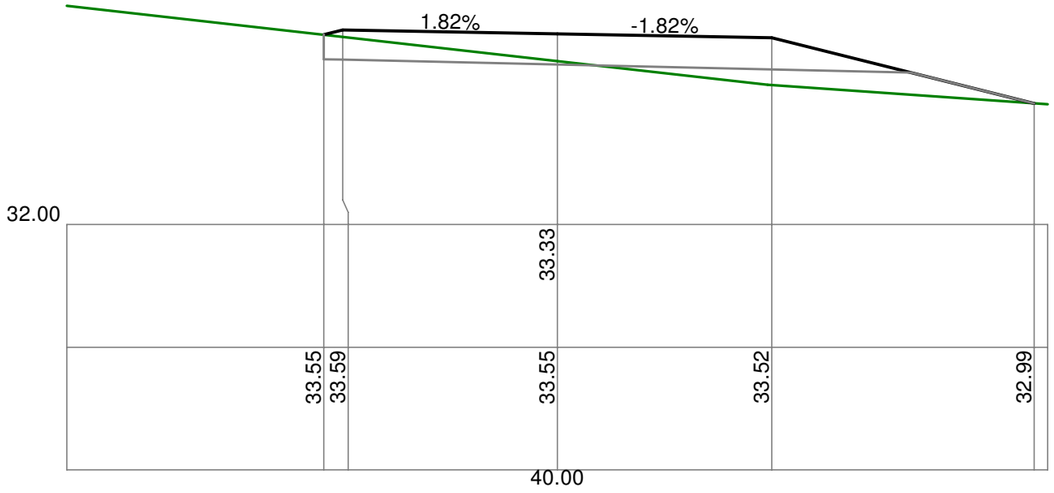
		Checked	Date
Surveyed			August 2025
Designed			MJD
Drawn			
Approved			

Project: MLP LLC - The Landing
Title: Earthworks on Lot 2
ACCESS TO DWELLING ON LOT 2 - CROSS SECTIONS
Job No. 8605









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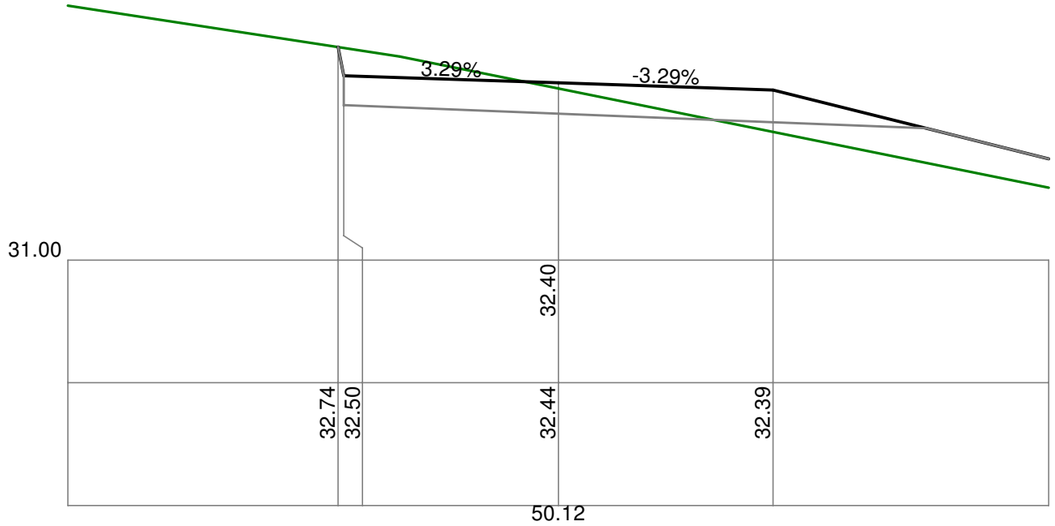
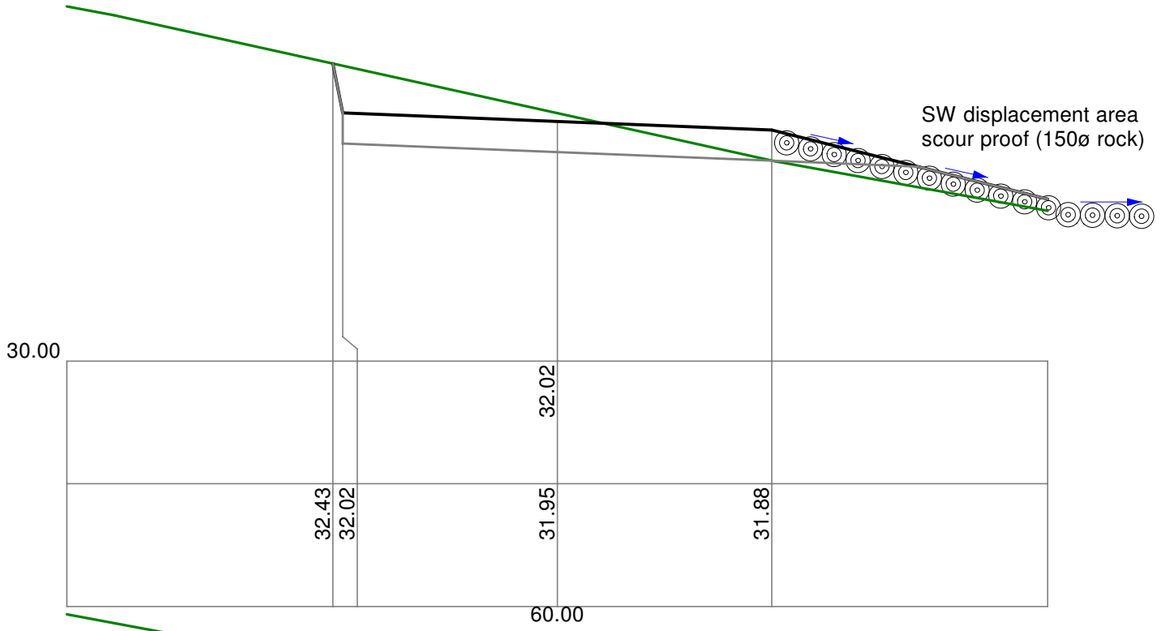
No.	Revision	Date Approved

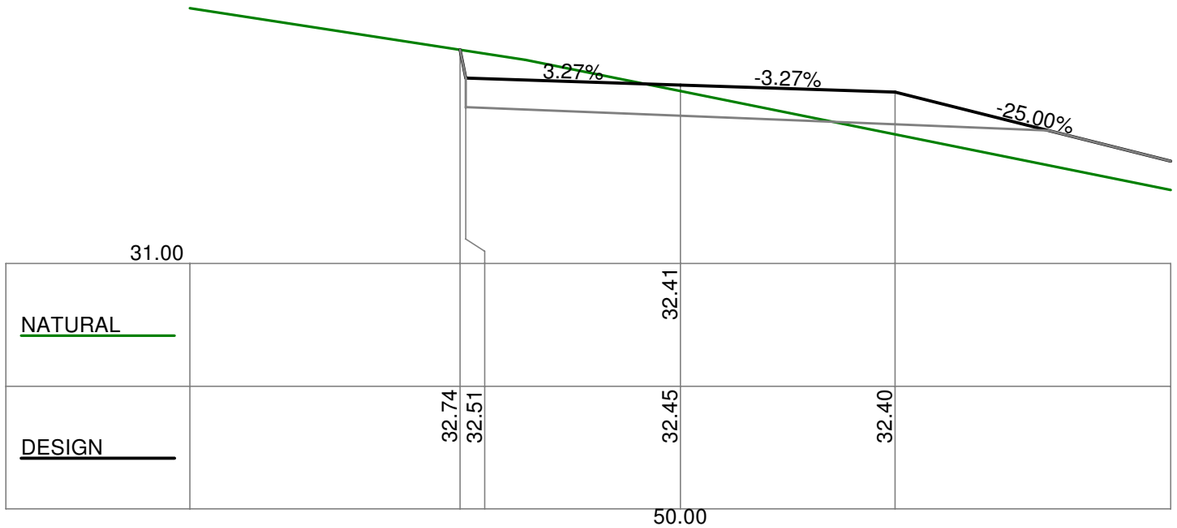
DONALDSONS
REGISTERED LAND SURVEYORS

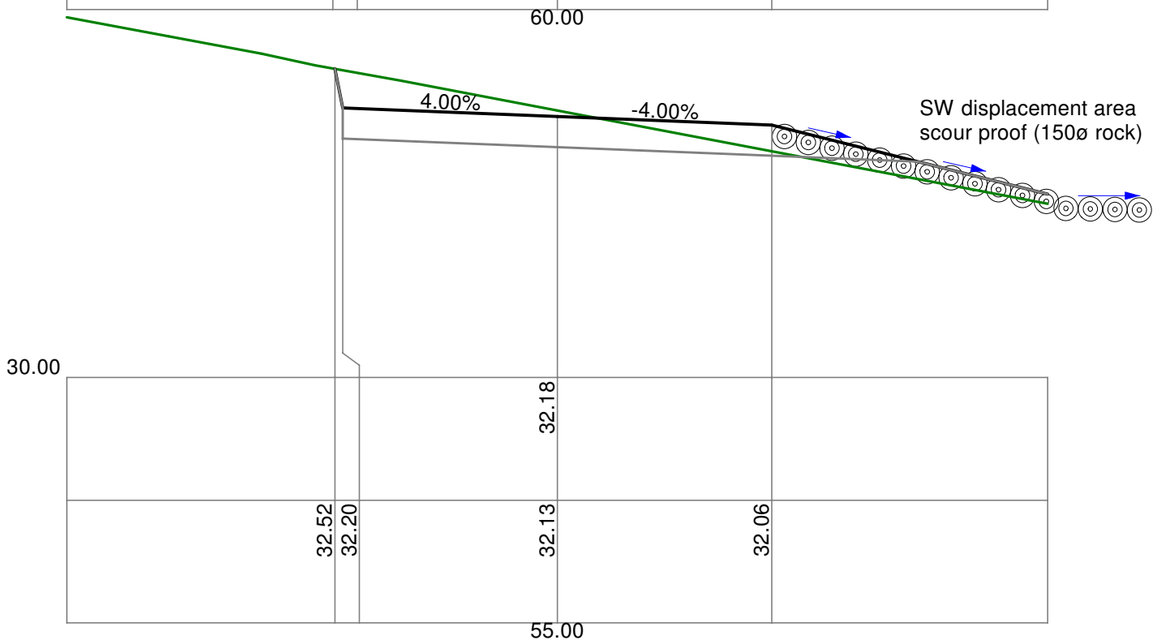
	Checked		Date
Surveyed			August 2025
Designed			MJD
Drawn			
Approved			

Project: MLP LLC - The Landing
Title: Earthworks on Lot 2
ACCESS TO DWELLING ON LOT 2 - CROSS SECTIONS
Job No. 8605









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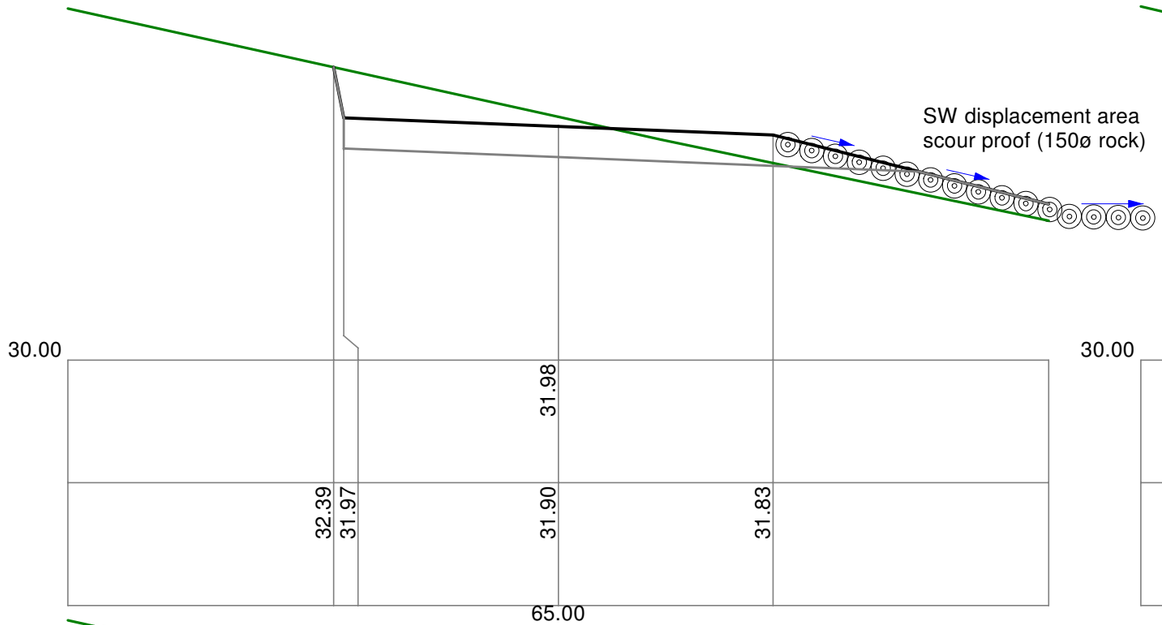

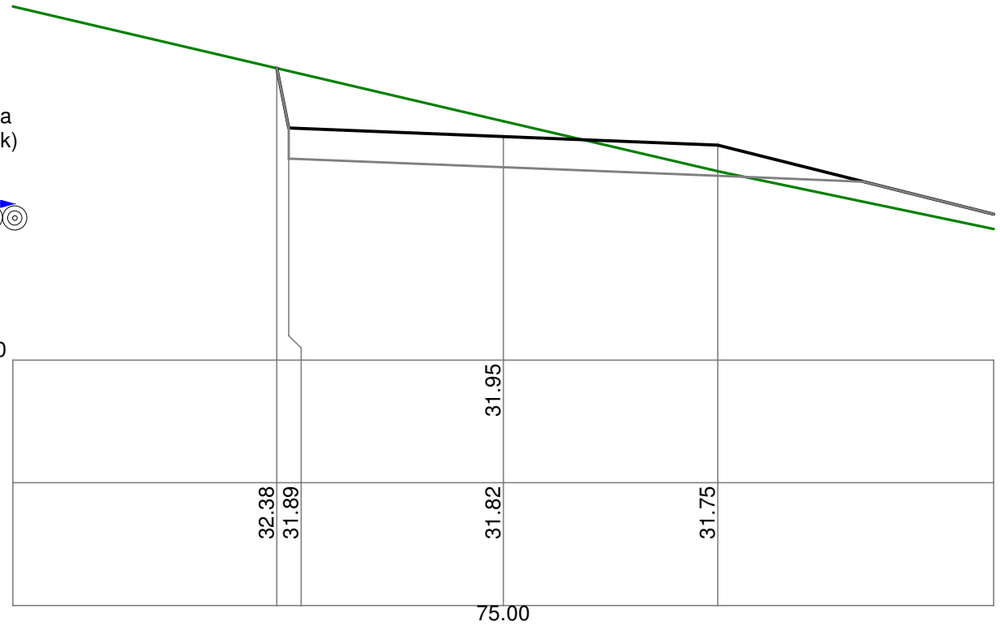

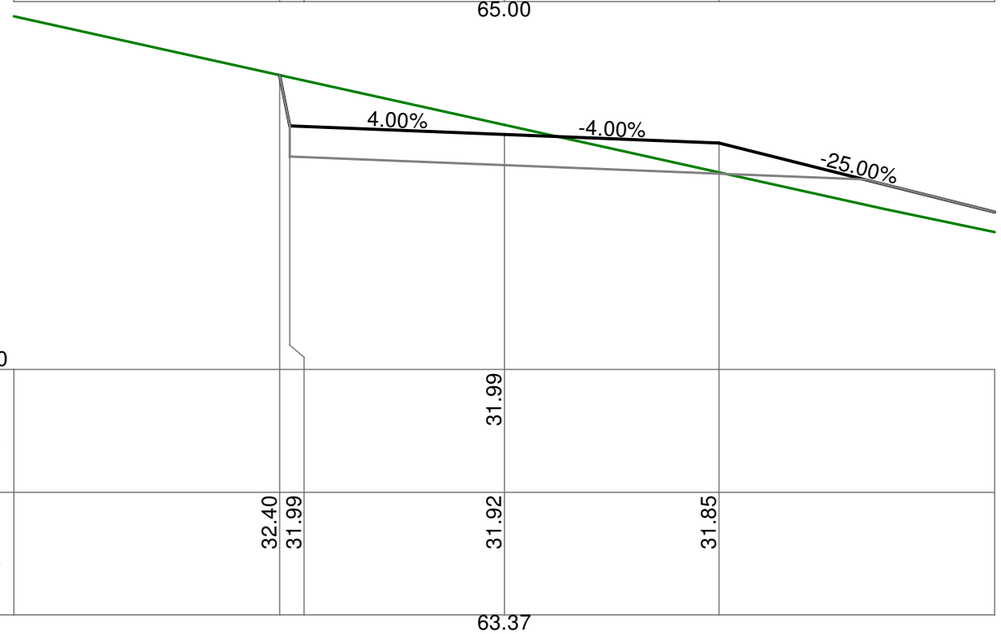

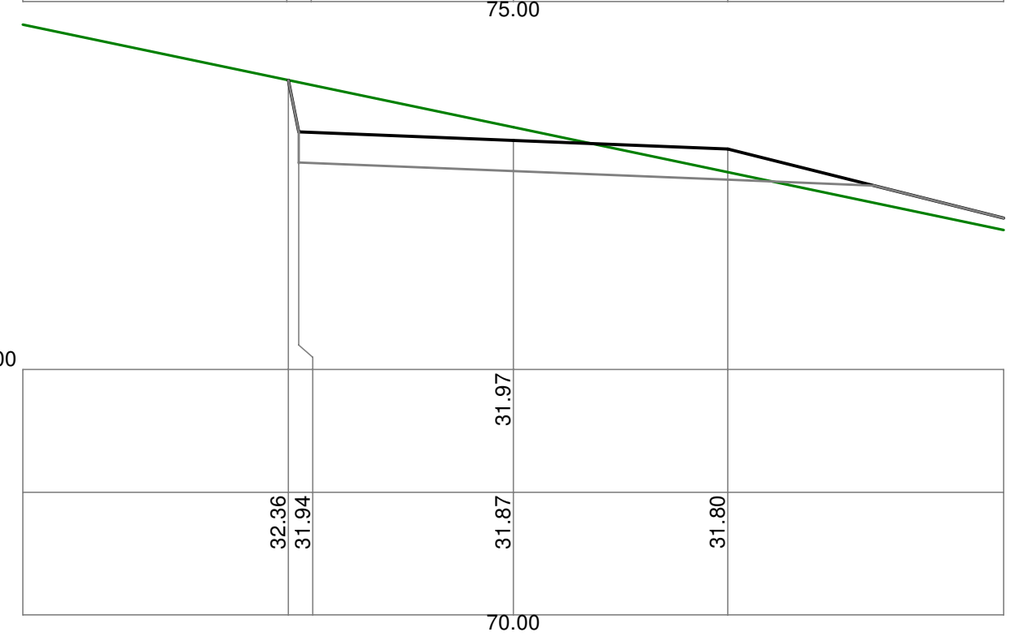

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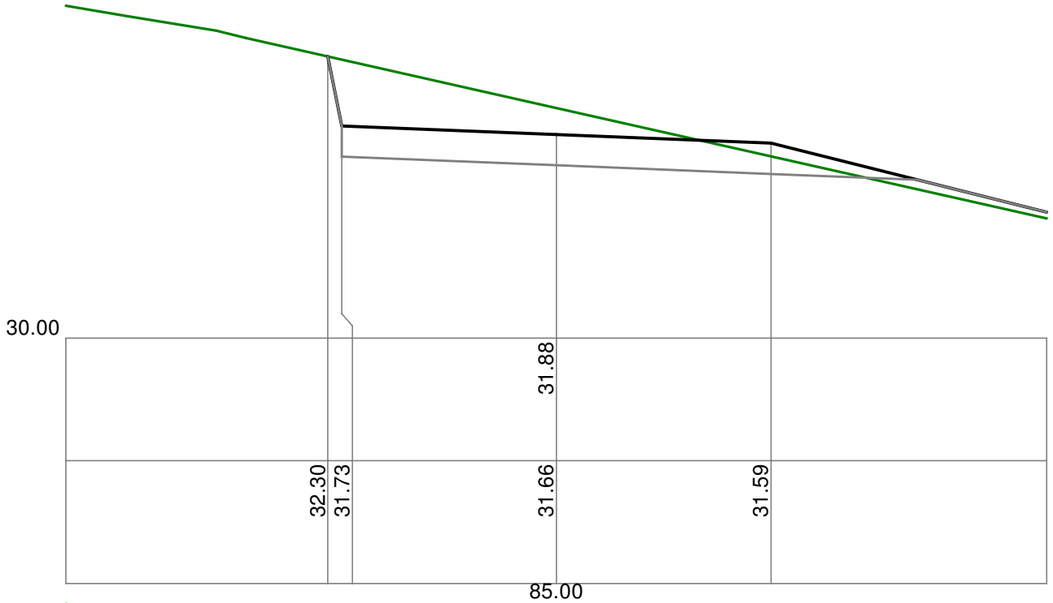

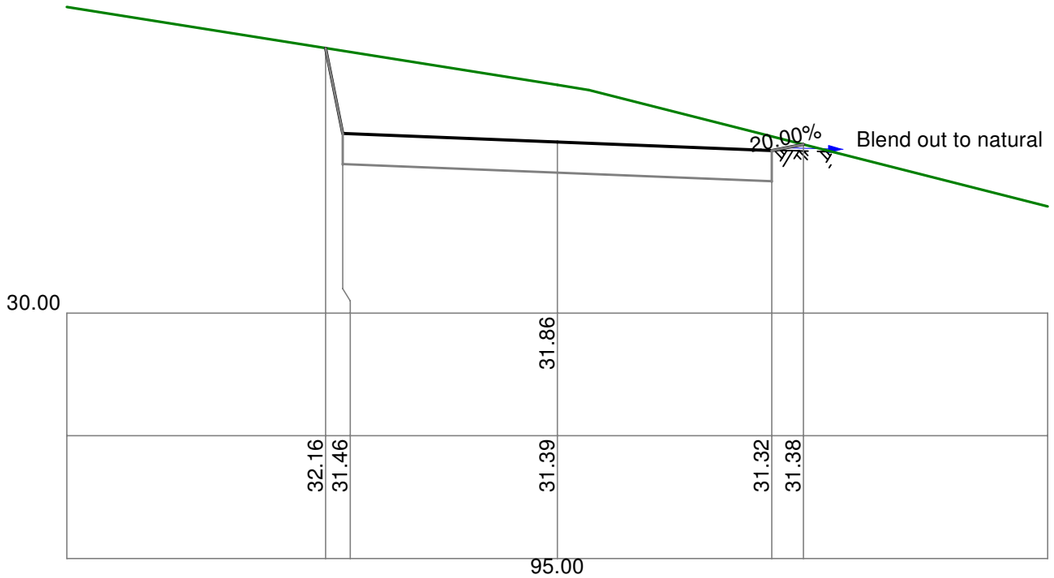

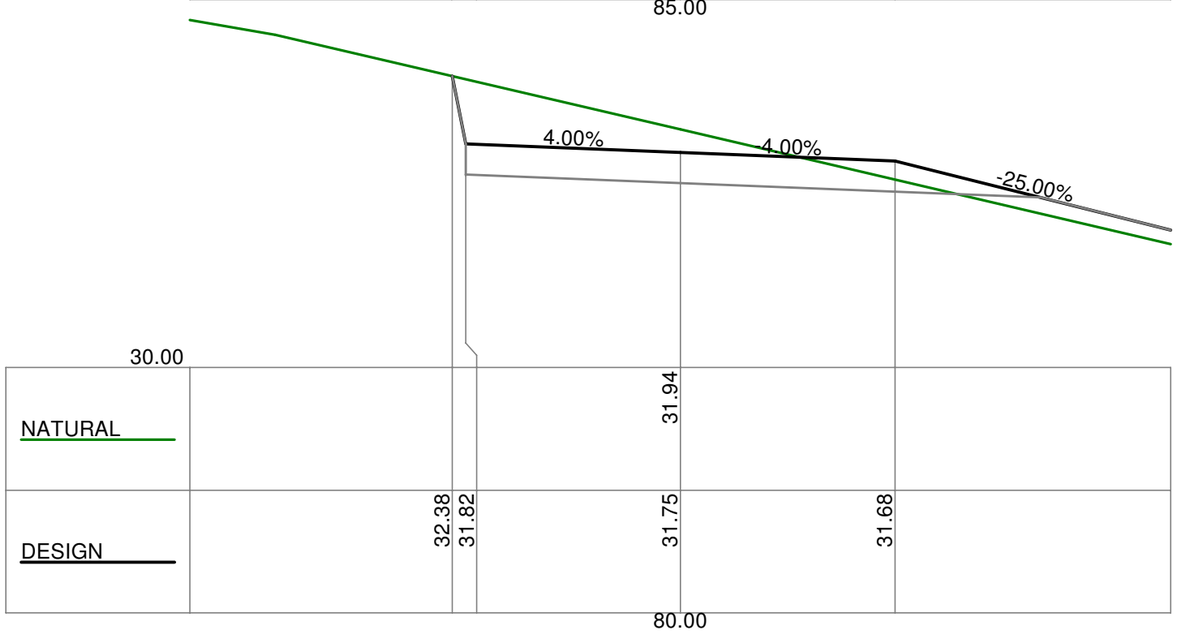

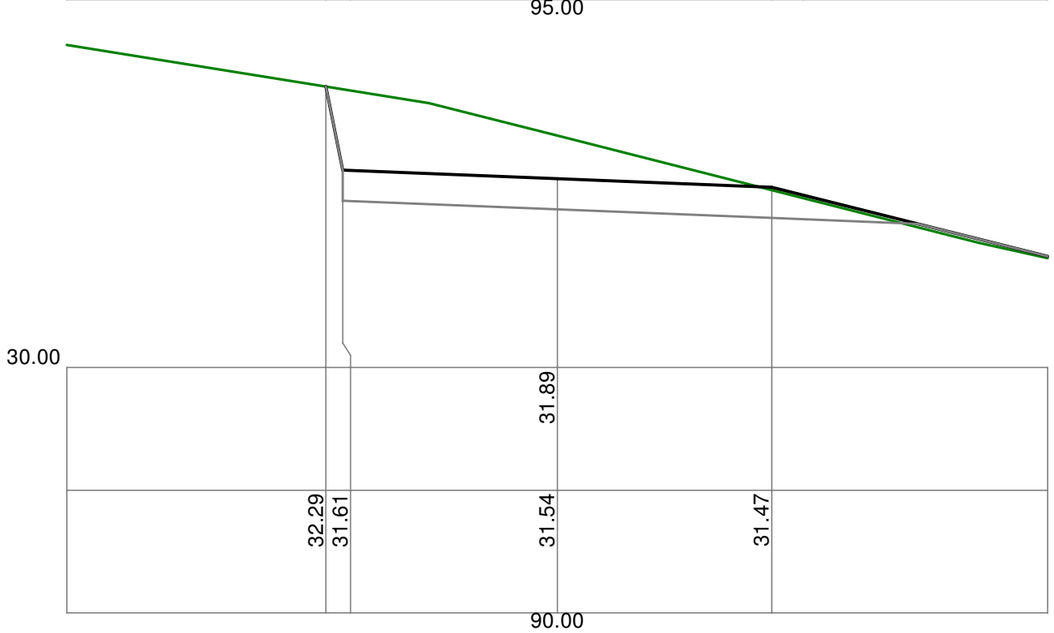

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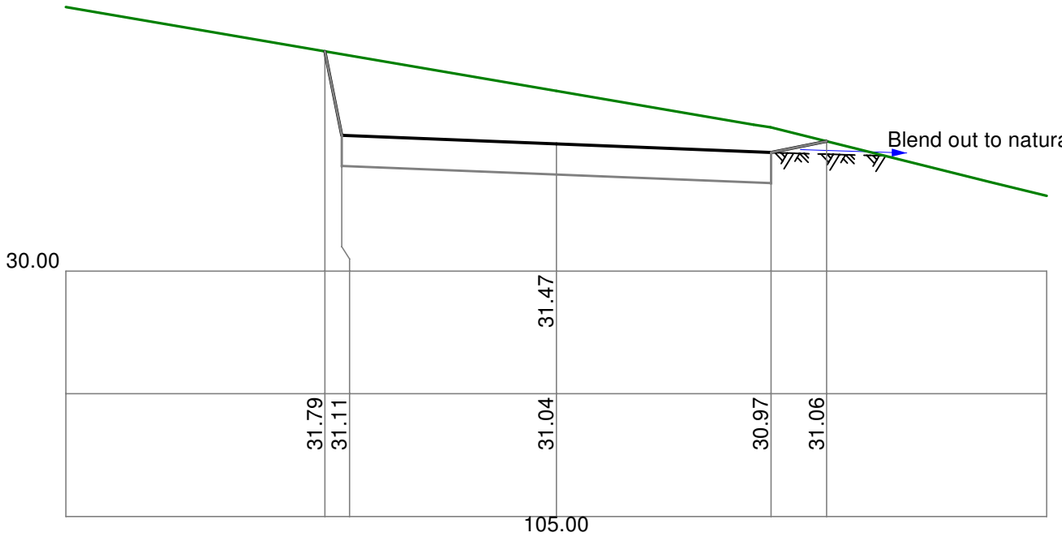

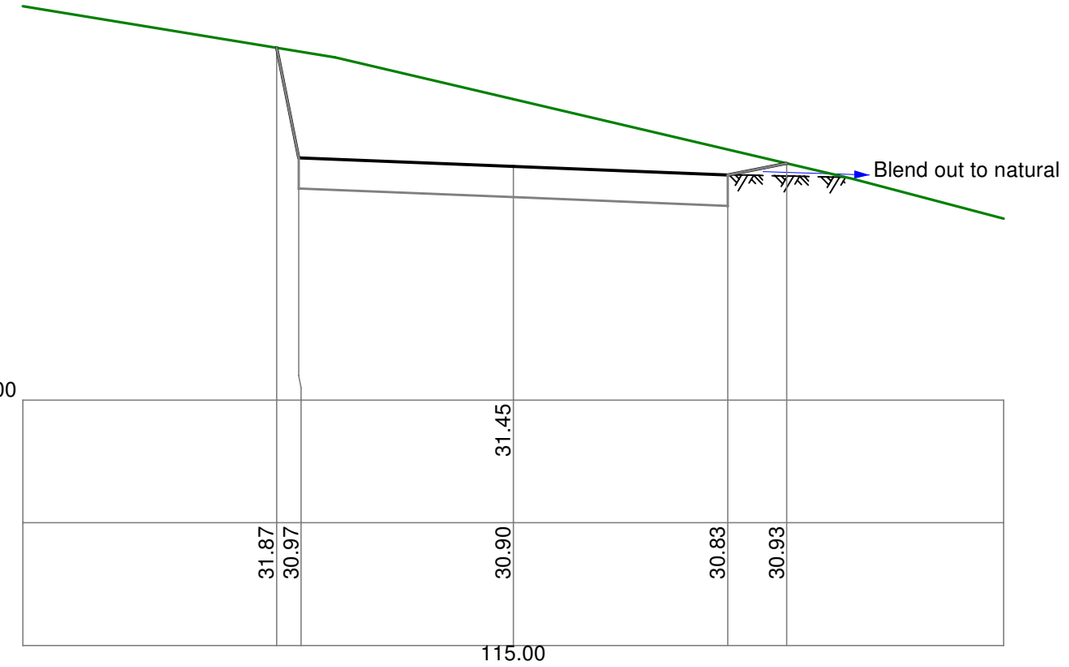

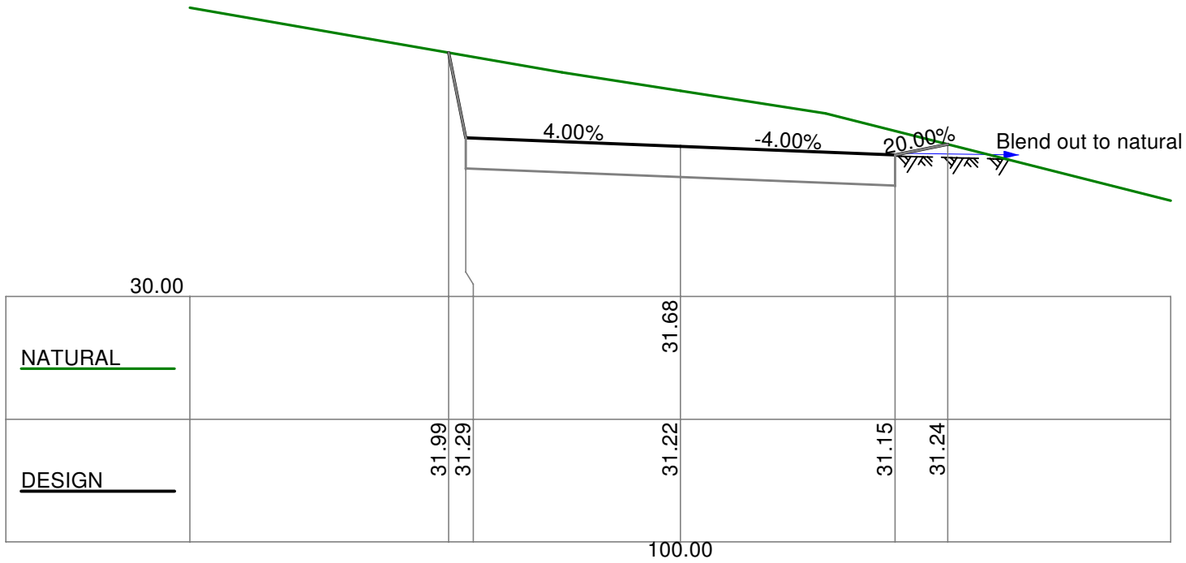

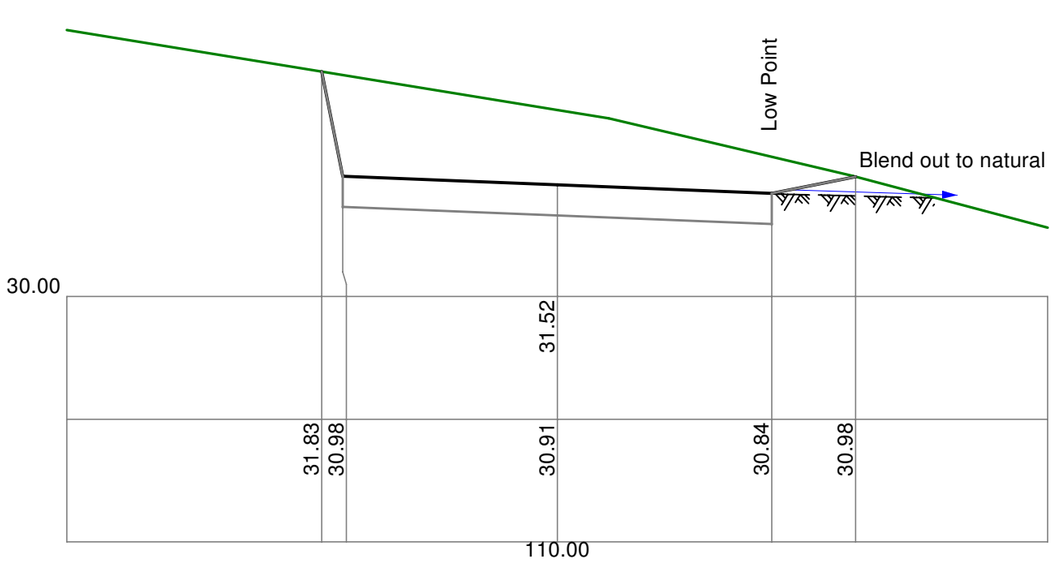

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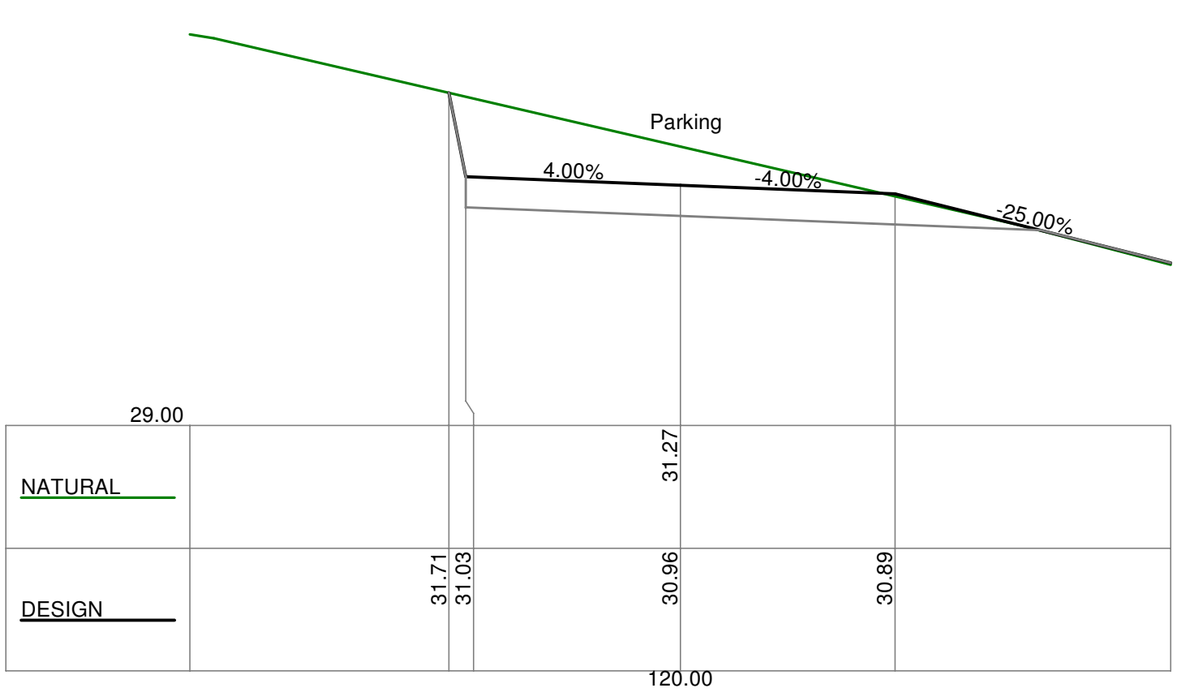

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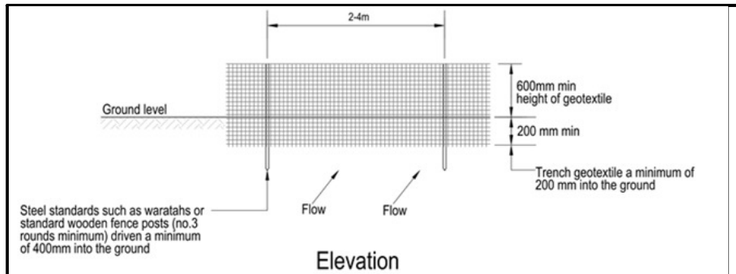
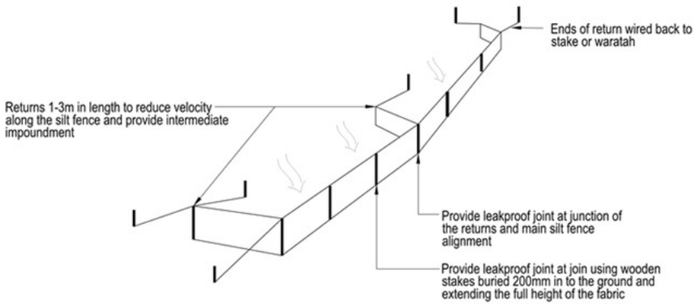
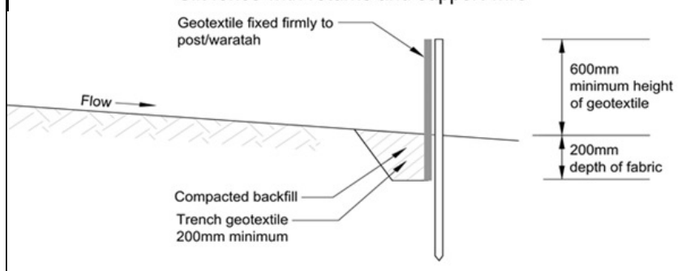


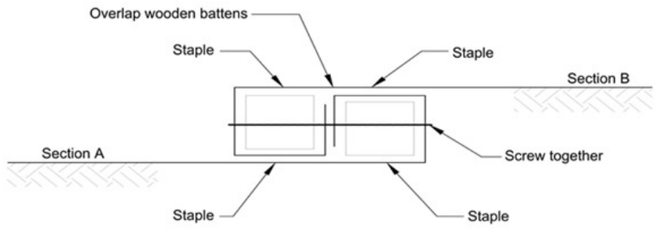
Elevation



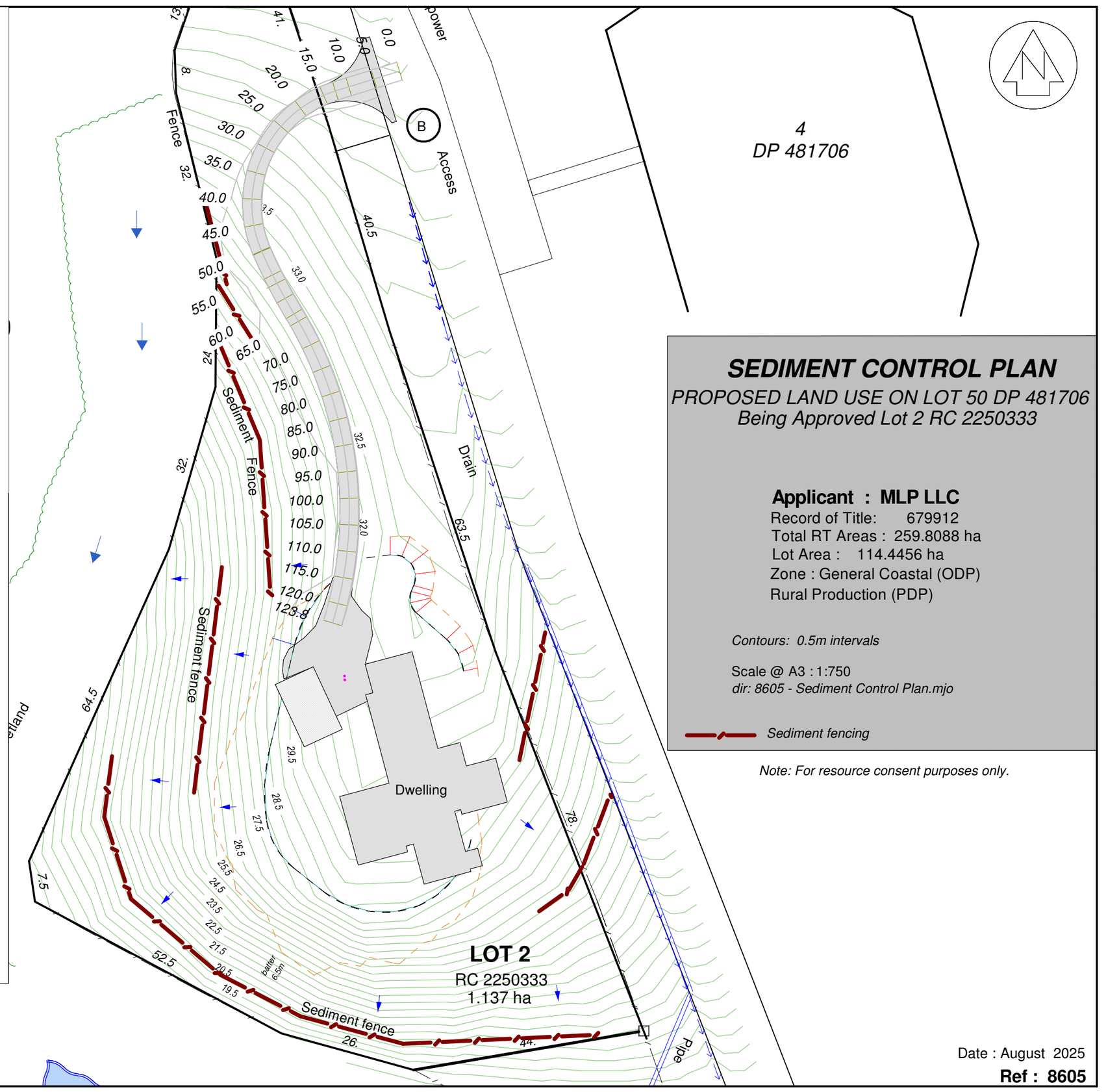
Silt fence with returns and support wire



Cross - section



Standard fabric joint



SEDIMENT CONTROL PLAN

PROPOSED LAND USE ON LOT 50 DP 481706
Being Approved Lot 2 RC 2250333

Applicant : MLP LLC
Record of Title: 679912
Total RT Areas : 259.8088 ha
Lot Area : 114.4456 ha
Zone : General Coastal (ODP)
Rural Production (PDP)

Contours: 0.5m intervals

Scale @ A3 : 1:750
dir: 8605 - Sediment Control Plan.mjo

Sediment fencing

Note: For resource consent purposes only.

