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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

Have you met with a council Resource Covnsent 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?

Heritage NZ.

*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: Eborko Family Trust

Email: [redacted]

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Williams & King, Attention: Natalie Watson

Email: [redacted]

Phone number:

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

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

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

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

Name/s: As per applicant details.

Property address/
location:

Postcode

8. Application site details

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

Name/s:

Site address/ location:

927 Kerikeri Inlet Road,
Kerikeri
Postcode 0293

Legal description: Lot 3 DP 329313 **Val Number:** 00219-88302

Certificate of title: 119857

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

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☑ **Yes** ○ **No**

Is there a dog on the property? ○ **Yes** ☑ **No**

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

Please phone applicant (Rob Koops) to arrange a site visit - he will ensure gate is open. Please use second entrance at northern end of road frontage.

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 residential dwelling and garage in the Coastal Living zone, requiring land use consent under the Visual Amenity and Stormwater Management Rules of the Zone.

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** See section 6.1.1 of AEE.

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

◯ **Subdividing land**

☑ **Disturbing, removing or sampling soil**

◯ **Changing the use of a piece of land**

◯ **Removing or replacing a fuel storage system**

13. Assessment of environmental effects:

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

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

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: **(please write in full)** Eborko Family Trust - Koops, Robert & Bodifee, Elisabeth, Fransisca Helena

Email: [redacted]

Phone number:

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

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

15. *Billing details* continued...

Declaration concerning Payment of Fees

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

Name: (please write in full) Rob Koops [redacted]

Signature: [redacted]

(signature of bill payer)

Date 20-Dec-2055

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Signature

Date

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

See overleaf for a checklist of your information...

15. Billing details continued...

Declaration concerning Payment of Fees

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Name: (please write in full) Rob Koops

Signature:
(signature of bill payer)

Date 20-Dec-2055

MANDATORY

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17. Declaration

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

Name (please write in full) Natalie Watson

Signature

Date 22-Dec-2025

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

- ☑ 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.

Eborko Family Trust

Land Use Consent for New Dwelling

927 Kerikeri Inlet Road, Kerikeri

Williams & King, Kerikeri[1]
22 December 2025

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

1. OVERVIEW

1.1 Summary of proposal

Eborko Family Trust propose to develop a property located at 927 Kerikeri Inlet Road in Kerikeri. The subject site is legally described as Lot 3 DP 329313 and is held in the Record of Title 119857. The proposed development involves the construction of a new dwelling and garage, which will be connected by a pool and outdoor living area. The building platform will be formed through earthworks to prepare a level surface, with surplus cut material to be used around the perimeter to match existing ground.

Vehicle access has been formed as a metalled surface within the site, to provide access to the garage, as well as an outdoor parking and manoeuvring area.

Existing and proposed impermeable surfaces will cumulatively amount to 775m² or 15% coverage of the application site.

A consent notice condition requiring that any development be in accordance with a subdivision stage engineering report in terms of effluent disposal and foundation design will be adhered to.

1.2 District Plan zoning and activity status

The subject site is in the Coastal Living Zone in the Operative Far North District Plan. The proposed development requires resource consent under the 'Visual Amenity' and 'Stormwater Management' rules of the Coastal Living zone. The proposal has been assessed as being a restricted discretionary activity overall.

Under the Proposed Far North District Plan, the site is zoned 'Rural Lifestyle' is within the Coastal Environment. An excavated tennis court area is subject to Coastal Flood Hazard (Zones 2 & 3). Relevant rules with legal effect under the Proposed District Plan are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and advice note.

1.3 Statutory framework

This report and its appendix accompany the Resource Consent application made by the Applicant and is provided in accordance with the requirements set out in Schedule 4 of the Resource Management Act 1991 ("RMA"). It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal, including any actual or potential effects the proposed activity may have on the environment, any proposed or agreed to measure to ensure positive effects, and the relevant matters specified under section 104 of the RMA. As the application is for a restricted discretionary activity, Section 104C of the RMA is relevant:

104C Determination of applications for restricted discretionary activities
(1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—
(a) a discretion is restricted in national environmental standards, wastewater environmental performance standards, stormwater environmental performance standards, infrastructure design solutions, or other regulations:
(b it has restricted the exercise of its discretion in its plan or proposed plan.
(2) The consent authority may grant or refuse the application.
(3) However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which—
(a) a discretion is restricted in national environmental standards, wastewater environmental performance standards, stormwater environmental performance standards, infrastructure design solutions, or other regulations:
(b) it has restricted the exercise of its discretion in its plan or proposed plan.

2. DESCRIPTION OF PROPOSAL

2.1 Proposed built development

The overarching purpose of the proposal is to establish a new dwelling, garage and alfresco area ("the building") on a site within the Coastal Living zone of the Operative District Plan. Refer to the Arcline Plan Set in **Appendix 1**. **Figure 1** below depicts the overall site plan.

A single level two-bedroom dwelling with a floor area of approximately 185m², and a garage / gym with floor area of approximately 83m³ are proposed, with these two buildings to be joined by a walled alfresco area incorporating an inground swimming pool, concrete and timber decking courtyard. A separate concrete alfresco area will also be located in an alcove on the western side of the building. The total roof area amounts to approximately 398m².

The building will be located in the southern half of the property. The dwelling will be orientated towards the north and west for sunlight and views, with the kitchen and living areas, and one of the bedrooms facing these directions, and the vehicle access and garage area located on the eastern side of the development area.

The elevation plans indicate a low-profile building with a maximum height of approximately 4.311m above ground level.

Exterior materials will comprise plastered block walls, colorsteel roofing, and uPVC joinery.

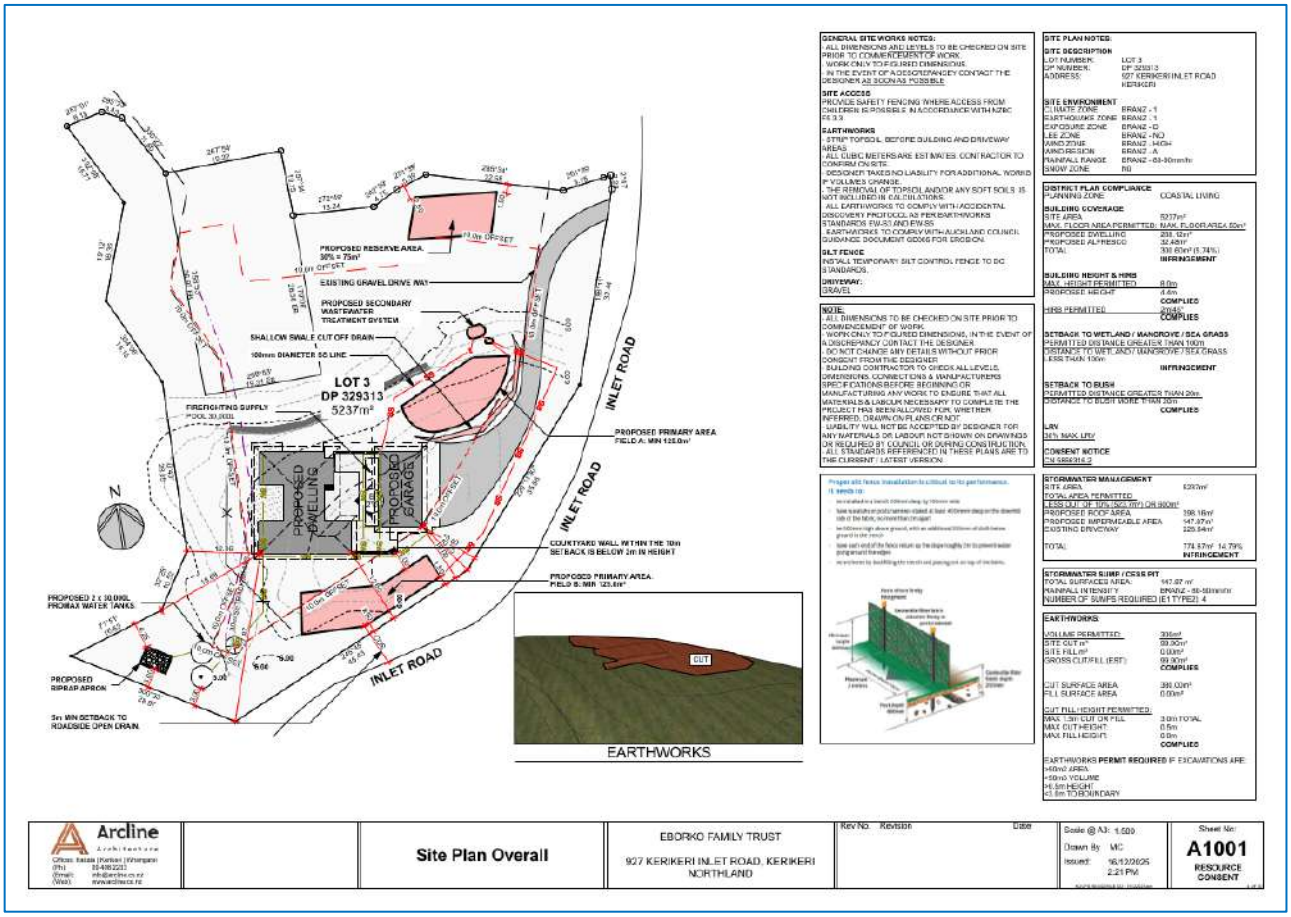


Figure 1: Site Plan

2.2 Property access and parking arrangements

Access to the building is predominantly already formed as a metalled surface. Car parking will be available within the garage, or upon outdoor metalled hardstand areas adjacent to the garage.

2.3 Earthworks

Minor excavations are required to prepare the building platform, which is generally located on a fairly level knoll, and achieve a finished floor love of 6.750 for the dwelling and garage. The excavated volume is estimated to be approximately 99m³, to a depth up to 0.5m. Excavated material will be used around the perimeter to achieve a natural final contour. Therefore, total earthworks comprising the cut and fill will be approximately 198m³.

All earthworks undertaken at the site will be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GC05). Sediment laden stormwater runoff will be controlled by appropriate management techniques to ensure that sediment does not migrate beyond the site. This can be included as a condition of consent.

Erosion and sediment control will indicatively involve:

- Due to the proximity of the downslope coastal marine area, installation of a temporary 600mm high silt detention fence positioned along the contour and around the downslope area of the earthworks with 2m returns up the slope (to prevent water from travelling around the edges) for the duration of the project using geofabric supported with waratahs or post hammer-staked at least 400mm deep on the downhill side of the fabric, no more than 2m apart. The silt fence can be installed in a trench and anchored by backfilling the trench.
- Placing any temporary stockpile away from any stormwater overland flow paths. Any temporary stockpile of top soil must be within the silt fence perimeter.
- Immediately following the earthworks, exposed areas must be stabilised or otherwise topsoiled and re-vegetated. Once revegetation is satisfactorily established and stabilisation is complete, sediment control measures can be removed from the site.
- Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point, ensure water run-off from downpipes is directed away from build area.

The above measures can be monitored by the appointed contractor, with regular inspection of silt fences and additional checks prior to and following heavy or persistent rainfall to ensure that the erosion and sediment control measures are repaired, replaced, reinforced or cleaned out if required. The Head Contractor will adjust erosion and sediment control as needed to suit site adjustments and weather conditions.

Further construction management techniques will be implemented to avoid, remedy and mitigate adverse environmental effects. These will also be implemented and monitored by the Head Contractor or owner responsible for overseeing the earthworks, and include the following principles.

- All noise generating activities during the period of site works for this project will be managed on site as far as is reasonably practicable to meet New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise. In addition, all persons undertaking day to day management of construction activities on the site will wherever possible adopt the best practical option at all times to ensure the emission of noise from the site does not exceed a reasonable level in accordance with Section 16 of the Resource Management Act 1991.
- A copy of the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (ADP) shall be made available to all contractors working on site.

2.4 Impermeable surface coverage and stormwater management

The Overall Site Plan in **Appendix 1** tables impermeable surface coverage as amounting to approximately 775m² (15% of the total site area), comprising the existing metal driveway, proposed roof area and other concreted areas.

Stormwater management for new impermeable areas will involve collecting stormwater runoff from roof surfaces and storage in two water tanks. Given the proximity to the rocky foreshore of the coastal marine area, it is considered that the slowing down of peak flows via stormwater attenuation is not required. The overflow from the water tanks will be discharged via a proposed riprap apron to provide outlet protection (i.e., energy dissipation and prevention of soil erosion). This is also depicted on the Overall Site Plan. The impermeable driveway surface is existing, with stormwater generally shedding to adjacent grass areas or existing drains.

2.5 Impermeable surface coverage and stormwater management

Onsite wastewater treatment and disposal is outlined in the Kerikeri Drainage Ltd Report in **Appendix 2**. This outlines the proposed use of secondary wastewater treatment with RAAM trickle irrigation tubing or equivalent. The disposal area will comprise two areas, with a 30% reserve disposal area also being set aside.

2.6 Landscape Plan

Hawthorn Landscape Architects Ltd have prepared a Landscape and Visual Effects Assessment (see **Appendix 3**), including a Landscaping Plan (see **Figure 2**) showing the landscape plantings that are required in addition to existing on-site plantings to achieve the maintenance of visual amenity values, and to ensure that the proposed built development does not dominate the landscape. This is described in the Landscape and Visual Effects Assessment as follows:

"The applicant has already undertaken some landscaping along the Kerikeri Inlet Road boundary and will continue the sub-tropical plantings is a similar manner along the length of the boundary. The timber fence will also be extended, thus providing a visual screen and privacy from Kerikeri Inlet Road. It is also proposed to plant two Pohutukawa trees to the west of the dwelling close to the boundary with the unformed legal road. These will be strategically placed so not to block the main sea view from the dwelling. The trees will break up the western facade of the dwelling when viewed from the road reserve and from the water body further to the west and north west."

Figure 2: Hawthorn Landscape Architects Ltd Landscape Plan

3. APPLICATION SITE DETAILS AND DESCRIPTION

3.1 Location

The site is located at 927 Kerikeri Inlet Road in Kerikeri. Refer to the Location and Cadastral Maps in **Figures 3** and **4**.

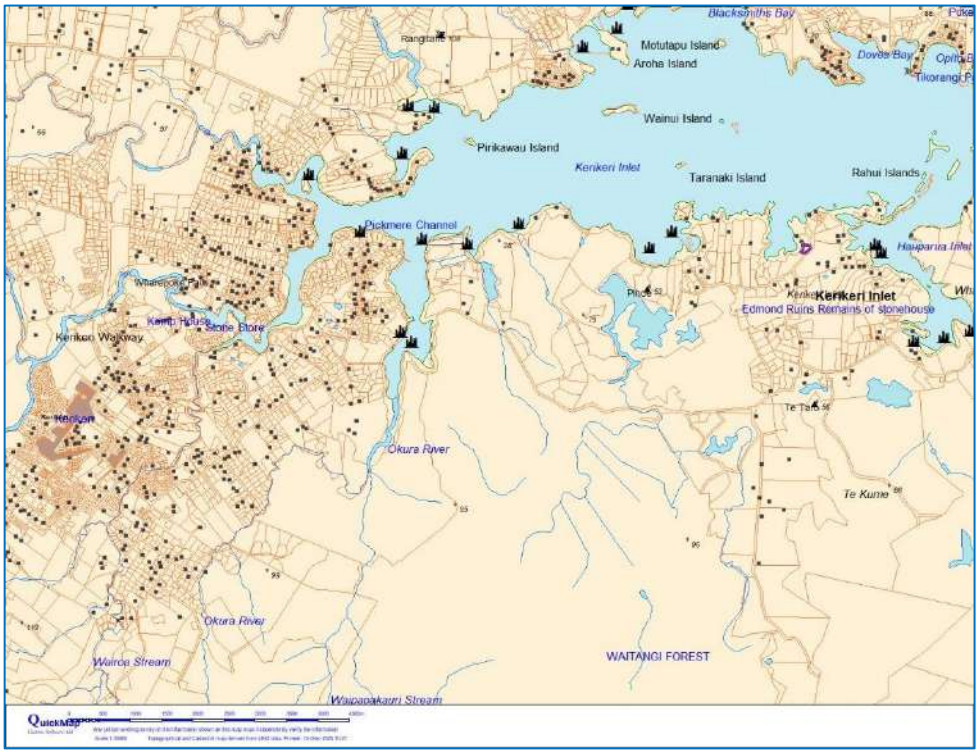


Figure 3: Location Map (Source: QuickMap)

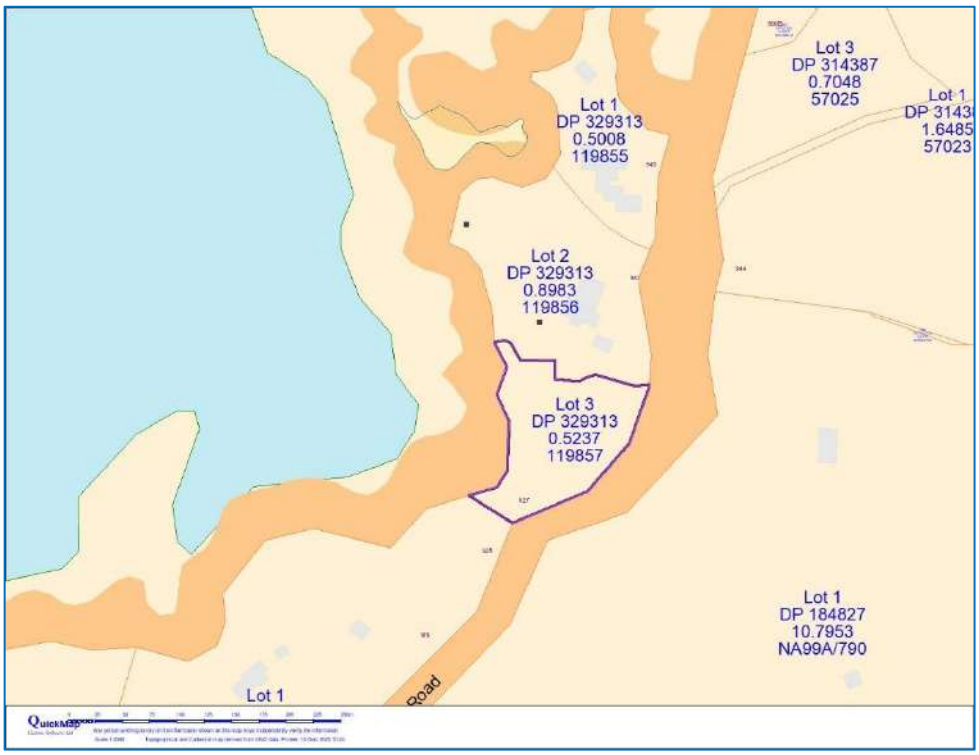


Figure 4: Cadastral Map Highlighting the Application Site (Source: QuickMap).

3.2 Legal details

Legal details of the application site are summarised below and in the Record of Title (**Appendix 4**).