Date : August 2025
Ref : 8605

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Land / engineering Surveyors & development planners - 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - em: info@donaldsons.net.nz - p:09 4079182

Donaldson's Surveyors Limited

90 Kerikeri Road - PO Box 211
Kerikeri 0245 - Northland - New Zealand

P 09 407 9182
F 09 407 7366
E info@donaldsons.net.nz
W www.donaldsons.net.nz

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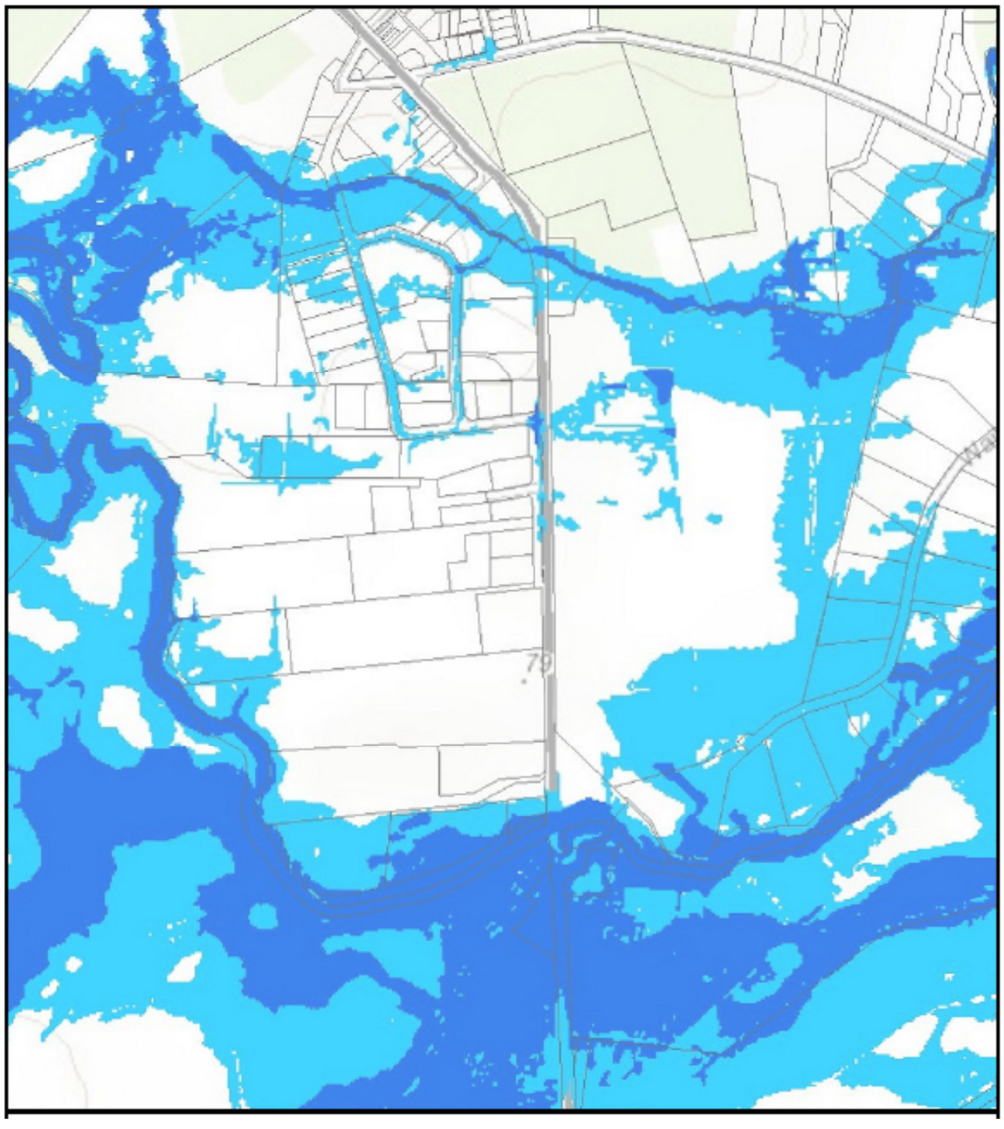


8577
April 2025

STORMWATER MANAGEMENT ASSESSMENT

MLPLLC, 623 RANGIHOUA ROAD, KERIKERI

CSNZ THE CONSULTING SURVEYORS OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

Introduction

It is proposed to undertake a boundary adjustment involving Lots 2 and 50 DP 481706.

Proposed Lot 2 is located within 100 metres of a designated wetland, as identified in the Northland Regional Council mapping system.

The local council has requested confirmation that any future building activity on proposed Lot 2 will not adversely affect the hydrological function of the nearby wetland.

Site, Soil & Situation Evaluation

The property is located at 623 Rangihoua Road Kerikeri.

Proposed Lot 2 is a vacant site in pasture and Lot 50 has a dwelling, farm implement sheds, and winery buildings.

Proposed Lot 2 fronts a modified gully that has been densely planted and converted into a series of interlinking ponds. The status of the modified gully continues to represent a wetland although significantly modifed from its original state.

As described in the geotechnical assessment most of the property is underlain by indurated (hard) sedimentary basement rocks for part of the Waipapa Group with soils that comprise brown and light brown stiff to very stiff clays and silts being well drained.

Stormwater Management

Assuming the site were developed with a modest sized dwelling and driveway this would introduce 500m² for the driveway and 300m² for the dwelling. The dwelling would position near the southern extent of the site fronting the pond. The driveway would traverse alongside the eastern boundary and stormwater would sheetflow into the gully.

With the access traversing the edge of the eastern boundary, this defines the edge of the stormwater catchment and therefore does not cause any stormwater flow to be redirected from its current flowpath.
There is no influence on Lot 2 from any upper catchment, instead the stormwater is directed into the gully.

Filtration and infiltration occurs through grassed ground cover prior to entering the vegetated gully.

Example of future building activity and the rate of stormwater discharge.

Using the Rational Method
Q = ciA
Q = peak discharge (litres per second)
c = runoff coefficient
i = rainfall intensity (mm/hr, consistent for all surfaces in same storm event)
A = area (m²)

Storm event 10% AEP

Pre development	Post development
Grass 300m² Q = 5 l/s	Building 300m² Q = 9.5 l/s
Grass 500m² Q =8 l/s	Driveway 500m² Q = 15 l/s

Total increase in stormwater discharge = 24.5 l/s – 13 l/s = **11.5 l/s**
Considering this over the catchment displacement length along the gully.
Gully length = 140m

The increase in stormwater discharge resulting from the proposed development is calculated at 11.5 litres per second during a 10% AEP storm event. When dispersed along the 140-metre length of the receiving gully, this equates to approximately **0.08 l/s/m.**

However, the actual runoff into the gully would likely be less, as the future dwelling is expected to be positioned near the southern boundary in front of the pond. In this location, stormwater discharge would not enter the wetland directly but instead flow into the man-made pond, which is surrounded by a well-vegetated fringe capable of absorbing and buffering the increased flow rate.

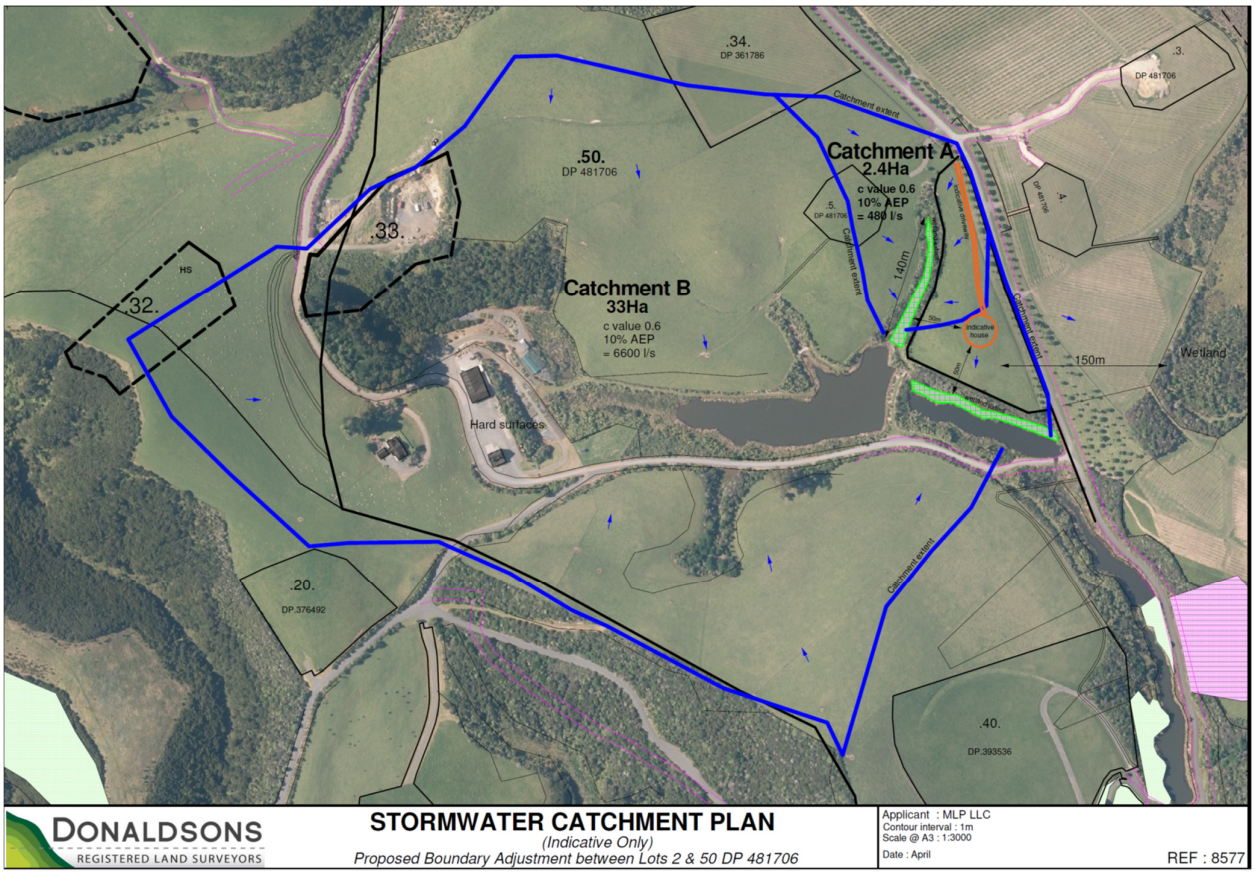
Given these factors, the projected increase in stormwater is considered negligible and is not expected to materially alter the hydrological function or stability of the gully, pond, or surrounding wetland system.

Furthermore, the ponds are subject much higher stormwater flow rates as described following

The ponds are subject to significantly higher stormwater flow rates than the additional discharge from the proposed development. This is demonstrated by the following calculations:

- **Catchment A** (Vegetated Gully):
  - Contributing Area: 24000 m²
  - Peak Flow Rate (Q): 480 l/s
- **Catchment B** (Ponds):
  - Contributing Area: 330000 m²
  - Peak Flow Rate (Q): 6600 l/s

The additional stormwater generated by the proposed development (11.5 l/s) is negligible in comparison to the existing peak flow rates received by the pond. Furthermore, the well-vegetated fringe surrounding the pond provides natural attenuation, helping to buffer and distribute the increased runoff without adverse hydrological effects.



Summary
The impact on the ponds is insignificant, as the additional stormwater represents a fraction of the existing peak inflows (approximately 0.17% of Catchment B's flow rate).

Given the pond's existing capacity and its well-vegetated margins, the proposed development is not expected to materially affect the hydrological function, stability, or ecological health of the pond system.

DISTRICT PLAN

Under the Far North District Plan Lot 2 complies with the stormwater management standard.

> *8.6.5.1.3 STORMWATER MANAGEMENT The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.*

Subdivision Assessment Criteria

13.10.4 STORMWATER DISPOSAL
(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.

The stormwater management onsite does not require discharge permits under the Act.

(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).

Future building activity and access to the site would follow Council Engineering Standards and Guidelines.

(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.

Not applicable.

(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.
The man-made pond acts as a natural detention basin, slowing and buffering stormwater flow before discharge downstream.
The extensive upstream catchment area already manages large stormwater volumes, meaning any additional runoff from development is proportionally insignificant.
The gully and pond margins are **well-vegetated**, which aids in:

- Slowing surface water movement, promoting infiltration.
- Filtering sediments and potential contaminants before water reaches the pond or downstream environments.

The site's **natural topography** encourages water to follow vegetated gullies rather than causing sheet flow or erosion-prone runoff.

The site's natural topography, well-vegetated flow paths, and existing pond create a self-sustaining stormwater management system that aligns with low-impact design principles. The development's minor runoff increase is effectively absorbed within the existing hydrological system, ensuring no significant change in flow regimes or environmental effects.

(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.

Roof surfaces would be controlled in onsite water tanks with outflow discharge to ground spreader device.

No further control measures appear necessary.

(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.

Not applicable.

(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.

Under the current environmental conditions, with no lower catchment dwellings to be adversely affected by stormwater discharge, it is considered appropriate to leave the stormwater drainage in a natural form likened to natural servitude.

(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.

Not applicable.

(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.

No concern outflow rate increases are minimal.

(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.

There are no outfall capacity issues, therefore no need for stormwater attenuation. This rural environment discharges by way of gravity in a controlled manner without adversely influencing lower property catchments or any reticulated system.
On this basis, restrictions on the rate water discharges from site is not paramount.

(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.

Stormwater outflow from the dwelling's tank will be dispersed to the ground, allowing it to sheet flow naturally through the mature trees surrounding the pond. This promotes infiltration and attenuation, reducing the potential for concentrated runoff.
Stormwater from the driveway and parking area will be directed through grassed surfaces, ensuring diffuse flow and avoiding the creation of concentrated discharge points or alterations to existing catchment drainage patterns.
There are no signs of erosion within the site, and the natural drainage system is capable of managing stormwater discharge effectively, even during a 10% AEP storm event, without risk of instability or adverse impacts.

(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.

Not applicable.

(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.

Not applicable.

(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.
Not applicable.

(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.
Not applicable.

(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.
Not applicable.

(q) The need for and extent of any financial contributions to achieve the above matters.
Not applicable.

(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.
Not applicable.

RECOMMENDATIONS

To maintain the natural hydrological function of the site, **impermeable surfaces created on Lot 2 should be designed to ensure stormwater is evenly dispersed**, allowing it to enter the gully in a manner that closely replicates **pre-development flow patterns**.
This can be achieved by:

- **Avoiding the use of formalised drainage systems**, or
- **Limiting any necessary drainage features to short lengths (e.g. ≤10 metres)** to prevent the creation of concentrated discharge points.

CONCLUSION

The proposed development retains impermeable surface coverage well within the permitted activity thresholds. The site's natural topography, along with existing vegetated stormwater pathways, continues to support effective runoff management by emulating natural hydrological processes. This approach is consistent with low-impact design principles.

The wetland within the site has previously been modified to include a manmade pond, which now plays a key role in the local drainage system.
To maintain existing drainage patterns, impermeable surfaces on Lot 2 should be designed to promote even stormwater dispersion across the site. In this instance a reduction in the volume of stormwater was not considered paramount.

As a result of the proposed development, there will be no unreasonable change to the hydrological function of the modified wetland and pond system. Existing catchment drainage patterns remain unaltered, and no additional stormwater management interventions are required to mitigate flow rates.

Micah Donaldson **(*MNZIS*)**
Registered Professional Surveyor
DONALDSONS
Land engineering surveyors & development planners

Northland Geotechnical Specialists

GEOTECHNICAL REPORT FOR NEW DWELLING

Location	Lot 2, The Landing, 609 Rangihoua Road, Te Tii
Client	Mountain Landing Properties LLC
NGS Ref	0429
Date	30 June 2025

Report prepared by	David Buxton
Report reviewed by	Rebekah Buxton
Authorised for NGS by	David Buxton

Table of Contents

1. Introduction

Northland Geotechnical Specialists Ltd (NGS) was engaged by Mountain Landing Properties (MLP LLC) to undertake subsoil investigations and provide a geotechnical report suitable for detailed design of a dwelling at Lot 2, The Landing, 609 Rangihoua Road, Te Tii, Bay of Islands. This report is suitable to support Building Consent application to the Far North District Council (FNDC).

2. Proposed Development

A new five-bedroom dwelling with double garage is proposed on the site. The development is predominately on a single level but has a smaller part-basement lower level that will open out onto an excavated terrace. We understand the development is likely to have on-grade concrete floors. To form the excavated terrace and part-basement, excavations of up to 3m depth are expected to be required. Typically, low (approx. 1m) retaining walls are also expected around the edge of the proposed development formations.

The proposed development is on the crest of a spur ridgeline with approximately 3m of elevation change over the footprint, with the development extending onto slopes of up to 13° (1V:4.3H).

The proposed access to the dwelling site requires vehicle access to be formed across a slope of approximately 13° (1V:4.3H).

The indicative building footprint is shown on Figure 1 – Site Plan and the indicative earthworks and retaining shown on Figure 2 – Section A and Figure 3 – Section B, attached.

3. Site Description

The site is part of the main The Landing lot and is legally described as Lot 6-8 Deposited Plan 395972 and Lot 50 Deposited Plan 376492 and Lot 50 Deposited Plan 481706 and covers an area of 260Ha.

The proposed dwelling site is on the crest of a small, broad crested, spur ridgeline that is currently in grass pasture. The spur is aligned NNE to SSW. To the west the slopes fall at 12° to 17° to a small gully that has a 25m width of established native plantings. To the south the slopes fall at 10° to 20° to a formed pond within a main gully. There is a 25m width of native planting adjacent to the pond. To the east slopes are more gradual and fall at approximately 12° to a formed accessway. More elevated land is located to the north.

The site is at elevations of 10m to 37m RL and is set back 650m from the coast, which is located to the south.

The FNDC GIS maps[1] indicate the site's liquefaction vulnerability has been assessed as unlikely.

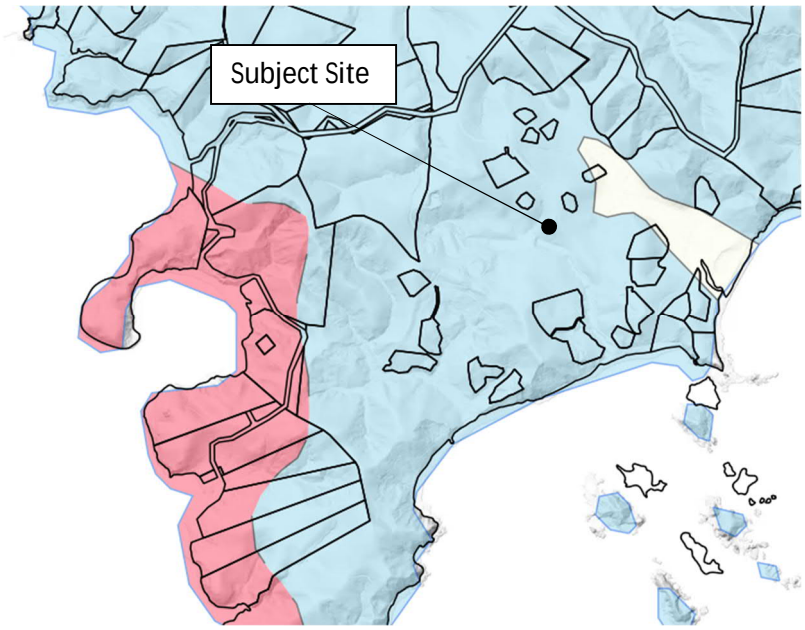
The NRC GIS hazard maps[2] do not indicate any relevant flood hazards. The NRC water resources GIS map[3] indicates that there is a 65m deep bore installed onsite in 2001. This bore is not visible onsite and is assumed to have been inaccurately located on GIS mapping. Other bores are mapped 300m to 600m east and west of the site.

The site is shown on Figure 1 – Site Plan, attached.

[1] https://experience.arcgis.com/experience/df5f99f47450498f978166472b3500eb,, accessed 29/06/25
[2] https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=81b958563a2c40ec89f2f60efc99b13b, accessed 29/06/25
[3] https://localmaps.nrc.govt.nz/localmapsviewer/?map=b1bce4c2e2f940288c1f7f679b2ac7b7, accessed 29/06/25

4. Geological Conditions

4.1. Published Geology



Legend

Blue	Waipapa Group (Greywacke)
Red	Kerikeri Group (Volcanic)
White	Holocene Alluvial/Colluvial Sediments

Figure 4-1: 1:250,000 Scale Geological Map with 2018 NRC LiDAR DEM and LINZ property boundary overlays

The published geology[4] indicates that site is underlain by the Waipapa Group sandstone and siltstone of the Waipapa terrane. This comprises massive to thin-bedded, lithic volcaniclastic metasandstone and argillite with tectonically enclosed basalt, chert and siliceous argillite. These rocks are commonly known as greywacke.

4.2. Aerial Photograph Review

Review of aerial photographs dated between 1942 and present day[5] indicates the following:

- In 1951 the site is in grass pasture with some scrub within the base of the gully to the west. The slopes onsite have a generally uniform appearance; however, the southern slope is more irregular and steeper. The shape of the main valley is clearly visible. Remote from the proposed development but within the site, several areas of terrain with clear landslide features are visible.
- The 1968, 1970, 1978, 1980 and 1982 images are similar to 1951. The 1970 image has clearer stock tracks on the southern facing slope
- By 2004 development of the wider The Landing property has commenced and the road east of the site has been formed. The dams within the main gully south of the site have been formed.
- The site appears to remain unmodified to the present aside from growth of riparian plantings.

[4] Edbrooke, S.W.; Brook, F.J. (compilers) 2009: Geology of the Whangarei area. Institute of Geological and Nuclear Sciences 1:250,000 geological map 2. 1 sheet + 68 p. Lower Hutt, New Zealand. GNS Science.
[5] Historical Photographs sourced from Retrolens.nz, photographs dated 1951, 1968, 1970, 1978, 1980 and 1982. Google Earth Pro aerial photography dating between 2004 and 2023.

The aerial photos indicate that slopes on and immediately adjacent to the site are generally uniformly shaped with no obvious recent or relic instability relevant to the site being visible. Relic landslide features and obviously unstable terrain are clearly visible in the wider area, remote from the site. The original shape of the downslope valley is visible. The site does not appear to have been subject to evident earthworks or other modifications.

The 1951 aerial image with the indicative location of the proposed new dwelling is shown in Figure 4-2 below.

Figure 4-2 – 1951 Aerial photo from retrolens.co.nz (209_540_94 CC BY 4.0). The proposed dwelling has been approximately overlain.

4.3. Digital Elevation Model

We have reviewed the landform of the site using a digital elevation model (DEM) of the site and surrounds from the NRC 2018/2019 LiDAR data set. The model was viewed as a terrain shaded model with contour overlay as shown in Figure 4-3 below.

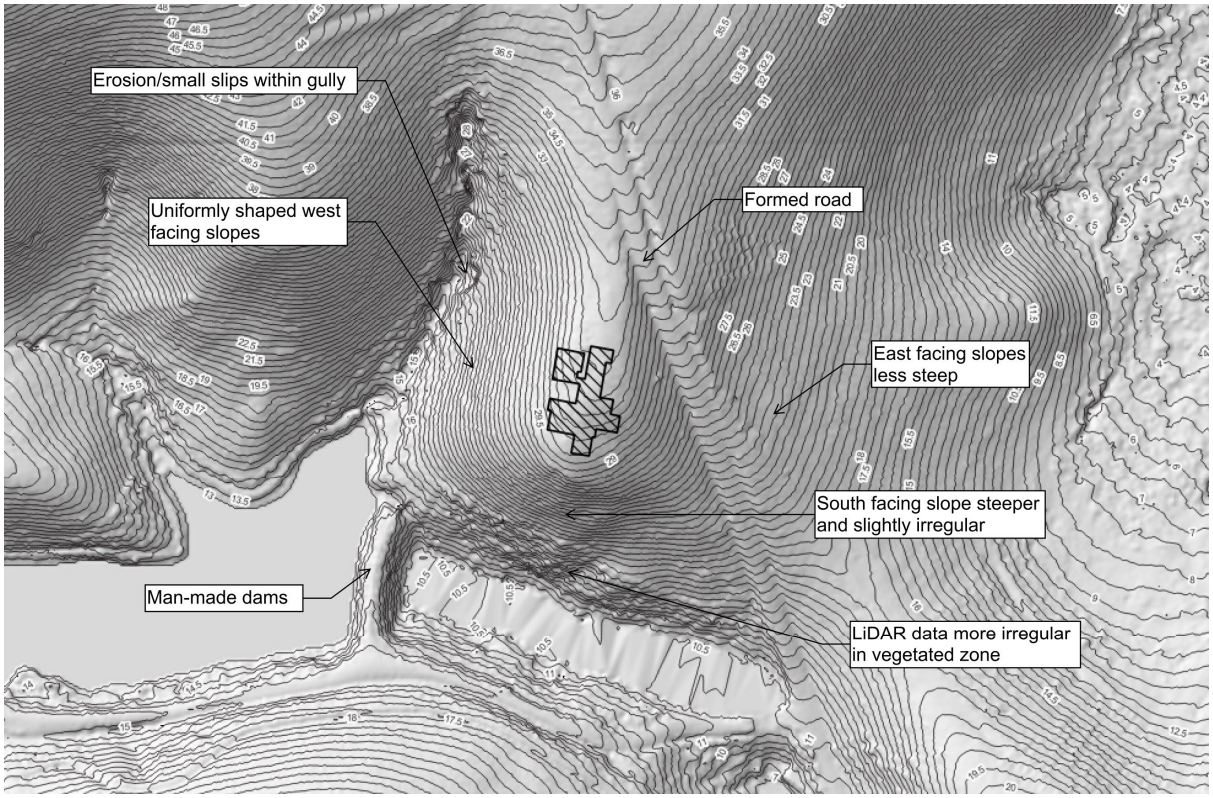


Figure 4-3 – 2018/2019 NRC LiDAR displayed with terrain shading and 0.5m contour overlay (NZVD). Indicative dwelling extent shown.

The terrain model shows the proposed development on the broad crest of a small spur ridgeline. It can be seen that slopes to the south are steepest and slopes to the east are the least steep. Erosion and small slips are visible in the gully to the west but are confined to close to the gully base. The shape of the south facing slope is slightly irregular but does not appear to be a relic landside feature.

The terrain model indicates that the site has generally good stability and is suitable for development. It demonstrates the proximity to steeper slopes particularly to the south but also the west.

4.4. Site Investigations

Six cone penetration tests (CPT01 to CPT06) were completed by Underground Investigation Limited on 03 June 2026. CPT01, CPT02, CPT04 and CPT05 extended to depths of 23.1m to 25.9m and were terminated due to high total loads (i.e. a cumulative build up of skin friction) at cone tip pressures (qc) of 2MPa to 12MPa. CPT03 and CPT06 extended to depths of 4.0m and 3.3m respectively and refused due to high tip pressures and tilt at qc values of 40MPa and 58MPa, respectively.

Four hand augered boreholes (HA01 to HA04) were put down by a geotechnical engineer from NGS on 12 June 2025 to depths of 2.7m, 0.7m, 1.8m and 2.7m depth, respectively. The boreholes were put down to target depth except for HA02 which encountered refusal on rock. In situ strength testing using a handheld shear vane was undertaken at typically 0.3m intervals in cohesive soils.

A single augered borehole (EA01) was put down to refusal at 1.05m depth with an electric post hole borer using 100mm and 200mm diameter augers. This enabled recovery of gravel chips of the rock encountered in CPT03, CPT06 and HA02.

Investigation locations are shown on Figure 1 – Site Plan and the logs are attached with this report.

4.5. Site Walkover

We completed a site walkover, including observing the gully to the west and slopes below the site on 12 June 2025. Localised slips and erosion are visible within the trees in the small gully west of the site but have remained typically localised. One exposure of highly weathered rock in the gully base displayed bedding which dipped down at 40° to 315° (NW) and was not obviously adverse to slope stability, as it dips much steeper than actual slope angles.

The road pavements onsite show signs of longitudinal cracking towards the edges of the pavement. This is consistent with soil shrink-swell damage from clay-based soil, mostly likely from shrinkage of the clay subgrade in dry conditions. This indicates likely highly expansive soil conditions onsite.

4.6. Laboratory Tests

Laboratory testing was undertaken on two samples obtained from the hand augered boreholes. The laboratory testing was completed by Geocivil. The results are summarised in Table 4-1 and illustrated on Figure 4-4, below. The results are attached with this report.

Table 4-1: Laboratory Testing Results

Location	HA01	HA04
Lab description of sample	Silty CLAY, traces of fine sands and rootlets	Clayey SILT, minor fine sand
Depth below existing ground level	0.8m – 1.5m	1.8m – 2.7m
Liquid Limit	61	78
Plastic Limit	29	40
Plasticity Index	32	38
Natural Water Content, %	33.6	48.0
Linear Shrinkage	16	17

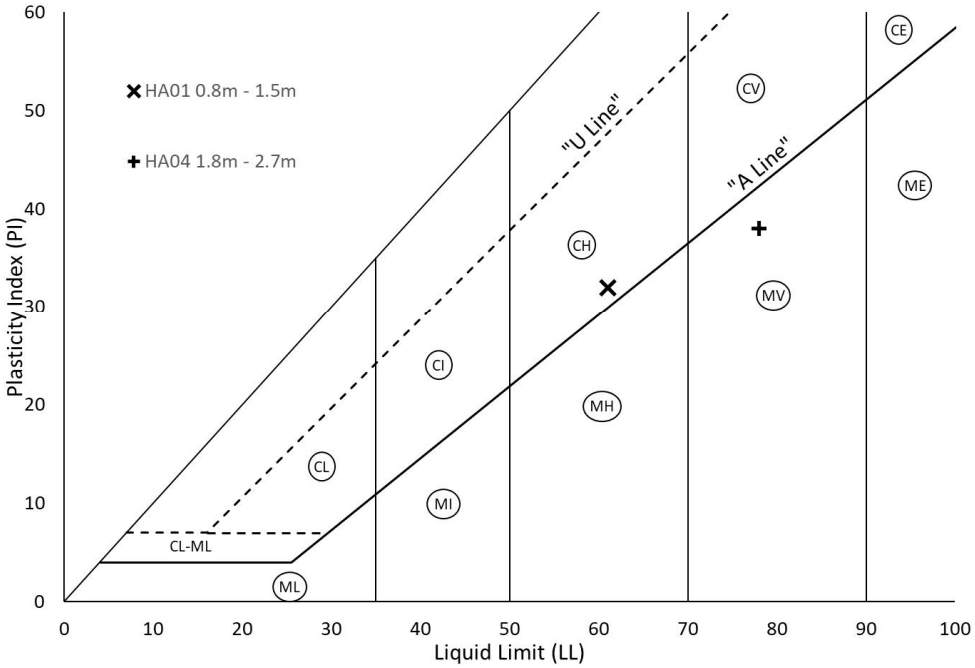


Figure 4-4: Plasticity Chart

The testing is consistent with mixed silt and clay soils of high plasticity. In terms of NZS3604:2011, soils with a liquid limit exceed 50% and a linear shrinkage of more than 15% are excluded from being considered "good ground" on the basis of soil expansivity. Both samples exceed these thresholds and in terms of NZS3604:2011 are considered expansive.

There is some judgement required in using the above Atterberg limit test results to determine an expansive soil class in accordance with AS2870 and B1/AS1[6] and the shrink swell test from which an expansive soil class can be determined has been shown to be unreliable due to a strong initial moisture content bias in the test results (i.e. different results are returned if the sample is recovered in dry conditions compared to a sample recovered from the same site in wet conditions). Typically, a PI value of >40 indicates a highly expansive soil and a PI of 20 to 40 a soil of intermediate expansivity. We assess the results to indicate soils around likely around the boundary between moderate and highly expansive category in accordance with either AS2870 and or B1/AS1.

4.7. Subsoil Conditions

The site is underlain by a profile of residual soils weathered from the greywacke rock with a small amount of fill noted in HA01. The site has a deep weathering profile with inferences from the CPT testing indicating soil-strength material typically extending to >20m. The exception to this is within the southern zone of the building platform where weak to moderately strong rock gravels/cobbles were recovered and site investigations refused. This is inferred to comprise a zone of siliceous argillite/chert rock resistant to weathering that has allowed a block of rock to remain within the surrounding residual soils. The above units are described below and Figure 2 – Section A and Figure 3 – Section B show the interpreted stratigraphy.

Fill

HA01 encountered 0.4m of very stiff orange brown clayey silt fill. Fill was not encountered elsewhere.

Topsoil

The boreholes encountered 100mm to 300mm of dark brown stiff clayey silt topsoil.

Residual Soils

Below the topsoil the residual soils comprised very stiff high plasticity orange silty clay with measured undrained shear strengths of 120kPa to 204kPa. From 1.6m in HA01 and HA04 the soils changed to a very stiff, high plasticity, light grey with orange mottles and purple zones, clay/silt with measured undrained shear strengths of 104kPa to 146kPa.

The CPT testing indicated that soil-strength residual soils (or possibly soil-strength, completely- to highly weathered rock) with qc values of typically less than 2MPa extend to depths of around 20m.

Highly- to Moderately Weathered Rock

Below around 20m depth the CPT testing typically indicated qc values greater than 2MPa, indicating a likely transition to highly- to moderately weathered greywacke rock. The maximum qc value achieved was 12MPa at 25.9m in CPT01.

Localised Chert/Siliceous Mudstone Rock

HA01, EA01, CPT03 and CPT06 encountered a localised band, or inclusion, of chert/siliceous mudstone. This is inferred to comprise a stronger and more weathering resistant rock than

[6] Expansive soil portions were introduced in Amendment 19, November 2019.

compared to the surrounding greywacke. It has remained at rock strength while the rock surrounding it has weathered to a soil. The rock was encountered as gravels and cobbles from around 0.6m depth. Augered holes refused at 0.7m and 1.05m, however it is unclear if this was on cobbles or intact rock. The CPT testing penetrated to 4.0m and 3.3m depth respectively, with qc values typically from 5MPa to 20MPa within the rock and spiking to >40 MPa approaching and achieving refusal. This indicates moderately competent rock, where penetrated, and likely moderately strong rock (i.e. greater than 20MPa UCS) beyond refusal. The rock appears to have some defect/jointing structure, and a retrieved cobble could be fractured with a very firm hammer blow. Samples of the rock are shown in Figure 4-5 below.

Figure 4-5 – Photo of recovered and cleaned chert/siliceous mudstone gravels/cobbles recovered from EA1

Groundwater was not encountered in the boreholes. The following observations were made in the CPT test holes on the day of testing (03/06/25) and nine days later (12/06/25):

CPT01 – 7.9m below ground level (bgl) on day of testing, 5.05m bgl/ 5.55m total depth after 9 days
CPT02 – 12.1m bgl on day of testing, nominal water at collapse at 7.0m bgl after 9 days
CPT03 – dry at 3.7m bgl on day of testing, dry at 3.45m depth after 9 days
CPT04 – 15.1m bgl on day of testing, collapsed at 3.4m bgl (dry) after 9 days
CPT05 – 13.2m bgl on day of testing, collapsed at 4.85m bgl (dry) after 9 days
CPT06 – dry at 3.3m bgl on day of testing, not located at 9 days.

When plotted on the cross-sections the groundwater levels are somewhat inconsistent, likely due to a lack of time for groundwater pressures to equalise on the day of testing and a possible perched groundwater system with downwards infiltration. We interpret that the groundwater table is likely relatively deep below the site (typically > 10m below the building site. The groundwater table will be close to the level of the pond below and rising up gradually under the site. The residual soils onsite will also likely have perched and transient groundwater pressures that develop after heavy rainfall due to infiltration.

5. Design Recommendations

5.1. General

The nature and continuity of the subsoil conditions onsite have been inferred from four hand augered boreholes and six cone penetration tests. It must be appreciated that actual subsoil conditions could differ from those inferred. If the subsoil condition differs in any way from those described in this report it is essential that we be contacted.

5.2. Stability

Stability has been assessed by visual observations, the landform geomorphology and site geology supplemented by stability analysis.

Instability in the geology and terrain, such as on the subject site is most common where relic instability features are visible on historic aerial photos or terrain models, or where significant earthworks adversely affect slope stability due to inappropriate batter angles and heights. Instability typically occurs during or soon after heavy rainfall from short term elevation of groundwater levels and is more common where surface water may concentrate (i.e. around pipe outlets or in gullies). The terrain onsite is generally uniform and indicative of good stability, and slope angles are generally moderate. The slopes to the south of the site are notably steeper and slightly irregular; however, this is interpreted to likely be from the chert/siliceous mudstone encountered in this area, rather than indicative of relic instability.

To supplement our qualitive geomorphic assessment, we have also completed stability analysis, adopting parameters and groundwater conditions typical for the observed subsoil conditions.

Stability analysis utilised the software programme Slide2 to assess slope factors of safety (FoS) for stability. The analysis has adopted the soil strength parameters shown in Table 5-1. We note that slightly higher parameters were used on Section A as the encountered rock has increased strength, however given the extent of the rock is not known the parameters remain with the bounds of a competent cohesive soil.

Table 5-1: Geotechnical strength parameters

Unit	Unit weight, kN/m^3	Cohesion, kPa	Friction angle, Ø
New Fill	19	6	30˚
Residual Soils – Section A	18	6	32˚
Residual Soils – Section B	18	5	30˚
Weathered Rock	20	7	35˚

Seismic design has adopted a seismic acceleration (PGA) of 0.19g which comprises the minimum level of seismicity in New Zealand as given in the NZGS/MBIE Module 1[7]. It is appropriate to reduce the PGA for pseudo-static analysis with typical reduction factors ranging from 0.3 to 0.7 depending on the site-specific setting. We have adopted a reduction factor 0.5 for the analysis which is appropriate where a building is close to, but slightly set back from the slope. This results in a design acceleration of 0.095g.

We have assessed both a design groundwater level and an assumed elevated groundwater condition. These include a regional groundwater table modelled by a piezometric line and an Ru co-efficient in unsaturated soils that allows for perched/transient groundwater conditions. The

[7] NZGS/MBIE Earthquake Geotechnical Engineering Practice – Module 1: Overview of the guidelines, November 2021

groundwater conditions modelled are considered to be moderately adverse (i.e. likely reasonably conservative).

The building has been assumed to impose a 10kPa surcharge. The model has been run with and without the approximate extent of proposed earthworks.

Target Factors of Safety (FoS) for stability of the development are as follows:

- Design Groundwater FoS > 1.5
- Elevated Groundwater FoS > 1.3
- Seismic Conditions FoS > 1.1

The analysis results are presented in Table 5-2 below and the analysis results are attached.

Table 5-2: Stability Analysis Results

Scenario	Design Case	FoS	Required FoS	Comments
Section A - Existing	Static / DGW	1.57	1.5	Target FoS values are achieved for all design cases
	Elevated GW	1.53	1.3	
	Seismic	1.21	1.1	
Section A - Proposed	Static / DGW	1.57	1.5	
	Elevated GW	1.54	1.3	
	Seismic	1.21	1.1	
Section B - Existing	Static / DGW	2.11	1.5	
	Elevated GW	1.90	1.3	
	Seismic	1.58	1.1	
Section B - Proposed	Static / DGW	1.99	1.5	
	Elevated GW	1.78	1.3	
	Seismic	1.50	1.1	

The stability analysis confirms our geomorphic assessment that the site has adequate stability for the proposed development. The stability analysis output is attached.

Despite the stability analysis indicating adequate stability, care should still be taken where structures extend onto slopes formed from high plasticity clays on slopes exceeding 15°. In this instance we recommend that a creep depth of the upper 1.0m of soil be included in the design on slopes exceeding 15°. We note that the current development proposal typically remains on slopes of less than 15°.

With respect to Section 71 of the Building Act and subject to the recommendations given in this report, being followed we consider that:

1. The land on which the building work is to be carried out is not subject to or likely to be subject to a natural hazard.
2. The building work is not likely to accelerate, worsen, or result in a natural hazard on the site or any other property.

5.3. Foundations

The proposed dwelling platform is underlain by residual greywacke soils that are typically very stiff to hard. The lower portion of the dwelling to the south may also found in weak to moderately strong chert/silicious mudstone.

The natural very stiff to hard silts and clays are consistent with good ground in accordance with NZS 3604[8] for foundation design except we consider the soils comprise highly expansive soils in accordance with AS 2870[9] and MBIE Acceptable Solution B1/AS1, amendment 19, November 2019.

Pile foundations shall be either in accordance with NZS 3604 or specifically designed however they shall have a minimum founding depth of 1.0m below cleared ground level to limit potential expansive soil movements. Specifically designed piles may adopt a geotechnical ultimate end bearing of 450kPa and a strength reduction factor of Ø = 0.5 shall be applied for comparison with ULS loads.

Pad and strip footings may be designed adopting a geotechnical ultimate bearing pressure of 450kPa and a strength reduction factor of Ø = 0.5 shall be applied for comparison with ULS loads. Perimeter foundations shall have a 900mm minimum founding depth below cleared ground level to protect against potential expansive soil movements.

Waffle raft slabs (RibRaft or similar) shall be designed for highly expansive soils. We note that recent research indicates that methods to estimate characteristic soil movements may be inaccurate and we recommend that design ensures a robust foundation able to tolerate a range of soil movements. Given the high-quality finish and nature of the proposed dwelling we recommend consideration be given to piling the perimeter of waffle raft slabs. Screw piles are likely to be a practical and economic option for this.

Settlement of pile, pad and strip foundations is expected to be within tolerable limits (i.e. less than 25mm total and 1 in 240 differential) given the very stiff to hard residual soils.

Where foundations encounter weak to moderately strong chert/siliceous mudstone rock it is likely to be difficult to achieve embedment. The rock will have a high bearing capacity and is not expansive. Foundations may bear directly on rock and no specific minimum embedment is required.

During construction it is important to ensure that the cut subgrade is not allowed to dry and form desiccation cracking, as this may later swell and cause post-construction cracking to concrete slabs. Protection is best achieved by covering with a layer of hardfill. If soils do dry and crack, they should be re-hydrated prior to construction.

Foundations on expansive soils require maintenance and protection to limit moisture changes in the underlying soils. Such measures include:

A. The drainage and wetting of the site shall be controlled so that extremes of wetting and drying of soils are prevented.
B. The position and operation of gardens adjacent to the structure are controlled, and the planting of trees near to foundations is suitably restricted.
C. Any leaks which develop in plumbing, stormwater or sanitary sewage systems are repaired promptly.

[8] Standards New Zealand, 2011. Timber-framed buildings. NZS 3604:2011
[9] Australian Standard, 2011. Residential slabs and footings. AS 2870-2011

Expansive soil damage is most common where trees with aggressive root systems are allowed to grow within a distance of 1.5x the tree height of foundations.

5.4. Earthworks

Earthworks are expected to include fill of up to approximately 1.5m depth and cuts of up to 3.0m depth, particularly to the south where a lower level with terrace is to be formed.

Cut and fill batters up to 1.5m height may be formed at up to 1V:2H (26°), however flatter batters may be preferred to enable easier maintenance/vegetating. Steeper cuts shall be retained. Cut and fill batters greaten than 1.5m in height shall be at 1V:3H (18°) or less.

Where any fill is to support structures, it shall be placed and compacted in a controlled manner with dedicated compaction plant and be subject to testing during placement to the satisfaction of the supervising engineer.

Prior to placement of controlled fill the area shall be stripped of topsoil. If the fill is placed on sloping ground the natural ground shall be benched.

Where site won (i.e. cohesive) fill is used it shall be placed in maximum 175mm thick, loose layers and compacted with a sheeps foot type roller capable of remoulding and compacting the cohesive soils. The soils will need to be placed near the optimal moisture content which may require wetting and/or drying. Placement of fill in wet weather will not be possible. Cohesive fill shall be tested at 0.5m lifts to achieve the following criteria:

Minimum shear strength (by shear vane)	140kPa (average) 110kPa (single value)
Maximum air voids (by NDM testing)	8% (average) 10% (single value)

Where imported fill is used the criteria shall be assessed based upon the fill type by the supervising engineer. If GAP40 or similar blue hardfill is used typically Clegg hammer values exceeding 18 are adequate.

We note that use of high plasticity cohesive fill (i.e. site sourced clay) under structures has an increased risk of post-construction movements. These are typically minor however we recommend consideration be given to using hardfill for all fill under the dwelling footprint.

To the south of the site excavations will encounter weak to moderately strong chert/siliceous mudstone rock. This rock may be hard to excavate. Based upon our observations of the CPT test data and the limited samples, we consider it likely that the material will be able to be dug with a moderately sized excavator (i.e. >13t) with a rock bucket, however this would be hard/slow digging. Excavation would also require an open excavation cut face – digging of pits is likely to be very difficult. There is some chance however that ripping with a single tine or use of an excavator rock breaker will be required.

5.5. Retention

Retention design may be undertaken using the design parameters presented in Table 5-3, below. Retaining walls may comprise cantilevered timber or concrete retaining walls, or gravity retaining walls. Where retaining walls are integral with structures they shall be designed for at-rest (K_o) earth pressures.

Table 5-3: Retention Design Parameters

Parameter	Residual Greywacke soils
Soil Density, γ	18 kN/m^3
Soil Friction Angle, Ø'	30°
Drained Cohesion, c'	5 kPa (to be ignored above 1.5m depth for active earth pressure calculations)
Active Earth Pressure Co-efficient, k_a	0.28
Passive Earth Pressure Co-efficient, k_p	4.0
At-rest Earth Pressure Co-efficient, k_o	0.5

Notes 1 Earth pressures are for flat ground with interface friction of ⅔ϕ' on the active side and ⅓ϕ'on the passive side. The coefficients shall be adjusted for sloping ground and surcharges.

2 We recommend cohesion is ignored to 1.5m depth from cleared ground level for calculations of active earth pressures to ensure an appropriately robust retaining wall design.

Where appropriate, design of retaining walls shall include assessment of retaining wall deflections to ensure they are within tolerable limits given the actual location and significance of the retaining wall.

All retaining walls shall be detailed with adequate subsoil drainage.

5.6. Stormwater Control

All stormwater generated from site development (i.e. from roofs and pavement) shall be collected and discharged in a controlled manner to avoid downslope erosion, instability and nuisance. Stormwater disposal shall comply with FNDC requirements.

On this site we recommend that stormwater be piped down the slope to be discharged in a suitable location where it can flow into the pond below. Stormwater attenuation is unlikely to be required given both the low intensity of development in the wider area and the existing series of ponds in the valley below the site.

5.7. Seismic Considerations

Seismic accelerations to be resisted by a structure are dependent upon the stiffness of the underlying soil/rock. The site seismic category has been assessed based on the profile obtained from the CPT testing, including correlations of the shear wave velocity and understanding of the geology onsite. In accordance with NZS 1170.5:2004[10], the subsoil category for this site for seismic actions may be taken as Class C – Shallow soil site, for the proposed development.

[10] Standards New Zealand, 2004. Structural Design Actions Part 5: Earthquake Actions. NZS 1170.5:2004

5.8. Liquefaction

The soils underlying the proposed dwelling site are not prone to liquefaction due to their cohesive nature, age, the depth to groundwater and the low seismic hazard in Northland.

5.9. Onsite effluent disposal

Onsite effluent disposal design is to be provided in an updated report.

6. Applicability

This report has been prepared for the sole use of our client Mountain Landing Properties LLC and the Far North District Council, for the particular brief and on the terms and conditions agreed with our client. It may not be used or relied on (in whole or in part) by anyone else, for any other purpose or in any other contexts, without prior written agreement.

The nature and continuity of the subsoil conditions onsite have been inferred from visual observations, six CPT tests and four hand augered boreholes. It must be appreciated that actual subsoil conditions could differ from those inferred. If the subsoil conditions differ in any way from those described in this report it is essential that Northland Geotechnical Specialists Ltd be contacted.

Authorised for Northland Geotechnical Specialists Limited by:

David Buxton

Geotechnical Engineer, BE Civil (Hons), CPEng, CMEngNZ

Attached:	Figure 1 – Site Plan	1 x A3 page
	Figure 2 – Section A	1 x A3 page
	Figure 3 – Section B	1 x A3 page
	Site investigation Logs, HA01 – HA05 & EA01	5 x A4 pages
	CPT Test output (CPT01 – CPT06)	30 x A4 pages
	Stability Analysis Output	12 x A4 pages
	Laboratory Test Results	5 x A4 pages

ngs georpt_lot 2 the landing_290625

LEGEND:

- BH3 — Hand augered borehole location
- CPT03 — Cone penetration test location
- 30.5 — 0.5m contour NZVD 2018/2019 LiDAR
- Indicative building extent
- Location of stake onsite (by aerial photo location)

Section A

Section B

Indicative extent of cut area

Indicative tanks/infrastructure

HA1 HA2 HA3 HA4

EA1

CPT1 CPT2 CPT3 CPT4 CPT5 CPT6

0 10 20 30 40 50 m

NGS
Northland Geotechnical Specialists
www.northlandgeotech.co.nz

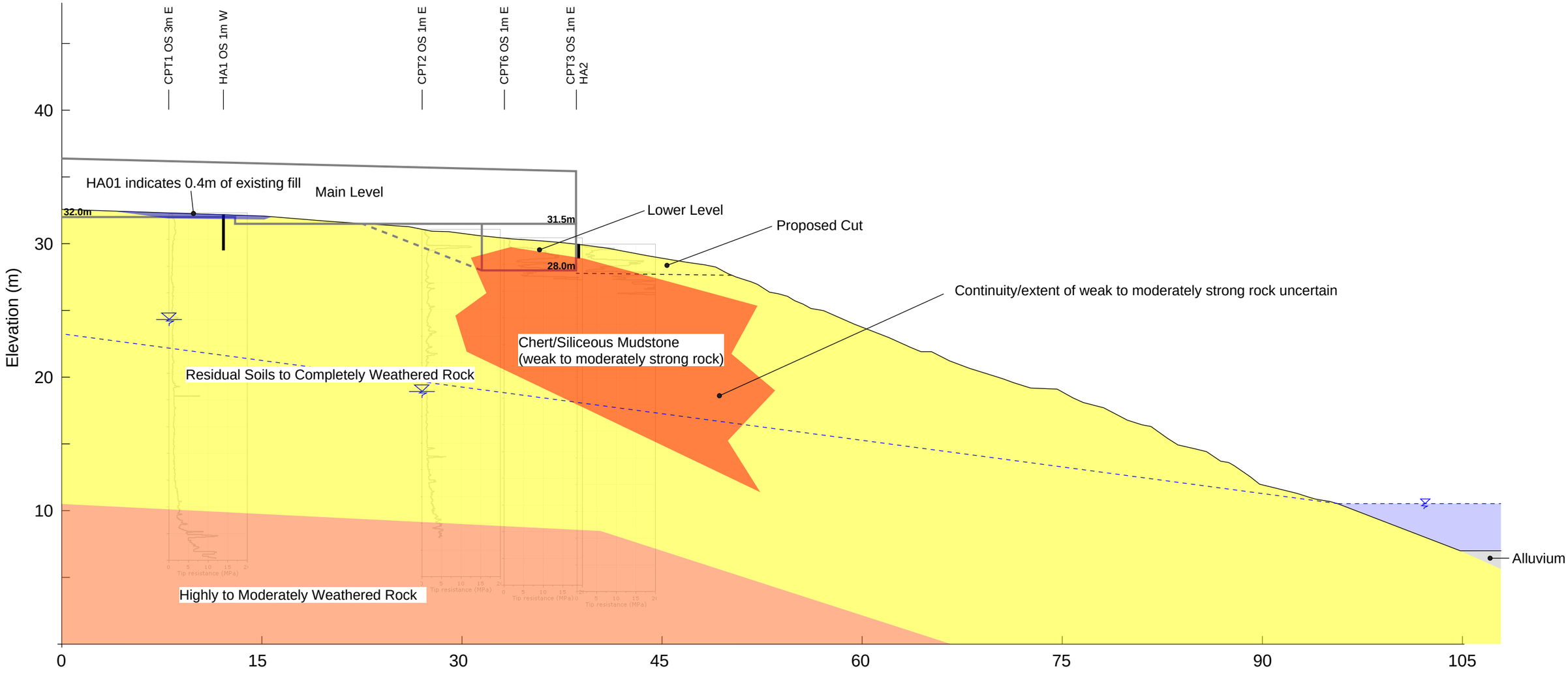
NOTES:
Aerial: NGS Aerial 12/06/25 (by DJI Air3 & processed by WebODM, georeferenced to aerial photos), outside NGS extent: LINZ Basemaps
Contours - NRC 2018/19 LiDAR NZVD, 0.5m interval
Map rotated 110 degrees from north
Dwelling and platform extent indicative and subject to change (concept provided 29/05/25

This figure is not for construction unless signed as approved
Approved: Date:

CLIENT **MLP LLC**
PROJECT **Geotechnical Assessment**
LOCATION **Lot 2, The Landing, Bay of Islands**
TITLE **Site Plan**

Scale 1:750 @ A3

Project No. 0429
Date 30/06/25
By DSB
Figure No. 1
Revision 0



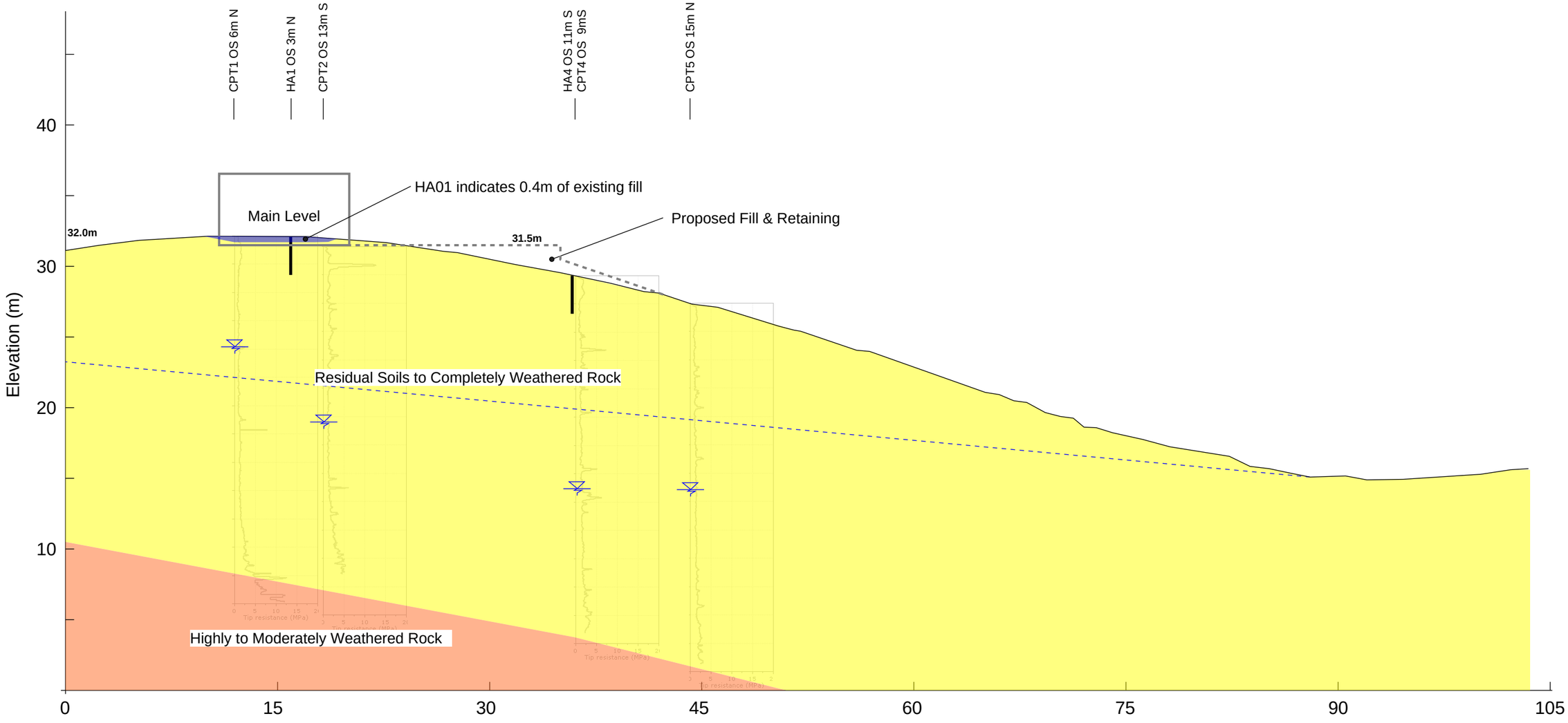
Cross-Section A

Scale 1:300 @ A3
Refer Figure 1 for Location

Notes:
1 - Ground elevation based 2018 LiDAR DEM
2 - Ground conditions inferred between point locations and may vary
3 - Dwelling extent and elevations indicative only as shown on Figure 1
4 - Groundwater levels shown on CPT traces taken a completion of test and may not have equalised to true groundwater level.

Project No.	Date		
0429	27/06/25	**MLP LLC Geotechnical Assessment Lot 2, The Landing, Bay of Islands Section A**	NOT FOR CONSTRUCTION This drawing is not to be used for construction unless signed as approved
Figure No.	Revision		Signed / Date
2	0		

NGS
Northland Geotechnical Specialists
Ph: +64 226981129 E: info@northlandgeotech.co.nz



Cross-Section B

Scale 1:300 @ A3
Refer Figure 1 for Location

Notes:
1 - Ground elevation based 2018 LiDAR DEM
2 - Ground conditions inferred between point locations and may vary
3 - Dwelling extent and elevations indicative only as shown on Figure 1
4 - Groundwater levels shown on CPT traces taken a completion of test and may not have equalised to true groundwater level.

Project No. 0429	Date 27/06/25	**MLP LLC Geotechnical Assessment Lot 2, The Landing, Bay of Islands Section B**	NOT FOR CONSTRUCTION This drawing is not to be used for construction unless signed as approved	NGS Northland Geotechnical Specialists Ph: +64 226981129 E: info@northlandgeotech.co.nz
Figure No. 3	Revision 0		Signed / Date	

HAND AUGER LOG

NGS Northland Geotechnical Specialists

HOLE NO.: HA01

CLIENT: Mountain Landing Properties

JOB NO.: 0429

PROJECT: Geotechnical assessment for new dwelling

SITE LOCATION: Lot 2, The Landing, BOI

START DATE: 12/06/2025

CO-ORDINATES: 1698034mE, 6107355mN (NZTM)

ELEVATION: 32.2m (NZVD)

END DATE: 12/06/2025

LOGGED BY: DB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: NGS Vane 2 - 19mm	Values	WATER
	Clayey SILT, with trace organics; orange brown. Stiff, moist, high plasticity; Topsoil/Fill.		0.0 – 0.4				149 / 52	
	Clayey SILT, with trace organics; dark brown. Stiff, moist, high plasticity; Buried topsoil.		0.4 – 0.6	TS			203 / 76	
	Silty CLAY; orange. Very stiff, moist, high plasticity; Residual soil.		0.6 – 1.6				183 / 67; 151 / 53; 146 / 64	Groundwater Not Encountered
	Silty CLAY; light grey mottled orange with purple zones. Very stiff, moist, high plasticity.		1.6 – 2.7				128 / 56; 130 / 40; 146 / 50; 133 / 44	
	Target depth. Dry on completion. EOH: 2.70m		2.8					

REMARKS

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

HAND AUGER LOG

NGS Northland Geotechnical Specialists

HOLE NO.: HA02

CLIENT: Mountain Landing Properties

JOB NO.: 0429

PROJECT: Geotechnical assessment for new dwelling

SITE LOCATION: Lot 2, The Landing, BOI

START DATE: 12/06/2025

CO-ORDINATES: 1698030mE, 6107328mN (NZTM)

ELEVATION: 30m (NZVD)

END DATE: 12/06/2025

LOGGED BY: DB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: NGS Vane 2 - 19mm	WATER
	Silty CLAY, with trace organics; brown. Stiff, moist, high plasticity; Topsoil.		0.0	TS			
	Silty CLAY; orange. Very stiff, moist, high plasticity; Residual soil.		0.2			220+	Groundwater Not Encountered
			0.4			-	
			0.6			220+	
	Hard drilling recovered as coarse Sand to fine Gravel.					UTP	
	Refusal to auger. Dry on completion. EOH: 0.70m		0.8			-	
			1.0				
			1.2				
			1.4				
			1.6				
			1.8				

Scala Penetrometer scale: 2 4 6 8 10 12 14 16 18

Vane Shear Strength scale: 50 100 150 200 Values

REMARKS

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

HAND AUGER LOG

NGS Northland Geotechnical Specialists

HOLE NO.: HA03

CLIENT: Mountain Landing Properties

JOB NO.: 0429

PROJECT: Geotechnical assessment for new dwelling

SITE LOCATION: Lot 2, The Landing, BOI

START DATE: 12/06/2025

CO-ORDINATES: 1698062mE, 6107301mN (NZTM)

ELEVATION: 21.4m (NZVD)

END DATE: 12/06/2025

LOGGED BY: DB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: NGS Vane 2 - 19mm	Values	WATER
	Clayey SILT, with trace organics; dark grey. Stiff, moist, high plasticity; Topsoil.		0.0	TS	2 4 6 8 10 12 14 16 18	50 100 150 200		
	Silty CLAY; orange. Very stiff, moist, high plasticity; Residual soil.		0.2				166	
			0.4				58	
			0.6				157	
			0.8				72	
			1.0				152	
			1.2				72	
			1.4				130	
			1.6				69	
			1.8				134	
	Target depth. Dry on completion. EOH: 1.80m		2.0				70	
			2.2				120	
			2.4				61	
			2.6					
			2.8					Groundwater Not Encountered

REMARKS

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

HAND AUGER LOG

NGS Northland Geotechnical Specialists

HOLE NO.: HA04

CLIENT: Mountain Landing Properties

PROJECT: Geotechnical assessment for new dwelling

JOB NO.: 0429

SITE LOCATION: Lot 2, The Landing, BOI

CO-ORDINATES: 1698013mE, 6107342mN (NZTM)

ELEVATION: 29.4m (NZVD)

START DATE: 12/06/2025

END DATE: 12/06/2025

LOGGED BY: DB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: NGS Vane 2 - 19mm	Values	WATER
	SILT, with some clay, with trace organics; dark brown. Stiff, moist, high plasticity; Topsoil.		0.2	TS			178	
							76	
	Silty CLAY; orange. Very stiff, moist, high plasticity.		0.4				171	
			0.6				66	
			0.8				178	
			1.0				67	
	1.2m: Brownish orange.		1.2				204	
							96	
			1.4				186	
			1.6				76	
	Clayey SILT; light grey mottled orange. Stiff to very stiff, moist, high plasticity.		1.8				128	
							53	
			2.0				120	
			2.2				55	
			2.4				120	
							47	
			2.6				104	
	Target depth. Dry on completion. EOH: 2.70m		2.8				50	

Groundwater Not Encountered

REMARKS

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

HAND AUGER LOG

NGS Northland Geotechnical Specialists

HOLE NO.: EA01

CLIENT: Mountain Landing Properties

JOB NO.: 0429

PROJECT: Geotechnical assessment for new dwelling

SITE LOCATION: Lot 2, The Landing, BOI

START DATE: 12/06/2025

CO-ORDINATES: 1698030mE, 6107329mN (NZTM)

ELEVATION: 30.1m (NZVD)

END DATE: 12/06/2025

LOGGED BY: DB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa)	WATER
	Topsoil.						Groundwater Not Encountered
	CLAY, with trace gravel; orange. Gravel, medium, angular.		0.2				
	0.0m - 0.6m: 200dia auger		0.4				
	0.6m - 1.1m: Refusal to auger, more gravelly. Change to 100dia auger.		0.6				
	1.1m: Spinning on rock at full speed with no penetration.		0.8				
	Refusal to auger. Dry on completion. EOH: 1.05m		1.0				
			1.2				
			1.4				
			1.6				
			1.8				

Scala Penetrometer (Blows / 0mm): 2 4 6 8 10 12 14 16 18

Vane Shear Strength (kPa) — Vane: 50 100 150 200 — Values

REMARKS

Electric Auger

WATER

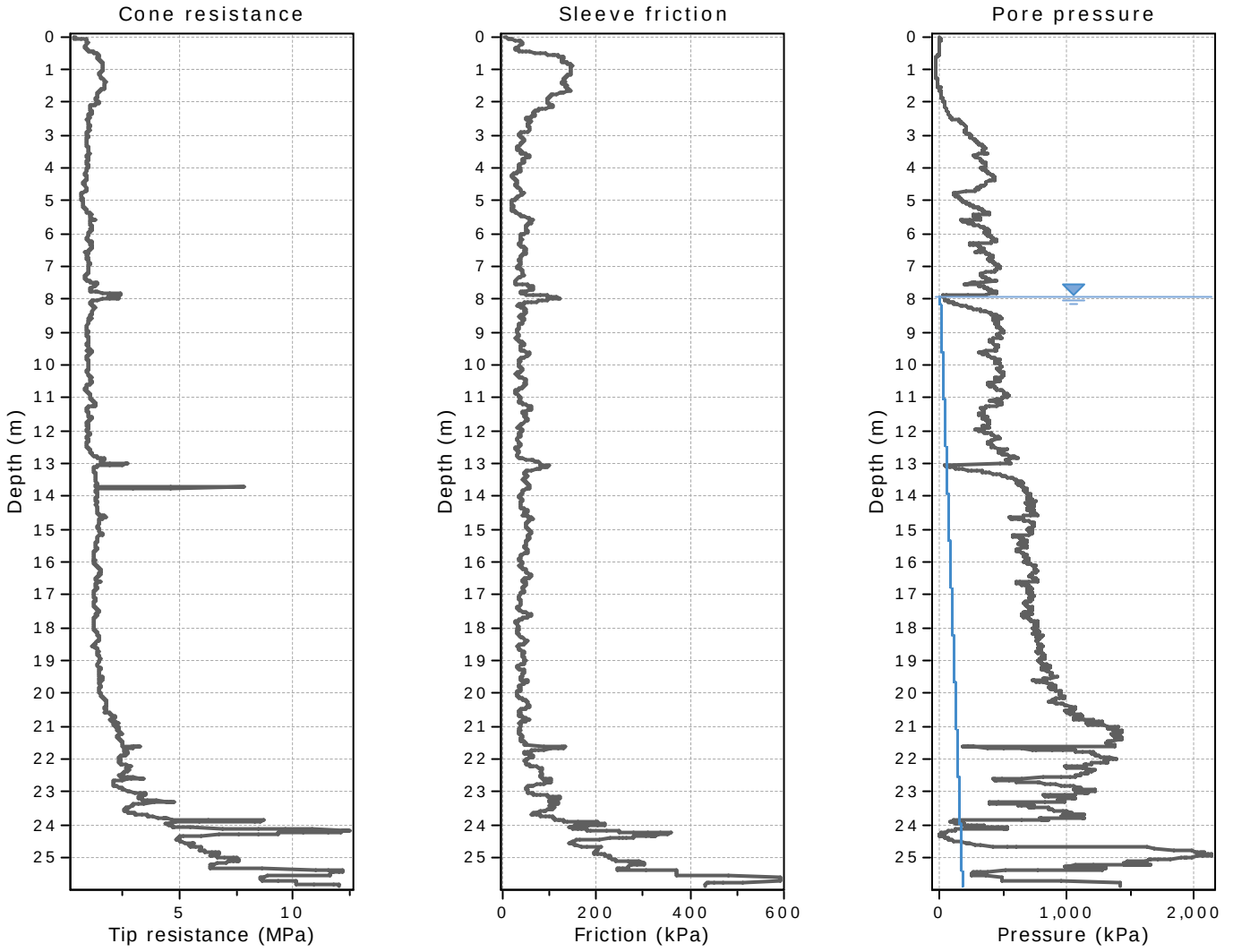
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

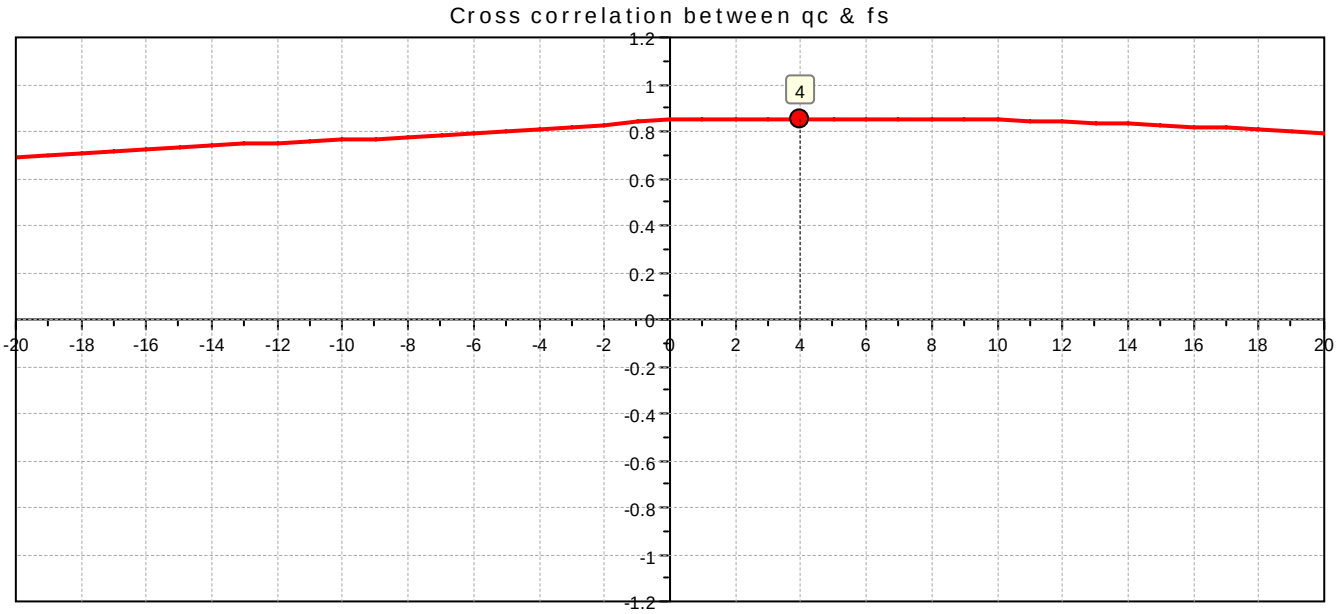
- [x] Hand Auger
- [ ] Test Pit

CPT: CPT01
Total depth: 25.87 m, Date: 3/06/2025
Surface Elevation: 32.40 m
Coords: X:1698038.50, Y:6107358.10
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



The plot below presents the cross correlation coeficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two sucessive CPT measurements).



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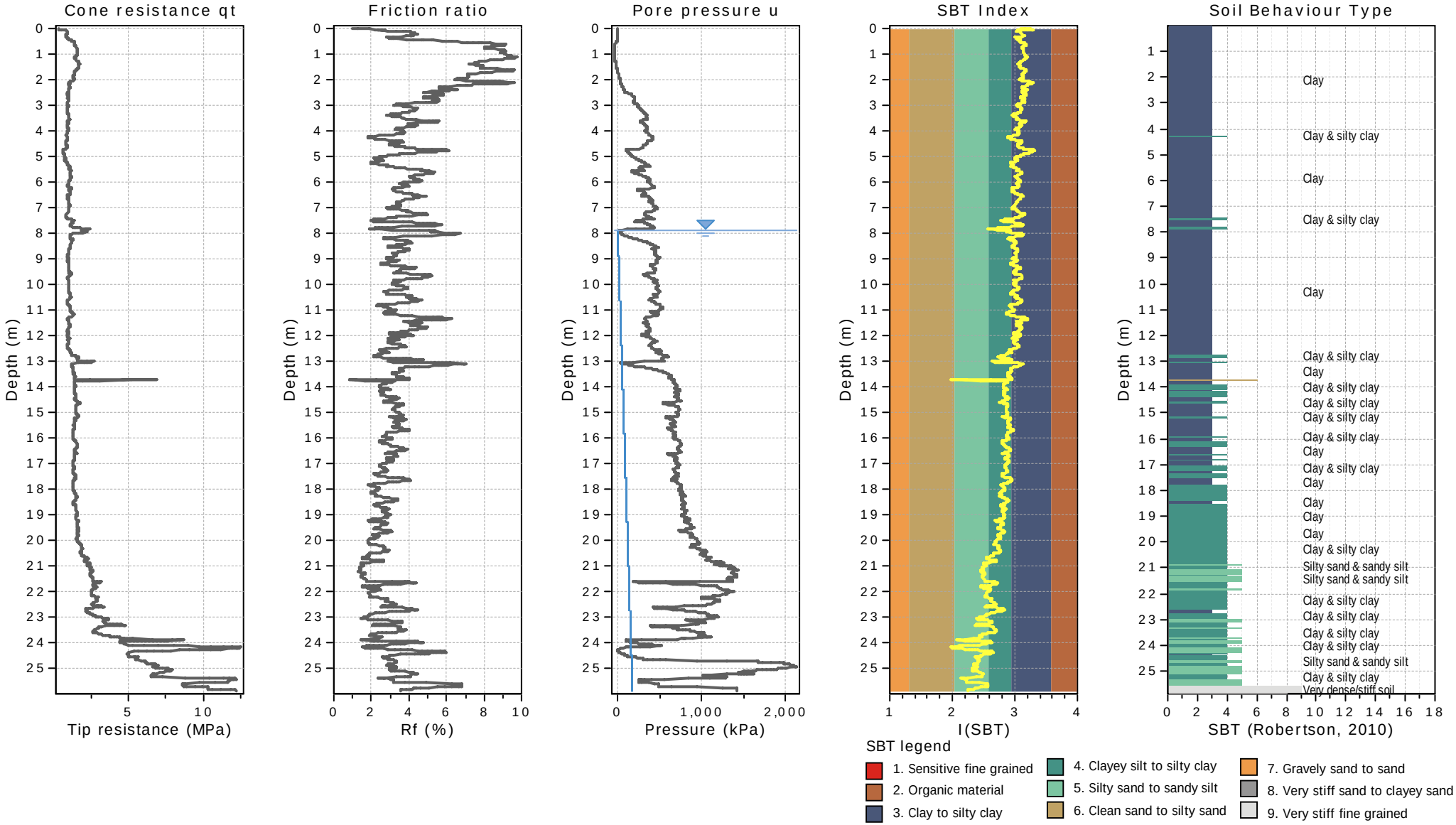
Surface Elevation: 32.40 m
Coords: X:1698038.50, Y:6107358.10
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



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Surface Elevation: 32.40 m
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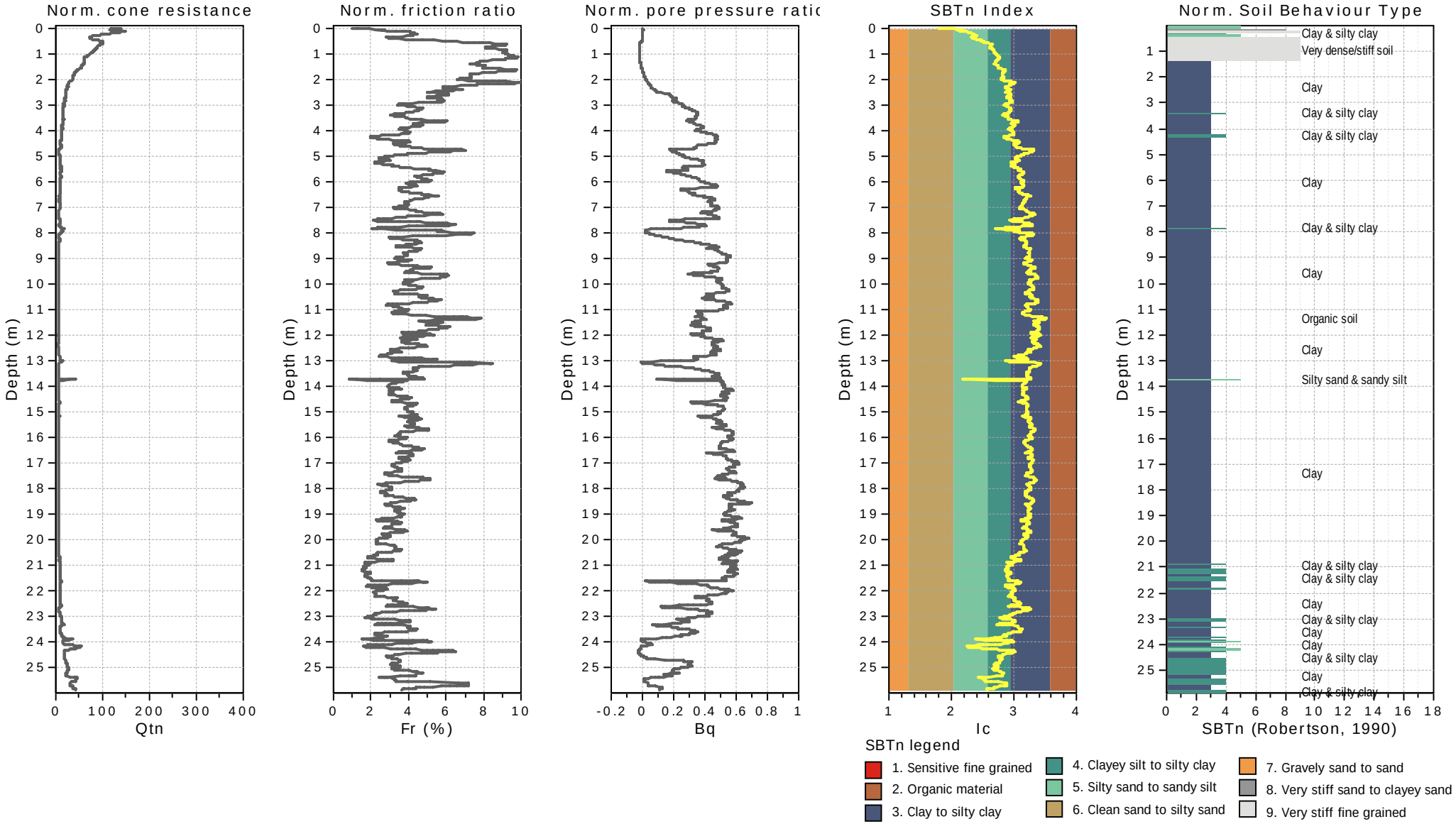
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