LEGAL DESCRIPTION	RECORD OF TITLE IDENTIFIER	TITLE AREA
Lot 3 DP 329313	119857	5370m² more or less

The single relevant interests on the Record of Title is Consent Notice 5866316.2 pursuant to Section 221 Resource Management Act 1991. This records the following condition:

Lots 1 2 & 3 DP 329313

i. Any development shall be in accordance with the requirements of the Haigh Developments Report Ref Job No 03 058 dated 24 April 2003 regarding effluent disposal and foundation design.

The referenced report is attached in **Appendix 5**, and makes the following recommendations:

- *The site, being basically flat and of recent volcanic geology, is very strong. However, ground conditions for building foundations can vary greatly within a few metres from solid rock to soft humus. For this reason it is necessary that any buildings on the site have foundations specifically designed to suit ground conditions exposed at the time of excavation of footings.*
- *Recognising the proximity to the sea, the applicant wishes to have a Consent Notice on all of the titles requiring that domestic wastewater is treated in household secondary treatment plants, before discharge to the ground in a widely dispersed manner. Household secondary treatment plants include aeration plants, sand filters and packed bed reactor plants, all of which reliably achieve the 20/20 standard suitable for disposal of effluent by trickle irrigation about the site.*

The proposal is consistent with the above recommendations, in that specific geotechnical advice has been obtained for foundations (to be confirmed as part of the building consent application) and secondary wastewater treatment and tickle irrigation disposal is proposed.

3.3 Existing land use and development

The subject site is predominantly a vacant site, with a temporary storage container, formed metalled driveway, landscaping low rock retaining walls, and planted areas. The road boundary is fenced. Refer to **Photographs 1** - **4** below.

Photograph 1: Existing areas of drainage, planting, and metalled driveway, looking south west towards building site.

Photograph 2: View over 'tennis court', terracing, looking south east. Towards building site

Photograph 3: Near level ground over part of the building site.

Photograph 4: Existing driveway and landscape plantings, looking north.

3.4 Natural and recorded features

The site is within the coastal environment. It does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement.

3.5 Vehicle access

The subject site has direct frontage to Kerikeri Inlet Road along its eastern boundary, with two existing gateways. The northern most entrance will be used to access the new dwelling, this being formed as a metalled crossing with stone wall borders. Refer to **Photograph 5**. The southern gateway will be closed off upon completion of the building works.

Photograph 5: Existing entrance off Kerikeri Inlet Road.

Within the site, a metalled driveway is formed parallel to the road boundary to the proposed building site. Refer to **Photographs 1** and **4**.

3.6 Surrounding land

The subject site is surrounded by a coastal lifestyle lots to the north and south. The western boundary adjoins an unformed legal road, which separates the site from Kerikeri Inlet.

4. DISTRICT PLAN ASSESSMENT

4.1 Far North Operative District Plan

The application site is zoned Coastal Living.

The proposal is assessed against the relevant rules of the Operative District Plan as follows.

4.1.1 Coastal Living Zone

Rule	Discussion	Compliance
10.7.5.1 PERMITTED ACTIVITIES		
10.7.5.1.1 Visual Amenity	The gross floor area of the dwelling and garage will exceed 50m².	Does not comply
10.7.5.1.2 Residential Intensity	The proposal is for a single residential unit / accessory building.	Complies
10.7.5.1.3 Scale of Activities	The proposed dwelling will be used by people who normally reside on the site.	Complies
10.7.5.1.4 Building Height	Building height does not exceed 8m.	Complies

10.7.5.1.5 Sunlight	Permitted activity recession planes are met.	Complies
10.7.5.1.6 Stormwater Management	Proposed impermeable surfaces will exceed 10% (being the lesser compared with 600m²).	Does not comply
10.7.5.1.7 Setback from Boundaries	Proposed buildings are at least 10m from all site boundaries. The courtyard wall next to garage (as shown in the South Elevation), where it is within 10m of the lot boundary, will be less than 2m hight so as not to meet the definition of building in the ODP.	Complies
10.7.5.2 CONTROLLED ACTIVITIES		
10.7.5.2.2 Visual Amenity	The proposed buildings are not located within an approved building envelope.	Does not comply
10.7.5.3 RESTRICTED DISCRETIONARY ACTIVITIES		
10.7.5.3.1 Visual Amenity	New building(s) proposed in terms of clause (a).	Complies
10.7.5.3.8 Stormwater Management	Impermeable surfaces will not exceed 15%.	Complies

4.1.2 Natural & Physical Resources

Rule	Discussion	Compliance
PERMITTED ACTIVITIES		
12.3.6.1.2 Excavation and/or filling … in the … Coastal Living … zones	Earthworks will not exceed the permitted activity standard (300m³ per 12 month period / 1.5m height or depth).	Complies
12.4.6.1.2 Fire Risk to Residential Units	The dwelling will be located more 20m from any continuously vegetated areas.	Complies
12.7.6.1.1 Setbacks from … the Coastal Marine Area	Proposed buildings and impermeable surfaces will be more than 30m from the coastal marine area.	Complies
12.7.6.1.4 Land use activities involving discharge of human sewage effluent	There is sufficient area available for onsite wastewater disposal to accommodate a 30m separation distance from the coastal marine area.	Complies

4.1.3 Transportation

Rule	Discussion	Compliance
Traffic – Permitted Activities		
15.1.6A.2.1 Traffic Intensity	The first residential unit on a site is exempt from this rule.	Complies
Parking – Permitted Activities		
15.1.6B.1.1 On-Site Car Parking Spaces	More than two off street car parks will be available.	Complies
Access – Permitted Activities		
15.1.6C.1.1 Private Accessway in all Zones	No private accessway proposed – only private driveway in accordance with Appendix 3F.	Complies
15.1.6C.1.5 Vehicle crossing standards in … Coastal Zones	The site has an existing vehicle crossing from Kerikeri Inlet Road. The current vehicle crossing and splays are an unsealed surface.	Complies - vehicle crossing to be sealed.
15.1.6C.1.7 General Access Standards	Clauses (a) – (d) will be met by the proposed access design.	Complies

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

Overall, the proposal has been assessed as a restricted discretionary activity. Sections 104 and 104C of the RMA are applicable.

4.2 Far North Proposed District Plan

The application site is zoned 'Rural Lifestyle' and is within the Coastal Environment in the Far North Proposed District Plan. An area of Coastal Flood Hazard (Zones 2 & 3 – 100 Year scenario & 100 Year with Rapid Sea Level Rise Scenario) applies to an excavated grass tennis court on the site.

The proposal is assessed against the relevant rules of the Proposed District Plan as follows.

4.2.1 Rules with Immediate Legal Effect

Rules relating to earthworks and the discovery of suspected sensitive material, and earthworks and erosion and sediment control (EW-R12 and EW-R13) and associated standards EW-S3 and EW-S5 can be complied with through advice notes relating to the Heritage New Zealand Accidental Discovery Protocol and the requirement for erosion and sediment control to be implemented in accordance with the specified guideline document for the duration of earthworks. We are not aware of any other applicable rules with immediate legal effect under the Proposed District Plan. Other relevant rules without immediate legal effect are assessed below.

4.2.2 Area-Specific Matters – Rural Lifestyle Zone

Rule	Discussion	Compliance
RLZ-R1 New buildings or structures…	PER-1 – the proposed buildings accommodate a permitted activity (RLZ-R3). PER-2: RLZ-S1: 8m height not exceeded. RLZ-S2: Recession planes complied with. RLZ-S3: 10m setbacks achieved. RLZ-S4: More than 30m from MHWS. RLZ-S5: Building / structure coverage is less than 12.5%. RLZ-S6: Not applicable.	These rules do not have legal effect.
RLZ-R2 Impermeable Surface Coverage	Proposed impermeable surfaces will exceed 12.5%.	
RLZ-R3 Residential activity	A single residential unit is proposed.	

4.2.3 District-Wide Matters – Energy, Infrastructure, & Transport – Transport

Rule	Discussion	Compliance
TRAN-R1 Parking	Off street car parking is available.	These rules do not have legal effect.
TRAN-R2 Vehicle crossings and access, including private accessways	Access is for a single dwelling via an existing crossing.	
TRAN-R5 Trip generation	Single residential unit proposed. Proposed development does not generate traffic exceeding that listed in TRAN-Table 11 – Trip generation.	

4.2.4 District-Wide Matters – Hazards and Risks

Rule	Discussion	Compliance
NH-R5 Wild Fire – Buildings used for a vulnerable activity (excluding accessory buildings)	The proposal will include two accessible rainwater storage tanks, as well as a swimming pool, which will be suitable for storing water for firefighting. The building will not be within 20m of any continuous areas of vegetation and complies with PER-2.	This rule does not have legal effect.

4.2.5 District Wide Matters – Coastal Environment

Rule	Discussion	Compliance
CE-R1 New buildings or structures	PER-2 is applicable as the site is not within an urban zone. The proposed building is not ancillary to farming activities, exceeds 25m², is not within an outstanding natural character area – therefore does not meet conditions 1 – 2 but meets condition 3. PER-4 requires compliance with CE-S1 and CE-S2, which limit the maximum height of any new building or structure to 5m above ground level and the nearest ridgeline, headland or peninsula, and require the use of materials / finishing with a reflectance value no greater than 30% and an exterior finish within Groups, A, B or C as defined within the BS5252 standard colour palette, respectively. CES-S1 is met, as, while CES-S2 is not achieved (exterior colours to have reflectance value exceeding 30%).	These rules do not have legal effect.
CE-R3 Earthworks or indigenous vegetation clearance	PER-2 is applicable and refers to CE-S3. Earthworks are not within an outstanding natural character area and will not exceed 400m² outside of natural character areas.	
CE-R12 – Coastal Hazard Area – New Buildings or Structures	Not applicable, as the building site is not within the coastal flood hazard zone.	

4.2.6 District Wide Matters – Earthworks

Rule	Discussion	Compliance
EW-R1 Earthworks for building or structures …	Earthworks will be undertaken for this purpose. Standards reported on below.	This rule does not have legal effect.
EW-R12 Earthworks and the discovery of suspected sensitive material	An Accidental Discovery Protocol advisory note can be added to the resource consent.	Complies. Refer to EW-S3 below.
EW-R13 Earthworks and erosion and sediment control	Erosion and sediment control will be implemented.	Complies. Refer to EW-S5 below.
EW-S1 Maximum earthworks thresholds.	Less than 1000m³ proposed per calendar year.	These rules do not have legal effect.
EW-S2 Maximum depth & slope	Depth will not exceed 1.5m.	
EW-S3 Accidental Discovery Protocol	Will be complied with.	Complies

EW-S4 Site reinstatement	Will comply.	This rule does not have legal effect.
EW-S5 Erosion & sediment control	Will be complied with.	Complies

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

Relevant rules with immediate effect are:

- EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

Section 104(1)(a) and (ab) requires the consent authority to have regard to any actual and potential effects on the environment of allowing the activity; and any measure proposed or agreed to by the application for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment of environmental effects is not limited to any particular matters but includes an assessment of the relevant matters listed in Operative District Plan Rules and 10.7.5.3.1 (Visual Amenity) and 10.7.5.3.8 (Stormwater Management).

5.1 Visual amenity effects

The matters listed in Rule 10.6.5.3.1 of the Operative District Plan are addressed in detail in the Landscape & Visual Effects Assessment, and as below.

(i) the location of the building

The built development will be located in the southern portion of the lot on an area of near level grass. This is the obvious location for the dwelling, given the presence of lower lying areas retained by landscape rock retaining walls elsewhere on the site. The dwelling will be situated to comply with permitted activity setback requirements in terms of the coastal marine area and site boundaries.

(ii) the size, bulk, and height of the building or utility services in relation to ridgelines and natural features

The subject site is not part of an outstanding natural landscape or outstanding natural feature, and does not have high or outstanding natural character. The built development will not protrude above any natural ridgelines, and is an appropriate size and height in this location.

(iii) the colour and reflectivity of the building

The proposed exterior colour will use colours which are white tone, in the neutral colour palette. The Landscape & Visual Effects Assessment notes that:

"It's noted that the façade that faces the water is predominantly glazing, with the alfresco area indented and shaded by an overhanging roof. The parts of the dwelling where the greatest area of exterior walls are present are located to the south, east and north where they will not be visible to view."

And:

"The proposed building colours will have a light reflectance value between 85-87% which is beyond the preferred 30% LRV for the zone. Most of the dwelling facade that is visible from the coastal marine area will be glazing, so will not be the white colour proposed on the external walls. The small areas of wall that will be visible, will be shaded by the overhanging roof of the alfresco area. This will reduce the reflectivity of the walls.

The two Pohutukawa trees that will be planted in front of the house will assist with visually integrating the dwelling and partially screening it from view from the water and CMA. The low building height and relatively flat roof also limit the amount of building visible. All these aspects minimise the potential adverse visual effects of the proposed dwelling being coloured in the proposed white tones."

(iv) the extent to which planting can mitigate visual effects

In addition to the existing planting on the property, which is located along the roadside fence and existing vegetation along the southern site boundary which provide a vegetated backdrop, further landscaping will be implemented to integrate the dwelling into the landscape, as shown in the Landscape Plan, is proposed. The Landscape Plan includes two specimen trees Pohutukawa trees to enhance the amenity values of the development, soften views from the public locations to the west, integrate the proposed dwelling site into the landscape, and minimise any potential adverse landscape and visual effects. The Landscape & Visual Effects Assessment notes:

"The existing vegetation surrounding the site provides a vegetated backdrop and visually softens and partially screens the building from view. Foreground Pohutukawa trees will soften and partially screen the dwelling from the CMA and road reserve. This will mitigate any potential adverse landscape and visual effects to a low level."

(v) any earthworks and/or vegetation clearance associated with the building

Earthworks are proposed for the building platform. These works are located within a small part of the overall site.

No clearance of indigenous vegetation is required.

(vi) the location and design of associated vehicle access, manoeuvring and parking areas

The existing driveway is located along the eastern boundary, roughly parallel with Kerikeri Inlet Road. Parking will be provided within the garage.

(vii) the extent to which the building will be visually obtrusive

The single level built development will have a low profile. Together with its reasonable footprint and height, and the location of the site within an existing coastal lifestyle area, it is considered that the building will not be visually obtrusive and will be well integrated into the existing environment.

(viii) the cumulative visual effects of all the buildings on the site

The proposed area of built development will be the only building area on the site, with the temporary container storage to be removed upon completion. The proposed dwelling and garage area will be connected by the outdoor living area and will result in a reasonable extent of coverage on the site. Visual effects can be avoided and mitigated as previously described.

(ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values

The Landscape & Visual Effects Assessment describes that existing and proposed landscape plantings on the site will assist with integrating the proposed buildings into the landscape and minimise any potential adverse landscape and visual effects. It notes that:

"The proposal is in keeping with the current settlement pattern and character of the area and will not diminish the qualities that give this landscape its naturalness, visual and amenity values. The proposal will result in a low level of adverse visual and landscape effects upon the natural character values of the coastal environment."

The landscaping is compatible with, and complementary to, the existing landscape patterns and elements.

The overall existing site contours are retained. The proposed built development is well set back from the coastal marine area, so as to not have any impact.

(x) the extent to which private open space can be provided for future uses

The site retains ample open grassed outdoor areas, which are more than adequate for the proposed residential use.

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

The site does not include any mapped outstanding natural features, outstanding landscape features, or areas of high or outstanding natural character as mapped by the Regional Policy Statement.

The proposed built development is to be sited to comply with permitted activity setbacks from boundaries and the coastal marine area. Further, as described above, the building design contributes to the proposed building not being a dominant or obtrusive feature of the landscape. The proposed development will be at a scale which blends in with current settlement patterns of the area.

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

The proposed built development will comply with all permitted activity setback, height and height in relation to boundary rules, such that the privacy, outlook and enjoyment of private open spaces on adjacent sites will not be affected beyond what can be considered as the permitted baseline.

Summary of visual and landscape effects and mitigation

The proposed activity is considered to be an appropriate development, which avoids and mitigates adverse effects on visual amenity. Taking into account mitigating factors presented by the size, bulk and form of the built development, its siting, and existing and proposed vegetation, it is considered that the proposed activity avoids and mitigates adverse visual and landscape effects so that they will be less than minor.

5.2 Stormwater Management effects

(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

Impermeable surfaces resulting from the proposed development decrease site permeability by 775m², which equates to approximately 14.8% of the total site area. There is no known catchment or drainage plan in this area.

Subdivision stage stormwater management was addressed in an Engineering Site Suitability Report (**Appendix 5**), which noted that “in this geology stormwater will mostly soak into the ground. What little stormwater flows from the site will not affect any other titles”.

(b) the extent to which Low Impact Design principles have been used to reduce site impermeability

The impermeable area is located within a small portion of the overall site leaving the majority of the site as permeable and able to absorb stormwater.

A metalled surface is used on the existing driveway to reduce permeability compared with a sealed surface.

(c) any cumulative effects on total catchment impermeability

Given the location and proximity to the coastal marine area, cumulative effects are not anticipated.

(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

Outside of the development area, the overall existing contours of the site are retained, so as to avoid ponding and interference with natural water absorption.

(e) the physical qualities of the soil type

The geology is of scoriaceous basalt, being part of the Waitangi volcanic system. The natural soils are of high humus content, which is very well drained.

Subdivision stage stormwater management was addressed in an Engineering Site Suitability Report (**Appendix 5**), which noted that "normal run-off from the site reaching the sea will be very rare, because of the nature of the geology and soil type".

(f) any adverse effects on the life supporting capacity of soils

Control of stormwater runoff using a riprap apron as proposed will provide energy dissipation to prevent erosion and will be beneficial to the life supporting capacity of soils. Furthermore, retention of the majority of the existing grass cover over the land, together with existing landscape and amenity plantings, will also prevent erosion and soil loss. This existing and proposed vegetation will reduce the adverse effects of stormwater runoff by reducing the velocity of surface water and providing filtration.

(g) 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

There is sufficient area for disposal of treated wastewater as well as stormwater management, without generating adverse effects on the water quality of the coastal marine area. The building location is sufficiently set back from the coastal marine area.

(h) the extent to which paved, impermeable surfaces are necessary for the proposed activity

The total extent of impermeable areas on the site is the minimum necessary to provide for the proposed development, which includes proposed roof and impermeable alfresco areas, and the existing driveway.

(i) the extent to which landscaping and vegetation may reduce adverse effects of run-off

Existing and new landscape amenity plantings will be retained or implemented, and outside of the development area, the existing grass cover will be retained.

(j) any recognised standards promulgated by industry groups

Use of a riprap apron to manage the transition of water from the water tank outlet to the foreshore is a recognised technique to avoid scour and erosion.

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

Due to the proximity to the coastal marine area and the site being in the lower catchment, it is not proposed to provide stormwater attenuation of peak flows.

(l) the extent to which the proposal has considered and provided for climate change.

The building site is outside of the coastal flood hazard areas noted on the NRC Natural Hazard mapping.

6. STATUTORY ASSESSMENT

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.4 of this Report. This is followed by an assessment of Part 2 of the Act.

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

6.1 National Environmental Standards

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

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment's Hazardous Activities and Industries List ("HAIL").[2]

Review of the Council's property file indicates that RC 2030517-RMALUC authorised filling of natural depressions in the scoria basalt land and behind existing landscape retaining walls, which was undertaken in c2002 - 2003 for the purpose of landscape contouring, using surplus fill from the Ranui Gardens subdivision in Kerikeri Road.