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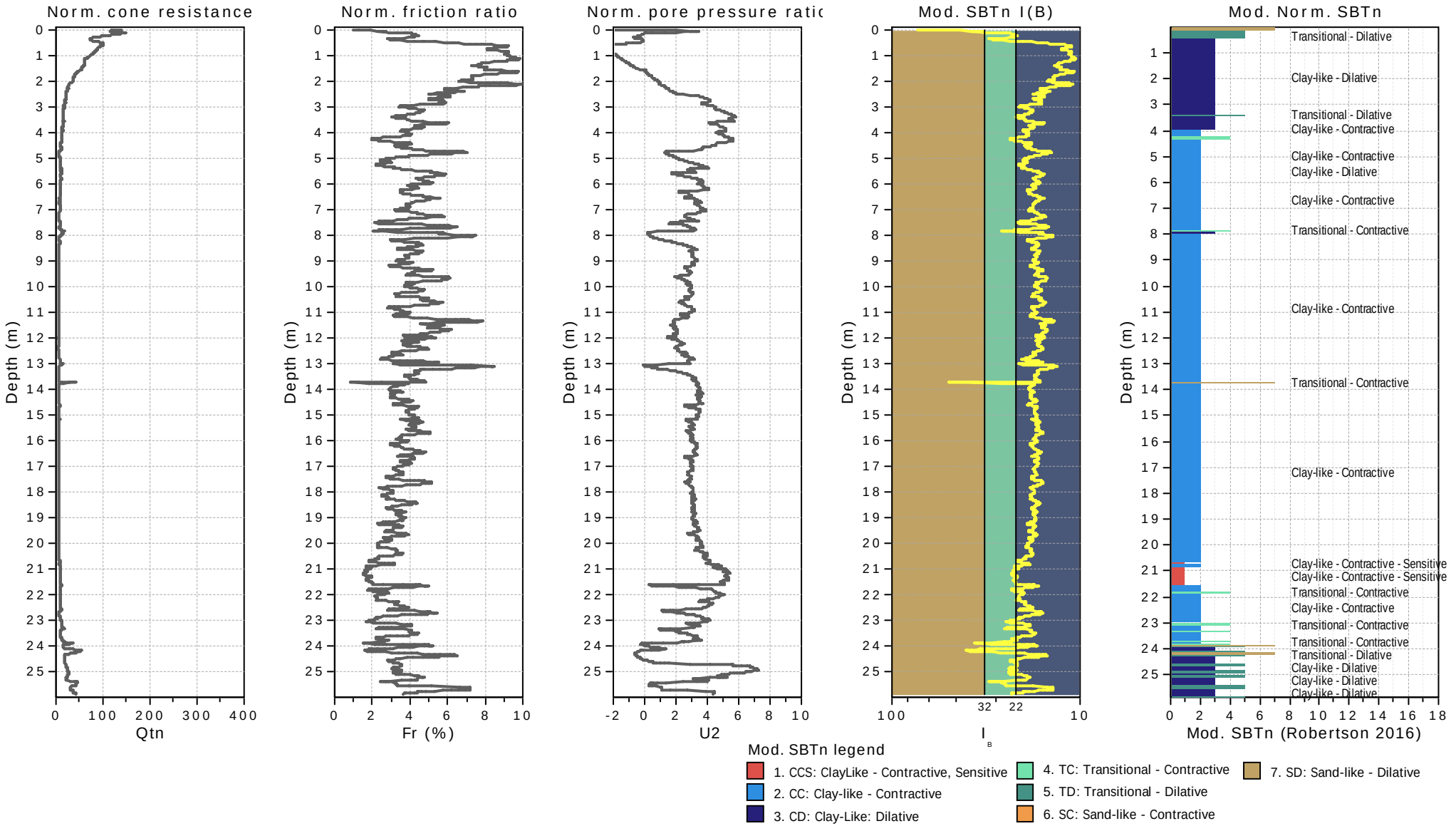
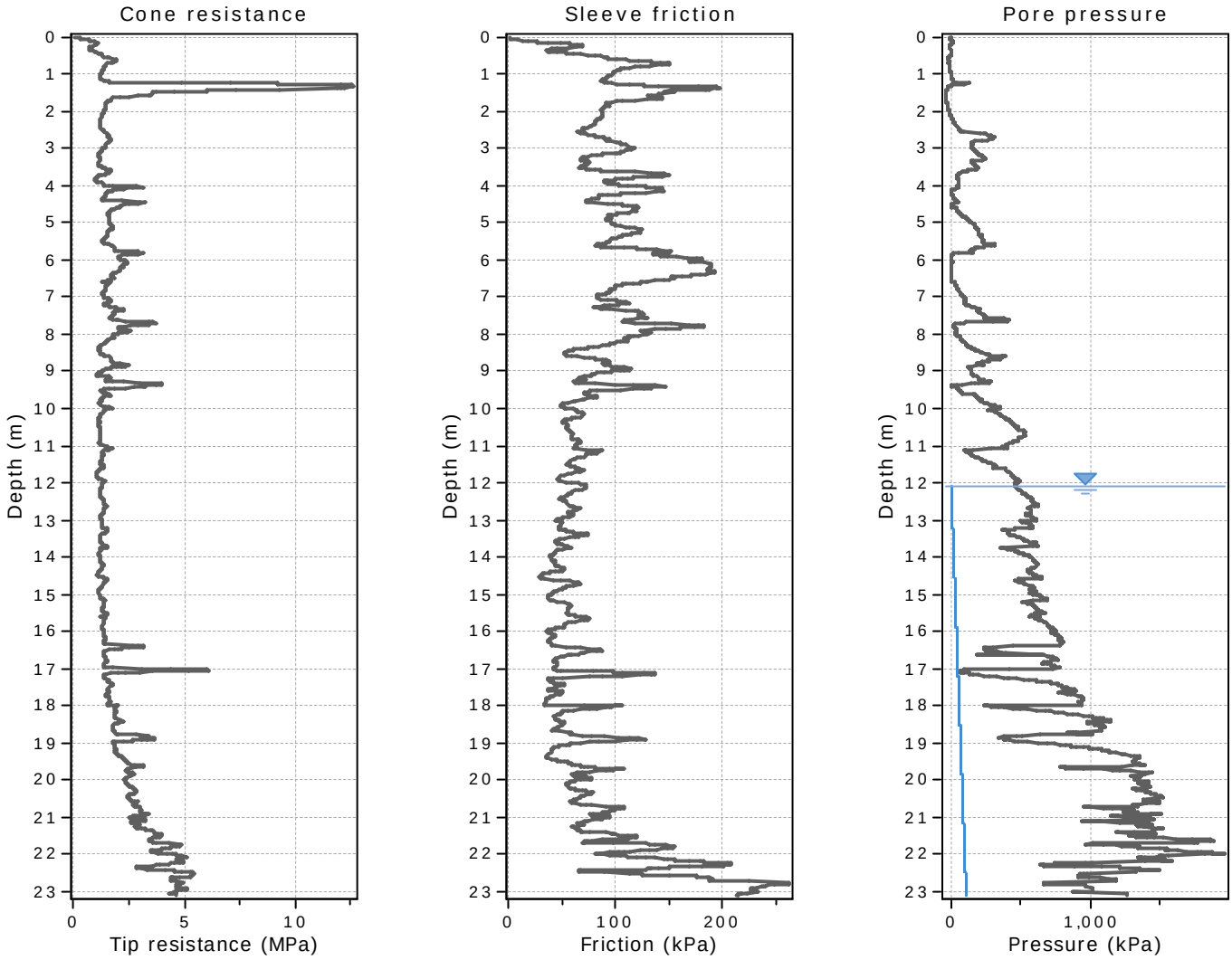
Total depth: 25.87 m, Date: 3/06/2025
Surface Elevation: 32.40 m
Coords: X:1698038.50, Y:6107358.10
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula

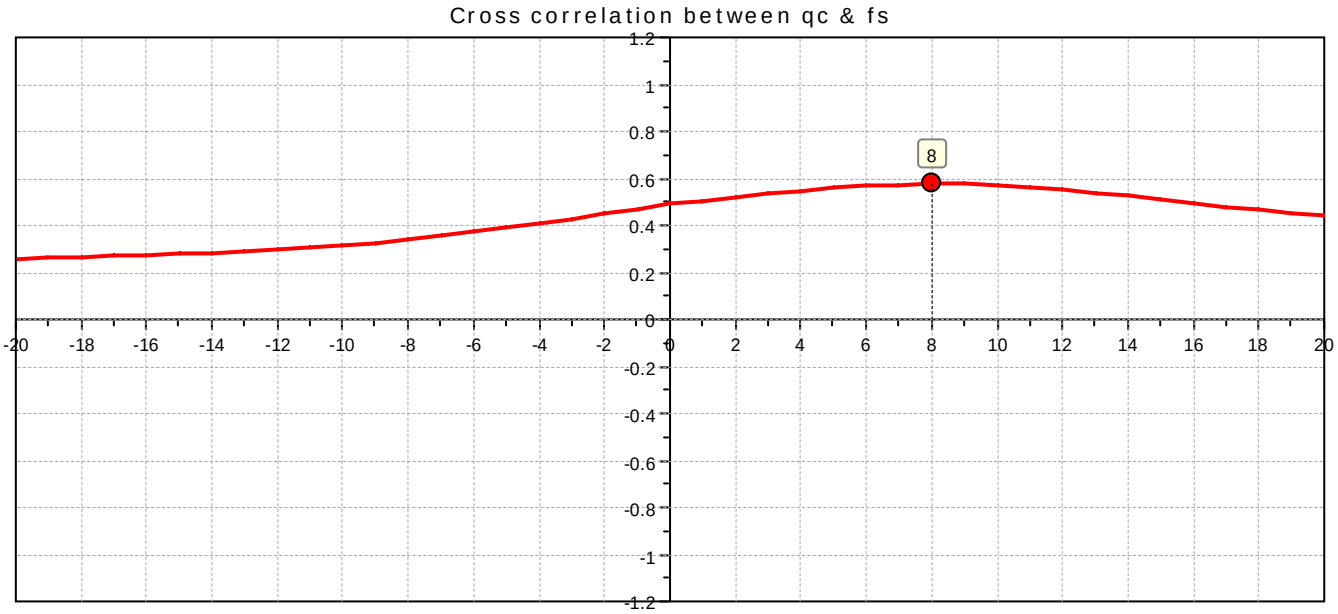


CPT: CPT02
Total depth: 23.11 m, Date: 3/06/2025
Surface Elevation: 31.00 m
Coords: X:1698033.30, Y:6107339.90
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula

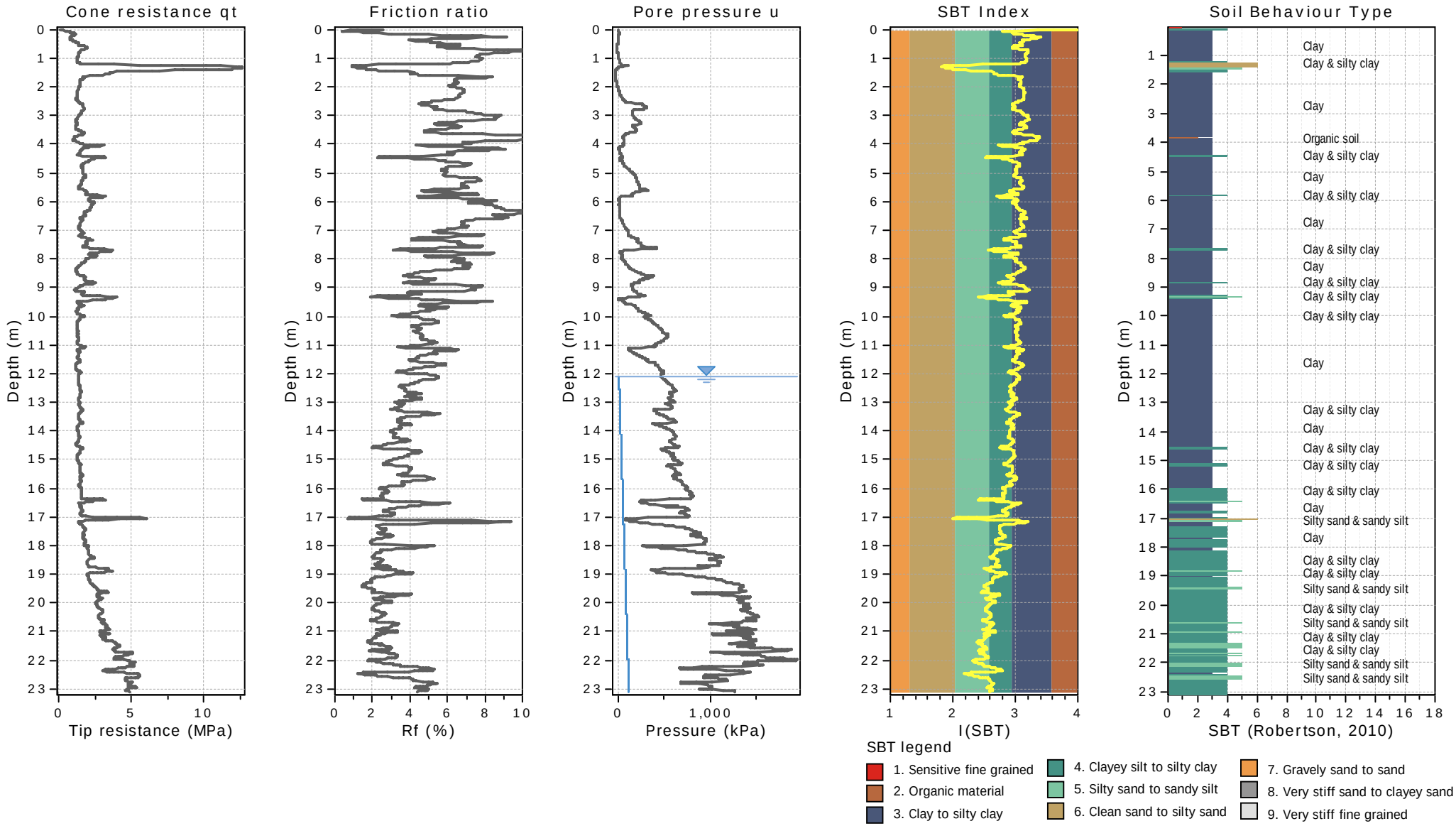


The plot below presents the cross correlation coeficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two sucessive CPT measurements).



CPT: CPT02
Total depth: 23.11 m, Date: 3/06/2025
Surface Elevation: 31.00 m
Coords: X:1698033.30, Y:6107339.90
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



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Coords: X:1698033.30, Y:6107339.90
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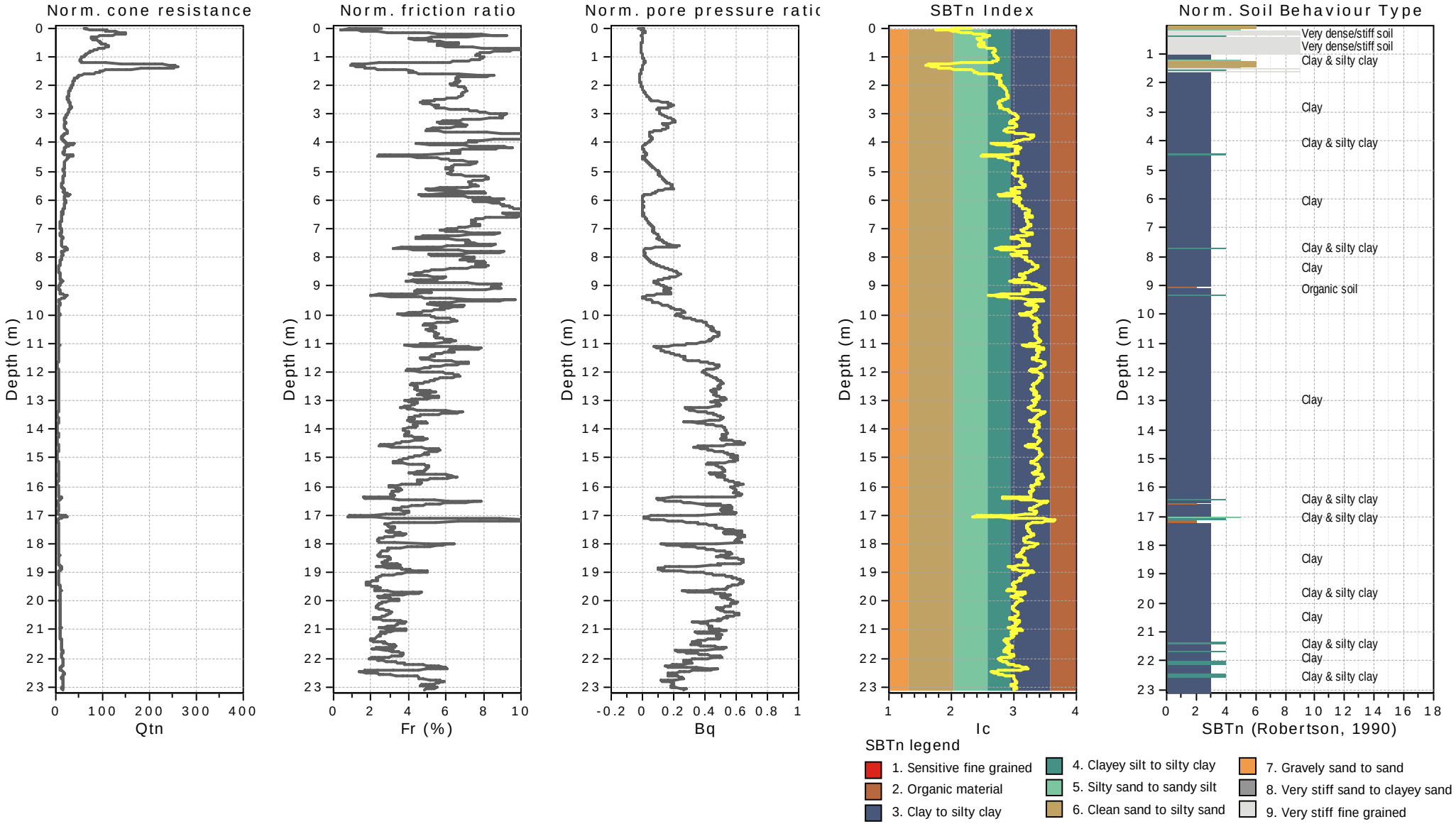
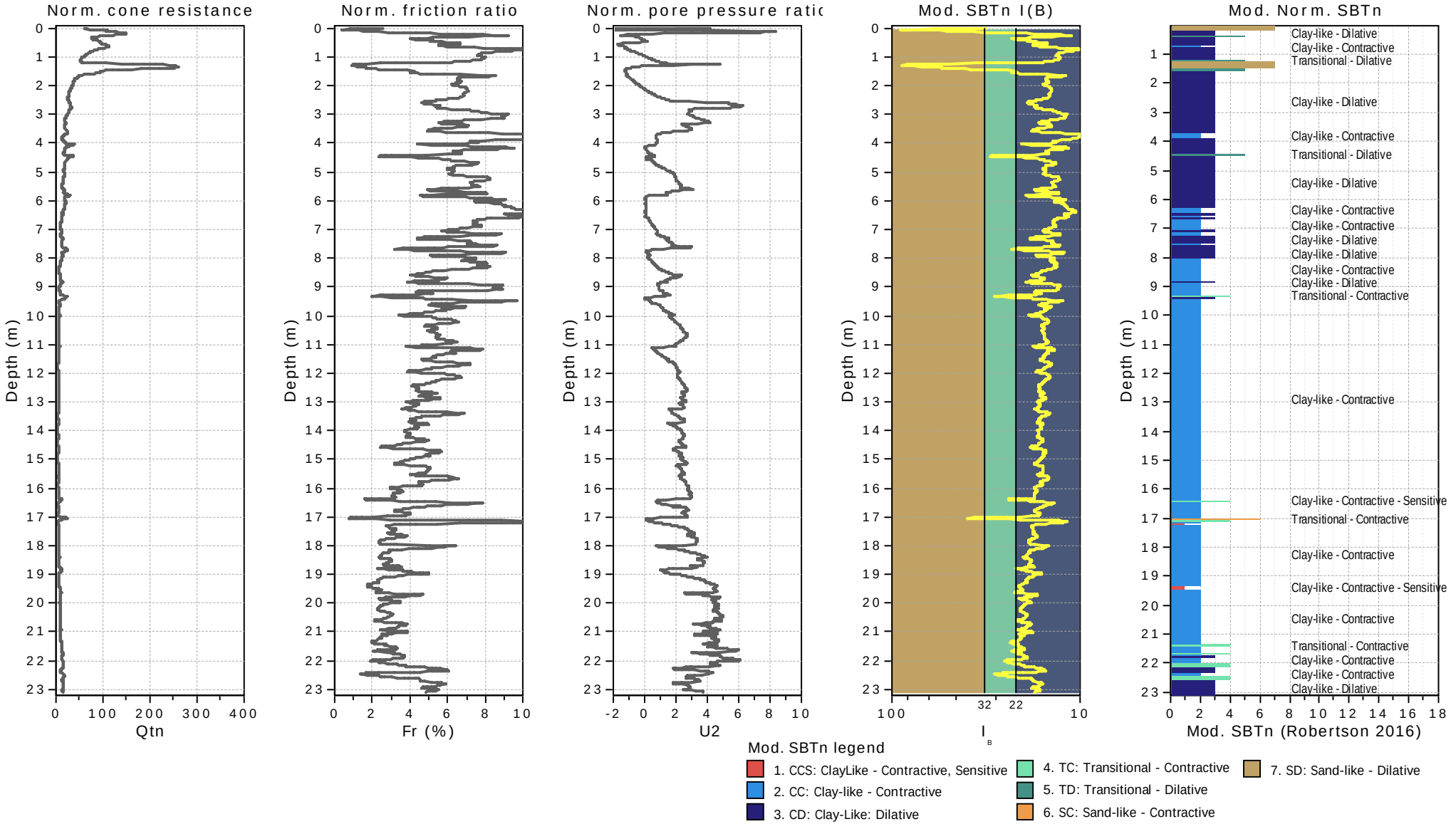
Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



CPT: CPT02
Total depth: 23.11 m, Date: 3/06/2025
Surface Elevation: 31.00 m
Coords: X:1698033.30, Y:6107339.90
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



CPT: CPT03
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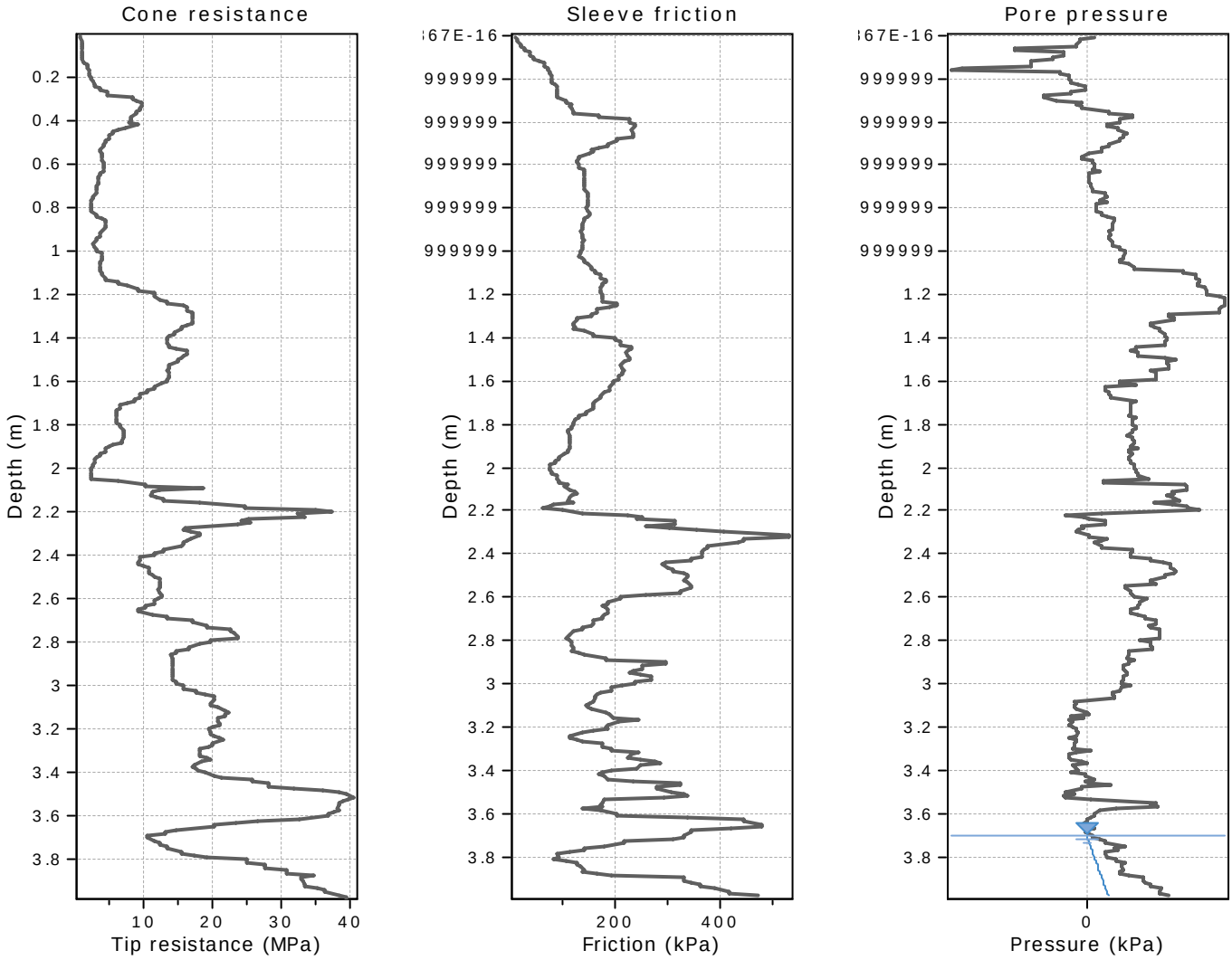
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



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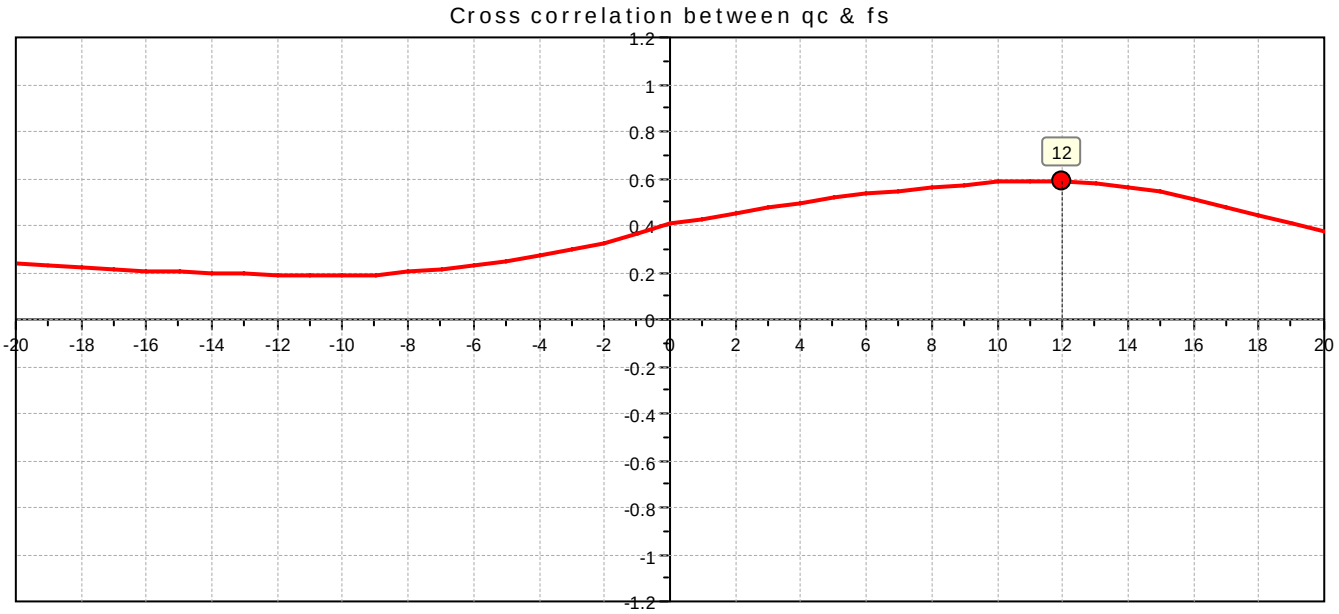

CPT: CPT03
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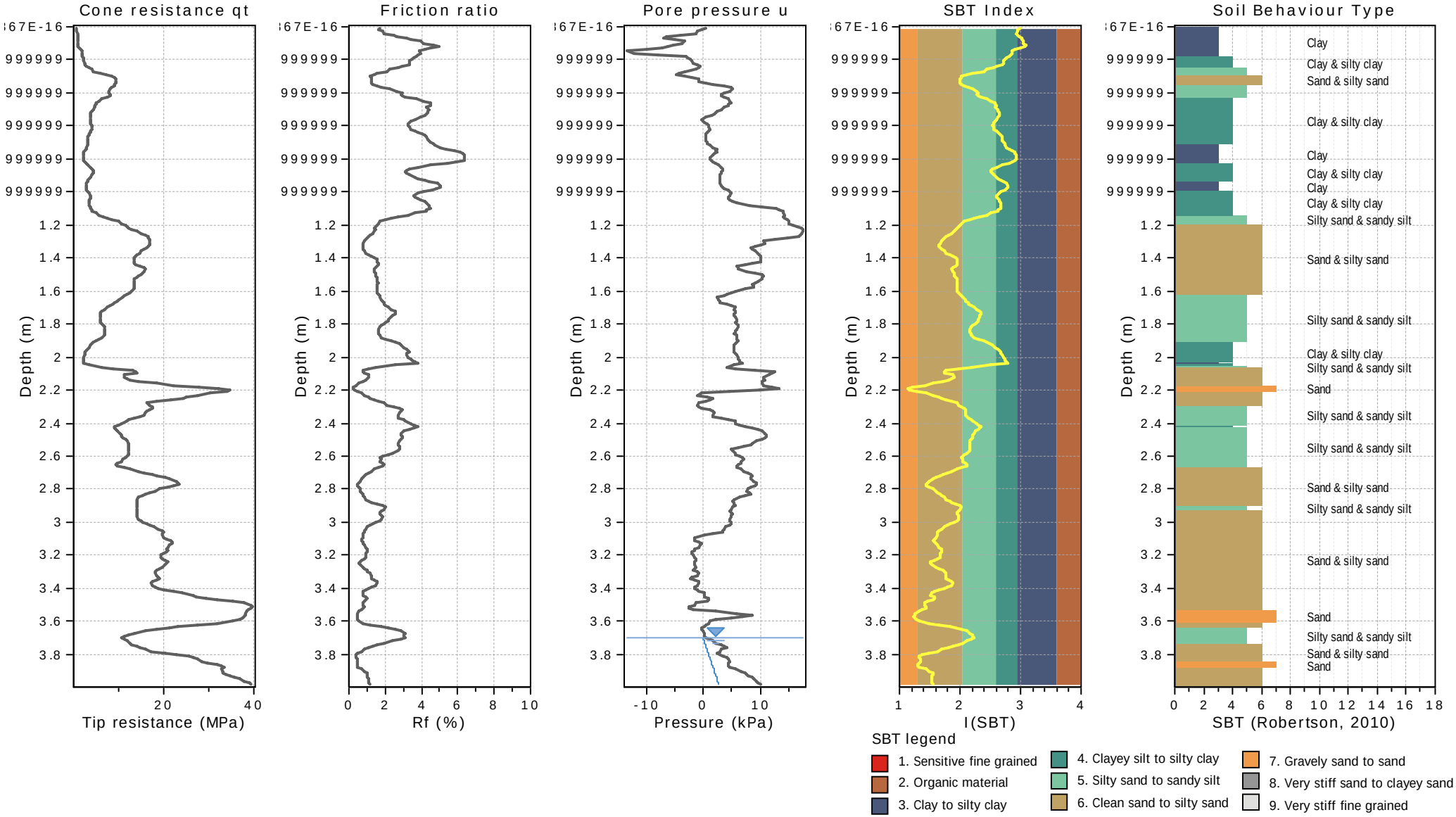
Surface Elevation: 30.00 m
Coords: X:1698031.30, Y:6107328.90
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



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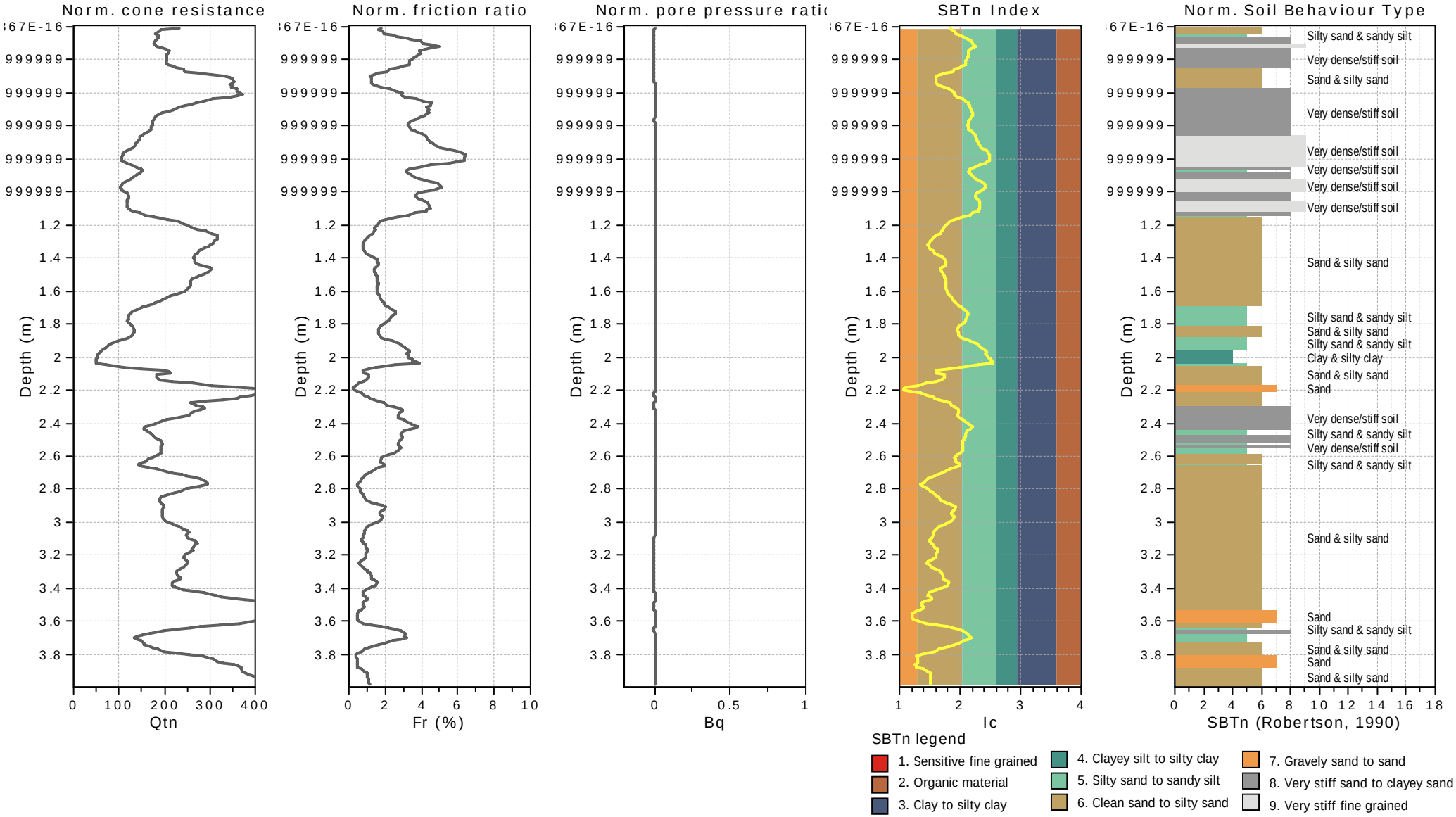
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



Northland Geotechnical Specialists

CPT: CPT03
Total depth: 3.98 m, Date: 3/06/2025
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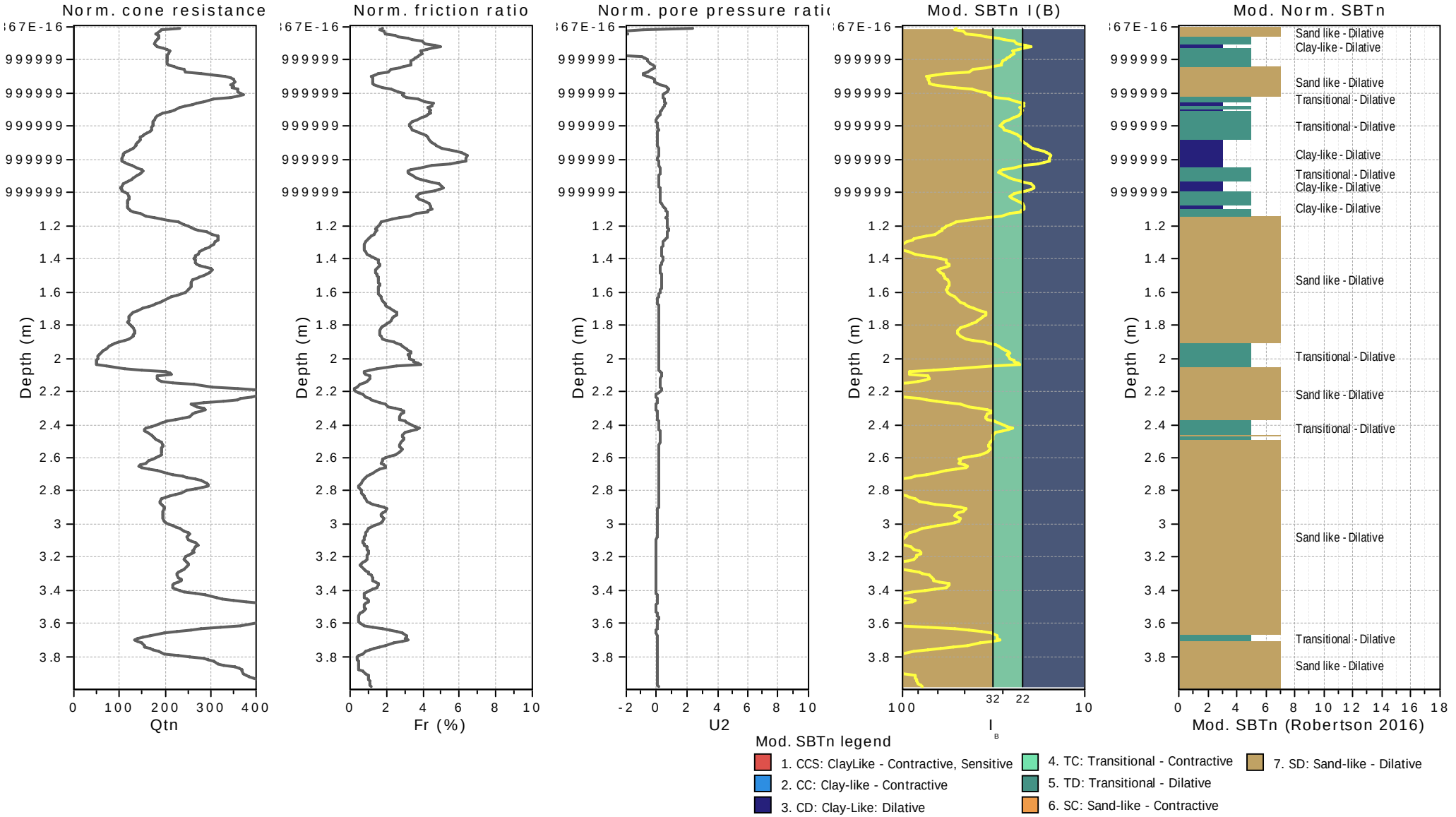
Coords: X:1698031.30, Y:6107328.90
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



CPT: CPT04
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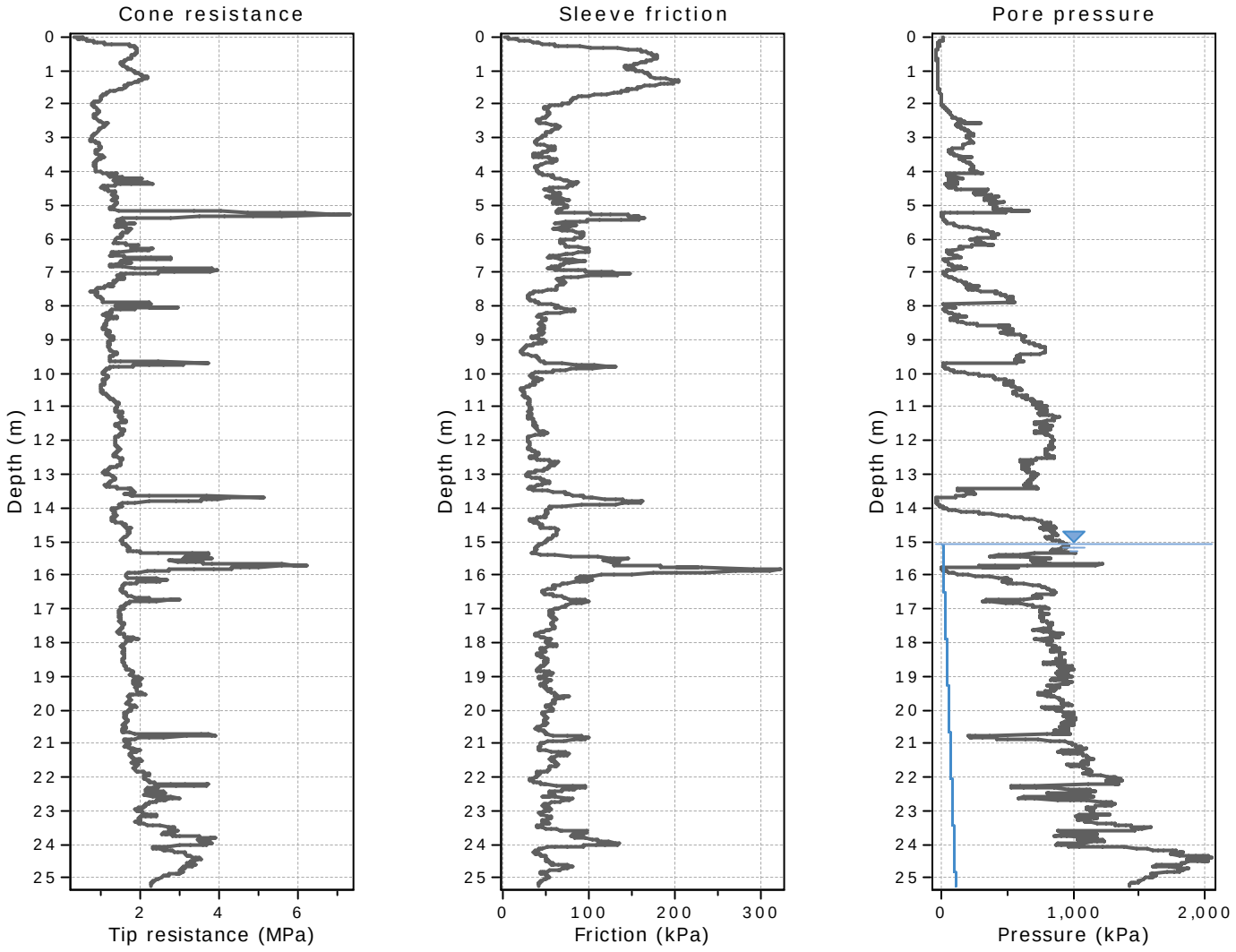
Surface Elevation: 29.30 m
Coords: X:1698013.60, Y:6107344.10
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



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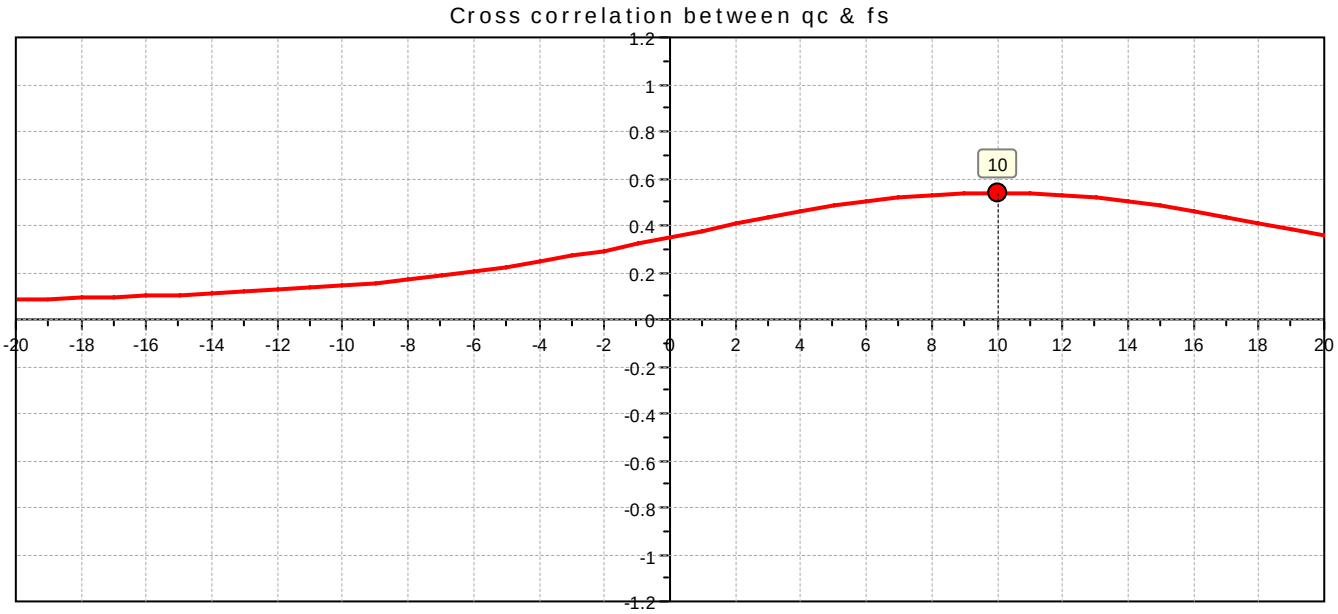

CPT: CPT04
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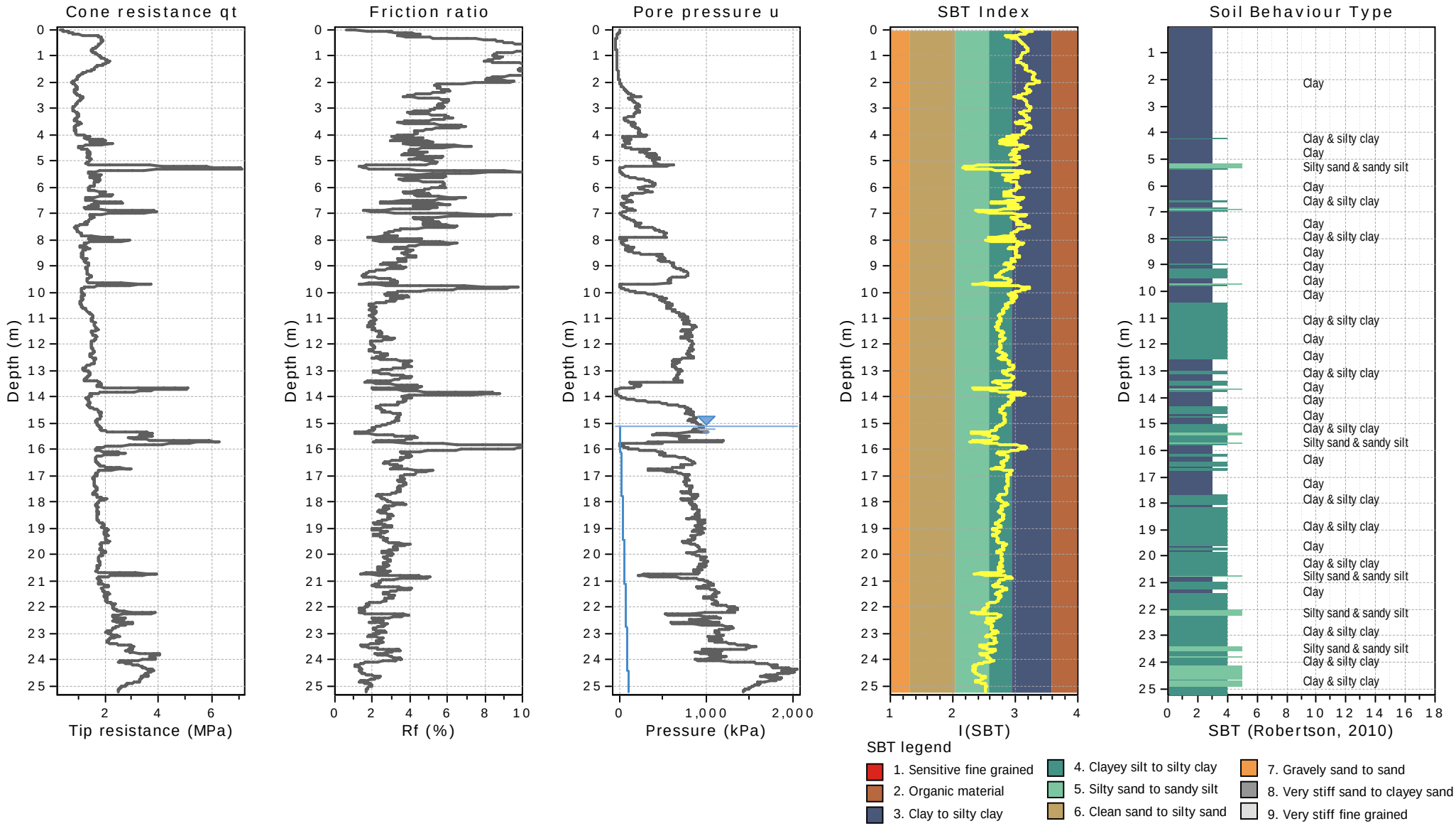
Surface Elevation: 29.30 m
Coords: X:1698013.60, Y:6107344.10
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



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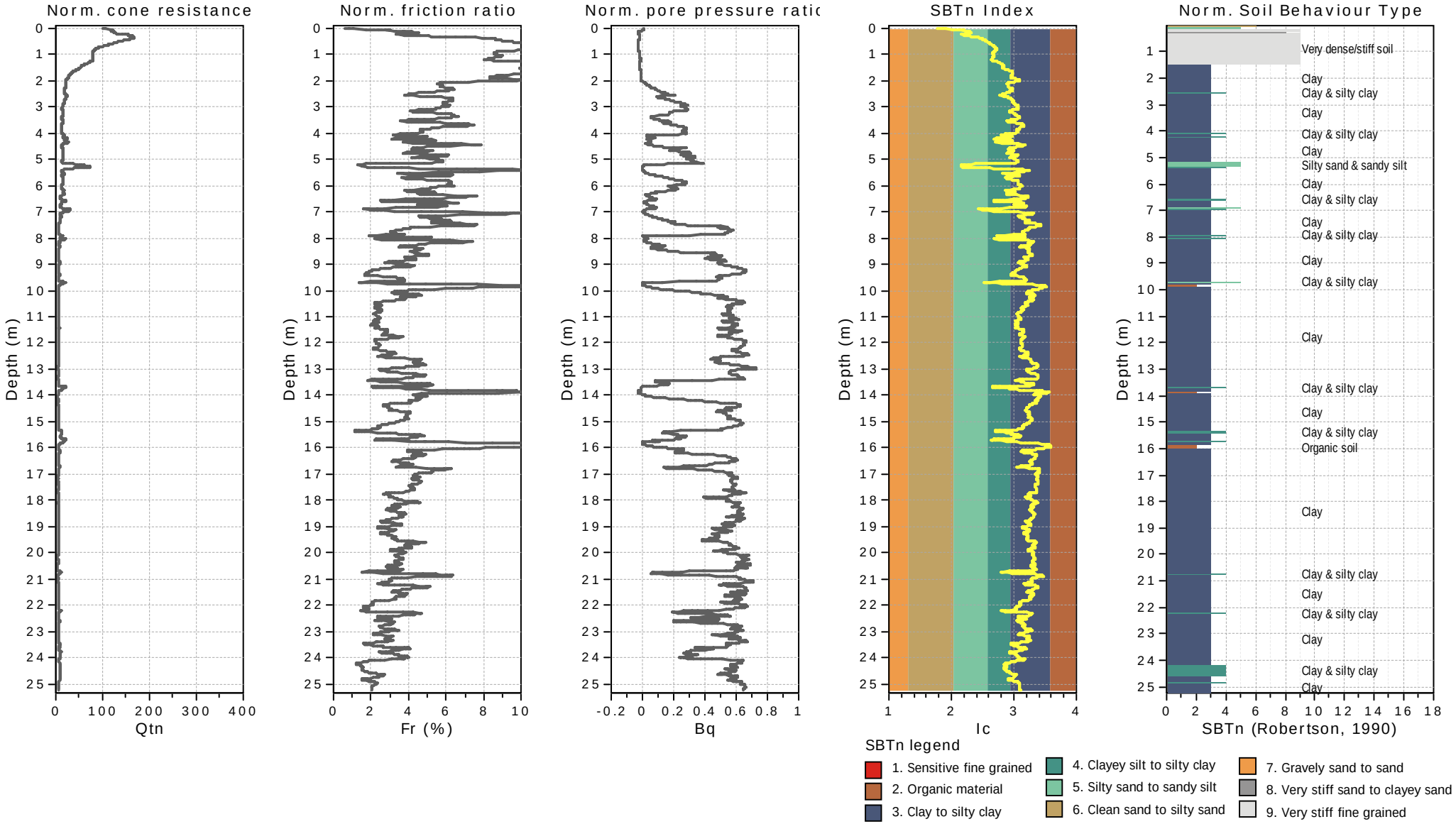
Surface Elevation: 29.30 m
Coords: X:1698013.60, Y:6107344.10
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



CPT: CPT04
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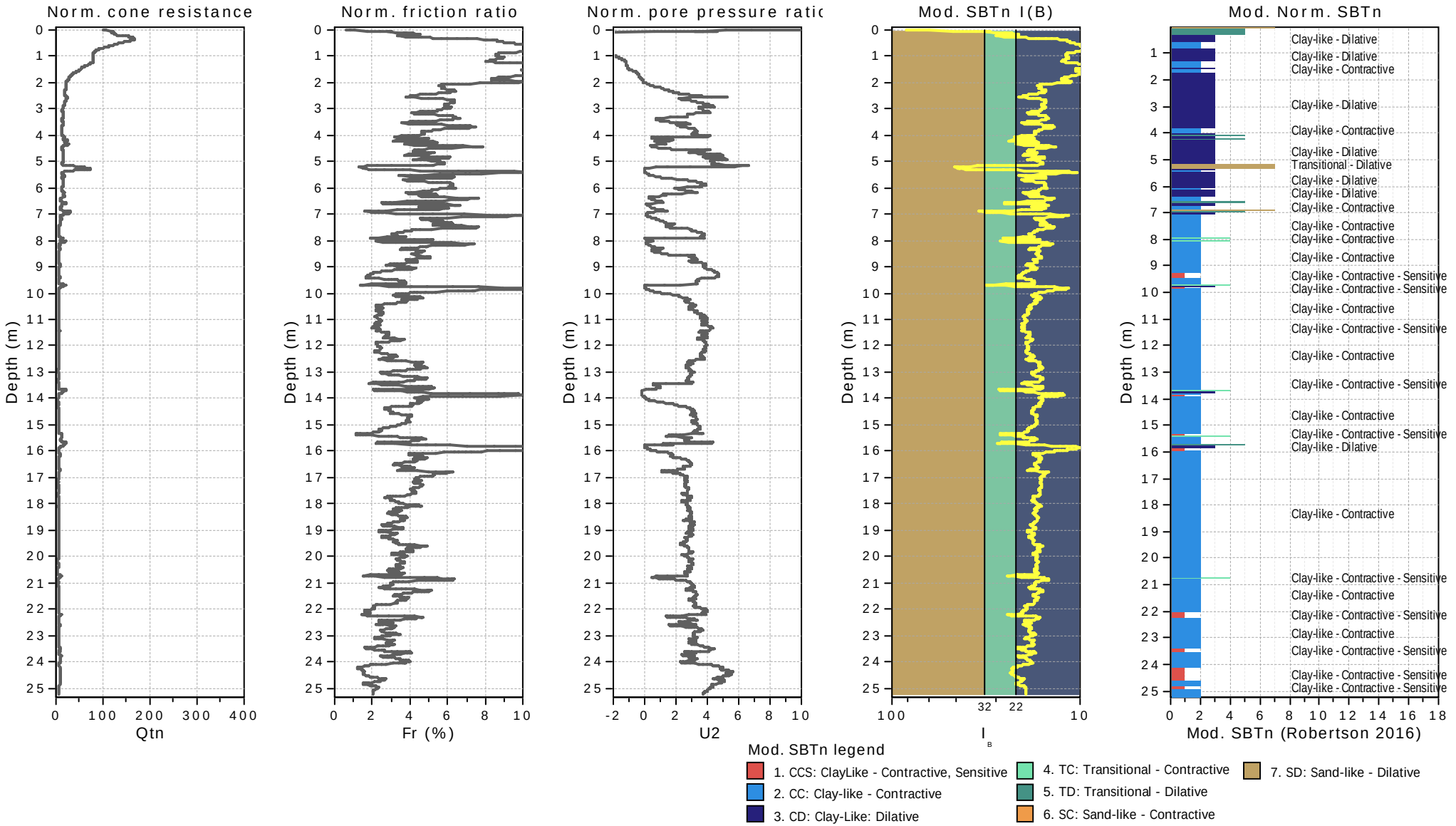
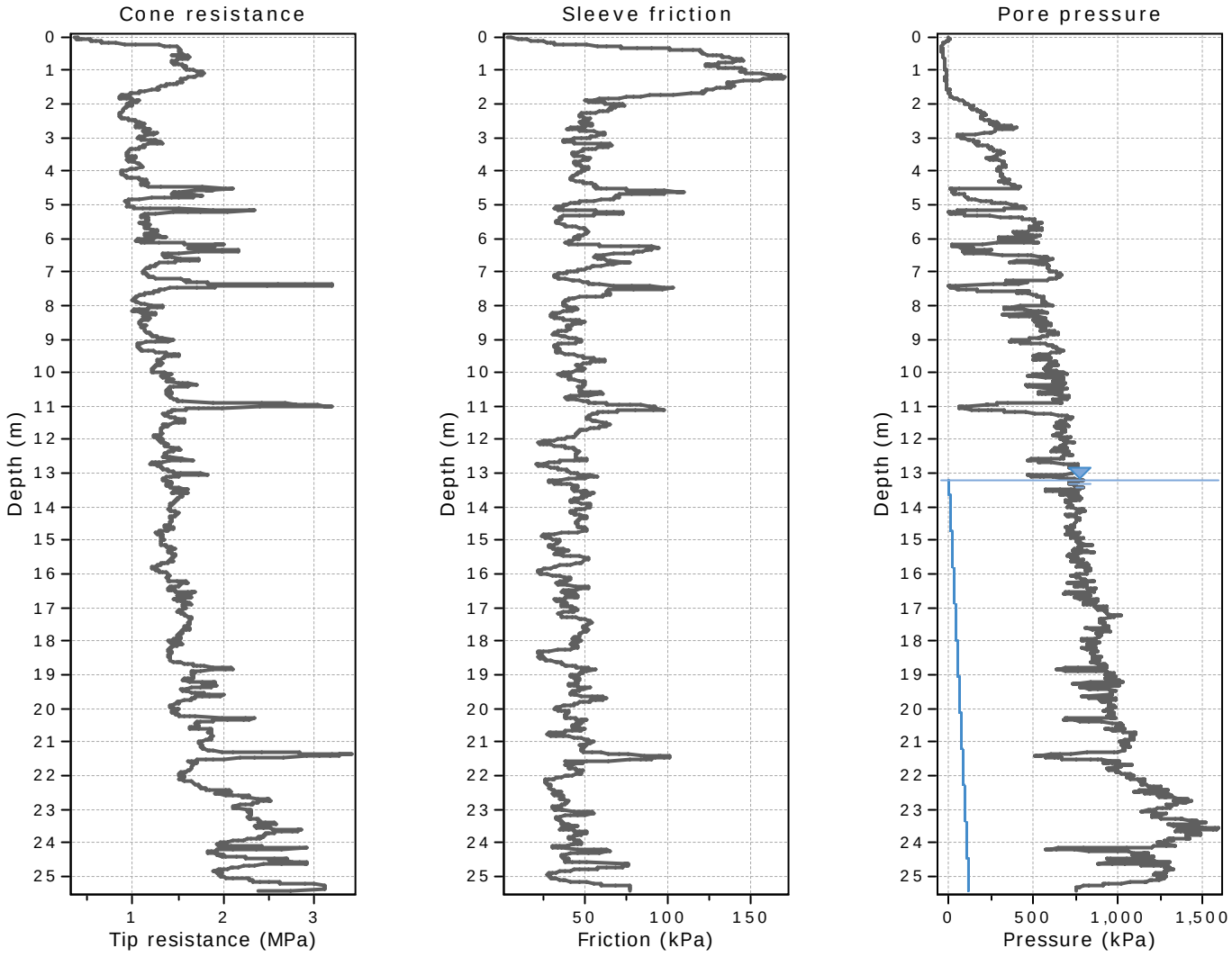
Surface Elevation: 29.30 m
Coords: X:1698013.60, Y:6107344.10
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula

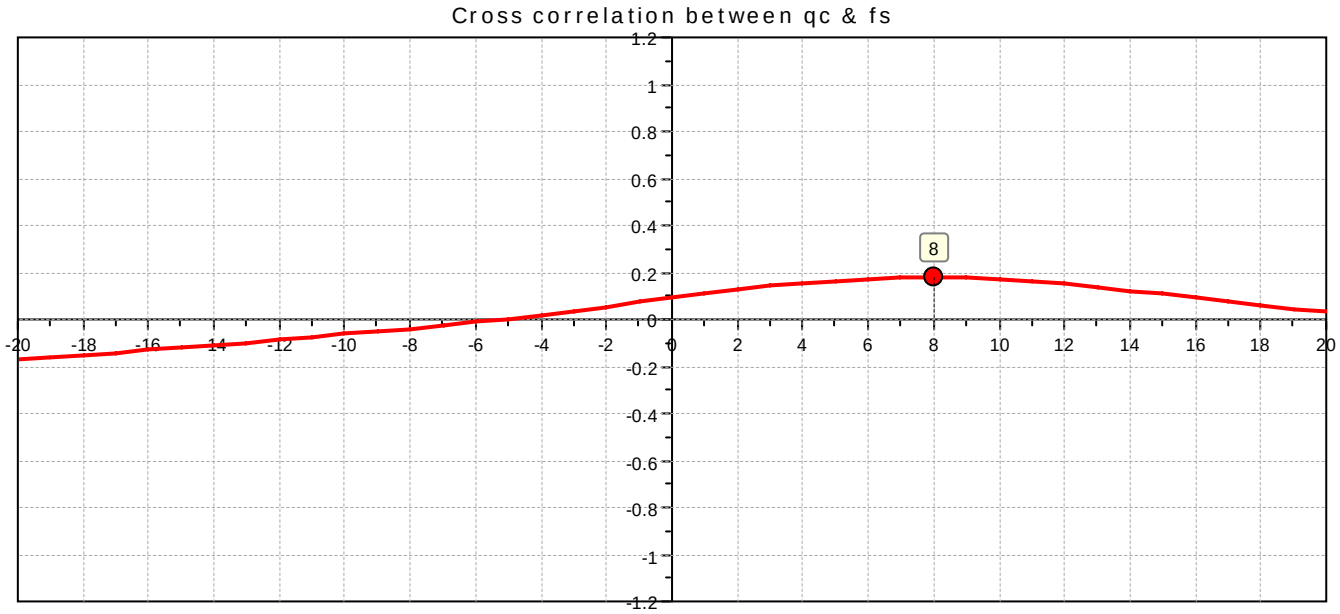


CPT: CPT05
Total depth: 25.44 m, Date: 3/06/2025
Surface Elevation: 27.50 m
Coords: X:1698007.70, Y:6107367.90
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula

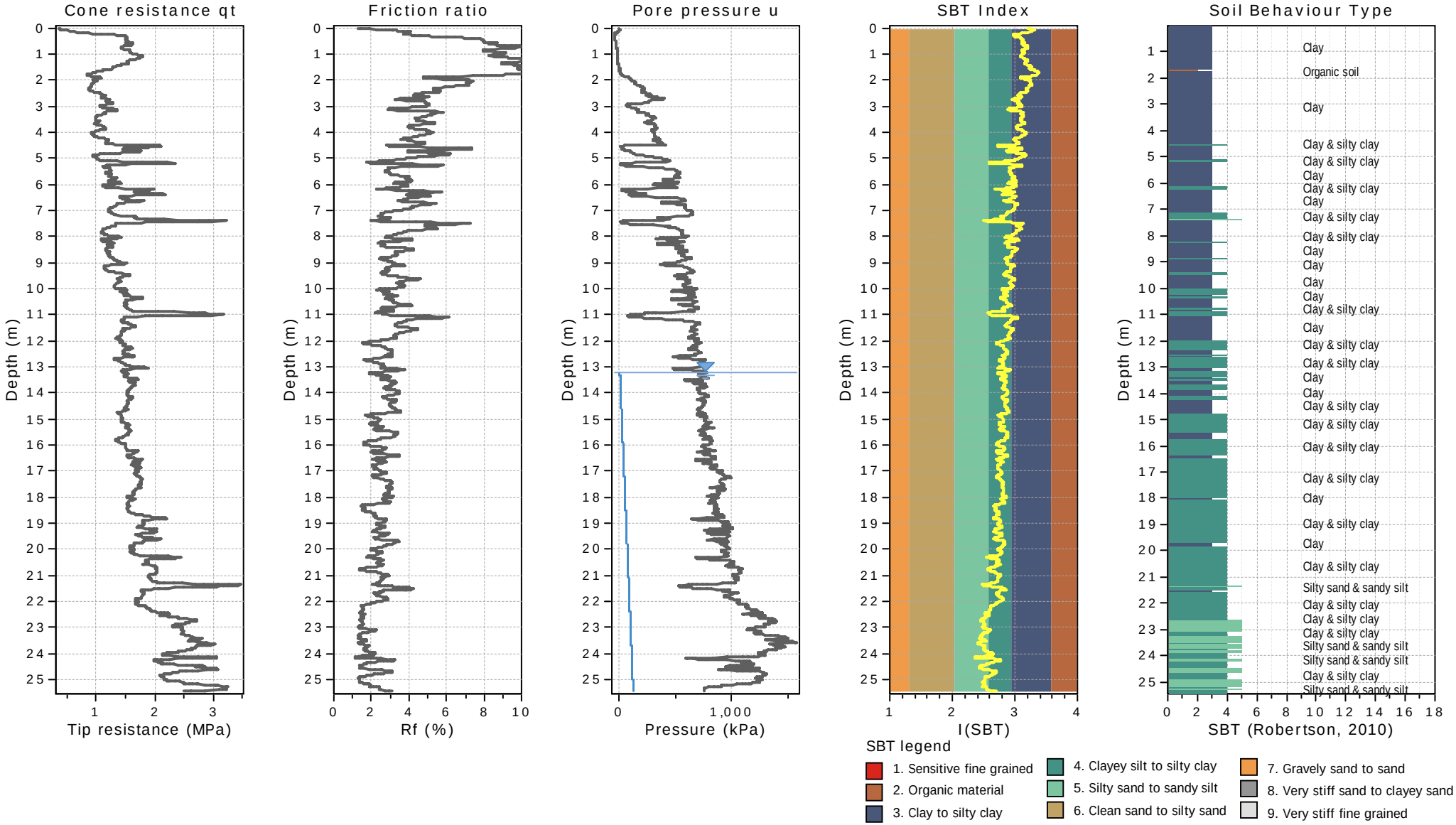


The plot below presents the cross correlation coeficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two sucessive CPT measurements).



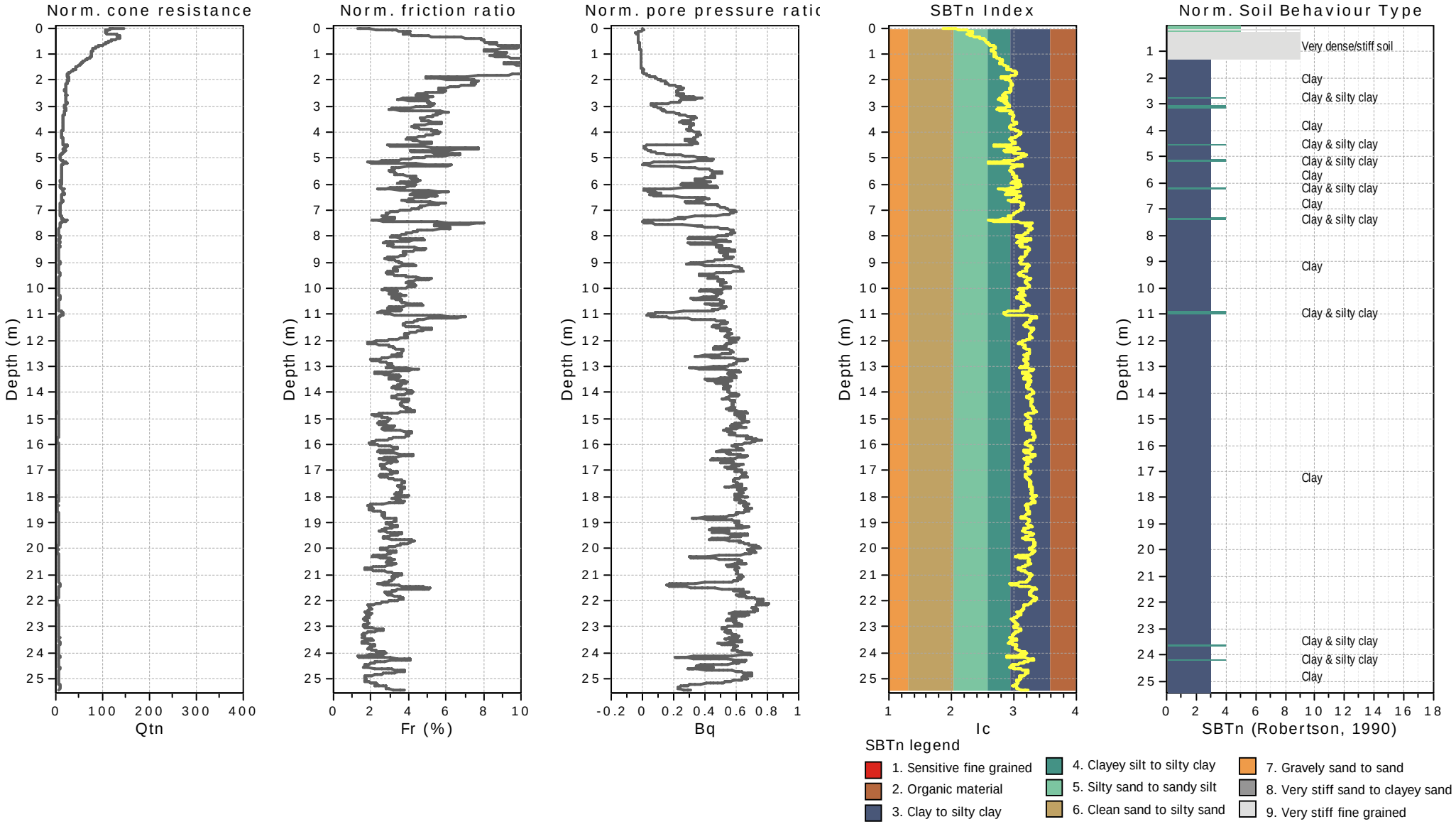
CPT: CPT05
Total depth: 25.44 m, Date: 3/06/2025
Surface Elevation: 27.50 m
Coords: X:1698007.70, Y:6107367.90
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



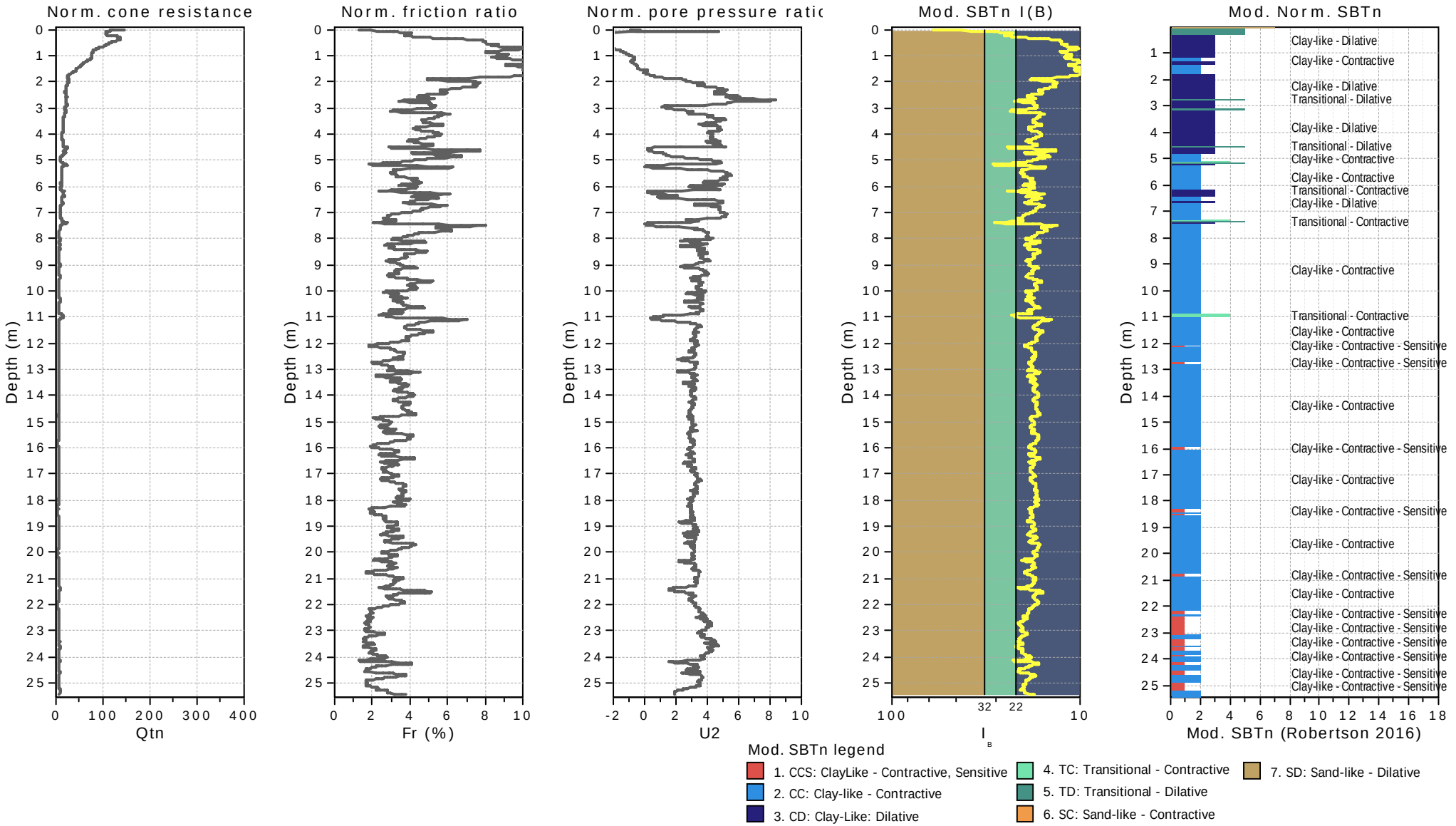
CPT: CPT05
Total depth: 25.44 m, Date: 3/06/2025
Surface Elevation: 27.50 m
Coords: X:1698007.70, Y:6107367.90
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



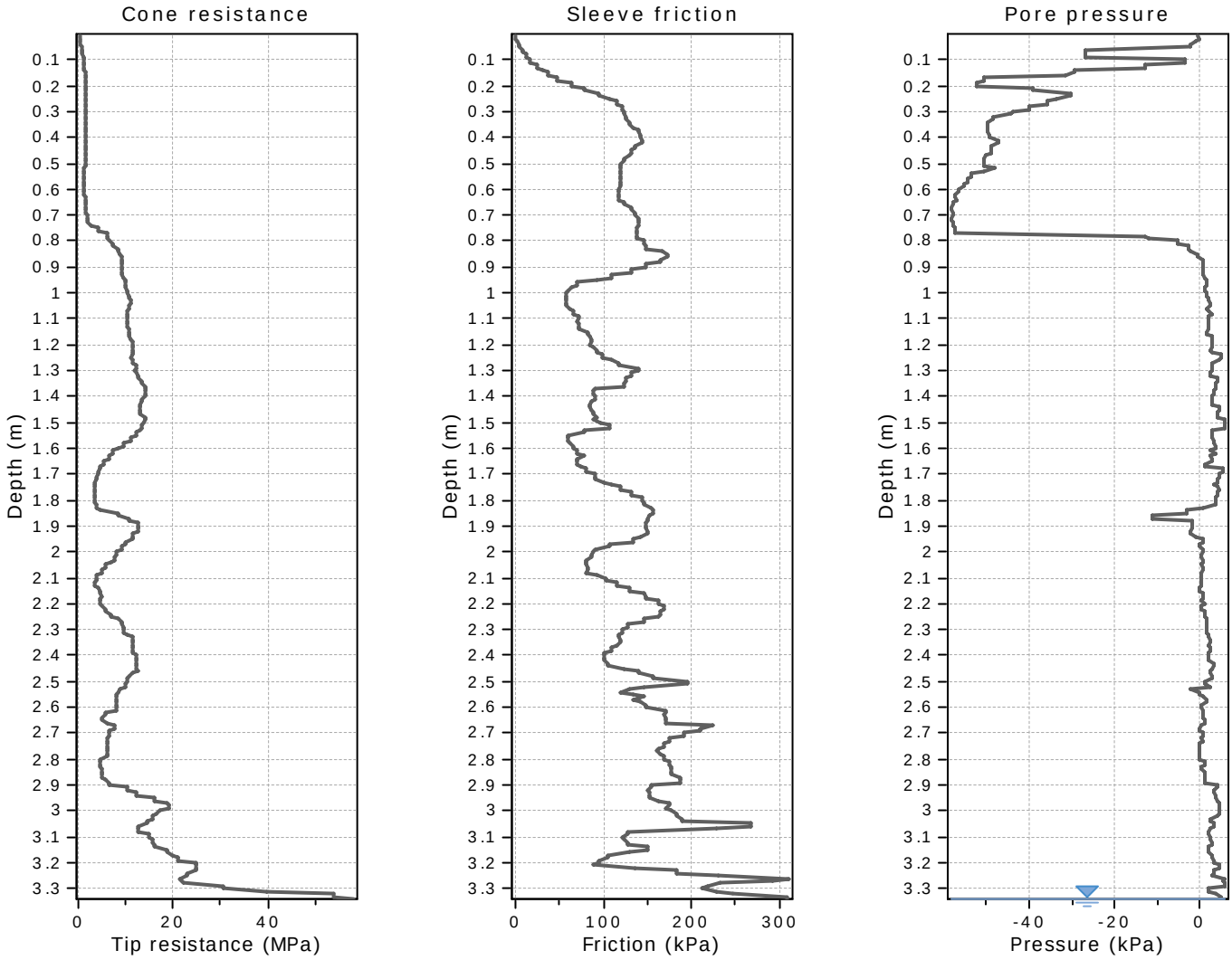
CPT: CPT05
Total depth: 25.44 m, Date: 3/06/2025
Surface Elevation: 27.50 m
Coords: X:1698007.70, Y:6107367.90
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula

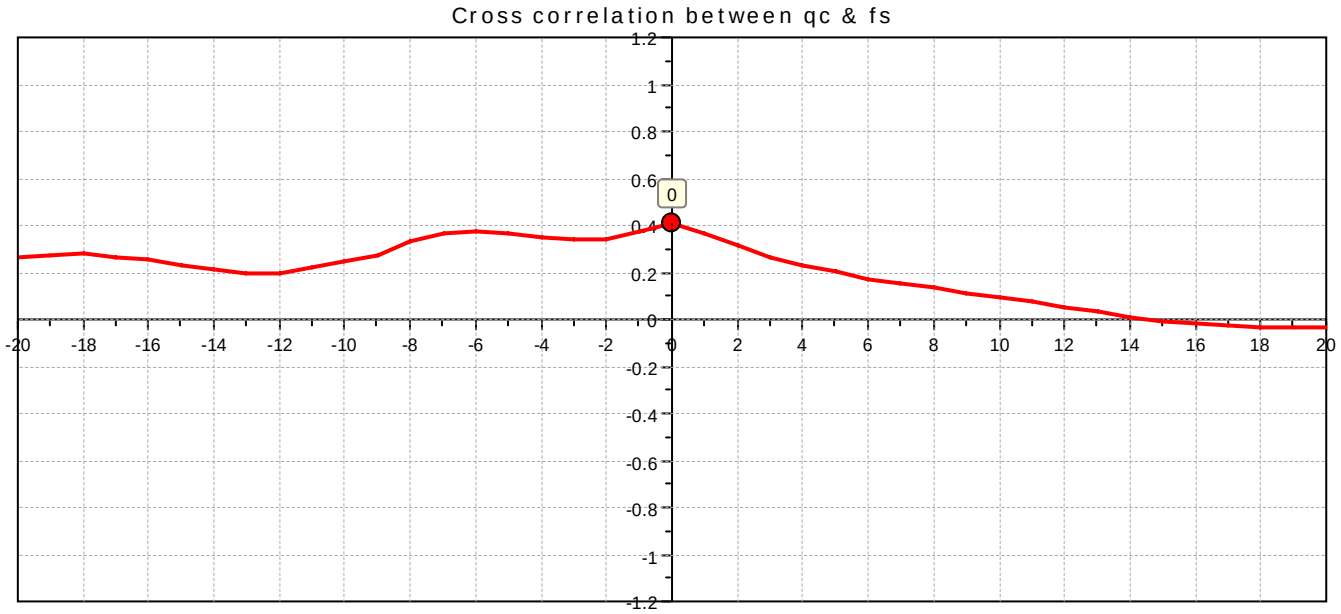


CPT: CPT06
Total depth: 3.34 m, Date: 3/06/2025
Surface Elevation: 30.50 m
Coords: X:1698032.00, Y:6107334.50
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula

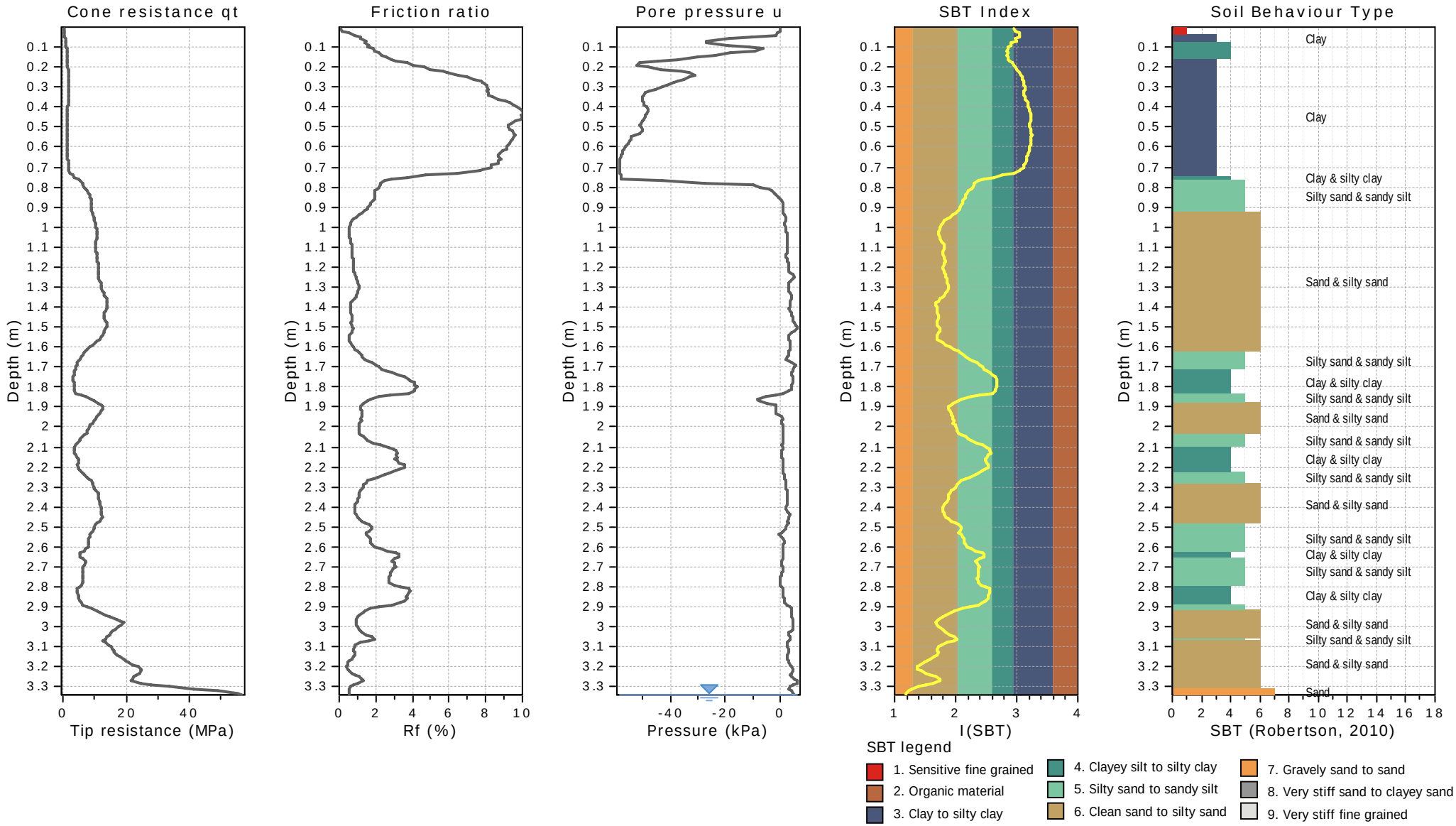


The plot below presents the cross correlation coeficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two sucessive CPT measurements).