[2] Northland Regional Council (n.d.): *Selected Land-use Register Map.* Retrieved 15 December 2025 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21

The Ranui Gardens subdivision is a residential subdivision undertaken upon ex-orchard land. As that development, as well as the filling activity authorised by RC 2030517-RMALUC, pre dated the NES:CS, whether or not the surplus fill material contained orchard related contaminants is unknown.

Figure 5 below is an approximate overlay of the current site boundaries in relation to the filling area.

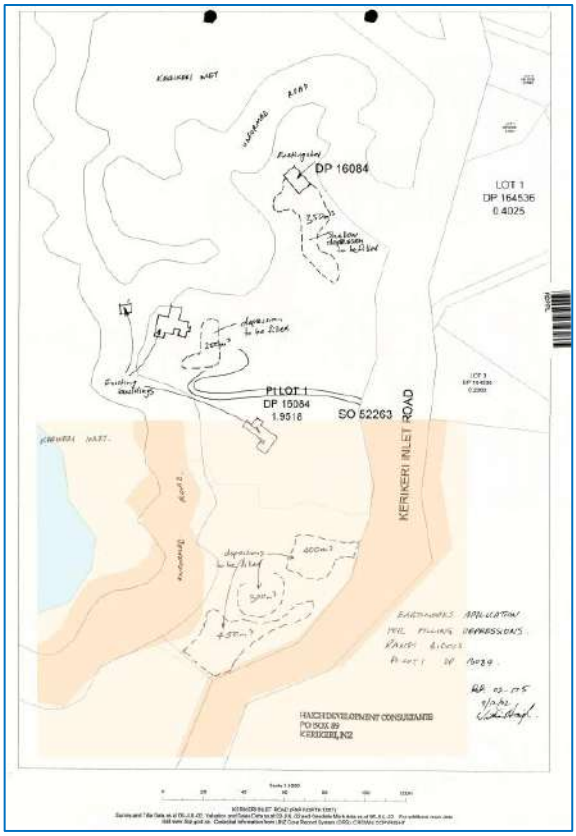


Figure 5: Plan of earthworks RC 2030517-RMALUC with QuickMap Cadastral Map overlaid (Source: FNDC Property File / QuickMap).

Also in the Council property file is a 2003 photograph which demonstrates the modifications at the time and that virtually all of the site was recontoured, as shown in **Photograph 6**.

Photograph 6: Filling over the subject land as demonstrated in an oblique aerial image dated 2003. Source: FNDC Property File, RC 2030517-RMALUC – Reosu5rce Consent Information.

In terms of the NES:CS, the current activity involves soil disturbance, which can be considered a permitted activity under Regulation 8(3), as:

Disturbing soil

(3) Disturbing the soil of the piece of land is a permitted activity while the following requirements are met:
(a) controls to minimise the exposure of humans to mobilised contaminants must—
(i) be in place when the activity begins:
(ii) be effective while the activity is done:
(iii) be effective until the soil is reinstated to an erosion-resistant state:

Controls will comprise standard dust suppression and erosion and sediment control.

(b) the soil must be reinstated to an erosion-resistant state within 1 month after the serving of the purpose for which the activity was done:

The disturbed area will be covered by the foundation aggregate, or otherwise re-grassed within one month of the earthworks.

(c) the volume of the disturbance of the soil of the piece of land must be no more than 25 m^3 per 500 m^2:

The soil disturbance volume equals the proposed cut volume of 99m³, which will not exceed 25m³ per 500m² of the site / filled area.

(d) soil must not be taken away in the course of the activity, except that,—
(i) for the purpose of laboratory analysis, any amount of soil may be taken away as samples:
(ii) for all other purposes combined, a maximum of 5 m^3 per 500 m^2 of soil may be taken away per year:
(e) soil taken away in the course of the activity must be disposed of at a facility authorised to receive soil of that kind:

No soil will be removed from the site.

(f) the duration of the activity must be no longer than 2 months:

The earthworks activity will not be longer than 2 months.

(g) the integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised.

Not applicable.

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

The proposed activity does not involve work in or in close proximity to any freshwater features, including any earthworks or vegetation disturbance within 10m of a wetland, or earthworks and diversion of stormwater within a 100m setback from a natural inland wetland. Therefore, consent is not considered necessary pursuant to these regulations.

6.2 New Zealand Coastal Policy Statement ("NZCPS")

The Regional Policy Statement gives effect to the New Zealand Coastal Policy Statement, and the relevant policies have been taken into account in the assessment within Section 6.3 of this Report. Policies 13 and 14 are particularly relevant to this application.

With regards to the effects on Policy 13 of the NZCPS (preservation of natural character), the site is not within an area of high or outstanding natural character. Significant adverse effects are avoided given the existing modification associated with the building site. Other adverse effects are avoided and mitigated due to the reasonable scale and low profile of the building and proposed plantings.

Policy 14 is to promote restoration or rehabilitation of the natural character of the coastal environment. New planting to mitigate against visual amenity effects will consequently provide a degree of restoration of natural character, to a level that is appropriate in terms of the nature and scale of the proposed activity.

6.3 Regional Policy Statement for Northland ("RPS")

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

5.1.2 Policy – Development in the coastal environment
Enable people and communities to provide for their wellbeing through appropriate subdivision, use, and development that:
(a) Consolidates urban development within or adjacent to existing coastal settlements and avoids sprawling or sporadic patterns of development;
(b) Ensures sufficient development setbacks from the coastal marine area to;
(i) maintain and enhance public access, open space, and amenity values; and
(ii) allow for natural functioning of coastal processes and ecosystems;
(c) Takes into account the values of adjoining or adjacent land and established activities (both within the coastal marine area and on land);
(d) Ensures adequate infrastructure services will be provided for the development; …

The site is within an existing coastal settlement; and the proposed development is not urban in nature, such that sprawling or sporadic development patterns are avoided. The chosen building site is adequately set back from the coastal marine area. The proposed development is an expected activity on this vacant coastal lifestyle site and can be adequately serviced with onsite 3 waters infrastructure. This policy is met.

Policy 5.1.1 – Planned and coordinated development
This policy requires co-ordinated location, design and building for subdivision, land use and development. Relevant matters are listed under (a), (c), (e), (g) and (h). The proposed use and development comply with all permitted activity Coastal Living Zone standards with the exception of the Visual Amenity and Stormwater Management Rules. Development of a vacant site for a single dwelling and accessory building is an anticipated land use in this zone, and the development of the site for this purpose will be compatible with other existing activities in the area so as to maintain the character of the surrounding environment.

6.4 District Plan Objectives and policies

6.4.1 Operative Far North District Plan

The objectives and policies of the Coastal Environment and Coastal Living Zone Sections of the District Plan are relevant to this proposal. The proposal achieves a restricted discretionary activity status in terms of the Coastal Living Zone rules, and the relevant matters have been addressed within preceding sections of this report. Therefore, the proposal can be considered to be in accordance with the objectives and policies of both the Coastal Environment as well as the Coastal Living zone.

6.4.2 Proposed Far North District Plan

The proposal is in accordance with permitted activity Rural Lifestyle Zone rules of the Proposed District Plan, as well as Earthworks rules. Relevant objectives and policies are set out under the 'Coastal Environment'. These are assessed below, where relevant. It is concluded that the proposal will be consistent with the relevant strategies.

Coastal Environment

Objectives
CE-O2 Land use and subdivision in the coastal environment:
a. preserves the characteristics and qualities of the natural character of the coastal environment
b. is consistent with the surrounding land use;
c. does not result in urban sprawl occurring outside of urban zones;
d. promotes restoration and enhancement of the natural character of the coastal environment; …

Policies
CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:
a. outstanding natural character;
b. ONL;
c. ONF.
CE-P4 Preserve the visual qualities, character and integrity of the coastal environment by:
a. consolidating land use and subdivision around existing urban centres and rural settlements; and
b. avoiding sprawl or sporadic patterns of development.
CE-P8 Encourage the restoration and enhancement of the natural character of the coastal environment.
CE-P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:
a. the presence or absence of buildings, structures or infrastructure;
b. the temporary or permanent nature of any adverse effects;
c. the location, scale and design of any proposed development;
d. any means of integrating the building, structure or activity;
e. the ability of the environment to absorb change;
f. the need for and location of earthworks or vegetation clearance;
h. any viable alternative locations for the activity or development;
i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;
j. the likelihood of the activity exacerbating natural hazards;
k. the opportunity to enhance public access and recreation;
l. the ability to improve the overall quality of coastal waters; and
m. any positive contribution the development has on the characteristics and qualities

The proposed activity is considered neither sprawling nor sporadic given the size of the property, the low level of residential intensity, which is not urban in nature, and the pattern of nearby coastal lifestyle development. The natural character of the coastal environment will be protected through the location and design of the dwelling, together with existing and proposed plantings in accordance with Objective CE-02 and Policies CE-P4 and CE-P8.

Restoration and enhancement of the natural character of the coastal environment is encouraged but not required by CE-P8. This policy reflects policy 14 of the NZCPS. New planting to mitigate against visual amenity effects will consequently provide a degree of restoration of natural character, to a level that is appropriate in terms of the nature and scale of the proposed activity.

The proposed building site is not within an outstanding natural landscape and does not contain any outstanding natural features or areas of outstanding natural character.

Policy CE-P10 lists relevant considerations in terms of potential effects of the activity and replicates Policy NFL-P8, which is addressed previously.

6.5 Proposed Regional Plan for Northland (February 2024) ("PRP")

Stormwater management based on Proposed Regional Plan for Northland Rule C.6.4.2 is proposed, with the intention being that the diversion and discharge of stormwater will not cause permanent scouring or erosion of the bed of a water body at the point of discharge, with energy dissipation provided by the proposed riprap apron (clause 6) and no water quality effects beyond the zone of reasonable mixing (clause 8). The proximity of the rocky foreshore of the coastal marine area to the discharge location means that flooding of land or buildings on another property (as defined by the PRP) is not expected. Beyond the initial earthworks phase, stormwater quality is unlikely to be an issue from this residential activity.

The discharge of sewage effluent onto land is controlled by the permitted activity rules C.6.1.3 of the Regional Plan for Northland. A feasible design that complies with that standard has been devised. An effluent field and reserve area can be located in compliance with the current rules.

Proposed earthworks will not exceed 5,000m² of exposed earth at any time, and will be within the permitted activity earthworks thresholds specified in Table 15 of Rule C.8.3.1.

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

6.6 Part 2 of the Resource Management Act 1991

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

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

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

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

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

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

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

6 Matters of national importance

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

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

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

7 Other matters

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

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

(c) The maintenance and enhancement of amenity values;

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

8 Treaty of Waitangi

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

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by enabling the development of an existing site for its intended purpose. The proposed buildings can be adequately serviced in terms of the disposal of wastewater and stormwater, and the collection and supply of water. The scale of the building (height and floor area), together with the existing and proposed planting on the site, will ensure that adverse visual amenity effects are appropriately avoided and mitigated, to ensure that the existing character of the site and its surroundings can be retained. The proposal provides for the economic and social well-being of the owners of the property by allowing them to live on the site, resulting in physical changes to the site that are consistent with the nature and scale of development anticipated in the surrounding area. The proposed development can be completed in such a way that avoids, remedies and mitigates actual and potential adverse effects arising from earthworks, new buildings and impermeable areas.

The building site is setback from the coastal marine area below so as to preserve the natural character of this area, and the proposal includes proposed specimen trees to retain the existing natural character values of the area. The proposal does not generate any adverse effects in terms of public access to water bodies, or on ecological values.

The known archaeological sites nearby are determined to relate to areas outside of the subject site's boundaries. An Accidental Discovery Protocol will apply during the earthworks phase in the event that any unrecorded sites are inadvertently uncovered.

The proposal has regard to Section 7 Matters and represents an efficient and anticipated use of the land, which will retain existing amenity values and maintain the quality of the environment.

Consultation with tangata whenua was undertaken at subdivision stage, and the principles of the Treaty of Waitangi have been taken into account.

The proposal is considered to be consistent with the purpose and principles of the RMA.

7. CONSULTATION & NOTIFICATION ASSESSMENT

7.1 Summary of consultation

An email has been sent to Heritage New Zealand Pouhere Taonga outlining a summary and location of the proposal, a brief description of earlier site works, and information sourced from Council's property file relating to archaeological sites in the wider environment. It was noted that proceeding under a careful Accidental Discovery Protocol would be the most appropriate outcome, and consistent with other land use consents on lots created by the underlying subdivision, and Heritage New Zealand's view on that perspective were sought. Refer to **Appendix 6** for a copy of the email and attachments.

7.2 Public notification

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

Step 2: Public notification is not precluded.

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

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

7.3 Limited notification

Step 1: The site is not in the marine and coastal area or common marine and coastal area. There are no affected protected customary rights groups or affected customary marine title groups, the land is not subject to a statutory acknowledgement.

Step 2: Limited notification is not precluded.

Step 3: Section 95E describes when a person is an affected person. Section 95E(1) specifies that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Section 95E(2) provides guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect and clause (b), where they must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.

Section 95E(3) specifies that a person is not an affected person in relation to an application for a resource consent for an activity if (a) the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons.

Disregarding adverse effects not relating to the restricted discretionary matters listed in the Operative District Plan, the anticipated adverse effects of the proposed development are expected to be less than minor as:

- Landscape integration plantings will be implemented together with the design of built development to ensure an appropriate level of change to natural and coastal character.
- The proposed building is located where it will not adversely affect the privacy or outlook of the neighbouring properties.
- There will be no adverse effects on any downstream private property in terms of flooding or inundation.

As such, it is considered that limited notification is not required via Step 3.

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

7.4 Summary of Notification Assessment

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

8. CONCLUSION

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

- Taking into account the matters to which discretion has been restricted to by the Operative District Plan, the actual and potential adverse effects of the proposal are avoided, remedied and mitigated so as to be less than minor.

We also note that:

- The proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

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

Signed 
Natalie Watson,
Resource Planner

Date: 22 December 2025
WILLIAMS & KING
Kerikeri

9. APPENDICES

Appendix 1	Arcline Architectural Plans
Appendix 2	Kerikeri Drainage Ltd On-site Wastewater Disposal Report
Appendix 3	Hawthorn Landscape Architects Landscape and Visual Effects Assessment
Appendix 4	Record of Title
Appendix 5	RC 2031018-RMASUB Subdivision Stage Engineering Report
Appendix 6	Email consultation – Heritage New Zealand Pouhere Taonga

NEW RESIDENTIAL DWELLING FOR

EBORKO FAMILY TRUST

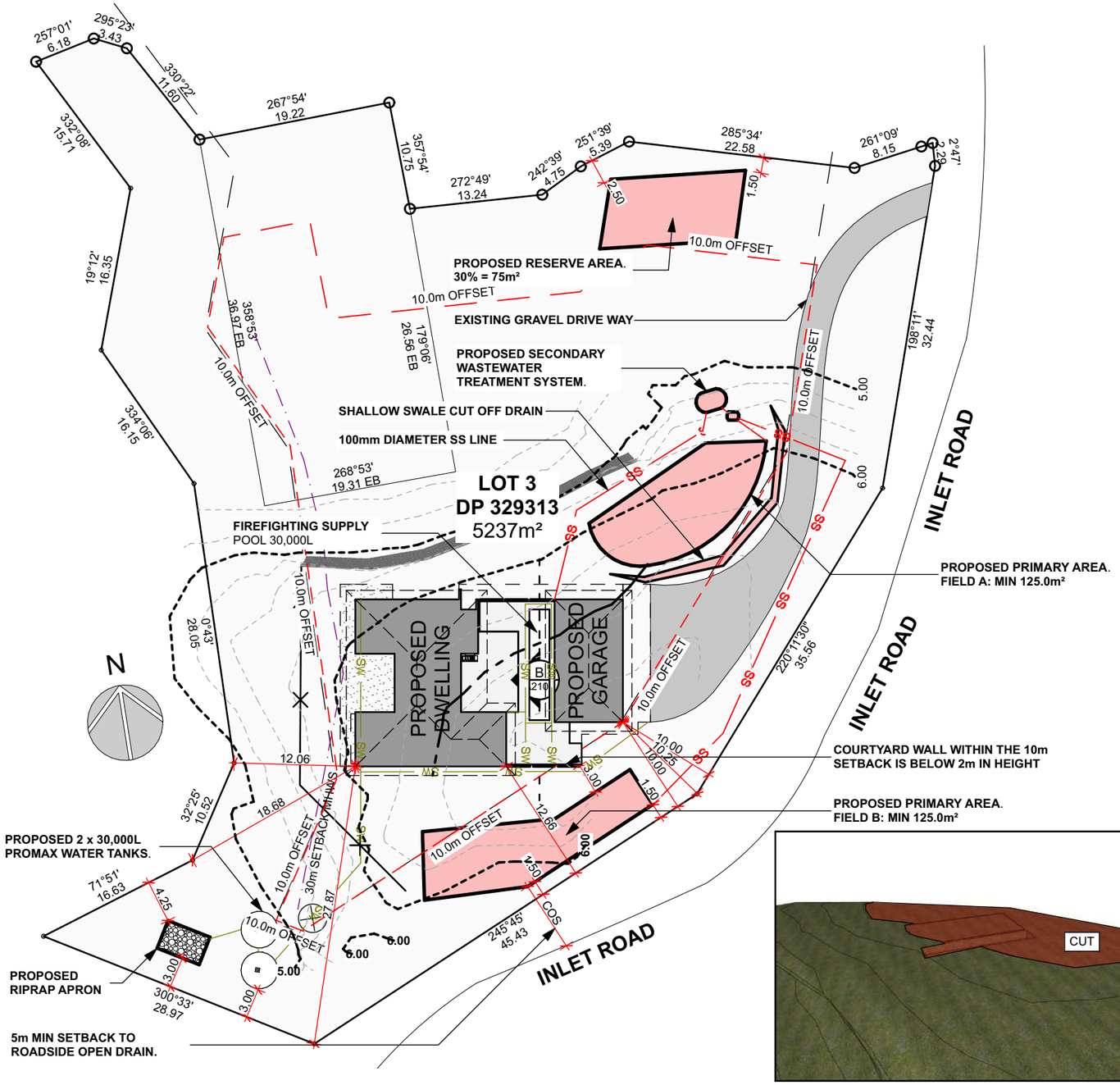
	INDEX
A0001	Cover Page
A1001	Site Plan Overall
A1002	Site Plan Partial
A1101	Floor Plan
A2001	Elevations
A2002	Elevations

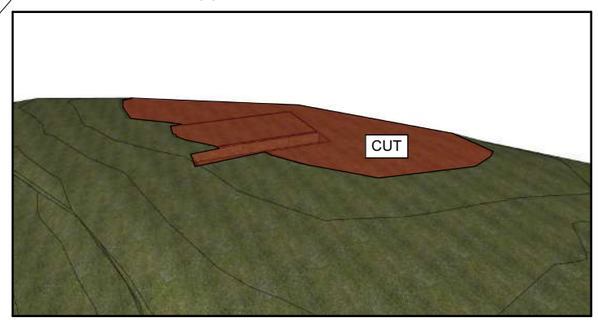
LOT 3 DP 329313
927 KERIKERI INLET ROAD
KERIKERI, NORTHLAND

Arcline Architecture

ARCLINE ARCHITECTURE LTD.
Offices: Kaitaia | Kerikeri | Whangārei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

RESOURCE CONSENT
16/12/2025 2:21 PM





EARTHWORKS

GENERAL SITE WORKS NOTES:
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WORK ONLY TO FIGURED DIMENSIONS.
- IN THE EVENT OF A DESCREPANCEY CONTACT THE DESIGNER AS SOON AS POSSIBLE

SITE ACCESS
PROVIDE SAFETY FENCING WHERE ACCESS FROM CHILDREN IS POSSIBLE IN ACCORDANCE WITH NZBC F5.3.3.