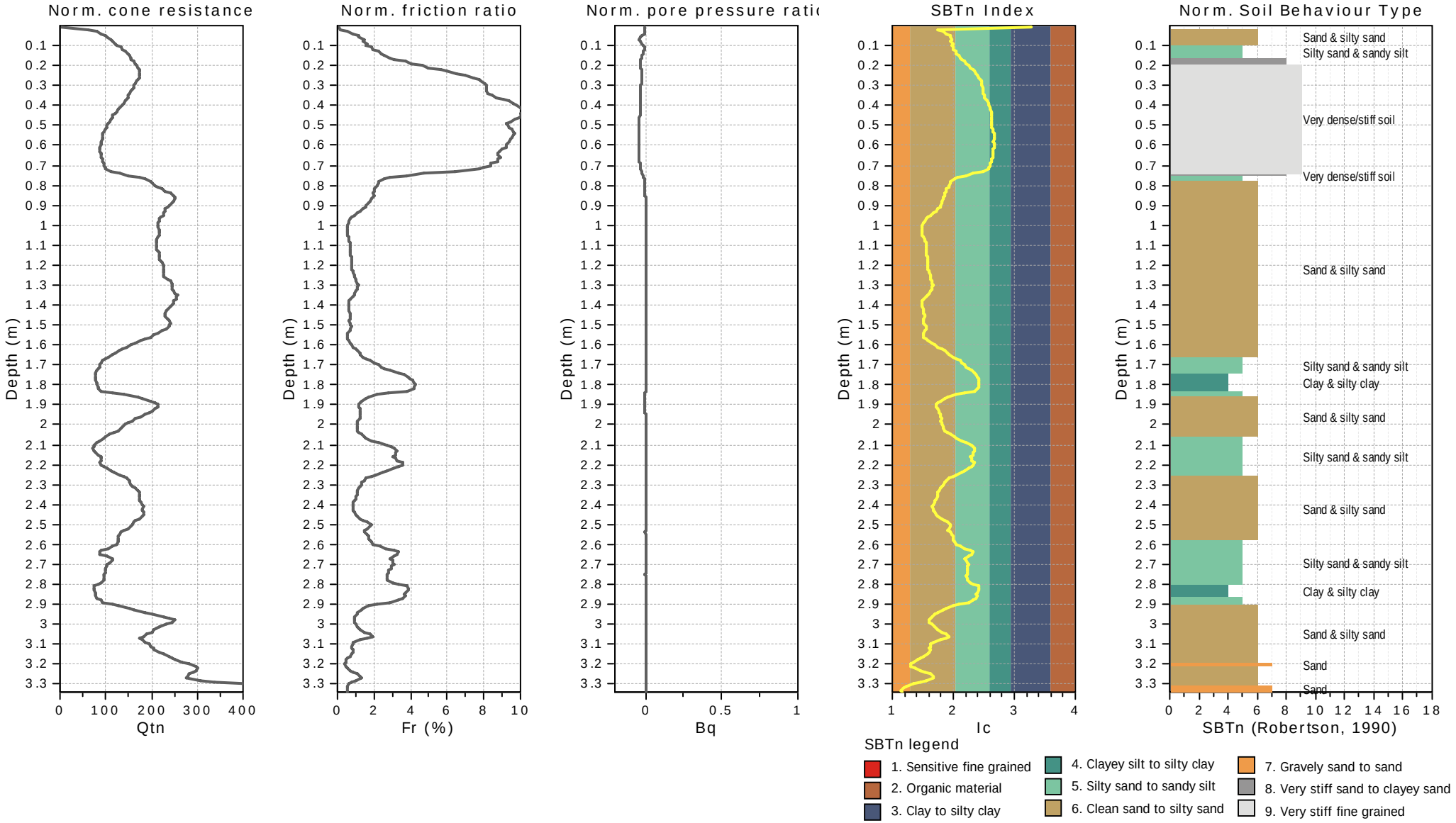
CPT: CPT06
Total depth: 3.34 m, Date: 3/06/2025
Surface Elevation: 30.50 m
Coords: X:1698032.00, Y:6107334.50
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



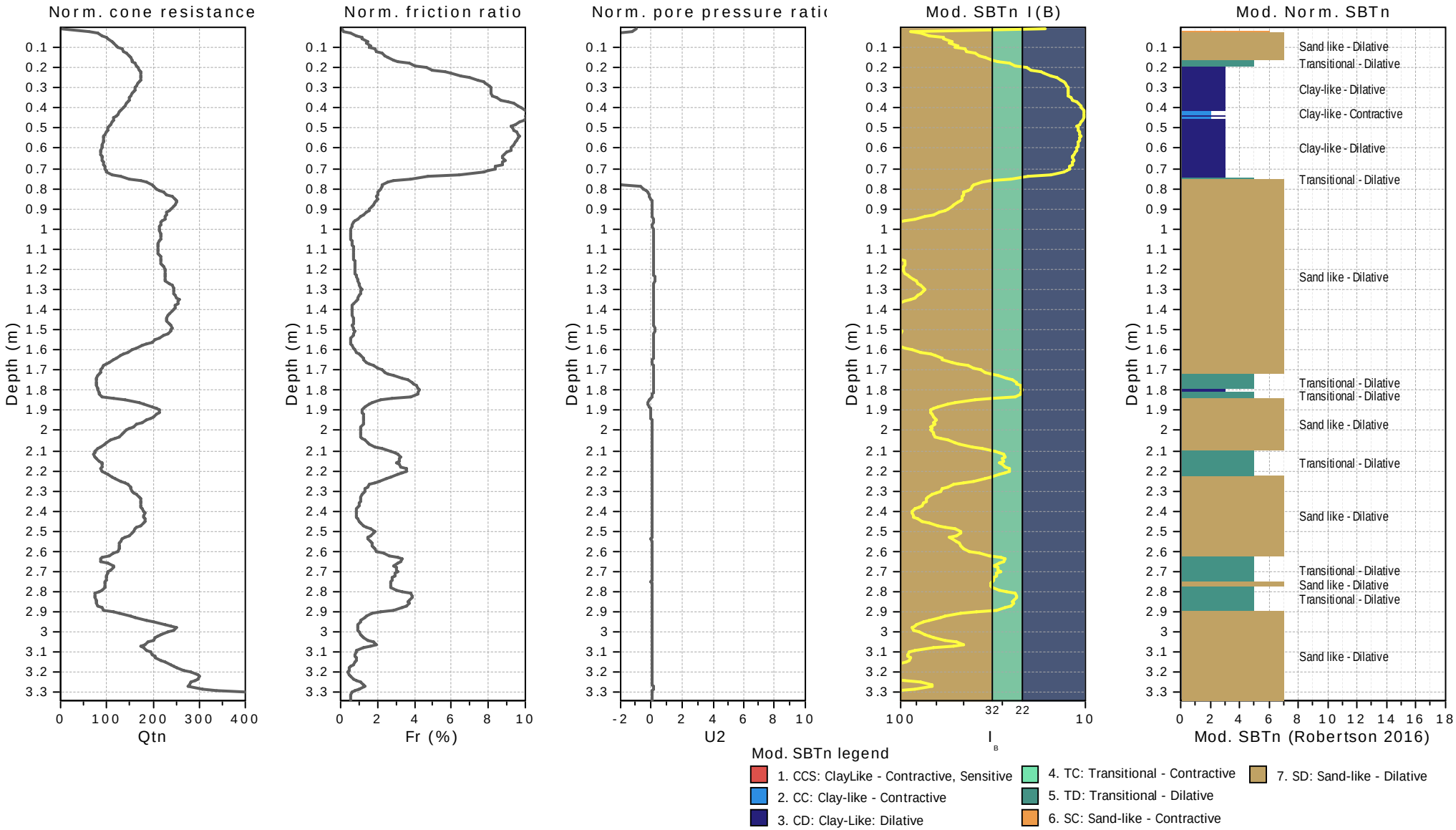
CPT: CPT06
Total depth: 3.34 m, Date: 3/06/2025
Surface Elevation: 30.50 m
Coords: X:1698032.00, Y:6107334.50
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

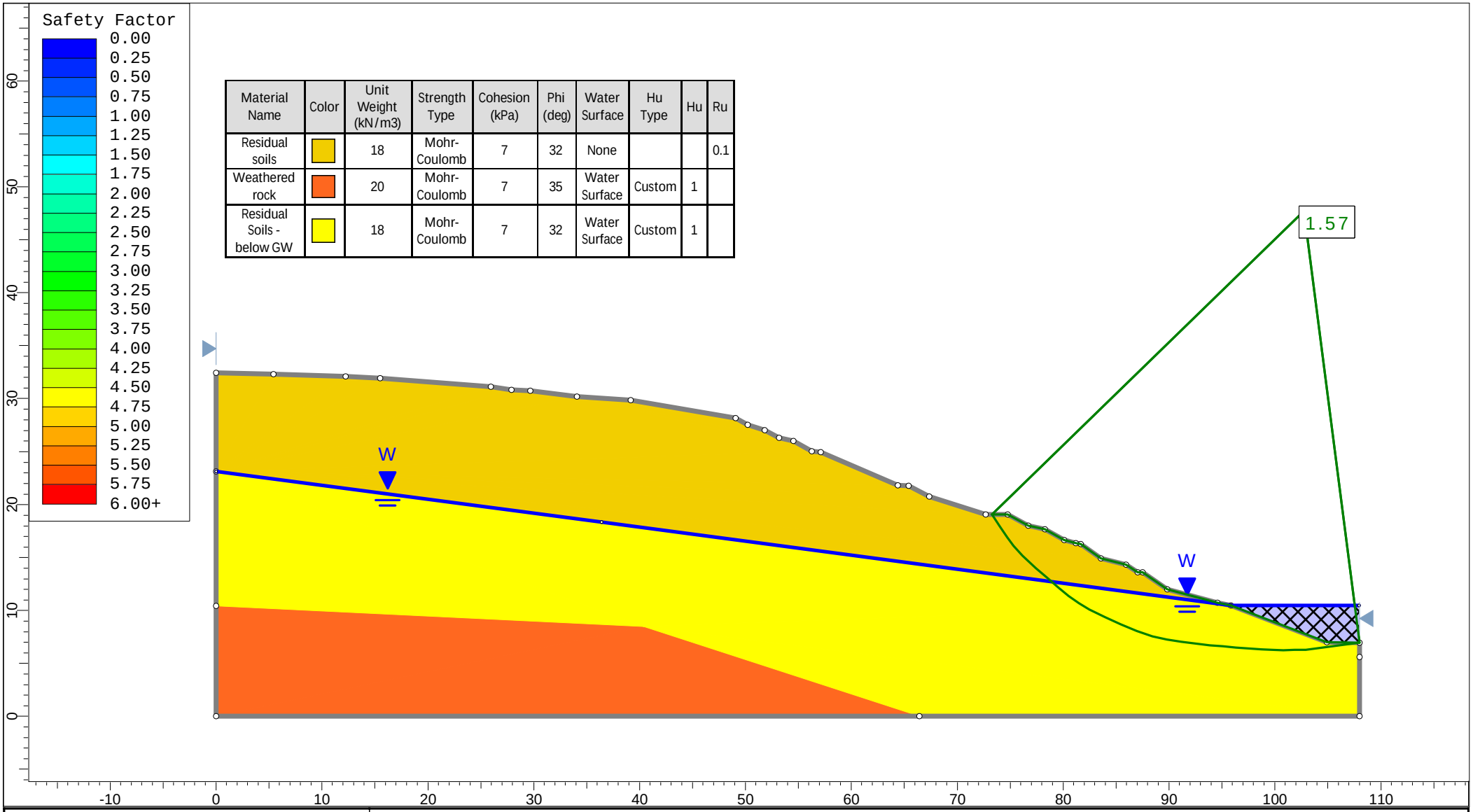
Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



CPT: CPT06
Total depth: 3.34 m, Date: 3/06/2025
Surface Elevation: 30.50 m
Coords: X:1698032.00, Y:6107334.50
Cone Type: Nova Cone 100MPa
Cone Operator: Craig - Underground Investigation

Project: The Landing - Lot 2
Location: 609 Rangihoua Road, Te Tii, Purerua Peninsula



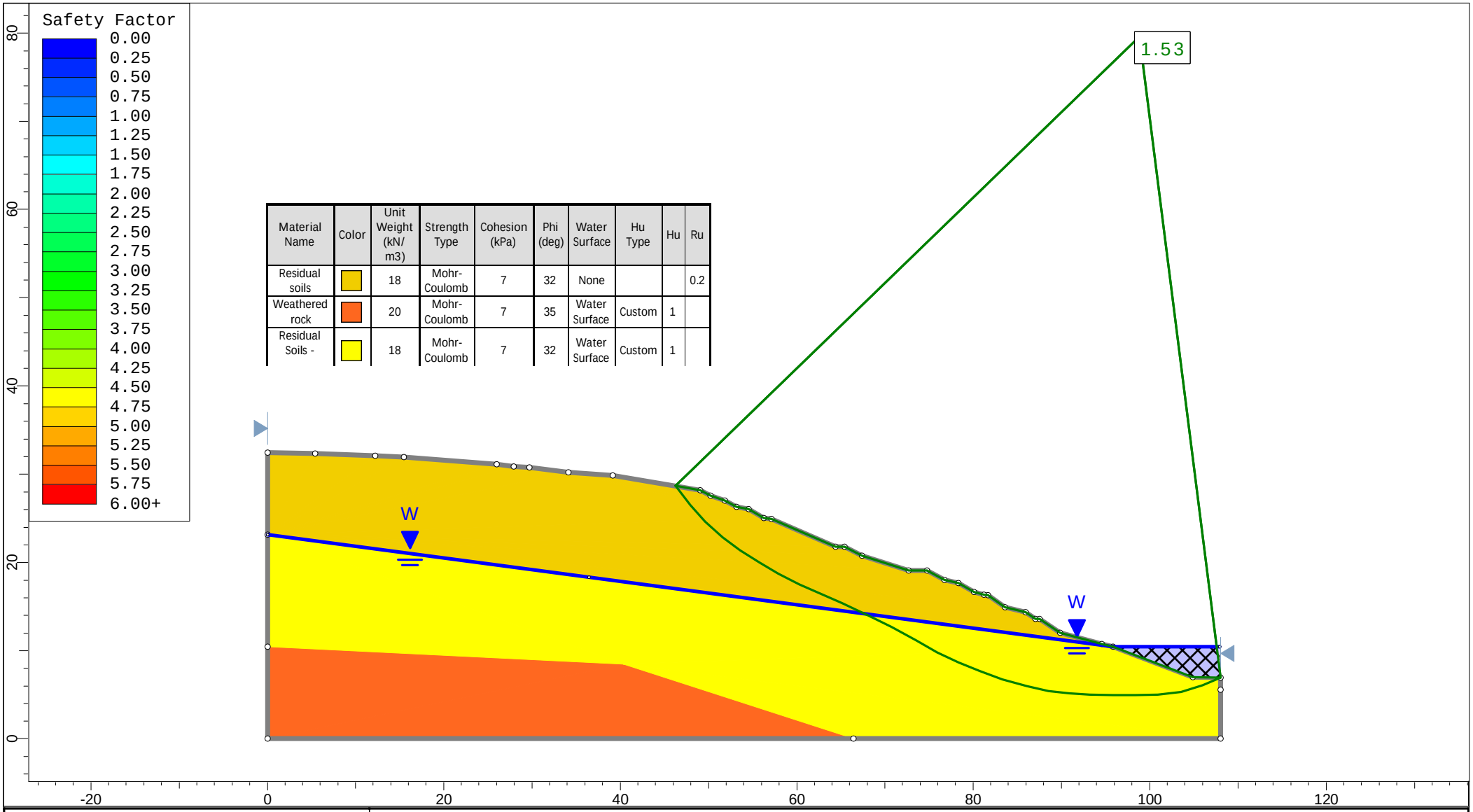


Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type	Hu	Ru
Residual soils		18	Mohr-Coulomb	7	32	None			0.1
Weathered rock		20	Mohr-Coulomb	7	35	Water Surface	Custom	1	
Residual Soils - below GW		18	Mohr-Coulomb	7	32	Water Surface	Custom	1	

Northland Geotechnical Specialists

SLIDEINTERPRET 9.027

Project	The Landing		
Group	Existing slope	*Scenario*	DGW
Drawn By	RB	*Scale*	1:500
Company	NGS		
Date	30/06/2025	*File Name*	Section A_DB.slmd

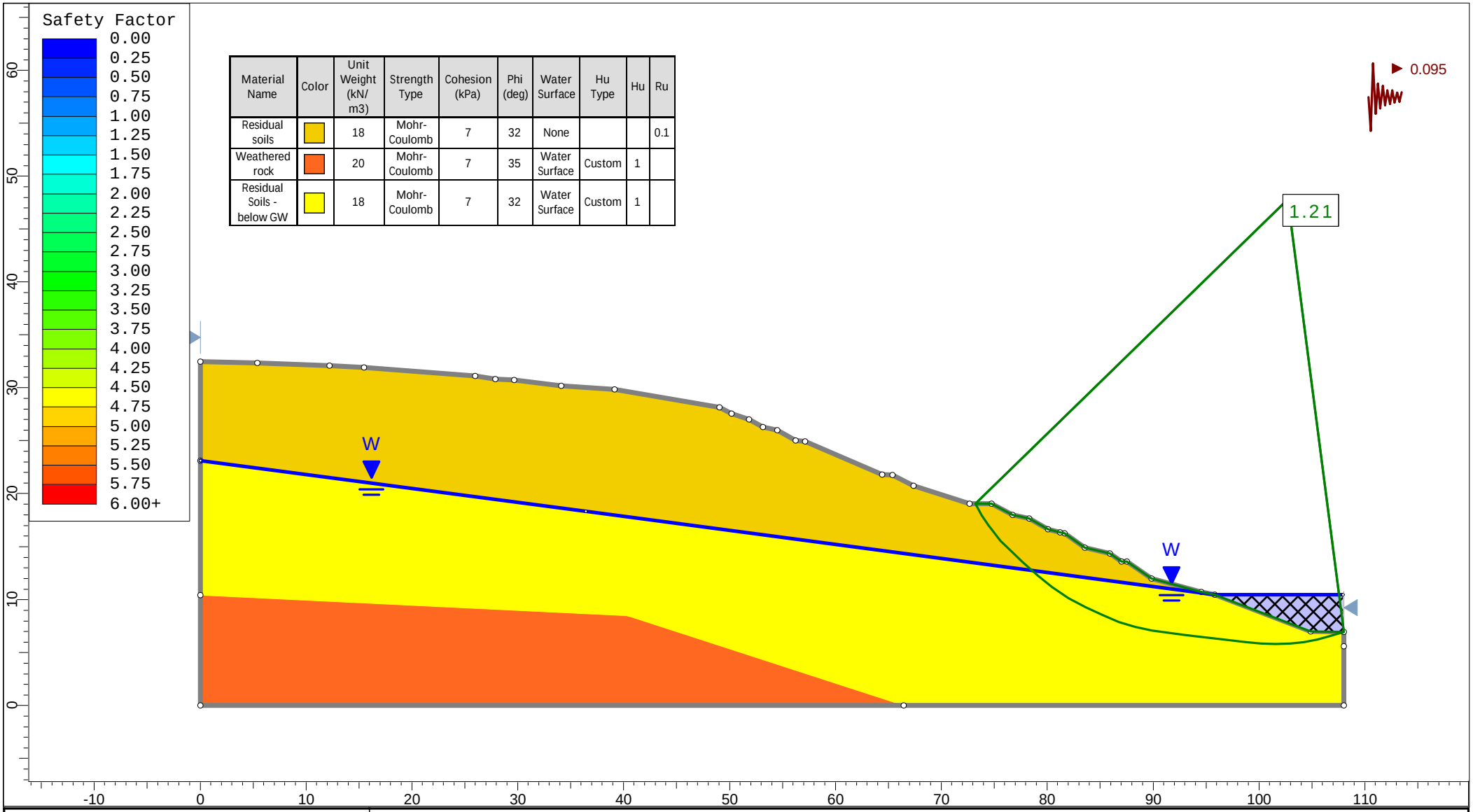


Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type	Hu	Ru
Residual soils		18	Mohr-Coulomb	7	32	None			0.2
Weathered rock		20	Mohr-Coulomb	7	35	Water Surface	Custom	1	
Residual Soils -		18	Mohr-Coulomb	7	32	Water Surface	Custom	1	

Northland Geotechnical Specialists

SLIDEINTERPRET 9.027

Project	The Landing		
Group	Existing slope	*Scenario*	EGW
Drawn By	RB	*Scale*	1:600
Company	NGS		
Date	30/06/2025	*File Name*	Section A_DB.slmd

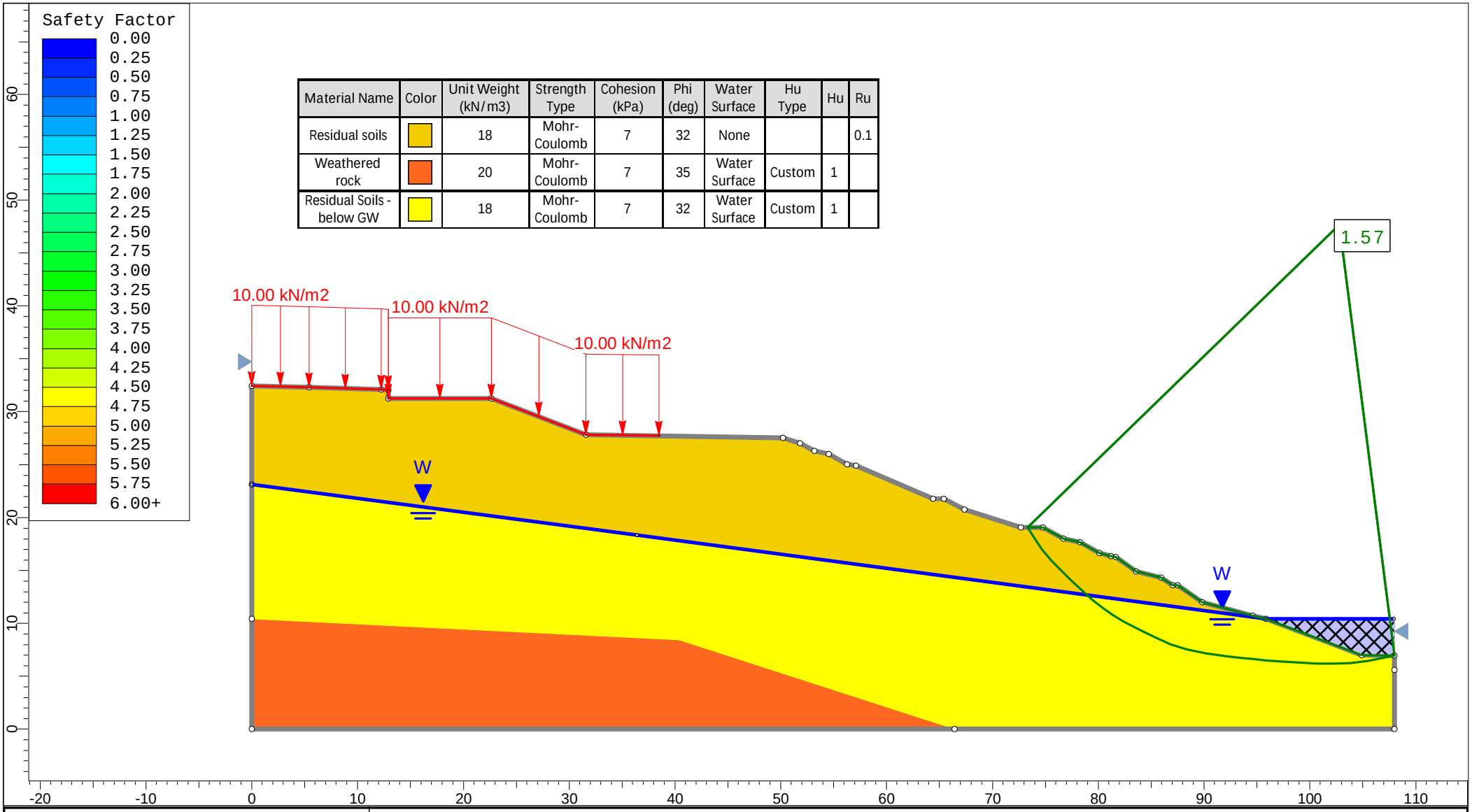


Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type	Hu	Ru
Residual soils		18	Mohr-Coulomb	7	32	None			0.1
Weathered rock		20	Mohr-Coulomb	7	35	Water Surface	Custom	1	
Residual Soils - below GW		18	Mohr-Coulomb	7	32	Water Surface	Custom	1	

Northland Geotechnical Specialists

SLIDEINTERPRET 9.027

Project	The Landing		
Group	Existing slope	*Scenario*	Seismic - 0.5* min seismicity
Drawn By	RB	*Scale*	1:500
Company	NGS		
Date	30/06/2025	*File Name*	Section A_DB.slmd



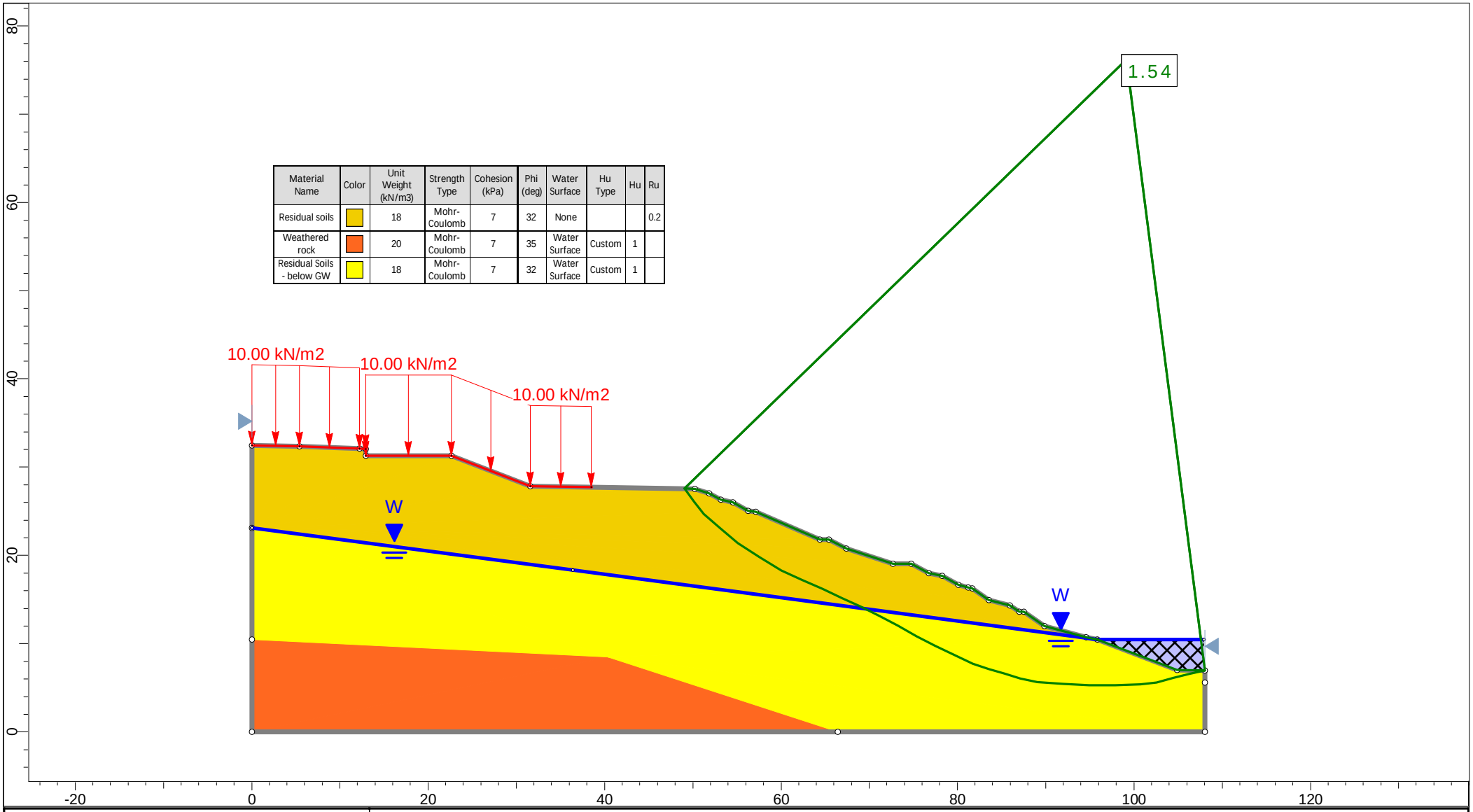
Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type	Hu	Ru
Residual soils		18	Mohr-Coulomb	7	32	None			0.1
Weathered rock		20	Mohr-Coulomb	7	35	Water Surface	Custom	1	
Residual Soils - below GW		18	Mohr-Coulomb	7	32	Water Surface	Custom	1	

Northland Geotechnical Specialists

SLIDEINTERPRET 9.027

Project	The Landing		
Group	Proposed cut	*Scenario*	DGW
Drawn By	RB	*Scale*	1:500
Company	NGS		
Date	30/06/2025	*File Name*	Section A_DB.slmd

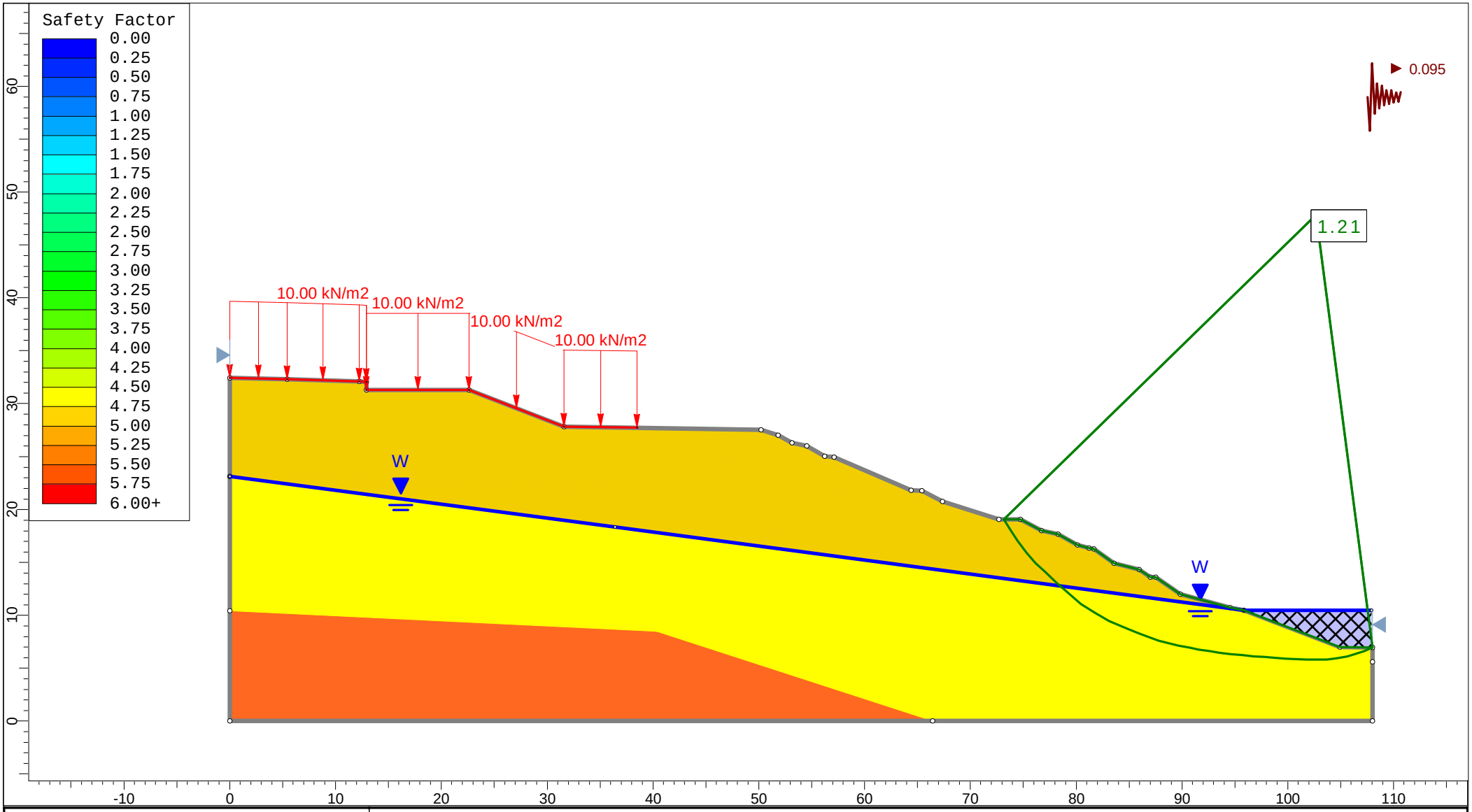
Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type	Hu	Ru
Residual soils		18	Mohr-Coulomb	7	32	None			0.2
Weathered rock		20	Mohr-Coulomb	7	35	Water Surface	Custom	1	
Residual Soils - below GW		18	Mohr-Coulomb	7	32	Water Surface	Custom	1	



Northland Geotechnical Specialists

SLIDEINTERPRET 9.027

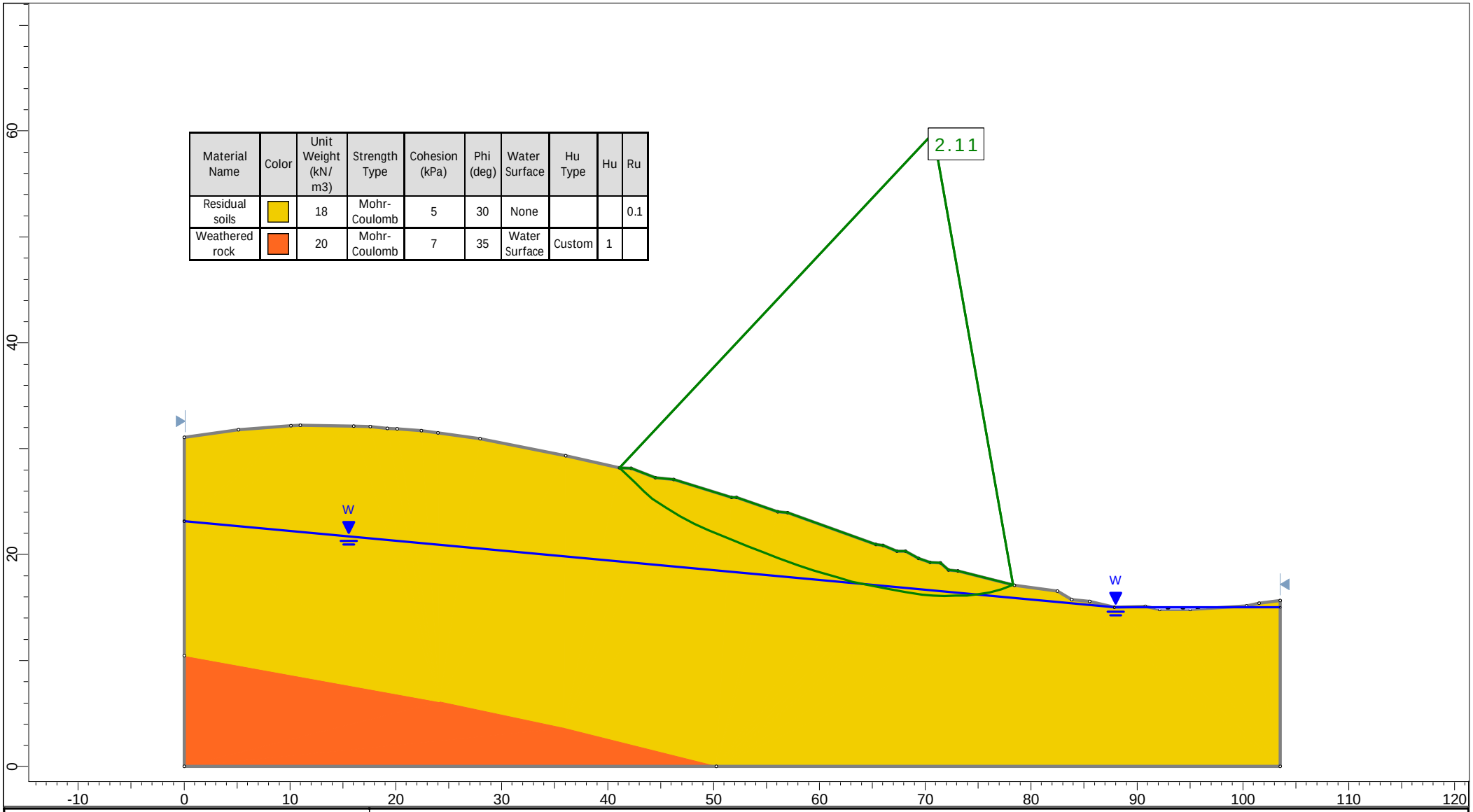
Project	The Landing		
Group	Proposed cut		*Scenario* EGW
Drawn By RB	*Scale* 1:600		*Company* NGS
Date 30/06/2025			*File Name* Section A_DB.slmd



NGS Northland Geotechnical Specialists	Project	The Landing	
	Group	Proposed cut	Scenario: Seismic - 0.5*min seismicity
	Drawn By: RB	Scale: 1:500	Company: NGS
	Date: 30/06/2025		File Name: Section A_DB.slmd

SLIDEINTERPRET 9.027

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type	Hu	Ru
Residual soils		18	Mohr-Coulomb	5	30	None			0.1
Weathered rock		20	Mohr-Coulomb	7	35	Water Surface	Custom	1	

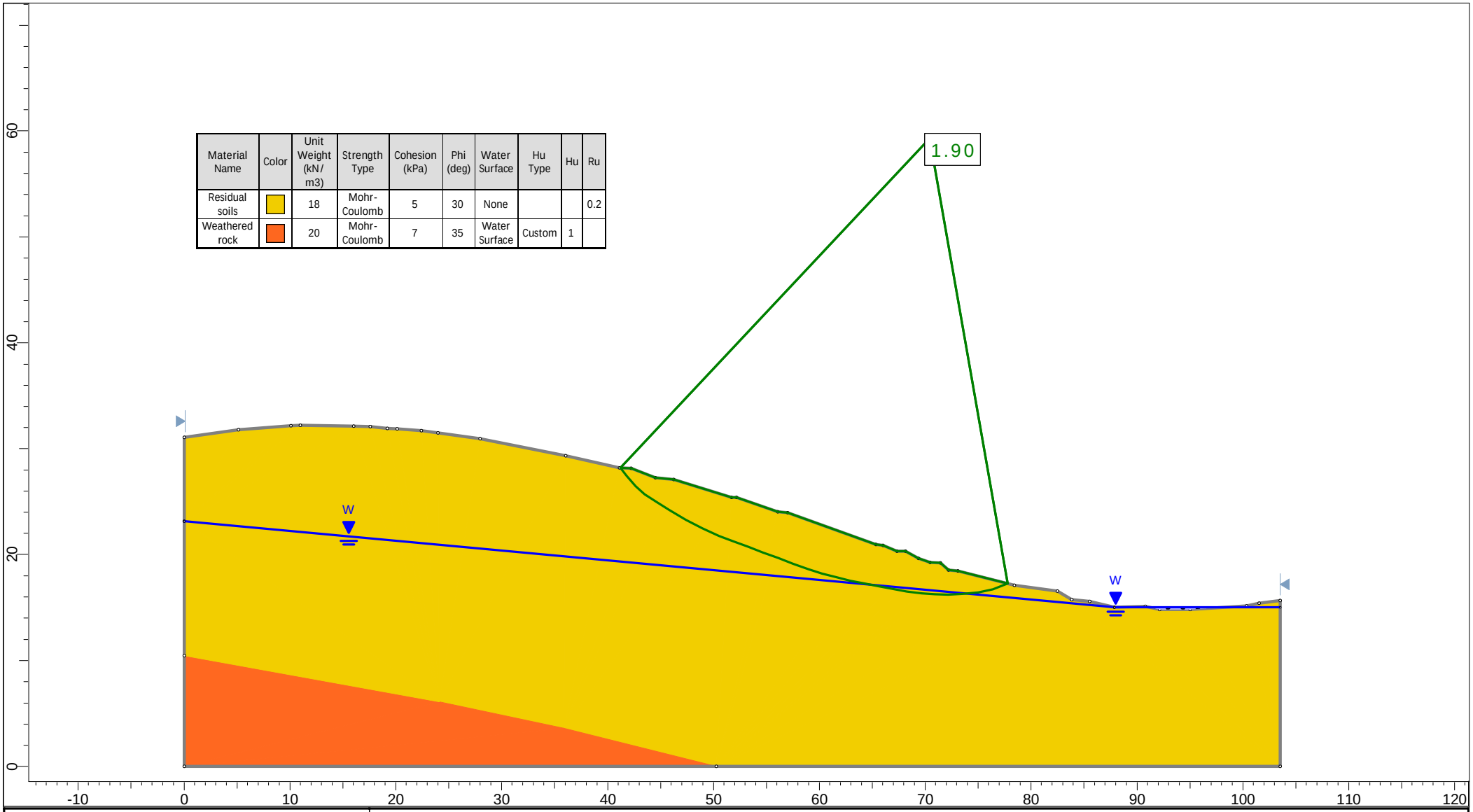


Northland Geotechnical Specialists

SLIDEINTERPRET 9.027

Project	The Landing		
Group	Existing slope	*Scenario*	DGW
Drawn By	RB	*Scale* 1:500	*Company* NGS
Date	30/06/2025	*File Name*	Section B.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type	Hu	Ru
Residual soils		18	Mohr-Coulomb	5	30	None			0.2
Weathered rock		20	Mohr-Coulomb	7	35	Water Surface	Custom	1	

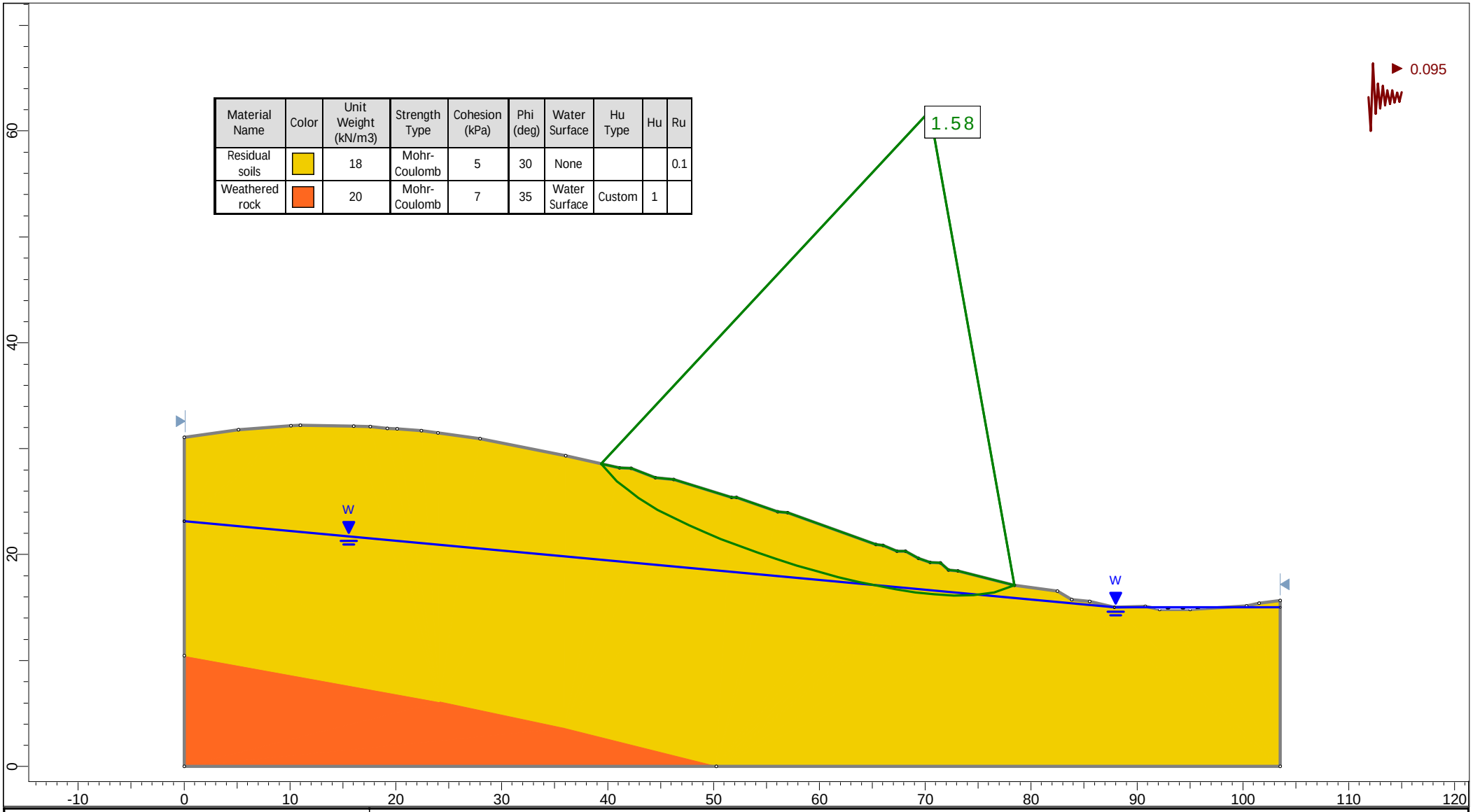


Northland Geotechnical Specialists

SLIDEINTERPRET 9.027

Project	The Landing		
Group	Existing slope	*Scenario*	EGW
Drawn By	RB	*Scale* 1:500	*Company* NGS
Date	30/06/2025	*File Name*	Section B.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type	Hu	Ru
Residual soils		18	Mohr-Coulomb	5	30	None			0.1
Weathered rock		20	Mohr-Coulomb	7	35	Water Surface	Custom	1	

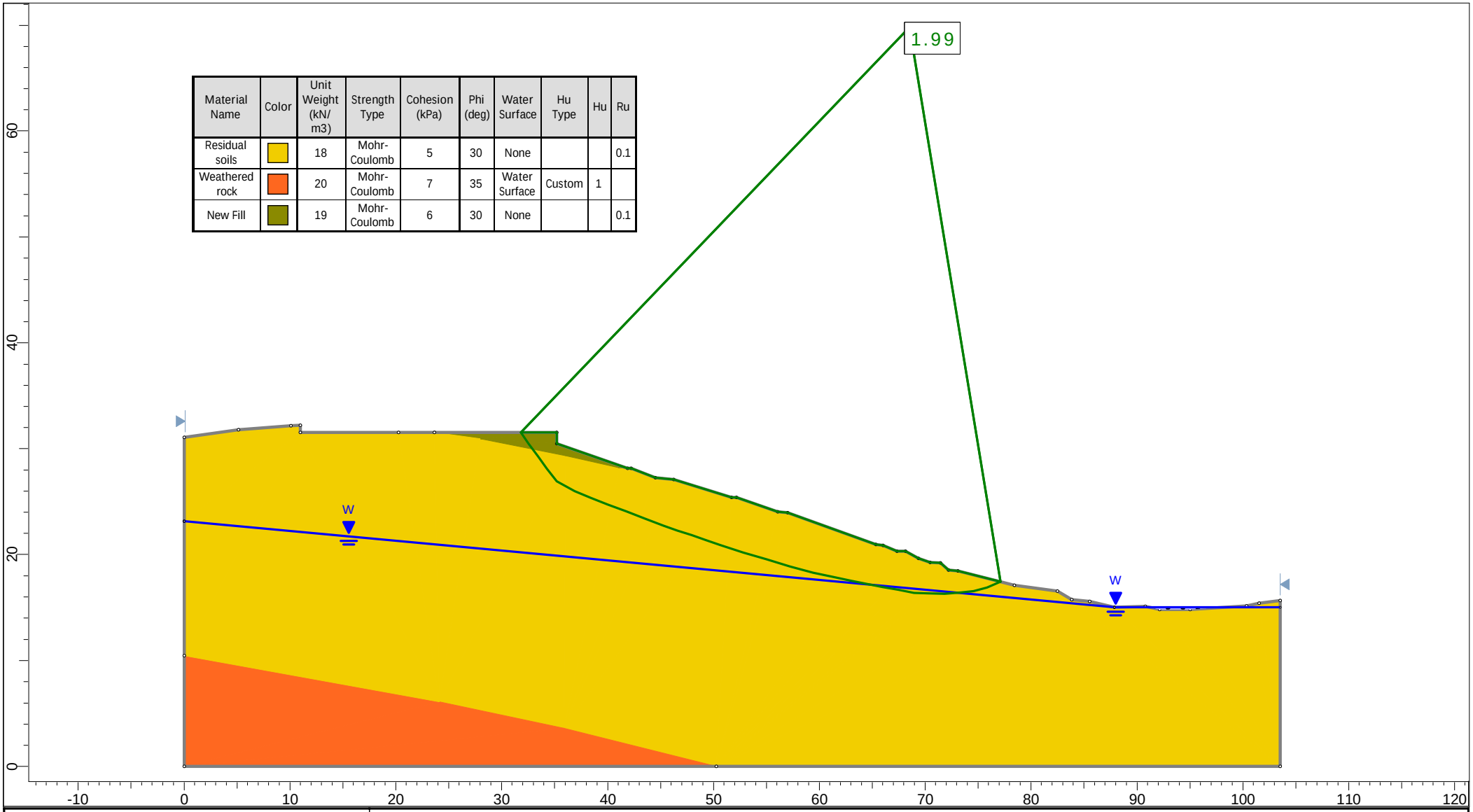


Northland Geotechnical Specialists

SLIDEINTERPRET 9.027

Project	The Landing		
Group	Existing slope	Scenario	Seismic - 0.5*min seismicity
Drawn By	RB	Scale	1:500
Company	NGS		
Date	30/06/2025	File Name	Section B.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type	Hu	Ru
Residual soils		18	Mohr-Coulomb	5	30	None			0.1
Weathered rock		20	Mohr-Coulomb	7	35	Water Surface	Custom	1	
New Fill		19	Mohr-Coulomb	6	30	None			0.1

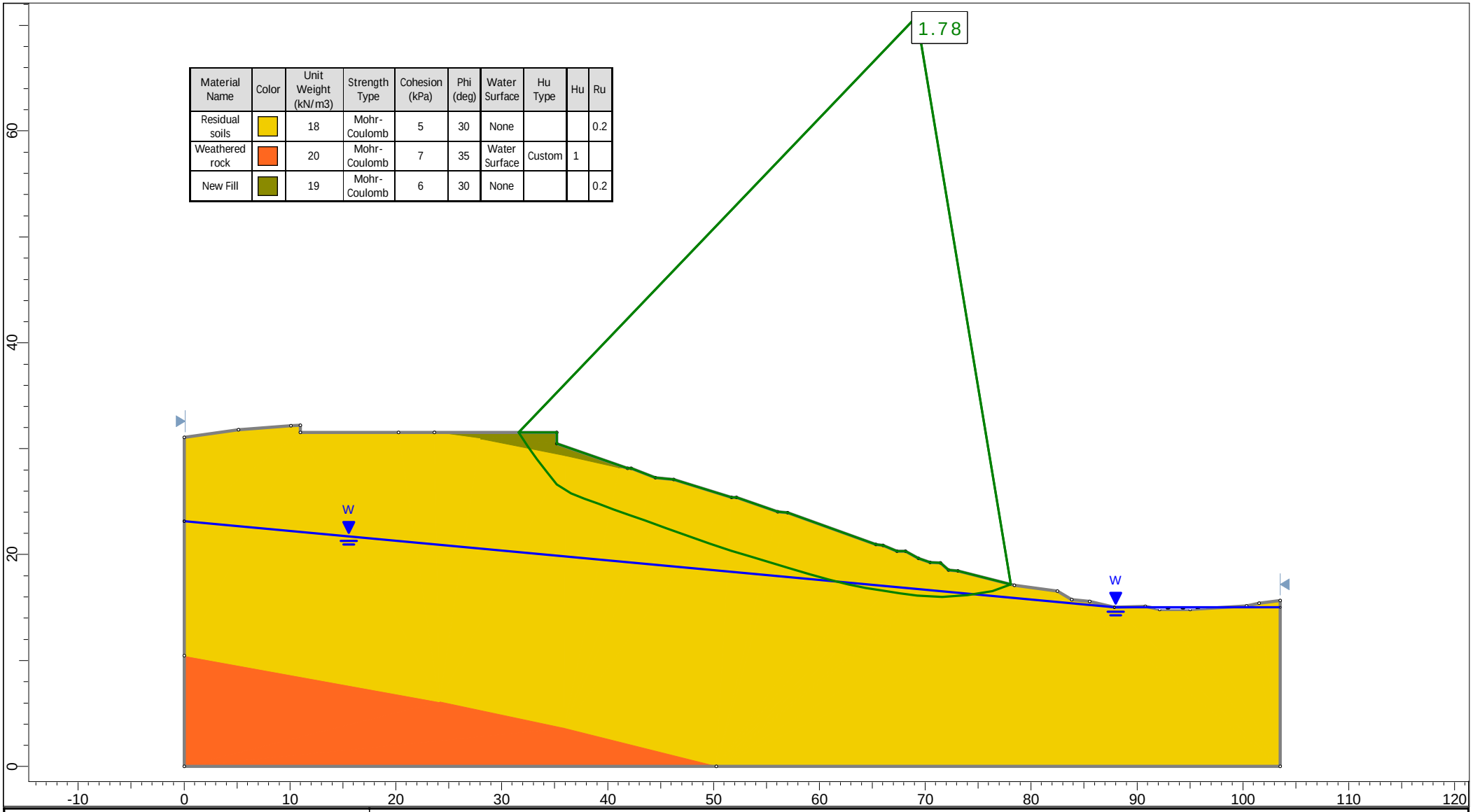


Northland Geotechnical Specialists

SLIDEINTERPRET 9.027

Project	The Landing		
Group	Proposed development	Scenario	DGW
Drawn By	RB	Scale	1:500
Company	NGS		
Date	30/06/2025	File Name	Section B.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type	Hu	Ru
Residual soils		18	Mohr-Coulomb	5	30	None			0.2
Weathered rock		20	Mohr-Coulomb	7	35	Water Surface	Custom	1	
New Fill		19	Mohr-Coulomb	6	30	None			0.2

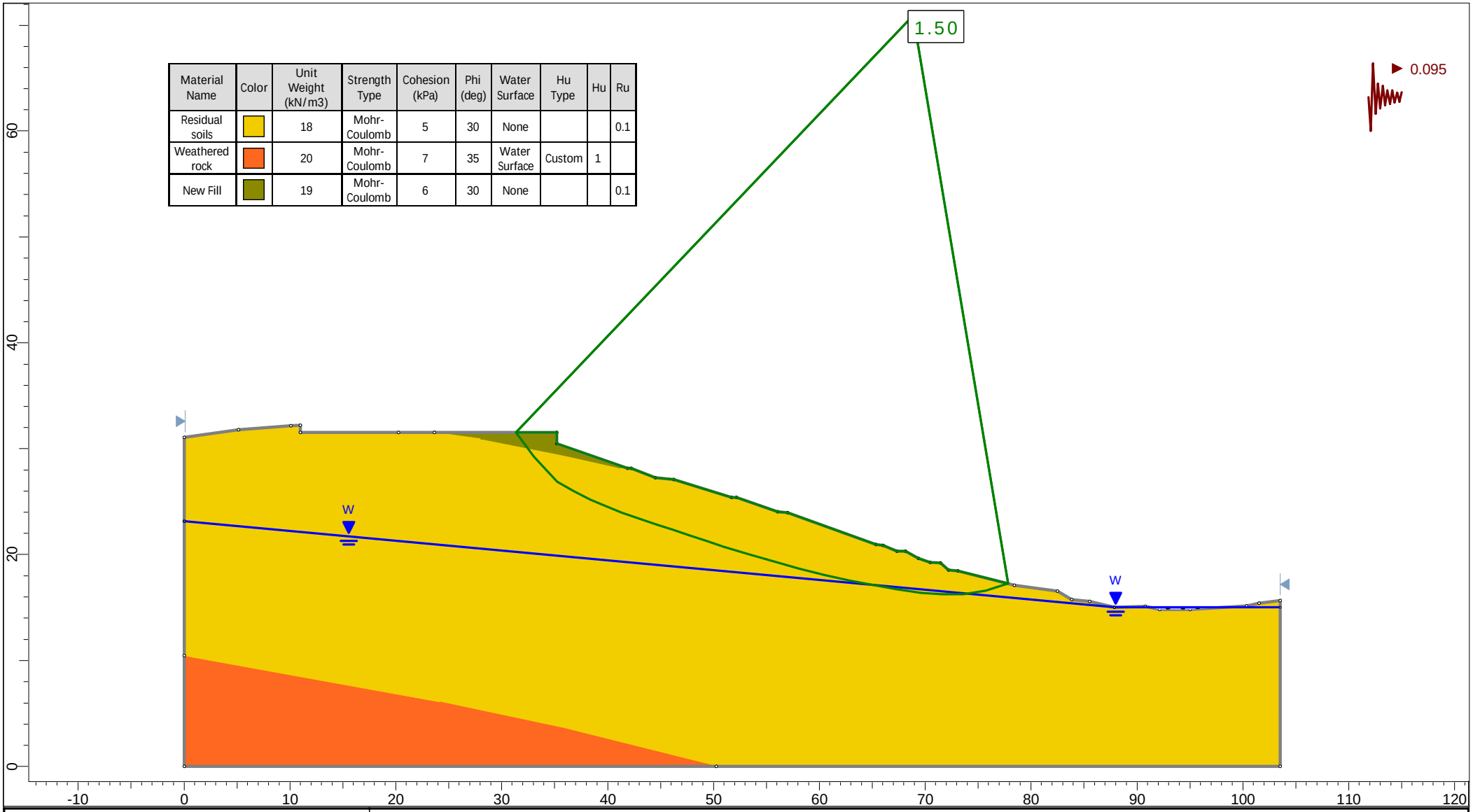


NGS
Northland Geotechnical Specialists

SLIDEINTERPRET 9.027

Project	The Landing		
Group	Proposed development	*Scenario*	EGW
Drawn By	RB	*Scale*	1:500
Company	NGS		
Date	30/06/2025	*File Name*	Section B.slmd

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type	Hu	Ru
Residual soils		18	Mohr-Coulomb	5	30	None			0.1
Weathered rock		20	Mohr-Coulomb	7	35	Water Surface	Custom	1	
New Fill		19	Mohr-Coulomb	6	30	None			0.1



Northland Geotechnical Specialists

SLIDEINTERPRET 9.027

Project	The Landing		
Group	Proposed development	Scenario	Seismic - 0.5*min seismicity
Drawn By	RB	Scale	1:500
Company	NGS		
Date	30/06/2025	File Name	Section B.slmd

Whangarei Laboratory
166 Bank Street,
Whangarei
M: 022 590 3121
E: james@geocivil.co.nz

TEST REPORT

Lab Job No: 8480-060

Your ref.: NGS0429

Date of Issue: 30/06/2025

Date of Re-Issue: -

Test Report No. WRE8480-060-R001

PROJECT: **The Landing - Soil Classification**

CLIENT: Northland Geotechnical Services
Crane Road, Kamo, Whangārei 0185

ATTENTION: David Buxton

TEST METHODS: Determination of the liquid & plastic limits, plasticity index and water content
NZS 4402:1986 Tests 2.1,2.2,2.3,2.4
Determination of the Linear Shrinkage
NZS 4402:1986 Test 2.6

SAMPLING METHOD: Sampled by client – Sampling not accredited

TEST RESULTS: As per attached sheets

D. Krissansen
Technical Director

N. Krissansen
Approved Signatory

All results obtained in accordance with the test methods listed above.

Any material descriptions included in this report are excluded from IANZ endorsement.

Test results relate only to the sample tested.

ACCREDITED IANZ TESTING LABORATORY

All tests reported herein have been performed in accordance with the laboratory's scope of accreditation

Geocivil Laboratory
Northland - Wellington - Christchurch - Otago
P: 09 438 4417
E: info@geocivil.co.nz

DETERMINATION OF THE LIQUID & PLASTIC LIMITS, PLASTICITY INDEX & WATER CONTENT

NZS 4402:1986 Test 2.2,2.3,2.4

Lab Job No:	8480-060	**Sample No.:**	WRE8480-060-S001
Client:	Northland Geotechnical Services	**Tested By:**	N.K
Project/Site:	The Landing	**Date:**	23/06/2025
Sample Location:	HA1 0.8 - 1.5m	**Checked By:**	D.K.
		Date:	30/06/2025
Date Received:	13/06/2025		
Date Sampled:	12/06/2025	**Report No:**	WRE8480-060-R001
Sampler:	Client	**REF:**	NGS0429
Sampling Method:	Sampled by client – Sampling not accredited		
Sample Description:	Silty CLAY, traces of fine sands and rootlets, yellow brown mottled orange and brown, moist		

Test Details:

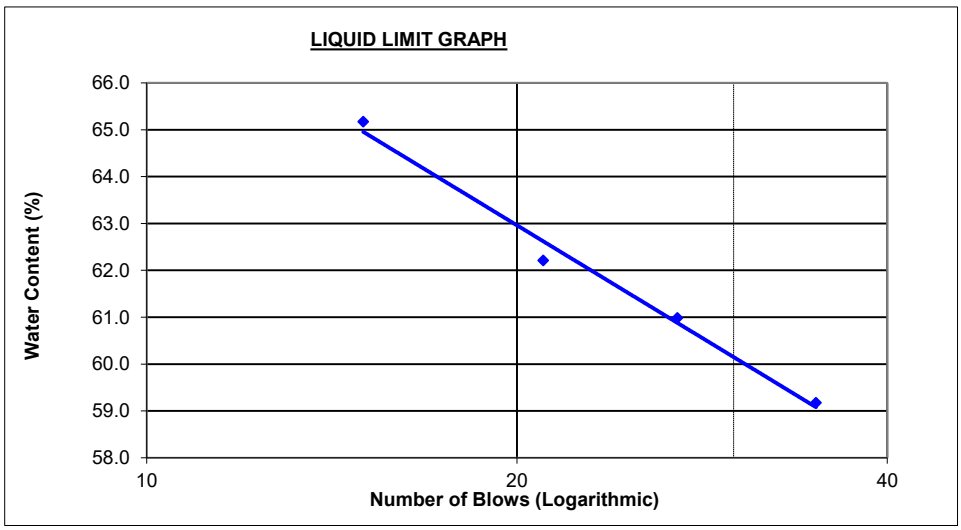
Test performed on: Fraction passing 425μm sieve

Sample history: As received

	Liquid Limit			
No. of blows	15	21	27	35
Water content (%)	65.2	62.2	61.0	59.2

Plastic Limit	
28.9	29.0

NWC	**33.6**
Liquid Limit	**61**
Plastic Limit	**29**
Plasticity Index	**32**



Geocivil Laboratory
Northland - Wellington - Christchurch - Otago
P: 09 438 4417
E: info@geocivil.co.nz

DETERMINATION OF THE LINEAR SHRINKAGE

NZS 4402:1986 Test 2.6

Lab Job No:	8480-060	**Sample No.:**	WRE8480-060-S001
Client:	Northland Geotechnical Services	**Tested By:**	N.K
Project/Site:	The Landing	**Date:**	23/06/2025
Sample Location:	HA1 0.8 - 1.5m	**Checked By:**	D.K.
		Date:	30/06/2025
Date Received:	13/06/2025		
Date Sampled:	12/06/2025	**Report No:**	WRE8480-060-R001
Sampler:	Client	**REF:**	NGS0429
Sampling Method:	Sampled by client – Sampling not accredited		
Sample Description:	Silty CLAY, traces of fine sands and rootlets, yellow brown mottled orange and brown, moist		
Test performed on:	Fraction passing 425mm sieve		
History:	As received		

Linear shrinkage	**16**

Geocivil Laboratory
Northland - Wellington - Christchurch - Otago
P: 09 438 4417
E: info@geocivil.co.nz

DETERMINATION OF THE LIQUID & PLASTIC LIMITS, PLASTICITY INDEX & WATER CONTENT

NZS 4402:1986 Test 2.2,2.3,2.4

Lab Job No:	8480-060	**Sample No.:**	WRE8480-060-S002
Client:	Northland Geotechnical Services	**Tested By:**	N.K
Project/Site:	The Landing	**Date:**	23/06/2025
Sample Location:	HA4 8 - 2.7m	**Checked By:**	D.K.
		Date:	30/06/2025
Date Received:	13/06/2025		
Date Sampled:	12/06/2025	**Report No:**	WRE8480-060-R001
Sampler:	Client	**REF:**	NGS0429
Sampling Method:	Sampled by client – Sampling not accredited		
Sample Description:	Clayey SILT, traces of fine sands and rootlets, orange brown with pockets of pink and mottled orange and white, moist		

Test Details:

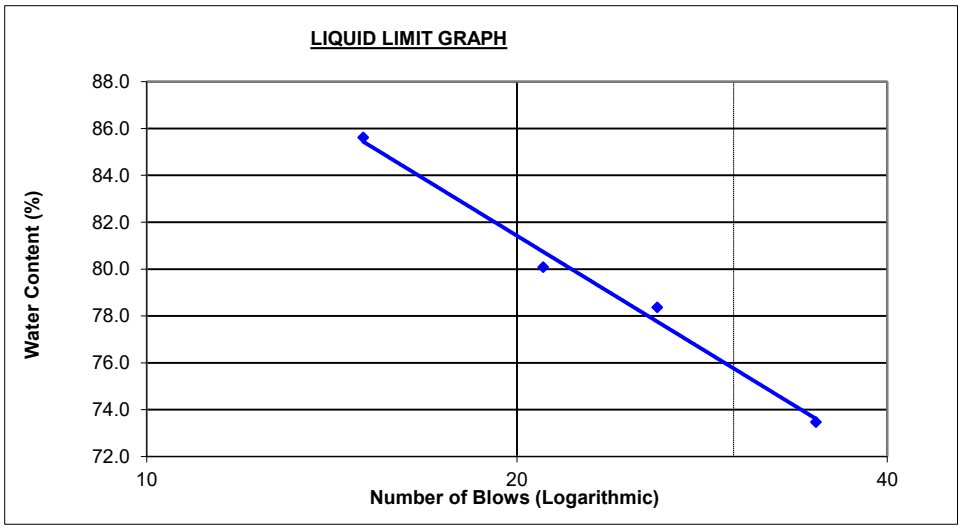
Test performed on: Fraction passing 425μm sieve

Sample history: As received

	Liquid Limit			
No. of blows	15	21	26	35
Water content (%)	85.6	80.1	78.4	73.5

Plastic Limit	
39.5	39.5

NWC	**48.0**
Liquid Limit	**78**
Plastic Limit	**40**
Plasticity Index	**38**



Geocivil Laboratory
Northland - Wellington - Christchurch - Otago
P: 09 438 4417
E: info@geocivil.co.nz

DETERMINATION OF THE LINEAR SHRINKAGE

NZS 4402:1986 Test 2.6

Lab Job No:	8480-060	**Sample No.:**	WRE8480-060-S002
Client:	Northland Geotechnical Services	**Tested By:**	N.K
Project/Site:	The Landing	**Date:**	23/06/2025
Sample Location:	HA4 8 - 2.7m	**Checked By:**	D.K.
		Date:	30/06/2025
Date Received:	13/06/2025		
Date Sampled:	12/06/2025	**Report No:**	WRE8480-060-R001
Sampler:	Client	**REF:**	NGS0429
Sampling Method:	Sampled by client – Sampling not accredited		
Sample Description:	Clayey SILT, traces of fine sands and rootlets, orange brown with pockets of pink and mottled orange and white, moist		
Test performed on:	Fraction passing 425mm sieve		
History:	As received		

Linear shrinkage	**17**

SUPPLEMENT A:
Natural Character and Landscape Effects Assessment Method

Updated 2 November 2022

Introduction

The Natural Character, Landscape and Visual Effects Assessment (NCLVEA) process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, changes in the existing character or condition of the landscape and the associated experiences of such change. In addition, the landscape assessment method may include (where appropriate) an iterative design development processes, which seeks to avoid, remedy or mitigate adverse effects (see **Figure 1**).

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the **Te Tangi A Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines** and its signposts to examples of best practice, which include the **Quality Planning Landscape Guidance Note**[1] and the **UK guidelines for landscape and visual impact assessment**[2]**.**

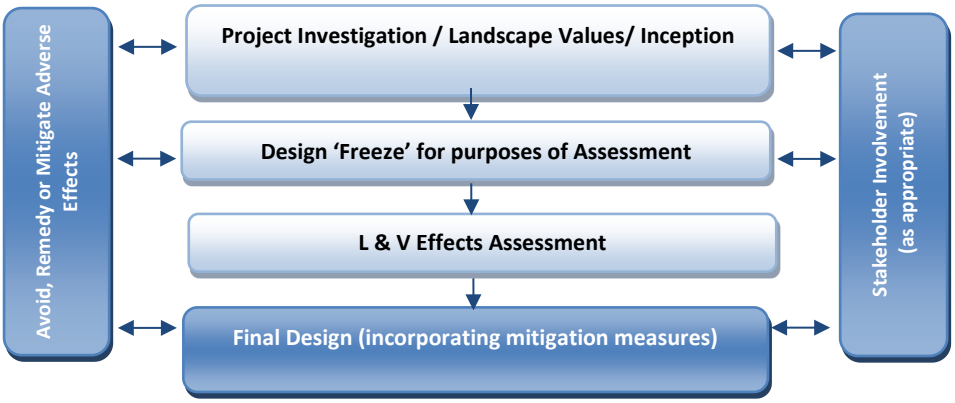


Figure 1: Design feedback loop

When undertaking any landscape assessment, it is important that a **structured and consistent approach** is used to ensure that **findings are clear and objective**. Judgement should be based on skills and experience and be supported by explicit evidence and reasoned argument.

While natural character, landscape and visual effects assessments are closely related, they form separate procedures. Natural character effects consider the characteristics and qualities and associated degree of modification relating specifically to waterbodies and their margins, including the coastal environment. The assessment of the potential effects on landscape considers effects on landscape character and values. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience. The types of effects can be summarised as follows:

Natural Character effects: *Change in the characteristics or qualities including the level of naturalness.*

Landscape effects: *Change in the physical landscape, which may affect its characteristics or values*

Visual effects: *Change to views which may affect the visual amenity experienced by people*

[1] http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape
[2] Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

The policy context, existing landscape resource and locations from which a development or change is visible, all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the first step requires identification of the landscape's **character** and **values** including the **attributes** on which such values depend. This requires that the landscape is first **described**, including an understanding of relevant physical, sensory and associative landscape dimensions. This process, known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described together with, a judgement made on the value or importance of the potentially affected landscape.

Natural Character Effects

In terms of the RMA, natural character specifically relates to the coastal environment as well as freshwater bodies and their margins. The RMA provides no definition of natural character. RMA, section 6(a) considers natural character as a matter of national importance:

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

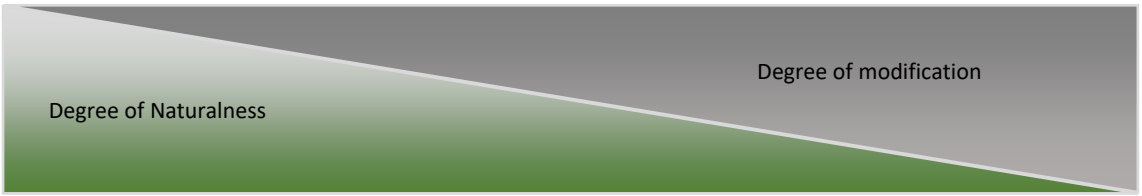
Natural character comprises the natural elements, patterns and processes of the coastal environment, waterbodies and their margins, and how they are perceived and experienced. This assessment interprets natural character as being the degree of naturalness consistent with the following definition:

> *Natural character is a term used to describe the naturalness of waterbodies and their margins. The degree or level of natural character depends on:*
>
> - *The extent to which natural elements, patterns and processes occur;*
> - *The nature and extent of modifications to the ecosystems and landscape/seascape;*
> - *The highest degree of natural character (greatest naturalness) occurs where there is least modification; and*
> - *The effect of different types of modification upon the natural character of an area varies with the context and may be perceived differently by different parts of the community.*

The process to assess natural character involves an understanding of the many systems and attributes that contribute to waterbodies and their margins, including biophysical and experiential factors. This can be supported through the input of technical disciplines such as marine, aquatic and terrestrial ecology, and landscape architecture.

<u>Defining the Level of Natural Character</u>

The level of natural character is assessed in relation to a seven-point scale. The diagram below illustrates the relationship between the degree of naturalness and degree of modification. A high level of natural character means the waterbody is less modified and vice versa.



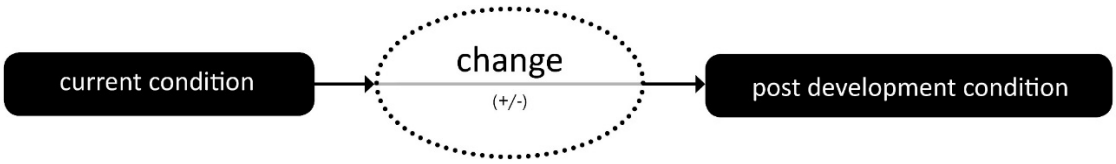
Very High	High	Moderate - High	Moderate	Moderate - Low	Low	Very Low

Scale of Assessment

When defining levels of natural character, it is important to clearly identify the spatial scale considered. The scale at which natural character is assessed will typically depend on the study area or likely impacts and nature of a proposed development. Within a district or region-wide study, assessment scales may be divided into broader areas which consider an overall section of coastline or river with similar characteristics, and finer more detailed 'component' scales considering separate more local parts, such as specific bays, reaches or escarpments. The assessment of natural character effects has therefore considered the change to attributes which indicate levels of natural character at a defined scale.

Effects on Natural Character

An assessment of the effects on natural character of an activity involves consideration of the proposed changes to the current condition compared to the existing. This can be negative or positive.



The natural character effects assessment involves the following steps;

- assessing the existing level of natural character;
- assessing the level of natural character anticipated (post construction); and
- considering the significance of the change

Landscape Effects

Assessing landscape effects requires an understanding of the landscape resource and the magnitude of change which results from a proposed activity to determine the overall level of landscape effects.

Landscape Resource

Assessing the sensitivity of the landscape resource considers the key characteristics and qualities. This involves an understanding of both the ability of an area of landscape to absorb change and the value of the landscape.

Ability of an area to absorb change

This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The scope for mitigation, appropriate to the existing landscape.

The ability of an area of landscape to absorb change takes account of both the attributes of the receiving environment and the characteristics of the proposed development. It considers the ability of a specific type of change occurring without generating adverse effects and/or achievement of landscape planning policies and strategies.

The value of the Landscape

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of Outstanding Natural Feature or Landscape (ONFL) (RMA s.6(b)) based on important physical, sensory and associative landscape attributes, which have potential to be affected by a proposed development. A landscape can have value even if it is not recognised as being an ONFL.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of

change, including whether the change is reversible. In some situations, the loss /change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any benefits which result from a proposed development. **Table 1** below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing Factors		Higher	Lower
Landscape (sensitivity)	**Ability to absorb change**	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change resulting from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and shared and recognised attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or shared and recognised attributes. The landscape is of low or local importance.
Magnitude of Change	**Size or scale**	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

Visual effects are a subset of landscape effects. They are consequences of change on landscape values as experienced in views. To assess the visual effects of a proposed development on a landscape, a visual baseline must first be defined. The visual 'baseline' forms a technical exercise which identifies the area where the development may be visible, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed.

Field work is used to determine the actual extent of visibility of the site, including the selection of representative viewpoints from public areas. This stage is also used to identify the potential 'viewing audience' e.g. residential, visitors, recreation users, and other groups of viewers who can see the site. During fieldwork, photographs are taken to represent views from available viewing audiences.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of theoretical visibility (ZTV)' of the site and proposal. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work to confirm this. Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

The Sensitivity of the Viewing Audience

The sensitivity of the viewing audience is assessed in terms of assessing the likely response of the viewing audience to change and understanding the value attached to views.

Likely response of the viewing audience to change

Appraising the likely response of the viewing audience to change is determined by assessing the occupation or activity of people experiencing the view at particular locations and the extent to which their interest or activity may be focussed on views of the surrounding landscape. This relies on a landscape architect's judgement in respect of visual amenity and the reaction of people who may be affected by a proposal. This should also recognise that people more susceptible to change generally include: residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape and on particular views; visitors to heritage assets or other important visitor attractions; and communities where views contribute to the wider landscape setting.

Value attached to views

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors. Important

viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA[3].

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development. **Table 4** has been prepared to help guide this process:

Contributing Factors		Higher	Lower	Examples
The Viewing Audience (sensitivity)	**Ability to absorb change**	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.	Dwellings, places of work, transport corridors, public tracks
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.	Acknowledged viewshafts, Lookouts
Magnitude of Change	**Size or scale**	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of views retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture. Glimpse / no view of the proposed development.	- Higher contrast/ Lower contrast. - Open views, Partial views, Glimpse views (or filtered); No views (or obscured)
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.	- Front or Oblique views. - Near distant, Middle distant and Long distant views
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).	- Permanent (fixed), Transitory (moving)

Table 2: Determining the level of visual effects

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

[3] Best Practice Guide: Visual Simulations BPG 10.2, NZILA

This assessment of the nature of effects can be further guided by **Table 2** set out below:

Nature of effect	Use and Definition
Adverse (negative):	The activity would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values
Neutral (benign):	The activity would be consistent with (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values
Beneficial (positive):	The activity would enhance the landscape and / or visual amenity through removal or restoration of existing degraded landscape activities and / or addition of positive elements or features

Table 1: Determining the Nature of Effects

Cumulative Effects

This can include effects of the same type of development (e.g. bridges) or the combined effect of all past, present and approved future development[4] of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

Cumulative landscape effects can include additional or combined changes in components of the landscape and changes in the overall landscape character. The extent within which cumulative landscape effects are assessed can cover the entire landscape character area within which the proposal is located, or alternatively, the zone of visual influence from which the proposal can be observed.

Cumulative Visual Effects

Cumulative visual effects can occur in combination (seen together in the same view), in succession (where the observer needs to turn their head) or sequentially (with a time lapse between instances where proposals are visible when moving through a landscape). Further visualisations may be required to indicate the change in view compared with the appearance of the project on its own.

Determining the nature and level of cumulative landscape and visual effects should adopt the same approach as the project assessment in describing both the nature of the viewing audience and magnitude of change leading to a final judgement. Mitigation may require broader consideration which may extend beyond the geographical extent of the project being assessed.