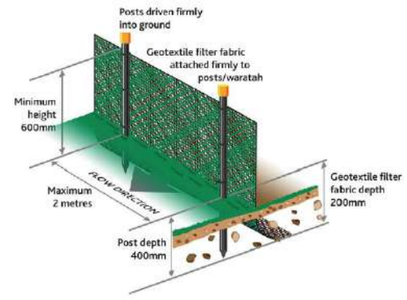
EARTHWORKS
- STRIP TOPSOIL, BEFORE BUILDING AND DRIVEWAY AREAS
- ALL CUBIC METERS ARE ESTIMATES. CONTRACTOR TO CONFIRM ON SITE.
- DESIGNER TAKES NO LIABILITY FOR ADDITIONAL WORKS IF VOLUMES CHANGE.
- THE REMOVAL OF TOPSOIL AND/OR ANY SOFT SOILS IS NOT INCLUDED IN CALCULATIONS.
- ALL EARTHWORKS TO COMPLY WITH ACCIDENTAL DISCOVERY PROTOCOL AS PER EARTHWORKS STANDARDS EW-S3 AND EW-S5
- EARTHWORKS TO COMPLY WITH AUCKLAND COUNCIL GUIDANCE DOCUMENT GD005 FOR EROSION.

SILT FENCE
INSTALL TEMPORARY SILT CONTROL FENCE TO DC STANDARDS.

DRIVEWAY:
GRAVEL

NOTE:
- ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WORK ONLY TO FIGURED DIMENSIONS, IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER
- DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER
- BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT.
- LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.
- ALL STANDARDS REFERENCED IN THESE PLANS ARE TO THE CURRENT / LATEST VERSION.

Proper silt fence installation is critical to its performance. It needs to:
- be installed in a trench 200mm deep by 100mm wide
- have waratahs or posts hammer-staked at least 400mmm deep on the downhill side of the fabric, no more than 2m apart
- be 600mm high above ground, with an additional 200mm of cloth below ground in the trench
- have each end of the fence return up the slope roughly 2m to prevent water going around the edges
- be anchored by backfilling the trench and placing soil on top of the fabric.



SITE PLAN NOTES:

SITE DESCRIPTION

LOT NUMBER:	LOT 3
DP NUMBER:	DP 329313
ADDRESS:	927 KERIKERI INLET ROAD KERIKERI

SITE ENVIRONMENT

CLIMATE ZONE	BRANZ - 1
EARTHQUAKE ZONE	BRANZ - 1
EXPOSURE ZONE	BRANZ - D
LEE ZONE	BRANZ - NO
WIND ZONE	BRANZ - HIGH
WIND REGION	BRANZ - A
RAINFALL RANGE	BRANZ - 80-90mm/hr
SNOW ZONE	N0

DISTRICT PLAN COMPLIANCE

PLANNING ZONE	COASTAL LIVING

BUILDING COVERAGE

SITE AREA	5237m²
MAX. FLOOR AREA PERMITTED:	MAX. FLOOR AREA 50m²
PROPOSED DWELLING	268.12m²
PROPOSED ALFRESCO	32.48m²
TOTAL	300.60m² (5.74%)
	INFRINGEMENT

BUILDING HEIGHT & HIRB

MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	4.4m
	COMPLIES
HIRB PERMITTED	2m/45°
	COMPLIES

SETBACK TO WETLAND / MANGROVE / SEA GRASS

PERMITTED DISTANCE GREATER THAN 100m	
DISTANCE TO WETLAND / MANGROVE / SEA GRASS LESS THAN 100m	
	INFRINGEMENT

SETBACK TO BUSH

PERMITTED DISTANCE GREATER THAN 20m	
DISTANCE TO BUSH MORE THAN 20m	
	COMPLIES

LRV
30% MAX. LRV

CONSENT NOTICE
CN 5866316.2

STORMWATER MANAGEMENT

SITE AREA	5237m²
TOTAL AREA PERMITTED	
LESS OUT OF 10% (523.7m²) OR 600m²	
PROPOSED ROOF AREA	398.16m²
PROPOSED IMPERMEABLE AREA	147.87m²
EXISTING DRIVEWAY	228.64m²
TOTAL	774.67m² 14.79%
	INFRINGEMENT

STORMWATER SUMP / CESS PIT

TOTAL SURFACES AREA:	147.87 m²
RAINFALL INTENSITY	BRANZ - 80-90mm/hr
NUMBER OF SUMPS REQUIRED (E1 TYPE2):	4

EARTHWORKS:

VOLUME PERMITTED:	300m³
SITE CUT m³	99.90m³
SITE FILL m³	0.00m³
GROSS CUT/FILL (EST):	99.90m³
	COMPLIES
CUT SURFACE AREA	380.00m²
FILL SURFACE AREA	0.00m²
CUT FILL HEIGHT PERMITTED:	
MAX 1.5m CUT OR FILL	3.0m TOTAL
MAX CUT HEIGHT:	0.5m
MAX FILL HEIGHT:	0.0m
	COMPLIES

EARTHWORKS **PERMIT REQUIRED** IF EXCAVATIONS ARE:
>50m2 AREA
>50m3 VOLUME
>0.5m HEIGHT
<3.0m TO BOUNDARY

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Site Plan Overall

EBORKO FAMILY TRUST

927 KERIKERI INLET ROAD, KERIKERI
NORTHLAND

Rev No.	Revision	Date

Scale @ A3: 1:500
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Sheet No:
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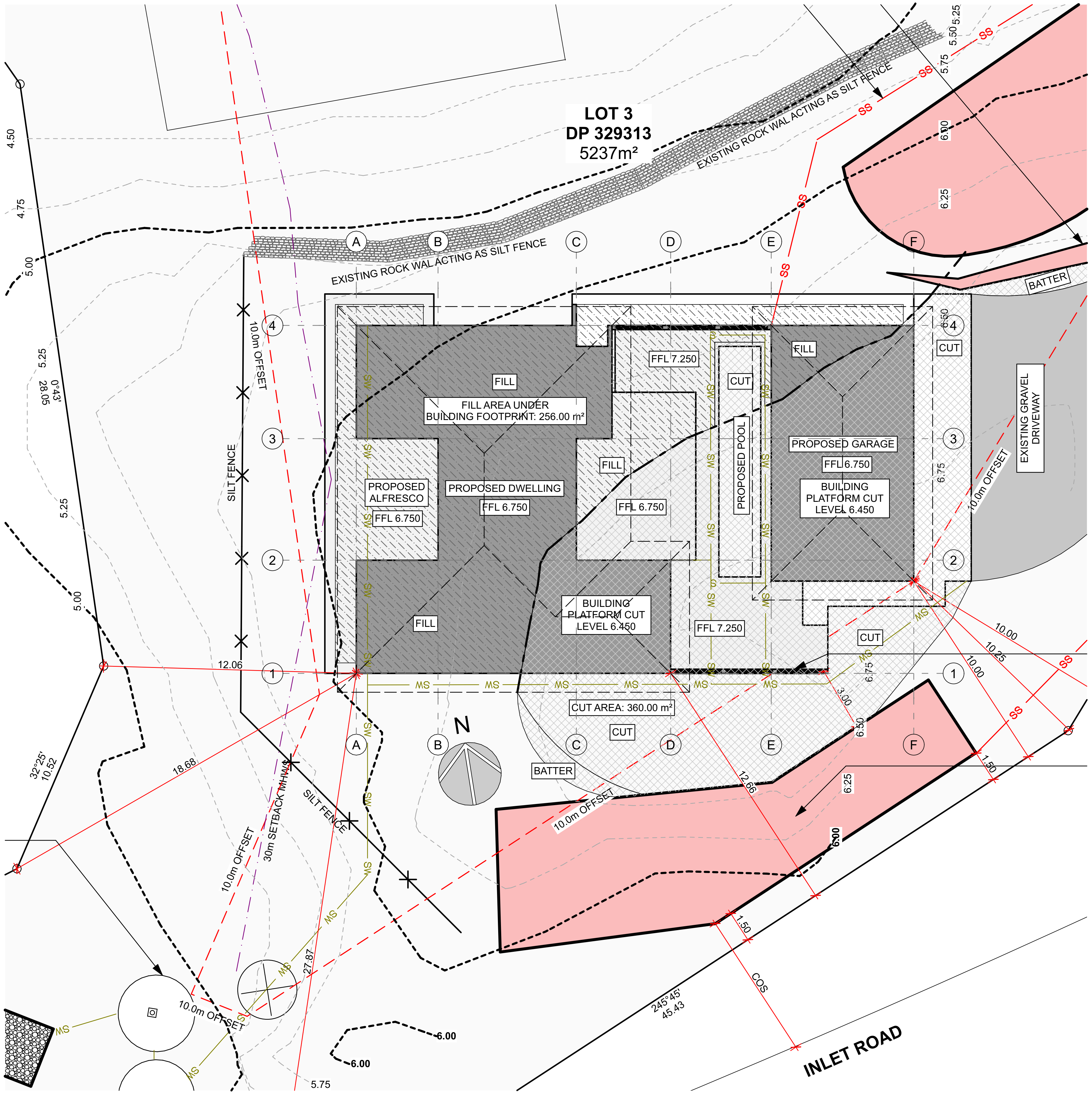

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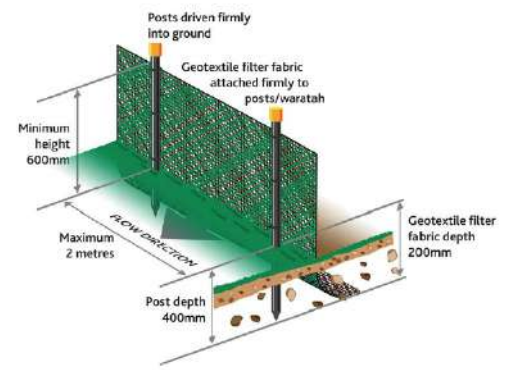

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EXPOSURE ZONE	BRANZ - D
LEE ZONE	BRANZ - NO
WIND ZONE	BRANZ - HIGH
WIND REGION	BRANZ - A
RAINFALL RANGE	BRANZ - 80-90mm/hr
SNOW ZONE	N0

DISTRICT PLAN COMPLIANCE

PLANNING ZONE	COASTAL LIVING
BUILDING COVERAGE	
SITE AREA	5237m²
MAX. FLOOR AREA PERMITTED:	MAX. FLOOR AREA 50m²
PROPOSED DWELLING	268.12m²
PROPOSED ALFRESCO	32.48m²
TOTAL	300.60m² (5.74%)
	INFRINGEMENT
BUILDING HEIGHT & HIRB	
MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	4.4m
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HIRB PERMITTED	2m/45°
	COMPLIES
SETBACK TO WETLAND / MANGROVE / SEA GRASS	
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30% MAX. LRV	
CONSENT NOTICE	
CN 5866316.2	

STORMWATER MANAGEMENT

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TOTAL SURFACES AREA:	147.87 m²
RAINFALL INTENSITY	BRANZ - 80-90mm/hr
NUMBER OF SUMPS REQUIRED (E1 TYPE2): 4	

EARTHWORKS:

VOLUME PERMITTED:	300m³
SITE CUT m³	99.90m³
SITE FILL m³	0.00m³
GROSS CUT/FILL (EST):	99.90m³
	COMPLIES
CUT SURFACE AREA	380.00m²
FILL SURFACE AREA	0.00m²
CUT FILL HEIGHT PERMITTED:	
MAX 1.5m CUT OR FILL	3.0m TOTAL
MAX CUT HEIGHT:	0.5m
MAX FILL HEIGHT:	0.0m
	COMPLIES

EARTHWORKS **PERMIT REQUIRED** IF EXCAVATIONS ARE:
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>50m3 VOLUME
>0.5m HEIGHT
<3.0m TO BOUNDARY

Arcline Architecture
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(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Site Plan Partial

EBORKO FAMILY TRUST

927 KERIKERI INLET ROAD, KERIKERI NORTHLAND

Rev No.	Revision	Date

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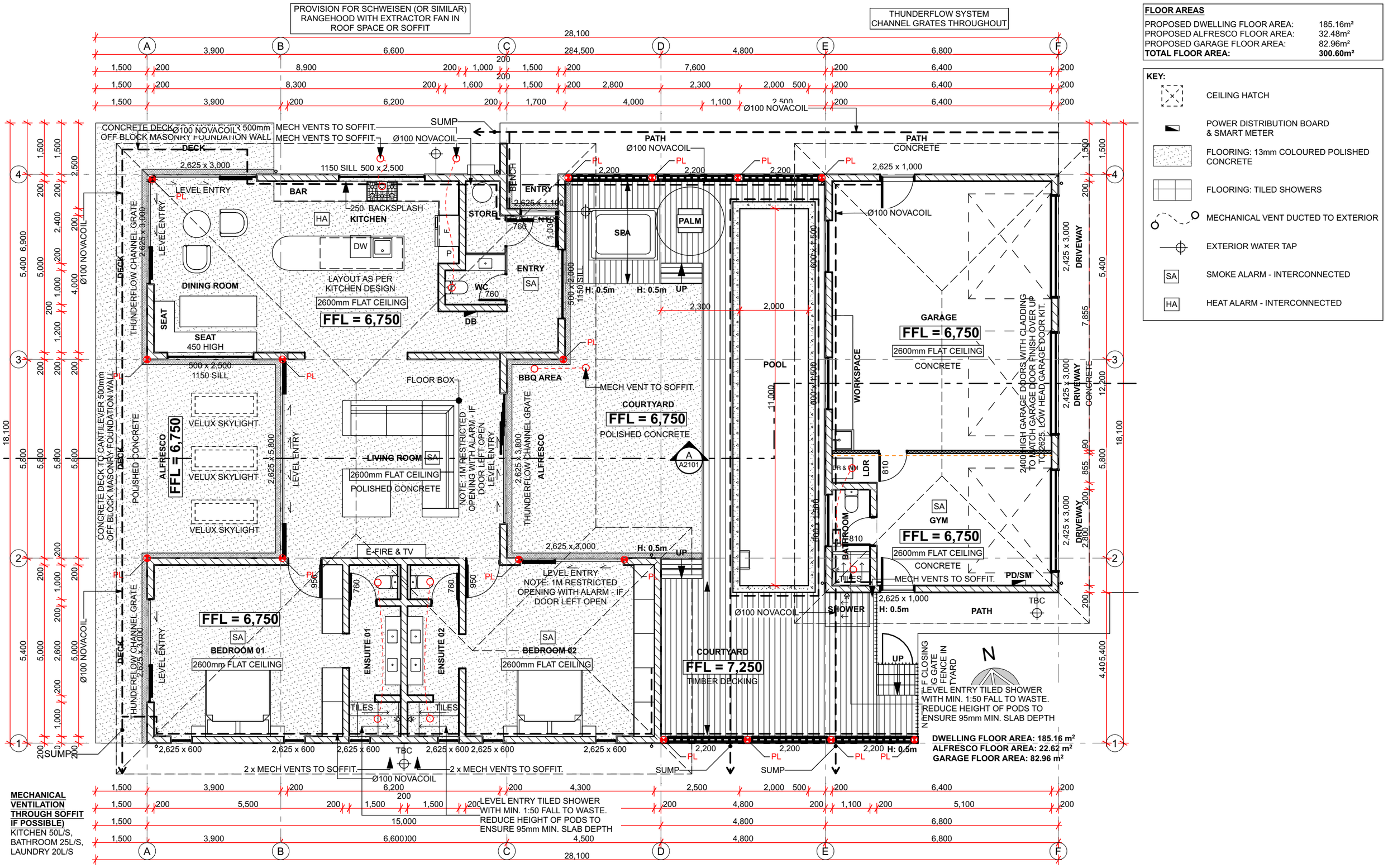

FLOOR AREAS

PROPOSED DWELLING FLOOR AREA:	185.16m²
PROPOSED ALFRESCO FLOOR AREA:	32.48m²
PROPOSED GARAGE FLOOR AREA:	82.96m²
TOTAL FLOOR AREA:	**300.60m²**

KEY:

- CEILING HATCH
- POWER DISTRIBUTION BOARD & SMART METER
- FLOORING: 13mm COLOURED POLISHED CONCRETE
- FLOORING: TILED SHOWERS
- MECHANICAL VENT DUCTED TO EXTERIOR
- EXTERIOR WATER TAP
- SA — SMOKE ALARM - INTERCONNECTED
- HA — HEAT ALARM - INTERCONNECTED