Determining the Overall Level of Effects

The landscape and visual effects assessment conclude with an overall assessment of the likely level of landscape and visual effects. This step also takes account of the nature of effects and the effectiveness of any proposed mitigation. The process can be illustrated in Figure 2:

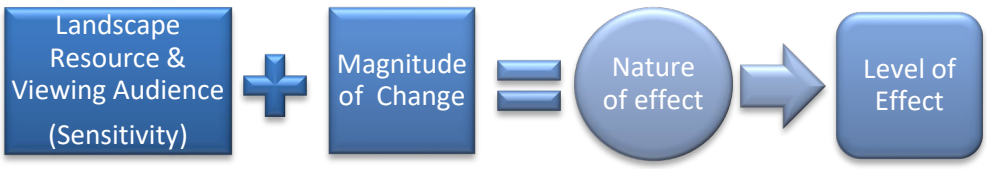


Figure 2: Assessment process

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in **Table 3** below. This table which can be used to guide the level of natural character, landscape and visual effects uses an adapted seven-point scale derived from Te Tangi A Te Manu.

[4] The life of the statutory planning document or unimplemented resource consents.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. *Concise Oxford English Dictionary Definition* *High: adjective- Great in amount, value, size, or intensity.*
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. *Concise Oxford English Dictionary Definition* *Moderate: adjective- average in amount, intensity, quality or degree*
Low-Moderate:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. *Concise Oxford English Dictionary Definition* *Low: adjective- **1.** Below average in amount, extent, or intensity.*
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table 3: Determining the overall level of landscape and visual effects

Determination of "minor"

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor[5] or an adverse effect on the environment is no more than minor[6]. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.

These assessments will generally involve a broader consideration of the effects of the activity, beyond the landscape and visual effects. Through this broader consideration, guidance may be sought on whether the likely effects on the landscape or effects on a person are considered in relation to 'minor'. It must also be stressed that more than minor effects on individual elements or viewpoints does not necessarily equate to more than minor landscape effects. In relation to this assessment, moderate-low level effects would generally equate to 'minor' (see **Table 4**).

The third row highlights the word 'significant'. The term 'significant adverse effects' applies to particular RMA situations, namely as a threshold for the requirement to consider alternative sites, routes, and methods for Notices of Requirement under RMA s171(1)(b), the requirements to consider alternatives in AEEs under s6(1)(a) of the 4th Schedule. It may also be relevant to tests under other statutory documents such as for considering effects on natural character of the coastal environment under the NZ Coastal Policy Statement (NZCPS) Policy 13 (1)(b) and 15(b).

Less than Minor		Minor	More than Minor			
Very Low	**Low**	**Low-Moderate**	**Moderate**	**Moderate-High**	**High**	**Very High**
					Significant	

Table 4: Determining adverse effects for notification determination, non-complying activities and significance

[5] RMA, Section 95E

[6] RMA Section 95D

PRODUCER STATEMENT

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

ISSUED BY: David Buxton for Northland Geotechncial Specialists Limited (approved qualified design professional)

TO: Mountain Landing Properties LLC (owner)

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

PROPERTY LOCATION: Lot 2, The Landing, 609 Rangihoua Road, Te Tii

LOT 6-8 DP 395972 VALUATION NUMBER 00211-11700

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

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

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

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

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

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

BE Civil (Hons) .....(Professional qualifications)

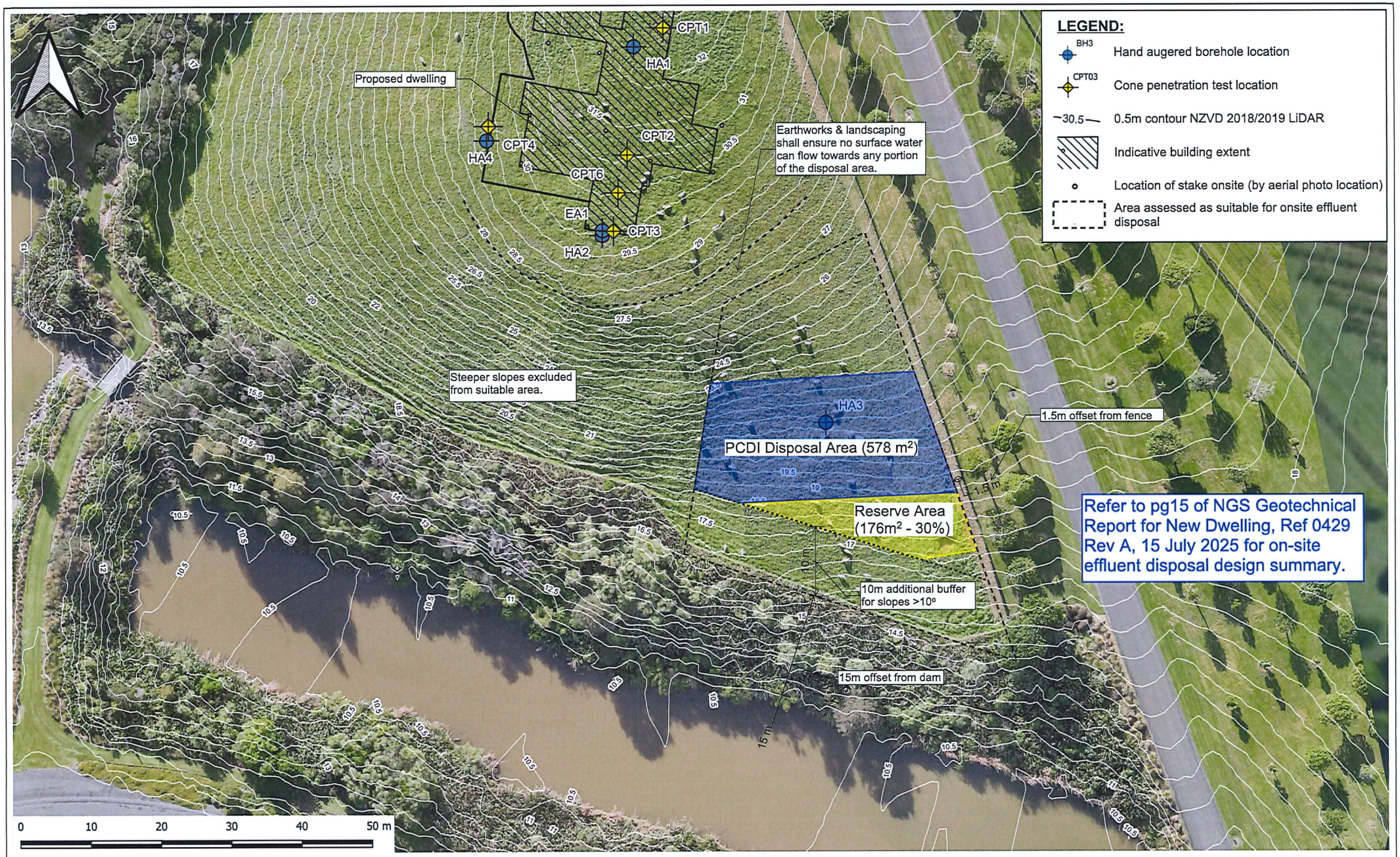
CPEng 1010928 .....(Licence Number or professional Registration number)

Address 558 Crane Road, Kauri, Whangarei

.....

Phone Number 0226981129
Fax Number .....
Cell Phone .....
Date 15/07/25

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



NGS
Northland Geotechnical Specialists
www.northlandgeotech.co.nz

NOTES:
Aerial: NGS Aerial 12/06/25 (by DJI Air3 & processed by WebODM, georeferenced to aerial photos), outside NGS extent: LINZ Basemaps
Contours - NRC 2018/19 LiDAR NZVD, 0.5m interval
Dwelling and platform extent indicative and subject to change (concept provided 29/05/25)

This figure is not for construction unless signed as approved
Approved: Date:

CLIENT **MLP LLC**
PROJECT **Geotechnical Assessment**
LOCATION **Lot 2, The Landing, Bay of Islands**
TITLE **Site Plan - Onsite Effluent Disposal**

Scale 1:500 @ A3

Project No. 0429
Date 15/07/25
By DSB
Figure No. 4
Revision 0

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A –Owners Details

1. Applicant Details:

Applicant Name	Mountain Landing Properties LLC			
Company Name	Mountain Landing Properties LLC			
	First Name(s)		Surname	
Property Owner Name(s)	Mountain Landing Properties LLC			

Nature of Applicant*	Owner

*(*i.e. Owner, Leasee, Prospective Purchaser, Developer)*

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	Northland Geotechnical Specialists Limited			
Site Evaluator Name	David Buxton			
Postal Address	558 Crane Road, RD1, Te Kamo 0185			
Phone Number	Business	026981129	Private	
	Mobile		Fax	
Name of Contact Person	David Buxton			
E-mail Address	david@northlandgeotech.co.nz			

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes	X	No		(Please tick)

If yes, give Reference Numbers and Description
There are other dwellings and facilities on the greater site that are served by independent systems. The are remote from this proposed system and not relevant to this assessment.

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted

If so, specify Application Details and Consent No.

(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

TBC by others

Part B- Property Details

1. Property for which this application relates:

Physical Address of Property	Lot 2, The Landing, 609 Rangihoua Road, Te Tii
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted: Controlled: Discretionary:
Relevant Regional Rule(s) (Note 1)	NRC PRP C.6.1.3
Total Property Area (m^2)	2,598,088m^2
Map Grid Reference of Property If Known	

2. Legal description of land (as shown on Certificate of Title)

Lot No.	6-8	DP No.	395972	CT No.	679912
	50		481706		
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	X	No		(Please tick one)

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

A suitable area for onsite effluent disposal is presented in NGS Report Ref 0429 Rev A, Design Report: Geotechnical Report for New Dwelling, 15 July 2025.
Assessment of this area has included a property history study.

1. Has a Slope Stability Assessment been carried out on the property?

Yes	X	No		Please tick

If No, why not?

If Yes, please give details of report (and if possible, please attach report):

Author	David Buxton
Company/Agency	Northland Geotechnical Specialists
Date of Report	15 July 2025
Brief Description of Report Findings:-	
The site has adequate stability for residential development	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
Acceptable
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
1450mm (from NRC)
Vegetation / Tree Cover:
Grass pasture - to be planted out in suitable species.
Slope Shape: (Please provide diagrams)
Linear planar
Slope Angle:
13° typical, all less than 20°
Surface Water Drainage Characteristics:
very limited upslope catchment, shape of site typically spreads surface flows away from disposal area.
Flooding Potential: YES/NO
No - site well elevated.
If yes, specify relevant flood levels on appended site plan, I.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
>5m to stormwater drains, >15m to dam, >20m waterbores
Site Characteristics: or any other limitation influencing factors
Design considers sloping ground.

3. Site Geology **Check Rock Maps**

Waipapa Group (Greywacke) - GNS QMaps (online)

Geological Map Reference Number	

4. What Aspect(s) does the proposed disposal system face? (please tick)

North		**West**	
North-West		**South-West**	
North-East		**South-East**	X
East		**South**	

5. Site clearances,(Indicate on site plan where relevant)

Separation Distance from	**Treatment Separation Distance (m)**	**Disposal Field Separation Distance (m)**
Boundaries	>1.5.	>1.5m
Surface water, rivers Creeks drains etc	>15m streams >5m downslope stormwater flow path	
Groundwater		>0.6m (secondary treatment)
Stands of Trees/Shrubs	N/A	N/A
Wells, water bores	>20m	>20m
Embankments/retaining walls	N/A	N/A
Buildings	>3m	>3m
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)
Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth_____m	No of Test Pits	
Bore Hole		(Depth 1.8m or more	No of Bore Holes	4
Other (specify):				

Soil Report attached?

Yes	X	No		Please tick

2. Was fill material intercepted during the subsoil investigation?

Yes		No	X	Please tick

If yes, please specify the effect of the fill on wastewater disposal

Nil in relevant area (HA03)

3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method	N/A - PCDI irrigation

Test Report Attached? N/A	Yes		No		Please tick

4. Are surface water interception/diversion drains required?

Yes		No	X	Please tick

If yes, please show on site plan

4a Are subsurface drains required No

If yes enter details

5. Please state the depth of the seasonal water table:

Winter	>1.2m	m	Measured		Estimated	X
Summer	>3m	m	Measured		Estimated	X

6. Are there any potential storm water short circuit paths?

Yes		No	X	Please tick

If the answer is yes, please explain how these have been addressed

7. Based on results of subsoil investigation above, please indicate the disposal field soil category *(Refer TP58 Table 5.1)*

Is Topsoil Present?	Yes	If so, Topsoil Depth?	0.2	(m)

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	X
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Visual assessment (Note this is category 5 to AS/NZS 1547:2012)

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	X
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	~~2 - 3 - 4~~ 5			
Design Occupancy	8			(Number of People)
Per capita Wastewater Production	140	160	180	(tick) (Litres per person per day)
Other - specify	200	220	145	
Total Daily Wastewater Production	1760			(litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes		No	See below	(Please tick)
b) Water Recycling - what %?	%			N/A	(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes		(Please tick)
No	X	(Please tick)

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	2,598,088m^2	M
Total Daily Wastewater Production	1760	(Litres per day)(from above)
Lot Area to Discharge Ratio	1476	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	X	No		Please tick

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	X	(Please tick)

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, duel chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
N/A - Secondary Treatment		
	Total Capacity	

2. Type of Septic Tank Outlet Filter to be installed?

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment			
Home aeration plant	X		
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary Treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	

Client to confirm plant supplier prior to consent application.

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	
Dosing Siphon	
Pump	X

2.High water level alarm to be installed in pump chambers

Yes	no

If not to be installed, explain why

3. If a pump is being used, please provide the following information:

Total Design Head	TBC by supplier	(m)
Pump Chamber Volume	TBC by supplier	(Litres)
Emergency Storage Volume	TBC by supplier	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)
(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation	X		
Sub-surface Dripper irrigation			
Standard Trench			
Deep Trench			
Mound			
Evapo-transpiration Beds			
Other		Specify	

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	3		(Litres/m2/day)
Disposal Area	Design	578	(m2)
	reserve	176	(m2)

Explanation *(Refer TP58 Sections 9 and 10)*

DIR from TP58. Loading rate considered appropriate for the soil type and setting given the selected design flow allowances and likely use cases for the dwelling.

6. What is the available reserve wastewater disposal area *(Refer TP58 Table 5.3)*

Reserve Disposal Area (m²)	>580
Percentage of Primary Disposal Area (%)	>100%

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Refer attached plan (approx 33m x 17.5m).

Plan Attached?	Yes	X	No		(Please tick)

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

To be confirmed by Client

~~Yes~~		~~No~~		~~(Please tick)~~

Name of Suppliers

TBC by client

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes	X	No		(Please tick)

If Yes, list and explain possible effects

Assessment to NRC PRP permitted activity requirements considered sufficient as an AEE.

PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	X
Include a *Location Plan* and *Site Plan* (with Scale Bars)	X
Attach an Assessment of Environmental Effects (AEE)	X

1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name	David Buxton	Signature	DS Buxton
Position	Geotechnical Engineer	Date	15/07/25

Note

Any alteration to the site plan or design after approval will result in non compliance.

NGS
Northland Geotechnical Specialists

Project Ref: 0429
15 July 2025

Onsite Effluent Operation and Maintenance Plan
Lot 2, The Landing, 609 Rangihoua Road, Te Tii

Purpose

Homeowners are legally required to keep their onsite treatment and disposal system in good working order. The purpose of this operation and maintenance plan is to outline the main requirements you, as the homeowner, are required to undertake to ensure the onsite effluent treatment and disposal system installed onsite operates effectively. The system supplier may also have supplied additional operation and maintenance guidance.

Treatment Plant Size

The size of your system is limited by both the plant (either a septic tank or proprietary secondary treatment plant) to treat the effluent and the capacity of the soakage system to dispose of the effluent.

Overloading the treatment plant, either by excess water volumes or with products requiring treatment (i.e. food waste, fats, soap etc.) will result in poorly treated effluent. Overloading the disposal field can result in surface breakout of effluent (i.e. seepage emerging from the ground surface) and a reduction of the long-term soakage ability of the soil. Both situations result in health risks by potentially allowing exposure to under/untreated effluent, and environmental risks due to possible undesired effluent flow paths.

Your plant has been sized for a long-term occupancy of eight people based on a five-bedroom house having roof water supply. The system has been designed without requiring water reduction fixtures resulting in 1760 litres of effluent per day.

Appropriate Use of Products

Products used for household purposes such as cleaning and all forms of washing that are disposed to the effluent system must be appropriate/compatible with your system. The treatment system utilises bacteria which can be killed by inappropriate products, resulting in treatment system breakdown and leading to disposal field failure and offensive odours from the treatment system.

Only products labelled as suitable for onsite effluent treatment systems must be used in the household. This includes:

1. Use biodegradable soaps
2. Use low-phosphorus detergent
3. Use low-sodium detergent in dispersive soil areas
4. Use the minimum amount of detergent required
5. Don't use powerful bleaches, whiteners, nappy soakers, spot removers and disinfectants
6. Don't put chemicals, antibiotics or paint down the drain

Water Reduction Requirements

To minimise disposal field size and/or on sites with limited space, specific water usage reduction measures may be required. No specific water reduction measures have been specified on this site. Further minimisation of water use will however make your system last longer and improve its performance. Water minimisation measures include:

1. Installation of water conservation fittings
2. Taking showers instead of baths
3. Washing clothes only when there is a full load
4. Running the dishwasher only when full
5. Avoiding days of peak high usage, for example not doing all the washing on one day or running the washing machine and dishwasher at the same time.
6. Never allow stormwater to enter gully traps. Gully traps must be raised above ground level to prevent this.

Minimisation of Sludge Build up

With time, sludge will build up in the septic tank that forms part of your system and this will require periodic removal. Sludge build up can be minimised by:

1. Keeping all solids out of the system (e.g. avoid washing dirt down a sink)
2. Removing all food waste (particularly oils and grease) from dishes and disposing to waste prior to washing
3. Don't use a garbage grinder unless the system has been specifically designed for it
4. Don't put sanitary napkins, other hygiene products or disposable nappies into the system

Septic Tank Maintenance

Septic tanks accumulate sludge over time and the sludge requires removal (pumping out). The frequency depends on site conditions, tank size and usage. De-sludging shall be undertaken every 3 to 5 years or sooner if sludge occupies more than two thirds of the tank volume depending on site conditions, tank size and usage. The septic tank shall be inspected, and the sludge level checked at periods of not more than 3 years, or sooner if required by the manufacture's recommendations.

The following is also required:

1. The tank shall be protected from vehicles
2. Any grease traps shall be cleaned out regularly
3. The vents and covers shall remain exposed
4. The outlet filter shall be inspected and cleaned regularly

Secondary Treatment Plant Maintenance

Secondary treatment plants are proprietary and typically include mechanical plant (i.e. pumps and air blowers) and electrical controls. The nature of the mechanical and electrical items and their maintenance requirements vary between manufacturers and plant type. A detailed operation and maintenance plan specific to your plant will have been provided by the supplier and shall be implemented. This will likely include regular checks to ensure the plant is operating correctly, cleaning and/or flushing of filters and disposal lines and a contingency plan/trouble shooting guide to diagnose problems, potential causes and advice on determining response actions.

It is a permitted activity rule under the Northland Regional Council Proposed Regional Plan that you must maintain the system so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications. This may require a maintenance contract to be entered into.

Disposal Field

The disposal field is the area where the treated effluent soaks away into the ground. The disposal field shall be maintained as follows:

1. Fencing (if required) shall be maintained. Stock shall be excluded from the disposal field at all times as they may pug the ground and damage the pipes and soil drainage characteristics.
2. No vehicles shall be driven over the disposal area (this requires specific design not included with this installation).
3. Surface drainage shall be maintained to avoid surface water entering the soakage area. Surface drainage typically comprises shallow surface drainage channels to divert stormwater around the disposal area.
4. Vegetation in the disposal area shall be appropriate. Deep rooting trees or shrubs should not be planted over trenches or pipes. Grass should be kept tidily mown to improve evapotranspiration of the area.

Further Information

Further information, including a list of suitable plants for your disposal field and a guide to looking after your system can be found on the Northland Regional Council Website – search for "NRC Septic tanks and sewage systems" or follow this link:

www.nrc.govt.nz/resource-library-summary/publications/waste/septic-tanks-and-sewerage-systems/

File: 0429 Operation Maintenance Plan

THE LANDING
BAY OF ISLANDS NEW ZEALAND

Micah Donaldson
Donaldsons
90 Kerikeri Road
Kerikeri 0243

Contact: Peter Jones
Phone: (Mobile) 021 439 200

Email: **peter.jones@thelandingnz.com**

25 July 2025

Dear Micah

Re: New dwelling, Lot 2 The Landing – Design Review Board approval.
This letter is to confirm that the Design Review Board for The Landing has reviewed the plans drawn up by Cheshire Architects for a new dwelling proposed to be built on Lot 2 at The Landing.

We confirm that the house designed is consistent with the design guidelines for building at The Landing and extends The Landing way of building found elsewhere on the property. The form of the house is generally suggestive of rural farm buildings aligned with the predominant landform and massed to diminish the building's impact on the wider landscape.

The materials proposed include stone from Purerua Peninsula, naturally aging hardwood weatherboards and low reflectivity and recessively coloured roofing and window joinery. The site services of water storage, electrical and environmental control will all be within purpose built structures within the land and concealed by extensions of The Landing's regenerative planting program.

We understand that this approval will be used as part of a Land Use consent for the project, and confirm there are no concerns with the design.

Yours faithfully

Peter Jones

On behalf of The Landing Design Review Board

Design report for house at Lot 2, The Landing
July 29 2025

The proposed house at Lot 2 at The Landing is consistent with the 'Schedule: Design Guidelines' for The Landing contained in covenant document 10372459 in the following ways:

The house extends the way of building found elsewhere on the property. The form of the house is generally suggestive of rural farm buildings aligned with the predominant landform and massed to diminish the building's impact on the wider landscape. A long gabled form aligns with a spur running in a north south direction with lower, flatter roofed extensions to the east and west forming courtyards to capture morning and afternoon sun. The house is located on the site so as to avoid its appearance against the skyline when viewed from public open space and is founded into the site such that it does not present a subfloor to the viewer.

The main gabled form is low and grounded on the north, the upper part of the spur and extends south, taking advantage of the fall of the site to form a small lower storey facing down the valley toward Wairoa Bay. A stone clad garage with a gabled roof sits at an angle to the main gable form to create a vehicle entry court and provide and enclosure to the west facing courtyard.

The materials proposed follow those used elsewhere on the Landing: stone from Purerua Peninsula, naturally aging hardwood weatherboards and low reflectivity and recessively coloured roofing and window joinery. The site services of water storage, electrical and environmental control are within purpose built structures within the land and concealed by extensions of The Landing's regenerative planting program. Detailed planting close to the house will be sourced from The Landing nursery and continue the open coastal landscape that forms the predominant character of the The Landing with small areas of kitchen garden within the courtyards.

Pip Cheshire
Architect
Cheshire Architects Ltd

micah@donaldsons.net.nz

From: Paul Maxwell <PaulM@nrc.govt.nz>
Sent: Monday, 7 April 2025 4:40 pm
To: micah@donaldsons.net.nz
Subject: RE: 623 Rangihoua Road, Kerikeri - Wetland

Kia ora Michga,

In my view the conclusion reached in the report are reasonable and, whilst hydrologically connected the diversion and discharges of water proposed by the stormwater management would not likely require resource consents under the Resource Management (National Environmental Standards for Freshwater) Regulation 2020.

Ngā mihi

Paul Maxwell
Coastal & Works Consents Manager
Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

Ph 0800 002 004

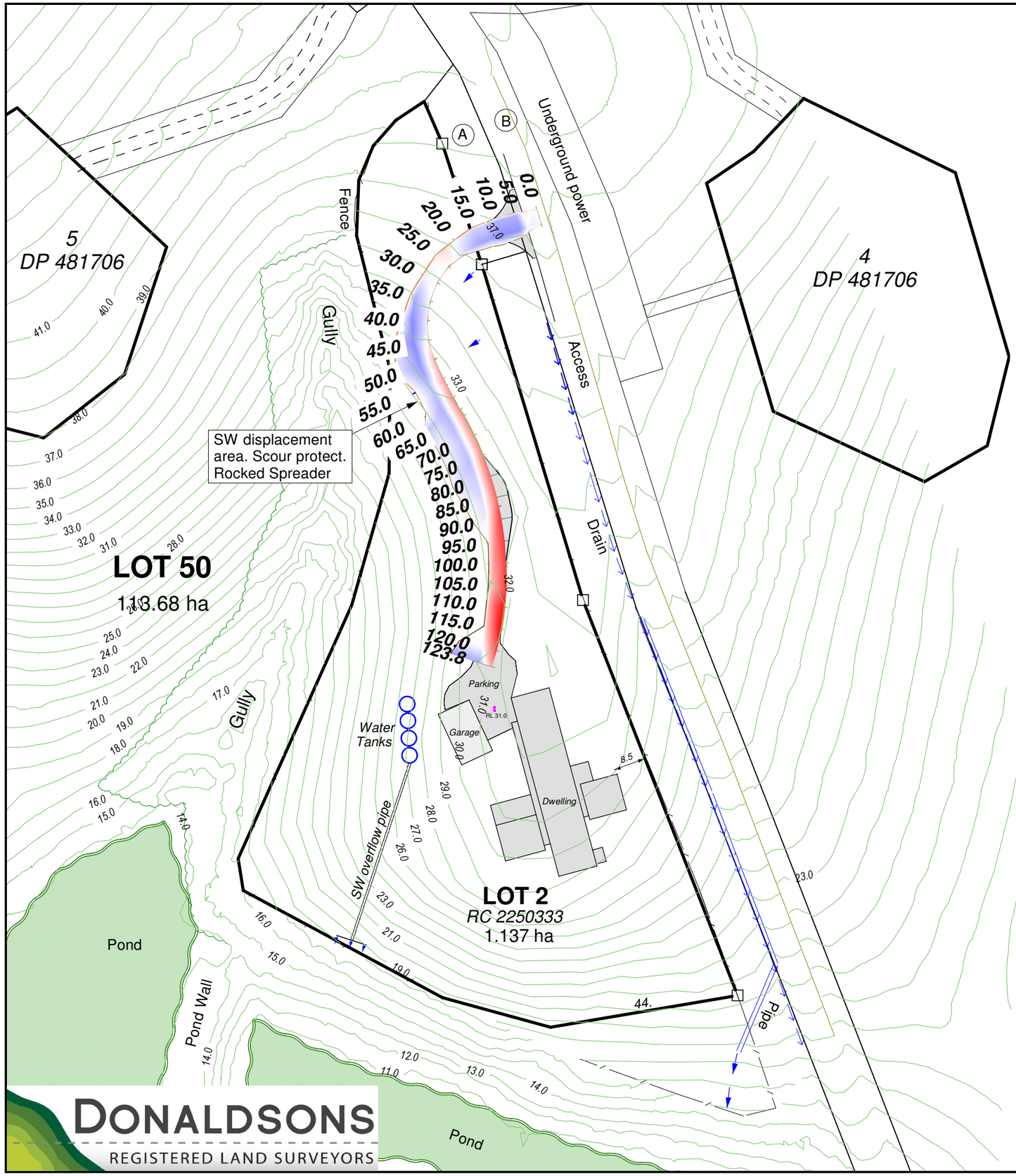
From: micah@donaldsons.net.nz <micah@donaldsons.net.nz>
Sent: Monday, 7 April 2025 3:20 pm
To: Paul Maxwell <PaulM@nrc.govt.nz>
Subject: 623 Rangihoua Road, Kerikeri - Wetland

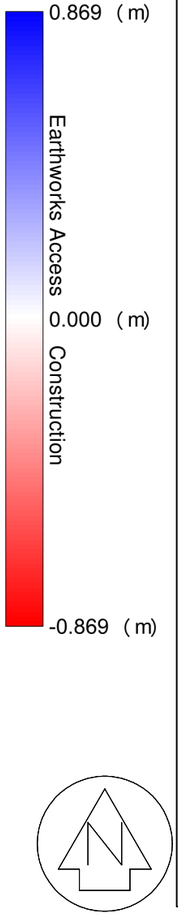
Paul,

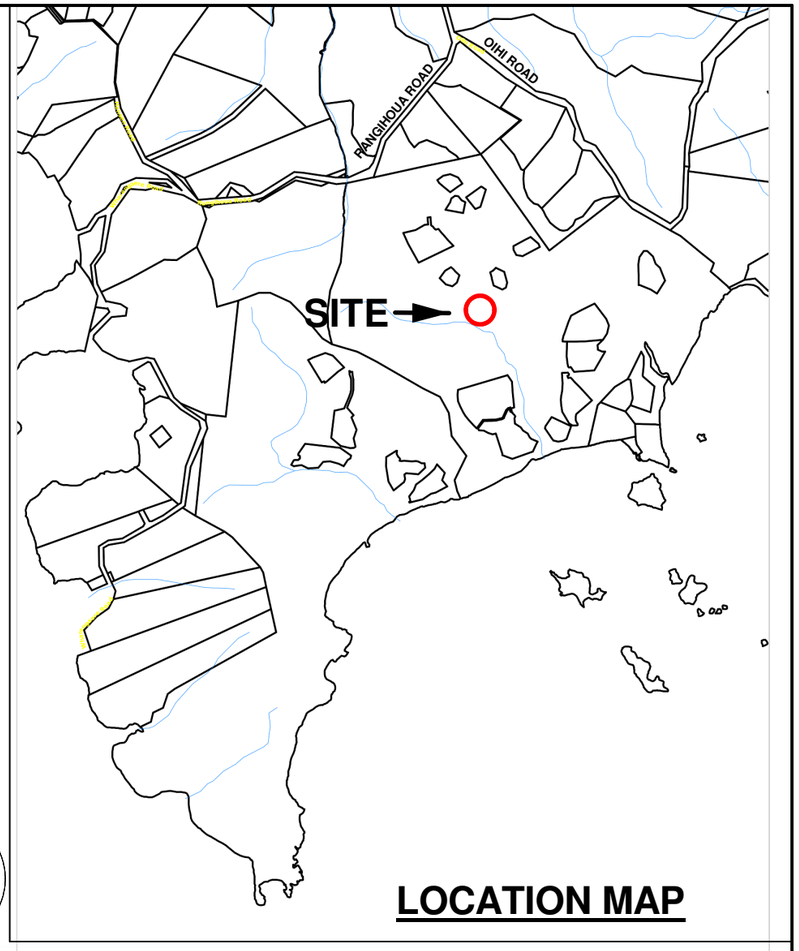
Further to our discussions about the wetland located near proposed Lot 2 of MLPLLC's property, we seek your comments as to whether the future activity on the site would / could breach the NES Freshwater.
Our assessment considers the impact would be minimal and not compromise the hydrological function.

Any questions please let me know.

Regards,







LOCATION MAP

PROPOSED LAND USE ON LOT 50 DP 481706

Being Approved Lot 2 RC 2250333

Visual Amenity, Stormwater Management, Boundary Setback & Earthworks

Applicant : MLP LLC

Record of Title: 679912
Total RT Areas : 259.8088 ha
Lot Area : 114.4456 ha
Zone : General Coastal (ODP)
: Rural Production (PDP)

0 50 100

Approved Amalgamation Condition *Sec 241(1) RMA*

That Lot 50 hereon be held with Lot 50 DP 376492, and Lots 6-8 DP 395972 together in one record of title.

Contours: Interval 1m

Scale @ A3 : 1:1000
dir: 8605 Lot 2 House Site Plan V3.mjo

Date : August 2025
Ref : 8605

DONALDSONS
REGISTERED LAND SURVEYORS
Land / engineering Surveyors & development planners - 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - em: info@donaldsons.net.nz - p:09 4079182

Quickmap Title Details

Information last updated as at 23-Feb-2025

RECORD OF TITLE
DERIVED FROM LAND INFORMATION NEW ZEALAND
FREEHOLD

Identifier **679912**

Land Registration District **North Auckland**

Date Issued 01 November 2017

Prior References

251355 251360 251361 533640

Type Fee Simple

Area 259.8088 hectares more or less

Legal Description Lot 6-8 Deposited Plan 395972 and Lot 50 Deposited Plan 376492 and Lot 50 Deposited Plan 481706

Registered Owners

MLP LLC

5667663.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.7.2003 at 3:35 pm (Affects Lots 6 and 7 DP 395972)

6447651.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.6.2005 at 9:00 am (Affects Lots 6 - 8 DP 395972)

Land Covenant in Deed 6447651.10 - 7.6.2005 at 9:00 am (Affects Lots 6 - 8 DP 395972)

Subject to a right of way over part Lot 6 DP 395972 marked A on DP 395972 created by Easement Instrument 6967025.3 - 28.7.2006 at 9:00 am

Appurtenant to Lot 50 DP 376492 and Lot 50 DP 481706 is a right of way created by Easement Instrument 6967025.3 - 28.7.2006 at 9:00 am

6967025.7 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 28.7.2006 at 9:00 am (affects Lot 50 DP 481706)

Subject to a right of way and right to convey water over part Lot 50 DP 481706 marked B and D on DP 481706 created by Easement Instrument 6967025.8 - 28.7.2006 at 9:00 am

Appurtenant to Lot 50 DP 481706 are rights of way and rights to convey water created by Easement Instrument 6967025.8 - 28.7.2006 at 9:00 am

The easements created by Easement Instrument 6967025.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 50 DP 481706 marked B, D, H, I, J, K, L, M, N, O and S on DP 481706 in favour of Top Energy Limited created by Easement Instrument 6967025.9 - 28.7.2006 at 9:00 am

The easements created by Easement Instrument 6967025.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 50 DP 481706 marked B, D, H, I, J, K, L, M, N, O and S on DP 481706 in favour of Telecom New Zealand Limited created by Easement Instrument 6967025.10 - 28.7.2006 at 9:00 am

The easements created by Easement Instrument 6967025.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 6967025.11 - 28.7.2006 at 9:00 am (affects part Lot 50 DP 481706 formerly Lot 50 DP 361786)

7123788.16 Mortgage to Bank of New Zealand - 21.11.2006 at 9:00 am (affects Lot 50 DP 376492 and Lot 50 DP 481706)

7123788.18 Revocation of Covenant 6967025.11 over Lot 5 DP 361786 for the benefit of Lot 50 DP 361786 - 21.11.2006 at 9:00 am

Subject to a right of way over part Lot 50 DP 481706 marked T on DP 481706 created by Easement Instrument 7123788.23 - 21.11.2006 at 9:00 am

The easement created by Easement Instrument 7123788.23 is subject to Section 243 (a) Resource Management Act 1991

7123788.24 Variation of the conditions of the easement specified in 6967025.11 - 21.11.2006 at 9:00 am

Land Covenant in Easement Instrument 7123788.25 - 21.11.2006 at 9:00 am (Affects part Lot 50 DP 481706 formerly Lot 50 DP 393536)

7241938.7 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 21.2.2007 at 9:00 am (Affects Lot 50 DP 376492)

Subject to a right of way and right to convey water over part Lot 50 DP 481706 marked AZ on DP 481706 and part Lot 50 DP 376492 marked B on DP 376492 created by Easement Instrument 7241938.8 - 21.2.2007 at 9:00 am

The easements created by Easement Instrument 7241938.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity (in gross) over part Lot 50 DP 481709 marked AZ, DZ and FZ on DP 481706 and part Lot 50 DP 376492 marked B, C, G, H, I, J and K on DP 376492 in favour of Top Energy Limited created by Easement Instrument 7241938.9 - 21.2.2007 at 9:00 am

The easements created by Easement Instrument 7241938.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right convey telecommunications and computer media (in gross) over part Lot 50 DP 481706 marked AZ, DZ and FZ on DP 481706 and part Lot 50 DP 376492 marked B, C, G, H, I, J and K on DP 376492 in favour of Telecom New Zealand Limited created by Easement Instrument 7241938.10 - 21.2.2007 at 9:00 am

The easements created by Easement Instrument 7241938.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7241938.11 - 21.2.2007 at 9:00 am (affects Lot 50 DP 376492 and part Lot 50 DP 481706 formerly Lot 50 DP 393536)

7635879.2 Partial Surrender of Land Covenant created by Easement Instrument 6967025.11 over Lot 40 DP 361786 for the benefit of Lot 50 DP 378513 - 29.11.2007 at 9:00 am

Subject to a right of way and right to convey water over part Lot 50 DP 481706 marked B, U and T on DP 481706 created by Easement Instrument 7635879.7 - 29.11.2007 at 9:00 am

The easements created by Easement Instrument 7635879.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 50 DP 481706 marked XA and ZA on DP 481706 in favour of Top Energy Limited created by Easement Instrument 7635879.8 - 29.11.2007 at 9:00 am

The easements created by Easement Instrument 7635879.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 50 DP 481706 marked XA and ZA on DP 481706 in favour of Telecom New Zealand Limited created by Easement Instrument 7635879.9 - 29.11.2007 at 9:00 am

The easements created by Easement Instrument 7635879.9 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7635879.13 - 29.11.2007 at 9:00 am (Affects Lot 50 DP 376492 and part Lot 50 DP 481706 formerly Lot 50 DP 393536)

7671304.1 Mortgage of Lots 6 to 8 DP 395972 to Bank of New Zealand - 15.2.2008 at 9:48 am

Land Covenant in Easement Instrument 7807927.17 - 7.5.2008 at 9:00 am (affects Lot 50 DP 376492, Lot 6-8 DP 395972 and part Lot 50 DP 481706 formerly Lot 50 DP 393536)

Land Covenant in Easement Instrument 8381071.1 - 21.12.2009 at 9:00 am (affects Lot 50 DP 376492, Lot 6-8 DP 395972 and part Lot 50 DP 481706 formerly Lot 50 DP 393536)

8850218.1 Heritage Covenant pursuant to Section 8 Historic Places Act 1993 - 2.12.2011 at 12:50 pm (affects Lot 50 DP 376492 and part Lot 50 DP 481706 formerly Lot 50 DP 393536)

8850218.6 Surrender of the Land Covenant specified in Easement Instrument 6967025.11 over Lot 3 DP 361786 for the benefit of Lot 50 DP 393536 and over Lots 1, 2, 4, 34, 35, 36 and 41 DP 361786 for the benefit of Lots 3, 42 and 43 DP 435789 - 2.12.2011 at 12:50 pm

Subject to a right of way and a right to convey water over part Lot 50 DP 481706 marked AB, B and D, on DP 481706 created by Easement Instrument 8850218.16 - 2.12.2011 at 12:50 pm

The easements created by Easement Instrument 8850218.16 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 50 DP 481706 marked AA, AB and AC on DP 481706 in favour of Top Energy Limited created by Easement Instrument 8850218.17 - 2.12.2011 at 12:50 pm

The easements created by Easement Instrument 8850218.17 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 50 DP 481706 marked AB, AC and AD on DP 481706 in favour of Telecom New Zealand Limited created by Easement Instrument 8850218.18 - 2.12.2011 at 12:50 pm

The easements created by Easement Instrument 8850218.18 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 8850218.19 - 2.12.2011 at 12:50 pm

8850218.3 Surrender of the right of way and right to convey water marked F on DP 361786 created by Easement Instrument 6967025.8 - 2.12.2011 at 12:50 pm

10372459.30 Mortgage Priority Instrument making Encumbrance 10372459.29 first priority and Mortgage 7123788.16 second priority - 1.11.2017 at 3:32 pm

10372459.31 Mortgage Priority Instrument making Encumbrance 10372459.29 first priority and Mortgage 7671304.1 second priority - 1.11.2017 at 3:32 pm

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 481706)

10372459.5 Surrender of the right of way and right to convey water marked B on DP 435789 created by Easement Instrument 6967025.8 as appurtenant to Lots 2, 35 & 36 DP 361786 - 1.11.2017 at 3:32 pm

10372459.13 Surrender of Land Covenant 6967025.11 over Lots 2, 36 & 36 DP 361786 for the benefit of part Lot 50 DP 481706 formerly Lot 50 DP 435789 - 1.11.2017 at 3:32 pm

10372459.18 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.11.2017 at 3:32 pm (affects Lot 50 DP 376492 & Lot 50 DP 481706)

The easements created by Easement Instrument 10372459.19 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and a right to convey water over part Lot 50 DP 481706 marked B, BD, BG, BE & BF, a right to convey electricity, telecommunications & computer media over Lot 50 DP 481706 marked BD, BG, BE, BF & SG and a right to drain water over part Lot 50 DP 481706 marked SA, SB, SC, SD, SE & SF, all on DP 481706 created by Easement Instrument 10372459.19 - 1.11.2017 at 3:32 pm

Subject to a right (in gross) to convey electricity over part Lot 50 DP 481706 marked BD on DP 481706 in favour of Top Energy Limited created by Easement Instrument 10372459.20 - 1.11.2017 at 3:32 pm

The easements created by Easement Instrument 10372459.20 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications & computer media over part Lot 50 DP 481706 marked BD on DP 481706 in favour of Chorus New Zealand Limited created by Easement Instrument 10372459.21 - 1.11.2017 at 3:32 pm

The easements created by Easement Instrument 10372459.21 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10372459.22 - 1.11.2017 at 3:32 pm

10372459.29 Encumbrance to Mountain Landing Trust - 1.11.2017 at 3:32 pm

Subject to a right (in gross) to convey electricity over part Lot 50 Deposited Plan 481706 marked B on DP 535630 in favour of Top Energy Limited created by Easement Instrument 11456895.2 - 4.6.2019 at 2:31 pm