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Floor Plan

EBORKO FAMILY TRUST

927 KERIKERI INLET ROAD, KERIKERI NORTHLAND

Rev No.	Revision	Date

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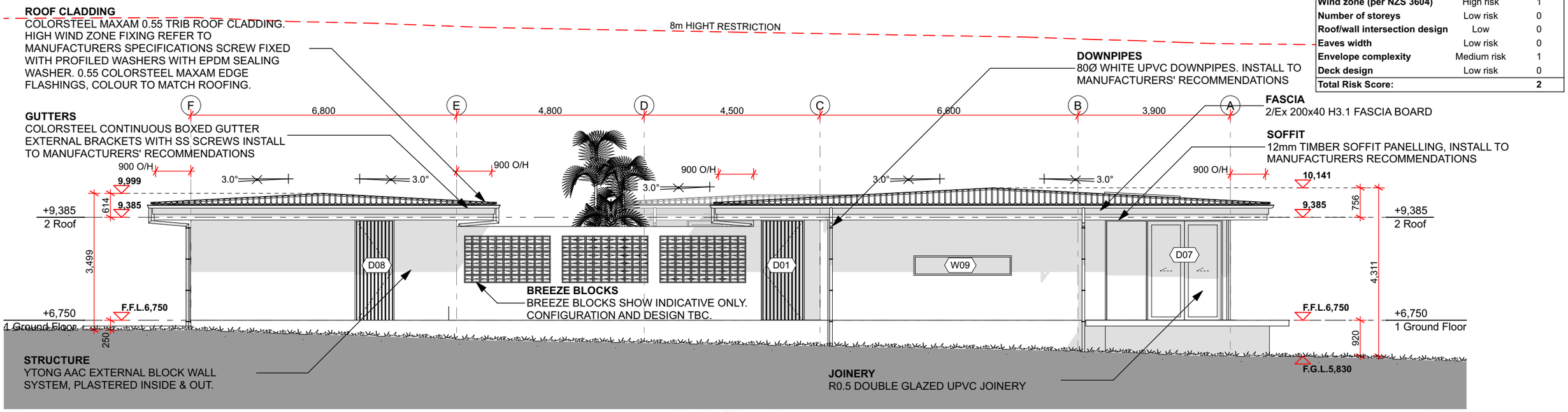
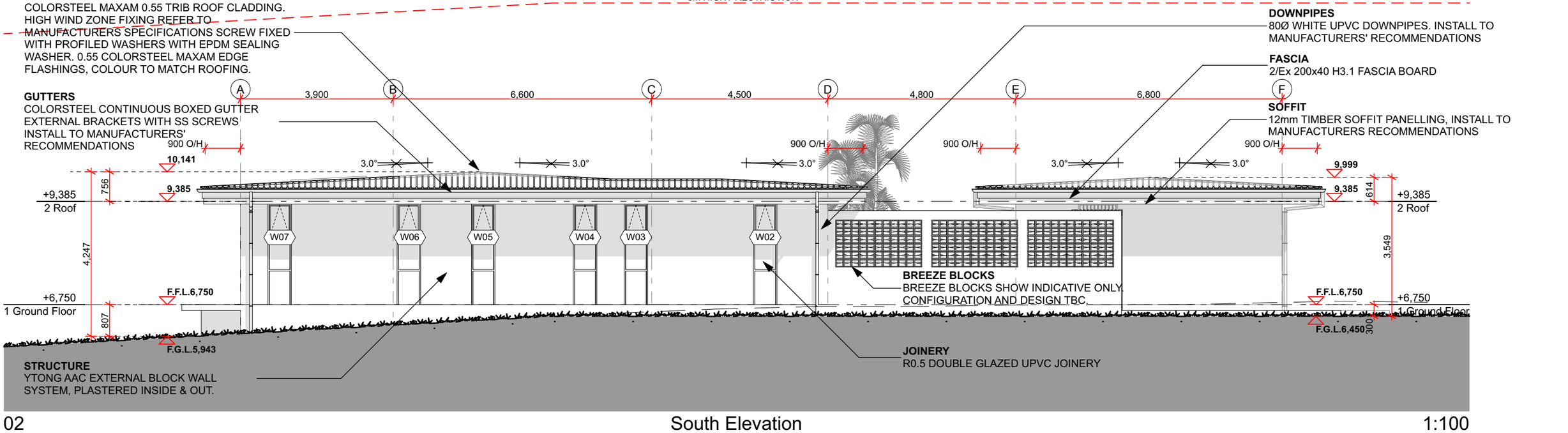
Sheet No: **A1101**
RESOURCE CONSENT
7 OF 50

BUILDING ENVELOPE RISK MATRIX		
Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**2**



01 North Elevation 1:100



02 South Elevation 1:100

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Elevations

EBORKO FAMILY TRUST

927 KERIKERI INLET ROAD, KERIKERI
NORTHLAND

Rev No.	Revision	Date

Scale @ A3: 1:100
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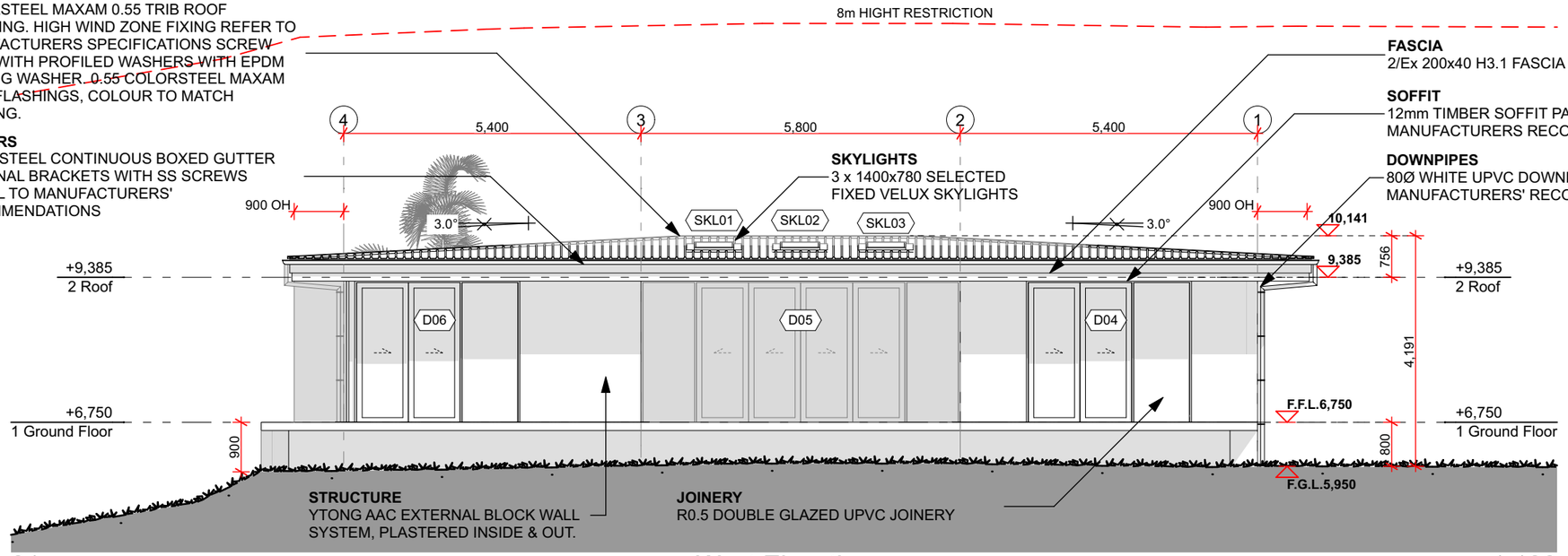
KOOPS RESIDENCE DD - 16122025.pln

Sheet No: **A2001**
RESOURCE CONSENT

BUILDING ENVELOPE RISK MATRIX		
Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**2**

ROOF CLADDING
COLORSTEEL MAXAM 0.55 TRIB ROOF CLADDING. HIGH WIND ZONE FIXING REFER TO MANUFACTURERS SPECIFICATIONS SCREW FIXED WITH PROFILED WASHERS WITH EPDM SEALING WASHER. 0.55 COLORSTEEL MAXAM EDGE FLASHINGS, COLOUR TO MATCH ROOFING.

GUTTERS
COLORSTEEL CONTINUOUS BOXED GUTTER EXTERNAL BRACKETS WITH SS SCREWS INSTALL TO MANUFACTURERS' RECOMMENDATIONS



SKYLIGHTS
3 x 1400x780 SELECTED FIXED VELUX SKYLIGHTS

FASCIA
2/Ex 200x40 H3.1 FASCIA BOARD

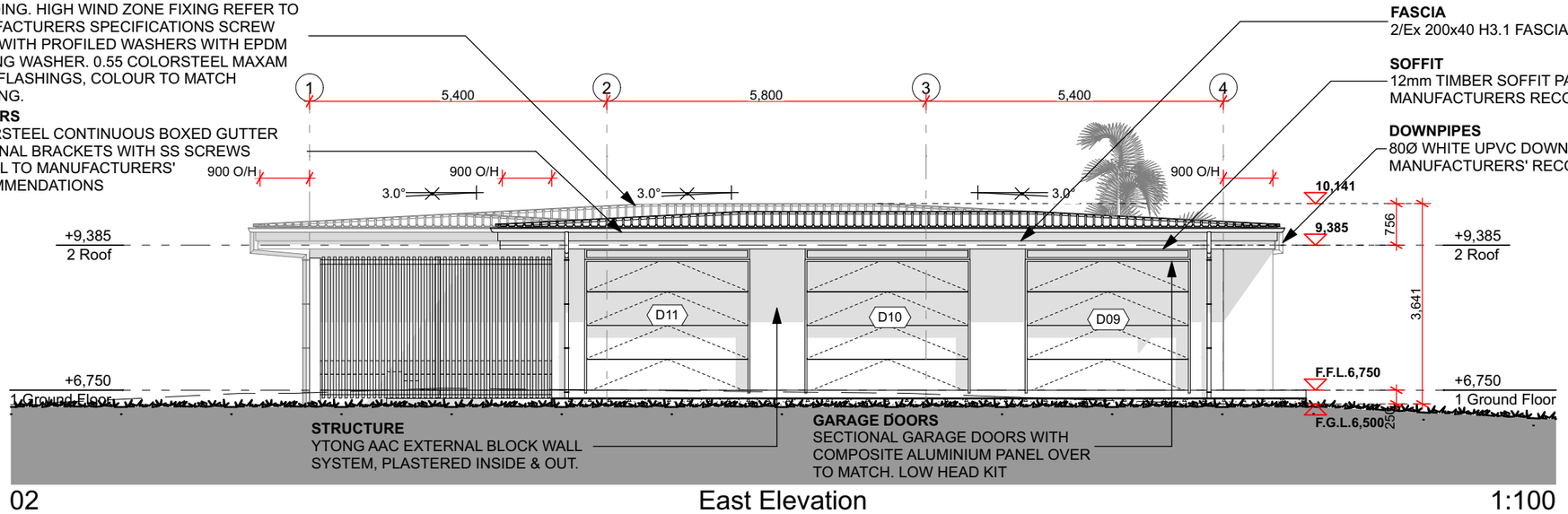
SOFFIT
12mm TIMBER SOFFIT PANELLING, INSTALL TO MANUFACTURERS RECOMMENDATIONS

DOWNPIPES
80Ø WHITE UPVC DOWNPIPES. INSTALL TO MANUFACTURERS' RECOMMENDATIONS

01 West Elevation 1:100

ROOF CLADDING
COLORSTEEL MAXAM 0.55 TRIB ROOF CLADDING. HIGH WIND ZONE FIXING REFER TO MANUFACTURERS SPECIFICATIONS SCREW FIXED WITH PROFILED WASHERS WITH EPDM SEALING WASHER. 0.55 COLORSTEEL MAXAM EDGE FLASHINGS, COLOUR TO MATCH ROOFING.

GUTTERS
COLORSTEEL CONTINUOUS BOXED GUTTER EXTERNAL BRACKETS WITH SS SCREWS INSTALL TO MANUFACTURERS' RECOMMENDATIONS



FASCIA
2/Ex 200x40 H3.1 FASCIA BOARD

SOFFIT
12mm TIMBER SOFFIT PANELLING, INSTALL TO MANUFACTURERS RECOMMENDATIONS

DOWNPIPES
80Ø WHITE UPVC DOWNPIPES. INSTALL TO MANUFACTURERS' RECOMMENDATIONS

02 East Elevation 1:100

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Elevations

EBORKO FAMILY TRUST

927 KERIKERI INLET ROAD, KERIKERI NORTHLAND

Rev No.	Revision	Date

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Sheet No: **A2002**
RESOURCE CONSENT

NORTHLAND WIDE

KERIKERI DRAINAGE LTD

51C ORANGEWOOD LANE
KERIKERI
NORTHLAND
PHONE 094078062 A/HRS
MOBILE 0274931597
FAX 094078062
E mail wood123@xtra.co.nz

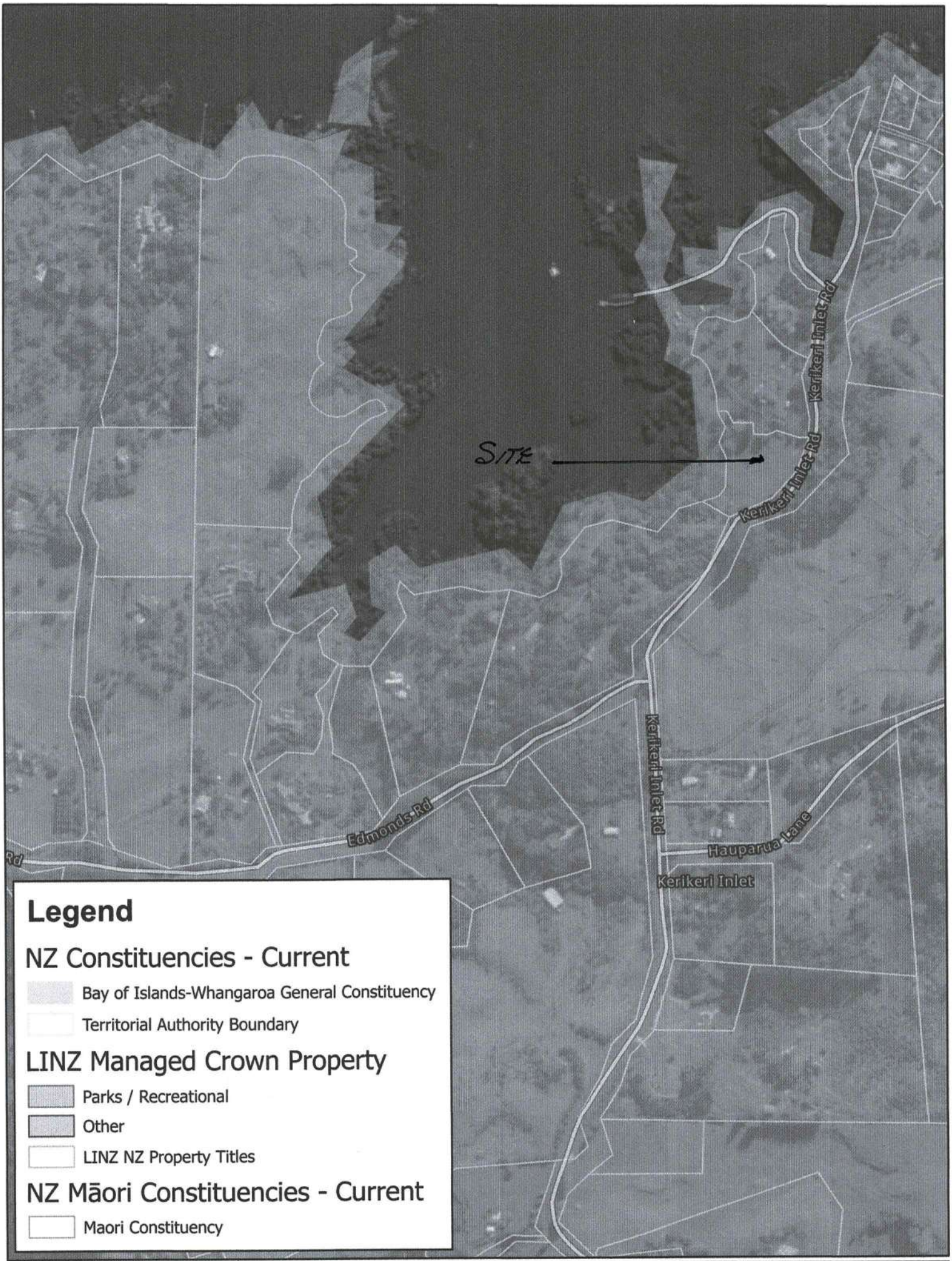
ON-SITE WASTE WATER DISPOSAL REPORT

CLIENT

ROB KOOPS

SITE LOCATION

927 KERIKERI INLET RD, KERIKERI



Legend

NZ Constituencies - Current

- Bay of Islands-Whangaroa General Constituency
- Territorial Authority Boundary

LINZ Managed Crown Property

- Parks / Recreational
- Other
- LINZ NZ Property Titles

NZ Māori Constituencies - Current

- Maori Constituency

Northland REGIONAL COUNCIL

NRC Maps

Projection NZTM, Datum NZTM2000.
DISCLAIMER:
The Northland Regional Council cannot guarantee that the information shown is accurate and should not be reused in any manner without proper consultation with its owner.

N

0 0.02 0.04 0.08 0.12 Kilometers

November 27 2(

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**119857**
Land Registration District	**North Auckland**
Date Issued	15 January 2004

Prior References
NA1652/42

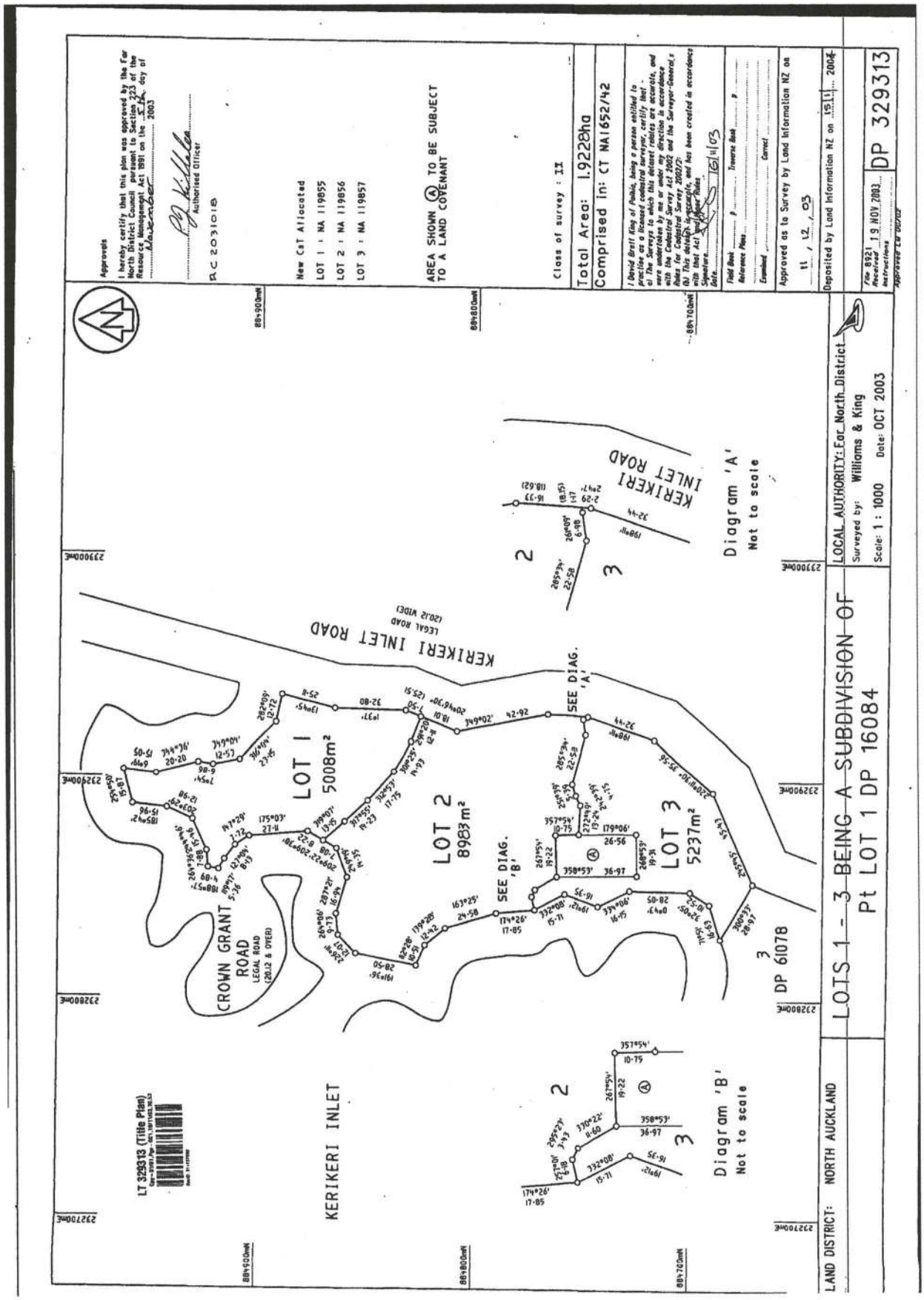
Estate	Fee Simple
Area	5237 square metres more or less
Legal Description	Lot 3 Deposited Plan 329313
Registered Owners	

Elisabeth Francisca Helena Bodifee and Robert Koops

Interests

5866316.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.1.2004 at 9:00 am

12509943.5 Mortgage to (now) ASB Bank Limited - 1.9.2022 at 1:03 pm


Approvals
I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 31st day of October 2003
Authorised Officer
RC 2031018
New CoT Allocated
LOT 1 : NA 119855
LOT 2 : NA 119856
LOT 3 : NA 119857
AREA SHOWN (A) TO BE SUBJECT TO A LAND COVENANT
Class of survey : II
Total Area: 1.9228ha
Comprised in: CT NA1652/42
I David Brett King of Paihia, being a person entitled to practice as a licensed cadastral surveyor, certify that - a) The Surveys to which this dataset relates are accurate, and were conducted by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey, 2002; and b) This dataset is accurate, and has been created in accordance with that Act and those Rules
Signature
Date 11/03
Field Book
Reference Plans
Examined
Approved as to Survey by Land Information NZ on 11 / 12 / 03
Deposited by Land Information NZ on 19 NOV 2003
File No. 8921
Received 19 NOV 2003
Instructions
DP 329313
LOCAL AUTHORITY: Far North District
Surveyed by: Williams & King
Scale: 1 : 1000 Date: OCT 2003
LOTS 1 - 3 BEING A SUBDIVISION OF Pt LOT 1 DP 16084
LAND DISTRICT: NORTH AUCKLAND
LOT 1 5008m²
LOT 2 8983m²
LOT 3 5237m²
SEE DIAG. 'A'
SEE DIAG. 'B'
KERIKERI INLET ROAD
LEGAL ROAD (20.12 WIDE)
CROWN GRANT ROAD
LEGAL ROAD (20.12 & OVER)
KERIKERI INLET
DP 61078
Diagram 'A'
Not to scale
Diagram 'B'
Not to scale
LT 329313 (Title Plan)

NORTHLAND WIDE

KERIKERI DRAINAGE LTD

51C ORANGEWOOD LANE
KERIKERI
NORTHLAND
PHONE 094078062 A/HRS
MOBILE 0274931597
FAX 094078062
E mail wood123@xtra.co.nz

27/11/25
The Senior Building Inspector
Far North District Council
Private Bag 752
Kaikohe

RE : ON-SITE WASTE WATER TREATMENT SYSTEM FOR ROB KOOPS AT 927 KERIKERI INLET RD, KERIKERI

On the 26th of November an inspection of the above address was undertaken to assess the option for on-site waste water treatment and effluent disposal for a proposed three bedroom house .
This Lot is 5237 sq M.
A hole was drilled to determine soil profile and any ground water.
The soil was found to be topsoil of 0.6 M overlaying a dark brown rocky silty loam.
No ground water was encountered.
The soil is classed as Whaka clay loam that is poorly drained though the soakage test was good and the ground was topsoil with volcanic rocks.
I have classed the soil catergory as Cat 4 as there is a good topsoil depth.
The contour of the site is 3 to 6 degrees to the north east.
The most suitable system for the site would be a secondary waste water treatment system with the dripperlines dug into the topsoil 100mm to 150mm.
To get the required effluent field area the field will be constructed in 2 equal sized areas as shown on the plan,. The effluent fields will be fed by a sequential valve.
I have based the design for 5 people generating 180 L/P/D per person with a total of 900 L per day.
Soil category 4 can expect to sustain a loading rate of 3.57mm per day per sq M therefore this design will require 252M of RAAM irrigation tubing with 3.5 litres per hour drippers at 1 M spacing.
There is adequate area for the irrigation field and more than the required 30 percent reserve area.
A shallow swale cut off drain is required running down the side of the drive for field A but the house will provide a cut off to divert water away from effluent field B.
There is a coastal flood zone but setbacks are greater than the 15M required to the 20yr flood zone.
All council setbacks can be achieved.
To provide long term satisfactory treatment and disposal of domestic waste water it is required that;
A) The secondary waste water treatment system be sized to cater for a minimum daily waste water flow of 900L.
B) Effluent disposal is by RAAM trickle irrigation tubing or equivalent and 252 M length installed to the manufactures specifications
C) The secondary treatment plant to be maintained to the manufacturers specifications.
D) Sink waste disposal units not be installed in the dwelling.
E) Kerikeri Drainage Ltd will not be liable for any drainage work done by others and all work must be done to the best professional and trade practises.

Yours Faithfully Steve Wood.

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY: Steve Wood (approved qualified design professional)

TO: Rob Koops (owner)

TO BE SUPPLIED TO: .....Far North District Council.....

PROPERTY LOCATION: 927 Kerikeri Inlet Rd, Kerikeri

LOT 3 DP 329313 VALUATION NUMBER 00219/88302

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 8.15 of The Far North District Council Engineering Standards.

.....(Signature of approved design professional)

Certifying Drainlayer.....(Professional qualifications)

08189.....(Licence Number or professional Registration number)

Address 51C Orangewood Lane

Kerikeri

Phone Number 094078062
Fax Number 094078062
Cell Phone 0274931597
Date 27/11/25

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.

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A –Owners Details

1. Applicant Details:

Applicant Name	Rob Koops	
Company Name		
	First Name(s)	Surname
Property Owner Name(s)	Robert Elisabeth Francis Helena	Koops Bodifee

Nature of Applicant*	Owner

*(*i.e. Owner, Leasee, Prospective Purchaser, Developer)*

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	Kerikeri Drainage			
Site Evaluator Name	Steve Wood			
Postal Address	51C Orangewood Lane			
	Kerikeri			
Phone Number	Business	094078062	Private	094078062
	Mobile	0274931597	Fax	094078062
Name of Contact Person	Steve Wood			
E-mail Address	wood123@xtra.co.nz			

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes		No	tick	(Please tick)

If yes, give Reference Numbers and Description

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)

Part B- Property Details

1. Property for which this application relates:

Physical Address of Property	927 Kerikeri Inlet Rd, Kerikeri
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)	
Total Property Area (m^2)	5237 sq M
Map Grid Reference of Property If Known	

2. Legal description of land (as shown on Certificate of Title)

Lot No.		DP No.		CT No.	
	3		329313		119857
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		No	tick	(Please tick one)

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

Gently sloping site with plenty of top soil

1. **Has a Slope Stability Assessment been carried out on the property?**

Yes		No	tick	Please tick

If No, why not?

No sign of instability in adjacent properties.

If Yes, please give details of report (and if possible, please attach report):

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:-	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
No known problems.
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
1600mm per year. 900mm winter / 700mm summer
Vegetation / Tree Cover:
Garden area where the effluent field is to be constructed
Slope Shape: (Please provide diagrams)
Constant grade
Slope Angle:
Approximately 3—6 degrees.
Surface Water Drainage Characteristics:
Sheet flow
Flooding Potential: YES/NO
Not where the effluent field is to be constructed
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:
Surface water separation can be kept to council requirements.
Site Characteristics: or any other limitation influencing factors
Good topsoil depth

3. Site Geology **Check Rock Maps**

Whaka clay loam that is imperfectly drained though the soak test and soil profile did not show this. Black topsoil with volcanic rocks with good soakage

Geological Map Reference Number	NZMS 290 SHEET P04/05

4. What Aspect(s) does the proposed disposal system face? (please tick)

North		**West**	
North-West		**South-West**	
North-East	tick	**South-East**	
East		**South**	

5. Site clearances,(Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	Greater than 1.5 M	Check Council requirements
Surface water, rivers Creeks drains etc	Greater than 15 M	Greater than 15 M
Groundwater	Greater than 0.6 M	Greater than 0.6 M
Stands of Trees/Shrubs	NA	
Wells, water bores	None known	
Embankments/retaining walls	NA	
Buildings	Greater than 3 M	Greater than 3 M
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 1.1 M m	No of Bore Holes	one
Other (specify):				

Soil Report attached?

Yes	tick	No		Please tick

2. Was fill material intercepted during the subsoil investigation?

Yes		No	tick	Please tick

If yes, please specify the effect of the fill on wastewater disposal

3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method
Constant Head Permeameter

Test Report Attached?	Yes	tick	No		Please tick

4. Are surface water interception/diversion drains required?

Yes	tick	No		Please tick

If yes, please show on site plan

4a Are subsurface drains required

If yes enter details

5. Please state the depth of the seasonal water table:

Winter	2	m	Measured		Estimated	tick
Summer	Greater than 2 M	m	Measured		Estimated	tick

6. Are there any potential storm water short circuit paths?

Yes		No	tick	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?	0.6M	(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	tick
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Assessment of soil texture.
Observation of soakage test.
Checking soil maps.

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	tick
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~~			Three
Design Occupancy	Five			(Number of People)
Per capita Wastewater Production	~~140~~	~~160~~	180	(tick) (Litres per person per day)
Other - specify	~~200~~	~~220~~		
Total Daily Wastewater Production	900			(litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes		No	tick	(Please tick)
b) Water Recycling - what %?	%			tick	(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

Dual flush toilet.
No garbage disposal unit

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes		(Please tick)
No	tick	(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	5237	M
Total Daily Wastewater Production	900	(Litres per day)(from above)
Lot Area to Discharge Ratio	5.81	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	tick	No		Please tick

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	tick	(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)
	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	Tick		
Home aeration plant	tick		
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary Treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	
Dosing Siphon	
Pump	tick

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	To manufacturers recommendation	(m)
Pump Chamber Volume	160	(Litres)
Emergency Storage Volume	1000	(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			
Sub-surface Dripper irrigation	tick		
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	3.57		(Litres/m2/day)
Disposal Area	Design	252	(m2)
	reserve	76	(m2)

Explanation *(Refer TP58 Sections 9 and 10)*

Loading rate adopted for secondary treated effluent for category 4 soil

6. What is the available reserve wastewater disposal area *(Refer TP58 Table 5.3)*

Reserve Disposal Area (m²)	76 sq M
Percentage of Primary Disposal Area (%)	30 percent

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:

A minimum of 252 M of RAMM dripperline with 3.5 L/HR emitters at 1 M spacing and 1 M line separation spacing.
Dripperliner to be dug into the topsoil 100mm to 150mm in two equally sized effluent fields fed by a sequencing valve.

Plan Attached?	Yes	tick	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?

Yes		No	tick	(Please tick)

Name of Suppliers

Econo Treat Waste Water System or similar

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	tick	No		(Please tick)

If Yes, list and explain possible effects

PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	YES
Include a *Location Plan* and *Site Plan* (with Scale Bars)	YES
Attach an Assessment of Environmental Effects (AEE)	YES

1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name	Steve Wood	Signature	
Position	TP58 writer	Date	27/11/25

Note

Any alteration to the site plan or design after approval will result in non compliance.

Job No.

ON-SITE EFFLUENT DISPOSAL
SSESSMENT OF ENVIRONMENTAL EFFECTS, MITIGATION MEASURES

Assessment of Environmental Effects

Impact on Surface Water (incl. flood times) VERY MINOR

Impact on Ground Water VERY MINOR

Impact on Soils MINOR

Impact on Amenity Values MINOR

Public Health Issues:

Should access to the disposal area be discouraged? YES

Will odour effects be greater than usual? NO

Will noise effects be greater than usual? NO

Mitigation Measures

Has conservative approach been taken in choosing system design capacity? YES

Is system design robust (cope with fluctuations of load, climate)? YES

Is level of treatment high? SECONDARY WASTE WATER TREATENT

Protection against failure storage, alarms? RESERVE AREAS , ALARMS, STORAGE

Is hydraulic loading rate conservative? YES

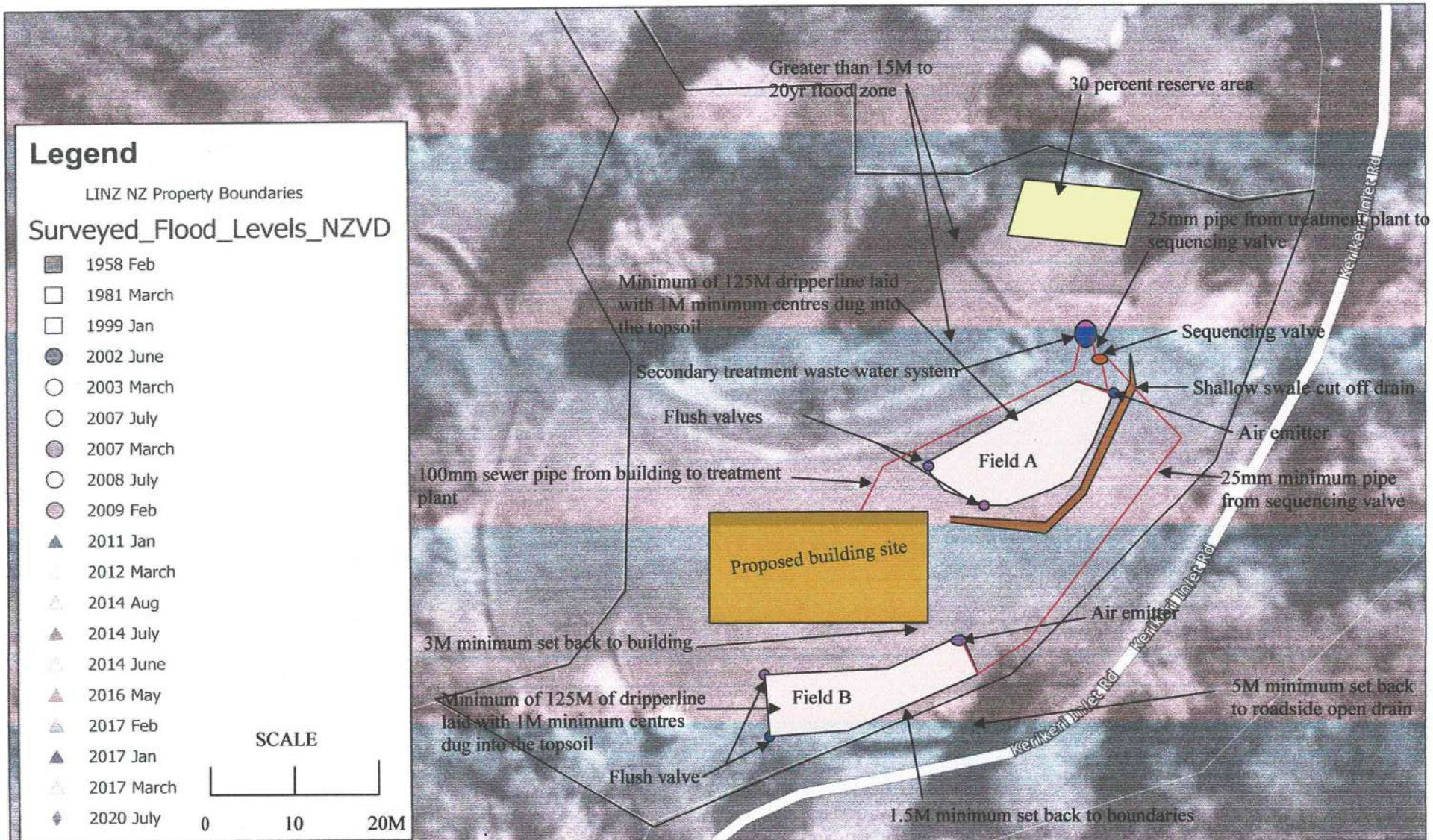
Is distribution area protected from hydraulic overload (interception drains)? Effluent field A yes and effluent field B by the house

Will soil type enhance treatment? YES

Are desired separation distances attainable? (to surface water, groundwater, bores) YES

Is the reserve area adequate? YES. 30 PERCENT

PLAN



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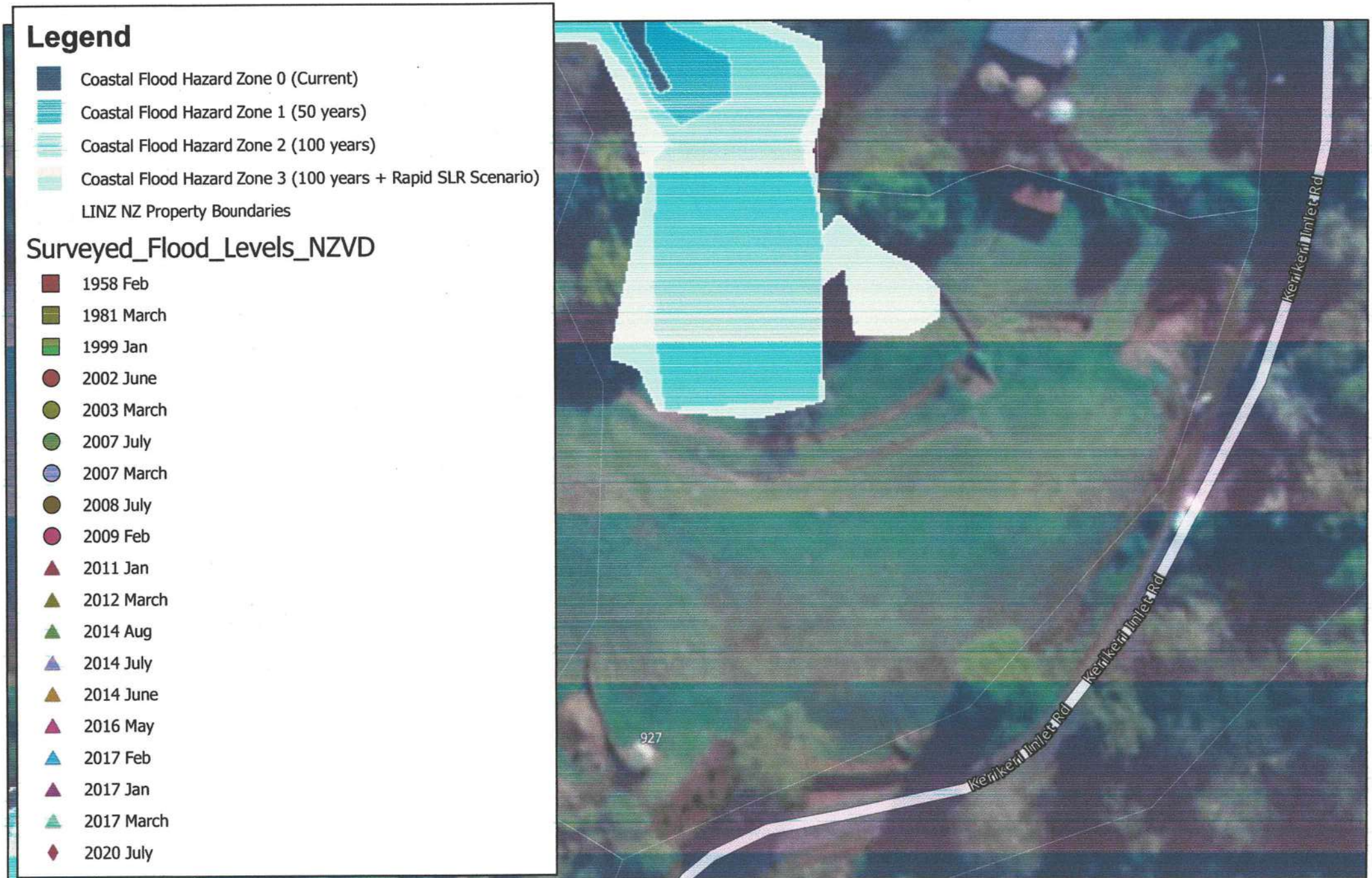
Natural Hazards



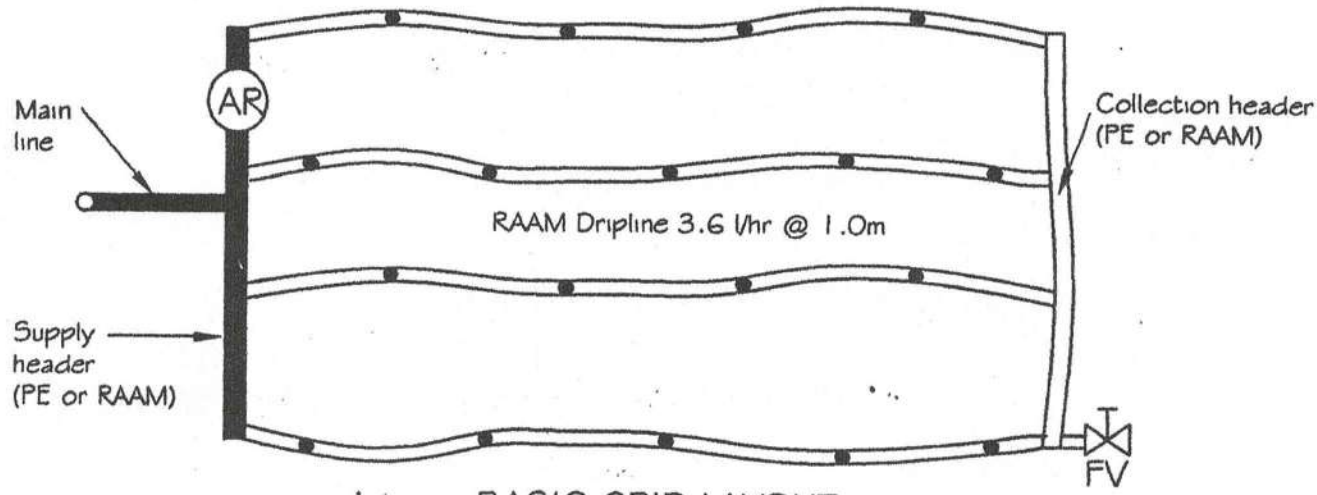
Northland REGIONAL COUNCIL

Natural Hazards

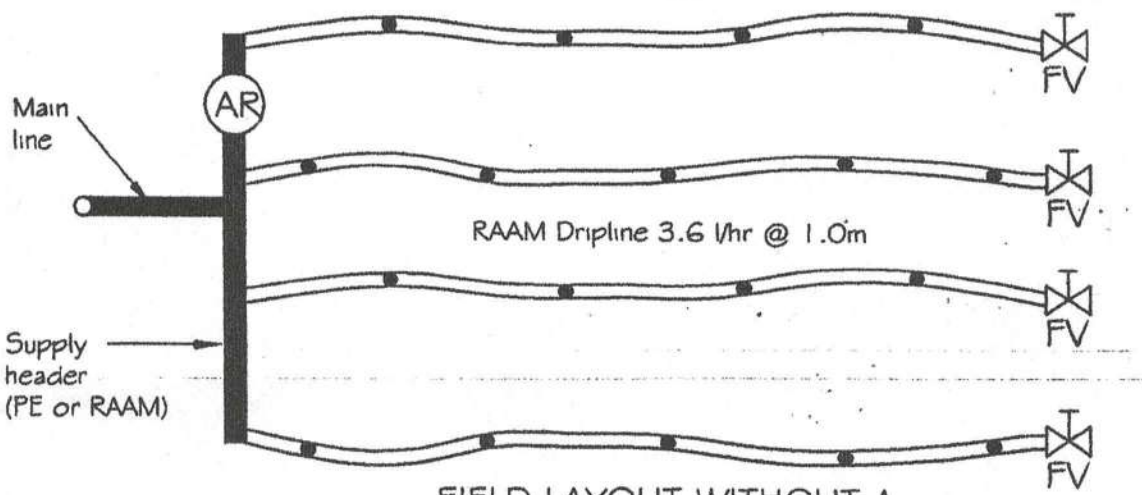
N

0 0 0.01 0.01 0.02 0.03 0.03 km

November 27 20:



BASIC GRID LAYOUT



FIELD LAYOUT WITHOUT A COLLECTION HEADER PIPE

AR — Air / Vacuum Release Valve

FV — Flushing Valve

	ON-SITE EFFLUENT DISPOSAL TYPICAL FIELD LAYOUTS Trickle Irrigation	Ref:	Sheet:
		Scale: NTS	Draw
		Date	Check

Client:
Job:
Location:
Augerhole No.:
Drilling Method:

REF:
Logger:
Date:
Page:
Checked:

PERCOLATION TEST -GRAPH SHEET

Client: Rob Koops
Job:
Location: 927 Kerikeri Inlet Rd

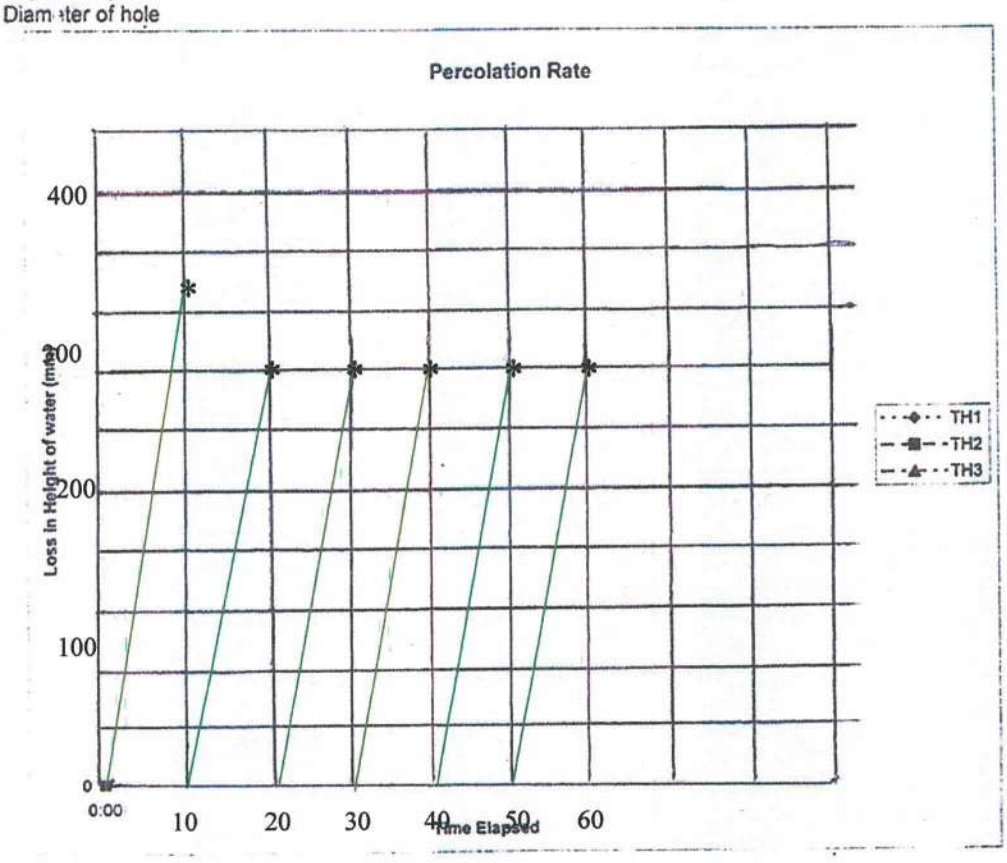
Ref.:
Report No.:
Page:

Tested by: STEVE WOOD
Date:

Presoaking conditions: 30 MIN
Weather conditions prior: Dry

		Loss in height of water					Percolation Rate (mm/hr)			
Time	Time elapsed	TH1	TH2	TH3	TH4		TH1	TH2	TH3	TH4
	10 MIN	350					2100			
	10 MIN	300					1800			
	10MIN	300					1800			
	10 MIN	300					1800			
	10 MIN	300					1800			
	10 MIN	300					1800			

Depth of hole
Depth of topsoil
Diameter of hole



Depth (m)	Legend	Soil Symbol	Soil Description	Water Level	Vane Shear Strength maximum/residual corrected kPa	Soil Sensitivity	Sample Number	Other Tests
0 -0.2 -0.5			0.6M TOPSOIL					
-1			DARK ROCKY SILT LOAM					
-1.2 -1.5 -1.8 -2 -2.5 -3 -3.3								

Remarks:

No ground water encountered.

Topsoil		Sand	
Fill		Gravel	
Clay		Peat	
Silt		Rock	

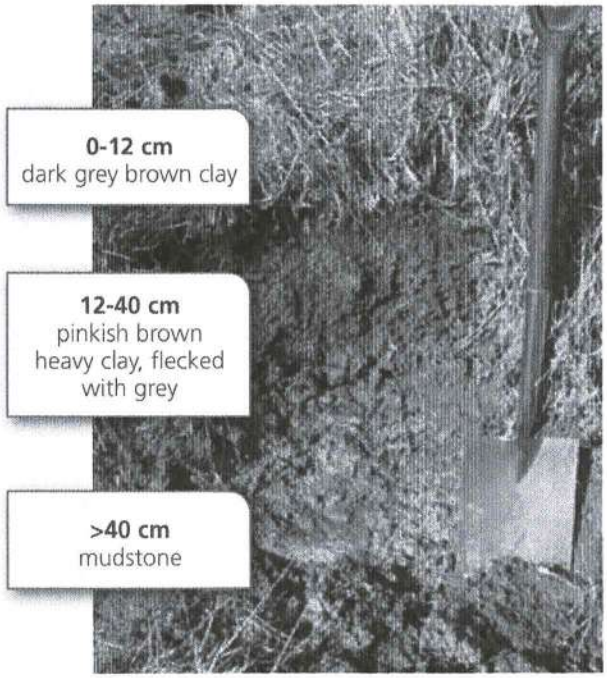
Calcareous mudstone soils

Soil types in this group

- Rockvale clay - RV
- Rockvale clay with coarse-structured subsoil – Rve
- Whaka clay loam – WB, WBH*

*The H denotes the hill variant of this soil type, which occurs on slopes over 20° and has a shallower profile.

This fact sheet uses NZ Soil Bureau map series soil type names and abbreviations.



Rockvale clay (RV) soil profile

Features of calcareous mudstone soils

- These soils formed from deep layers of mixed sedimentary basement rocks
- They are part of the Whaka soil suite
- Some of the most unstable land in Northland belongs in this soil group
- Whaka clay loam can be unstable even on gentle slopes
- Rockvale soils are usually found in mosaics with limestone soils
- Younger Whaka soils are less leached; older Rockvale soils are weakly podzolised
- Topsoils are a dark colour
- Weathering has created expanding montmorillonite clays which are especially soft and wet in winter and dry out and crack in summer

Northland
REGIONAL COUNCIL

Structure and drainage management

Issues	Management tips
Whaka clay loams are soft in winter, pugging easily, but dry out and crack badly in summer	Careful winter grazing management can minimise pugging and compaction and protect soil structure
Rockvale clays are deep soils with a coarse-structured subsoil that makes topsoils unstable	
They have formed from a complicated mix of soils crushed together into mosaics, which makes management challenging	Good pasture covers help maintain soil moisture in summer and build soil organic matter to improve soil structure
Expanding clays seal soil surfaces in the wet	

Erosion control

Erosion risks	Soil type	Specific problems	Possible solutions
Deep-seated slumps and earthflows	All calcareous mudstones, especially Whaka clay loam	Instability on gentle slopes becomes pronounced as gradient increases Movement can be large scale, threatening infrastructure	Relatively fertile Whaka soils support rapid growth of erosion control tree species such as willows and poplars Open planted poplars will help to hold hillsides in place
Gully erosion leading to earthflow	All calcareous mudstones, especially drainage depressions subject to sporadic, occasional water flow	Gully erosion removes support from unstable, adjoining slopes, creating earthflows even on gentle slopes Road and track cuttings can also remove natural support structure Once support is gone, earthflow erosion is free and unrestricted	Plant willow poles in a zig-zag pattern along erosion-prone drainage depressions to reduce gully erosion risk If undercutting can be avoided when constructing roads and tracks, risks of earthflow can be mitigated

Typical Rockvale (RV) landscape near Arapohue

Nutrient management

Soil type	Nutrient status	Management strategies
All these soils	Soil susceptibility to pugging leads to nutrient loss via runoff	Avoid pugging and manage pasture covers well
Whaka clay loam	Naturally fertile	Both capital and maintenance fertiliser is still required, but lime dressings can be lighter than for Rockvale soils
Rockvale soils	Leaching has reduced fertility	Lime may be needed to raise pH. Little and often applications of fertiliser are recommended; seek advice from your fertiliser consultant

Drainage classes

Soil symbol	Full name	Drainage class
WHAKA SUITE Basement rock: calcareous mudstone		
WB, WBH	Whaka clay loam	2 - Imperfectly drained
RV	Rockvale clay	1 - Poorly drained
RVe	Rockvale clay with coarse-structured subsoil	1 - Poorly drained

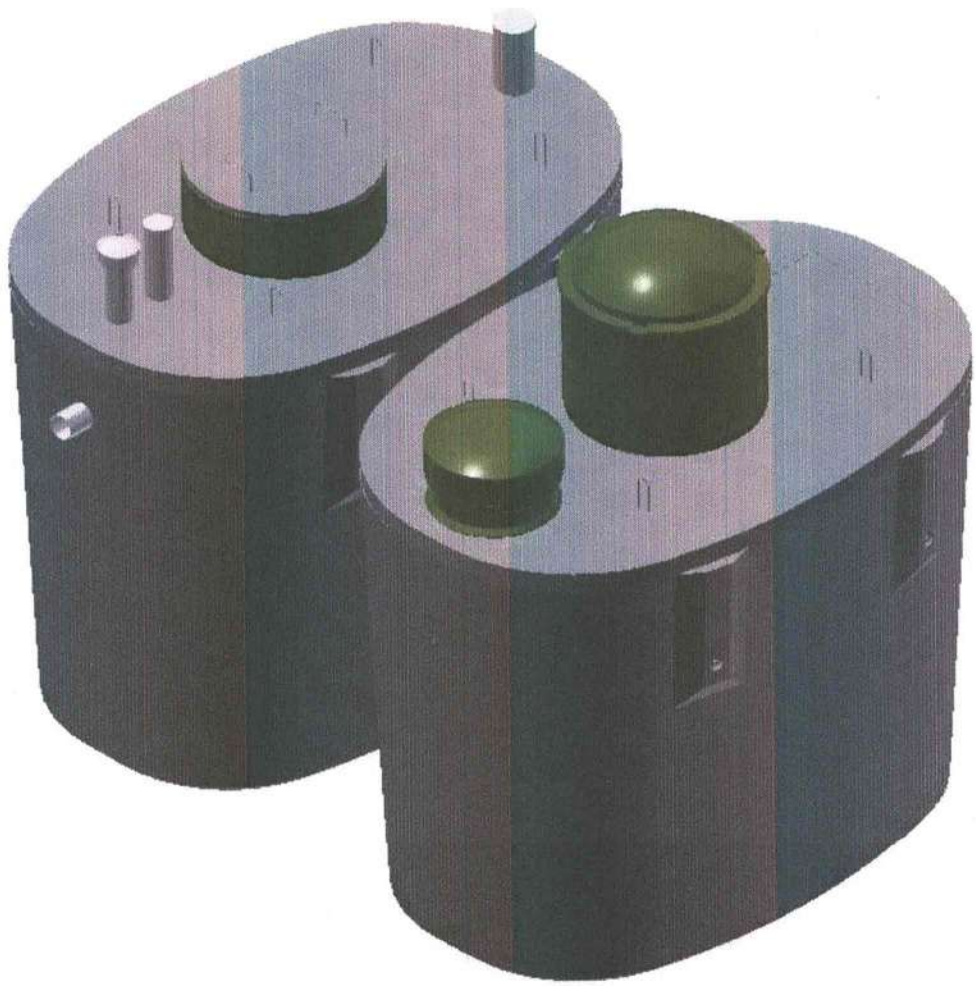
Northland soil factsheet series

- Northland's climate, topography, historic vegetation and mixed geology have combined to form a complex pattern of soils across the region. There are over 320 soil types in Northland. Other regions in New Zealand average only 20 soil types per region.
- The information in this fact sheet is based on a 1:50,000 mapping scale. Therefore, it is not specific to individual farms or properties. However, it may help you to understand general features and management options for recent alluvial soils.
- Knowing your soils' capabilities and limitations is the key to sustainable production in Northland. Northland Regional Council (NRC) land management advisors are available to work with landowners to provide free soil conservation advice, plans and maps specific to your property.
- Regular soil tests are recommended. If you are concerned about your soil structure or health, the Visual Soil Assessment test could be useful. Contact the land management advisors at Northland Regional Council for more information.
- Further background information about the processes that have formed these soils can be found here: **www.nrc.govt.nz/soilfactsheets**

econo-treat

Econotreat VBB-C-2200 Treatment System

System Specifications & Installation Instructions



The Treatment Process

Primary Chamber / Tank

Influent enters the chamber via the source whereby scum and solids capable of settling are separated from the raw influent. Primary treated effluent flows through a transfer port to the aeration tank. This primary tank will also act as a storage chamber for sludge returned from the Clarification Chamber.

After primary settling, the sewage passes through a Reln outlet filter.

Aeration Chamber

Water enters from the Primary Chamber. Air is introduced into this chamber via an air blower to create an environment for aerobic bacteria and other helpful organisms to consume the organic matter present. The aeration tank is designed in a manner to help prevent short circuiting of the wastewater to ensure extended aeration. Media is present in the tank to support the growth of bacteria.

Clarification Chamber

The Clarification chamber is essentially a quiescent zone where suspended particles/solids are settled out of the water. These particles are returned to the Primary chambers via a sludge return which aids in further biological reduction, denitrification and providing a constant food supply rich in microbes supporting the system through periods of limited flows.

System Performance

The Econotreat VBB-C-2200 system is capable of treating up to 2200L per day peak flow to an advanced secondary standard. The effluent is suitable for UV disinfection where required.

Benchmark Ratings
The **Waipapa Tanks Econo-Treat® VBB C-2200-2** system **achieved** the following effluent quality ratings:

Indicator Parameters	Median	Std Dev.	Rating	Rating System				
				A+	A	B	C	D
BOD (g/m^3)	3.4	1.5	A+	<5	<10	<20	<30	≥30
TSS (g/m^3)	4.98	3.49	A+	<5	<10	<20	<30	≥30
Total nitrogen TN (g/m^3)	13.6	1.3	A	<5	<15	<25	<30	≥30
Ammonia Nitrogen NH4-N (g/m^3)	1.1	1.8	A	<1	<5	<10	<20	≥20
Total phosphorus TP (g/m^3)	4.2	0.5	B	<1	<2	<5	<7	≥7
Faecal Coliforms FC (cfu/100mL)	11,200	50,196	B-	<10	<200	<10,000	<100,000	≥100,000
Energy (kWh/d) (mean)	1.8	-	B	0	<1	<2	<5	≥5

ECONOTREAT VBB-C-2200

System Specification & Installation Instructions

New Zealand's Leaders in Advanced Secondary Treatment Systems

Compliance Requirements

All Econotreat Treatment Systems meet the requirements of the NZ Building Code G13-VM4.

Section 9 of AS/NZS 1546.1:2008 state that tanks constructed to these Standards will meet the requirements of the Code for Clauses B1 and B2, structure and durability.

Compliance with Section 9 of AS/NZS 1546.1:2008 and also Clauses G13.3.4 relating to on-site treatment and disposal systems and G14.3.1 and 14.3.2 relating to the control of foul water as an industrial waste.

Tank Specifications

Tanks are made of 50mpa Fiber Reinforced Concrete, which is suitable material for wastewater treatment containment meeting all the requirements of Section 4.3.3 of AS/NZS 1547:2012. These tanks have an expected lifespan of 50 years.

Dual Chamber Septic Tank
5200L Nominal Capacity
2500mm Long
1700mm Wide
1975mm High
- 3100kg

Aeration Tank
5200L Nominal Capacity
2500mm Long
1700mm Wide
1975mm High
- 2900kg

System Information
500L Pump Chamber
2120L Emergency Storage

Installation Location and Certification

These tanks are not designed for vehicle loads and shall be located no closer than 2m to a driveway, road frontage or a building. If for any reason the tank is located where vehicle traffic may drive over the tank or approach closer than 2m, or where it may be trampled on by farm stock then the tank should be protected by a concrete slab designed to support these loads. Surface water must also be diverted from flowing into the installation.

Installation must be certified to AS/NZS 1547:2012, the certificate to be issued and held by the regulatory authority.

High Water Table Installations

All tanks have been engineered and designed for maximum strength, in accordance with the NZC 3604. Clauses B1 and B2 for structure and durability, to withstand any hydraulic pressures, both lateral and uplift, created by high water table conditions.

In high water table installations, it is important to fill the tanks with water. This removes the hydraulic uplift and simplifies the installation. In extremely high-water tables, a concrete foot can be added to the tank during manufacture. Waterflow must be made aware of this early on in vies of supplying a tank that is fit for purpose.

Plumbing Pipes and Fittings

All internal plumbing is done with PVC pipes with appropriate connections according to AS/NZS 1260 and AS/NZS 4130.

Backfill and Bedding

Place and bed to NZBC G13/AS2, using compacted granular metal, in layers not exceeding 100mm.

Electrical

Where a pump is required on a flat site electrical connection must be installed according to AS/NZS 3000 and the control and alarm system must be in a weatherproof housing located in a readily visible position.

Warranty

WATERFLOW NZ LTD warrants that the Econotreat System will be free from defects in material and workmanship for the following periods of time from the date of installation as set out in the following conditions:

1. Concrete Tank 15yrs
2. Roto-Molded Tanks 15yrs
3. Nitto Blower 3yrs
4. Irrigation Pumps 2yrs
5. Warranty of Operation covers the performance of the Econotreat System as connected to the effluent inflow for which they are designed, and has been installed to the criteria as set out in the relative installation instructions and procedures, and has an assigned Service/Maintenance contract in place with Waterflow NZ Ltd or it's appointed agent/s.

Warranty excludes defects due to:

A) Failure to use the system in accordance with owner's manual.

B) A force majeure event outside the reasonable control of WATERFLOW NZ LTD such as (but not limited to) earthquake, fire, flood, soil subsidence, ground water table variations or plumbing fault.

C) Modifications to surrounding landscape contour after installation

D) The actions of a third party

E) The system required to bear loads (either hydraulic or biological) greater than that for which it was designed

F) Any modifications or repairs undertaken without the consent of WATERFLOW NZ LTD

G) Failure, where applicable, to fence and plant disposal field.

1st June 2014
Dean Hoyle
Managing Director

The Econotreat system is to be installed or signed off by a registered Drain layer to the design specified by Waterflow NZ Ltd.

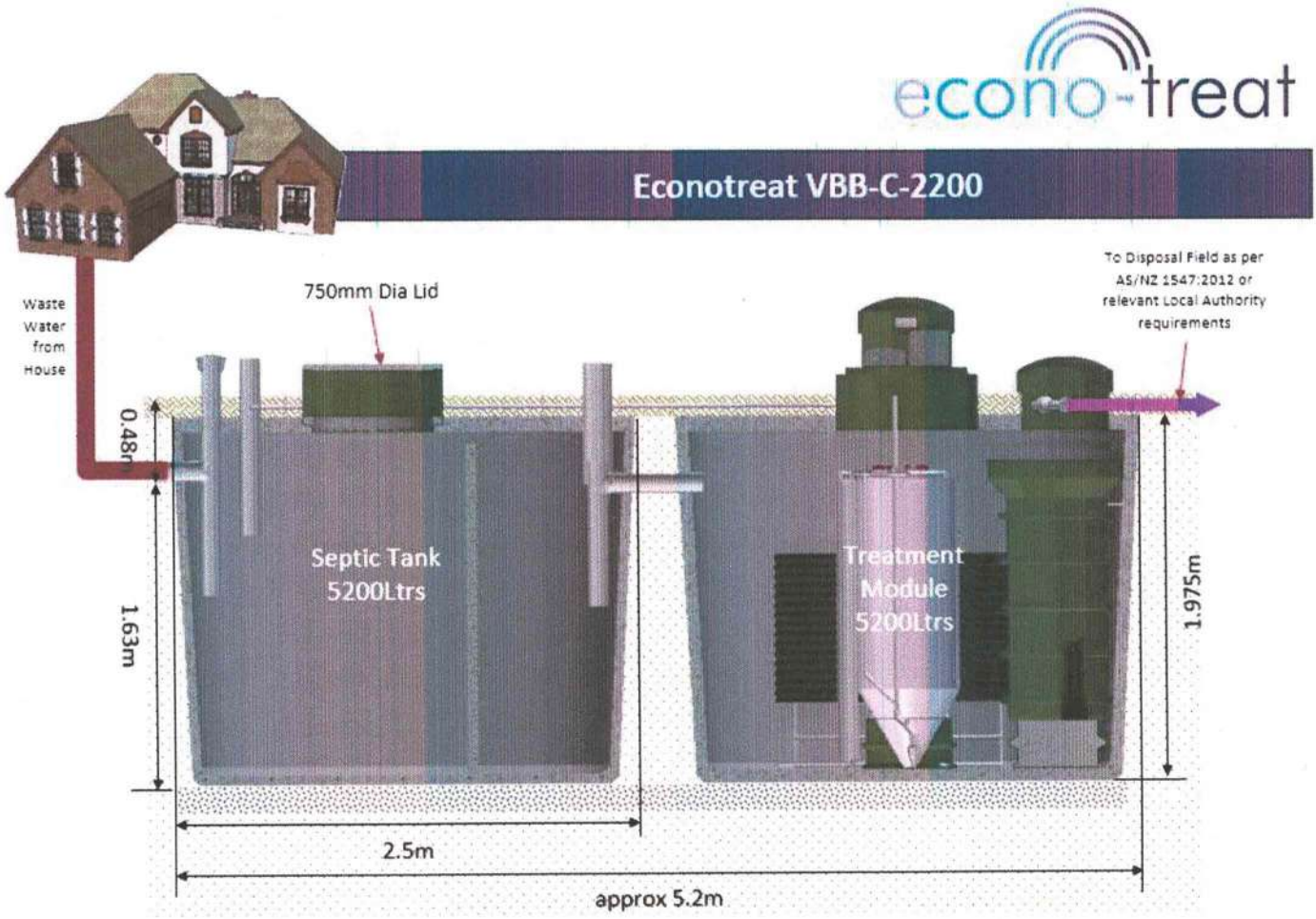
The following installation instructions and procedures followed correctly will ensure System performance is not compromised in any way.

1. Excavate two 3m x 2m level platforms at an appropriate depth to ensure adequate fall for inlet pipe from the source. This has to be installed on virgin ground. The two platforms are ideally on the same level and next to each other, either side-by-side or end-on-end.
2. Lay 100mm of bedding metal on platform and place the Septic and Aeration tanks next to each other. As close as practically possible to minimize the connection distance between the tanks.
3. Connect the two tanks with 100mm PVC. If the tanks are side-by-side the connection will need supporting. This is done by tying it back to the wire on the lids with a length of rope supplied. The rope can be found in the top of the treatment tank.

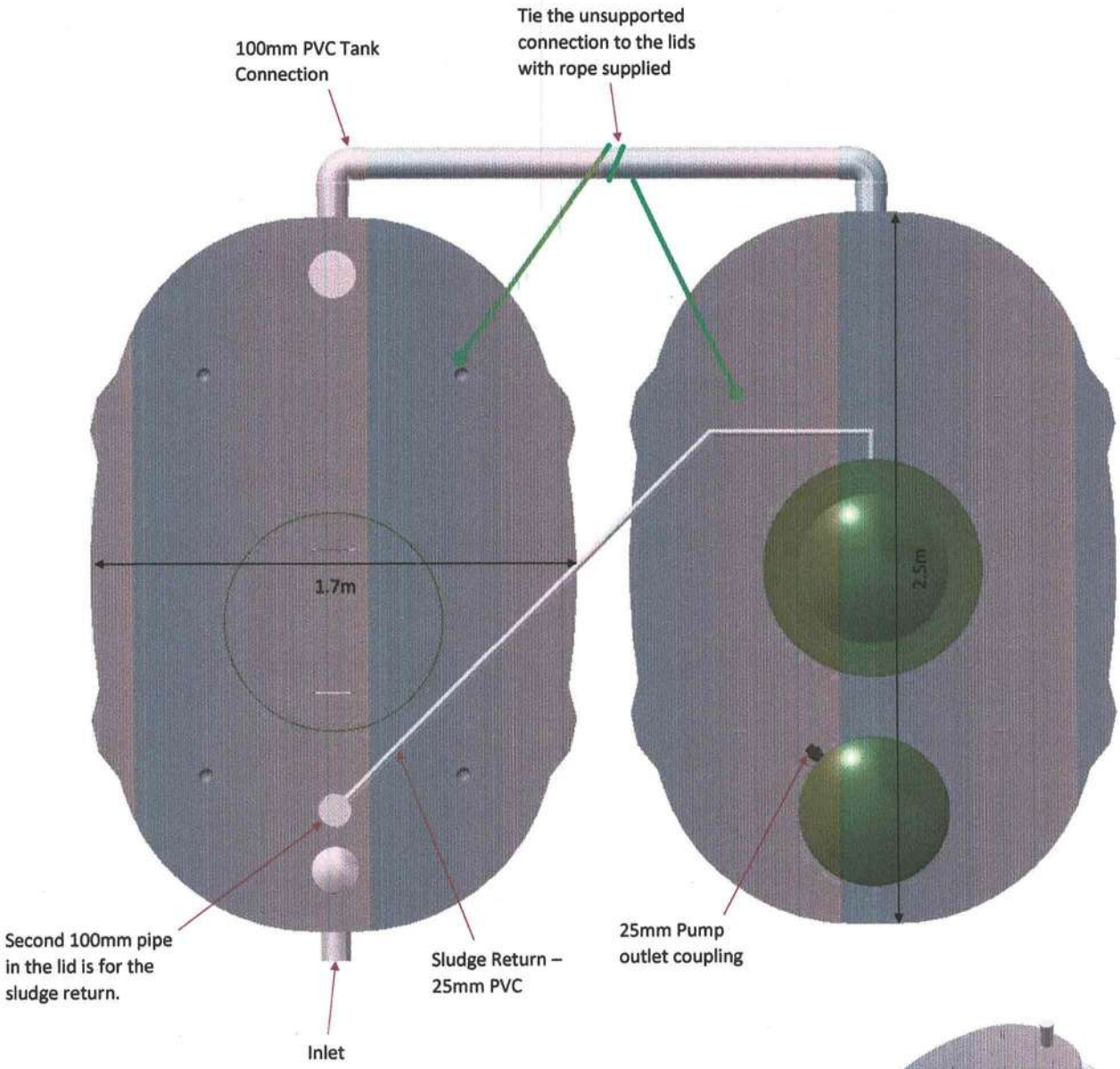
4. Next connect the sludge return. This is a 25mm PVC pipe that come out of the central riser on the treatment tank. This must be plumbed back to the second 100mm PVC at the start of the septic tank. It is important that this pipe is falling slightly or at minimum flat.
5. Trench from Dose Chamber outlet to disposal field and lay the 25mm alkathene feed line.
6. Take a minimum of 3 photos at this point to showing connections and back fill, to ensure correct installation for sign off.
7. Back fill around tanks. Using spoil from the excavation is fine, be aware that this will settle over time though.

Caution: System must be protected from excessive super imposed loads both lateral and top loads. E.g. loads from vehicular traffic. There needs to be at least 2m of clearance maintained around system.

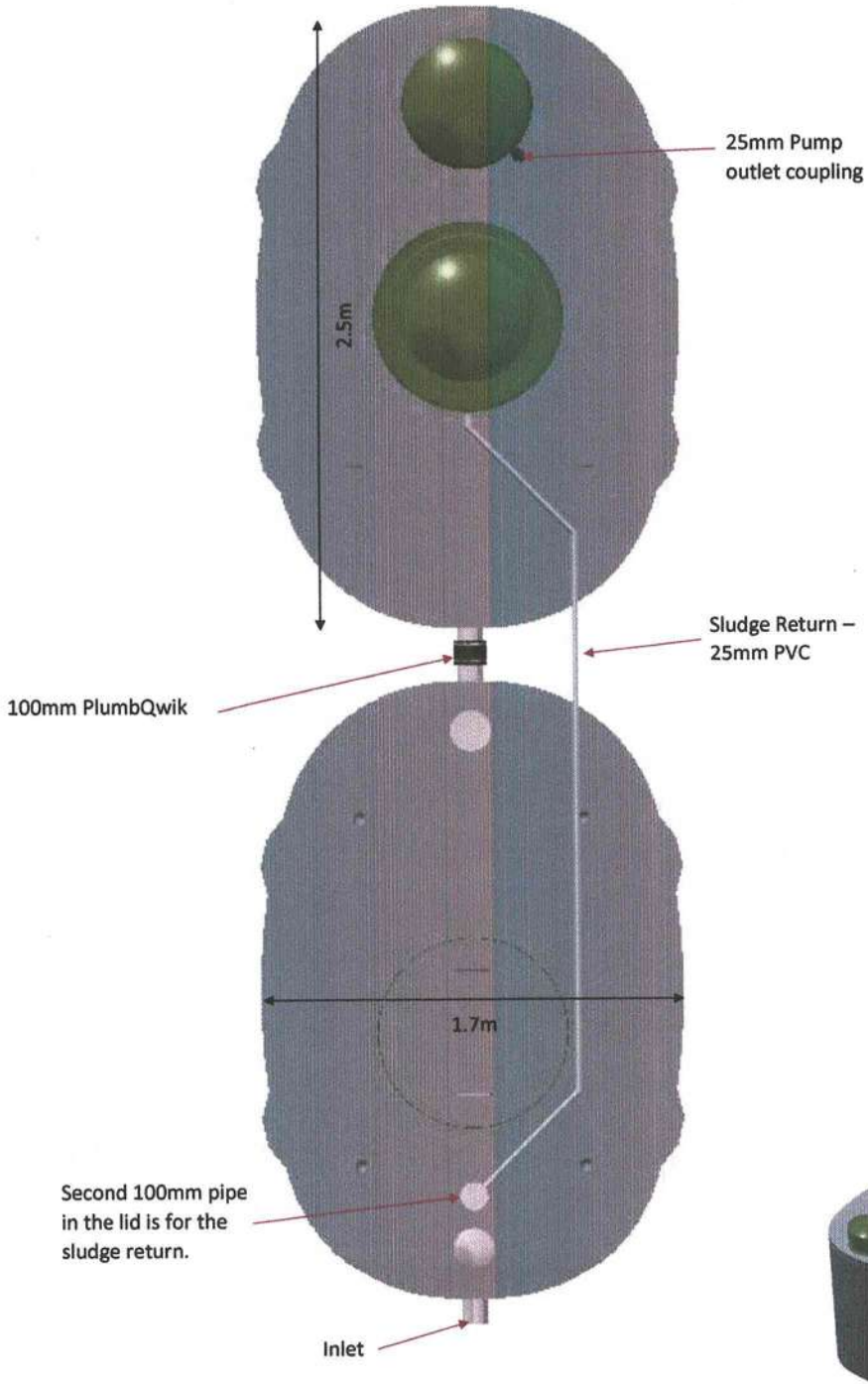
Econotreat VBB-C-2200 Schematic Drawings



Side by Side Installation



End on End Installation



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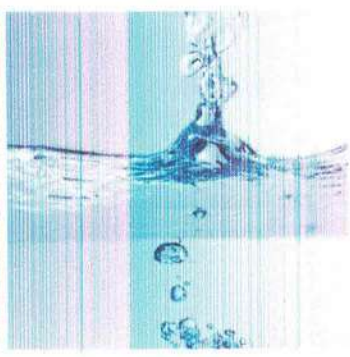

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ON-SITE DOMESTIC WASTEWATER MANAGEMENT

Advice to Home Owner/Occupier

Homeowners and occupiers are legally responsible to keep their on-site wastewater system in good working order. The following schedule gives advice on the use and maintenance of the system.

1. **Use of the System**

For the on-site wastewater system to work well there are some good habits to encourage and some bad habits to avoid:

1.1 In order to reduce sludge building up in the tank:

(i) Scrape all dishes to remove fats, grease etc, before washing.
(ii) Keep all possible solids out of the system.
(iii) Don't use a garbage grinder unless the system has been specifically designed to carry the extra load.
(iv) Don't put sanitary napkins, other hygiene products or disposable nappies into the system.

1.2 In order to keep the bacteria working in the tank and in the land-application area:

(i) Use biodegradable soaps.
(ii) Use a low-phosphorus detergent.
(iii) Use a low-sodium detergent in dispersive soil areas.
(iv) Use detergents in the recommended quantities.
(v) Don't use powerful bleaches, whiteners, nappy soakers, spot removers and disinfectants.
(vi) Don't put chemicals or paint down the drain.

1.3 Conservation of water will reduce the volume of effluent disposed to the land-application area, make it last longer and improving its performance. Conservation measures could include:

(i) Installation of water-conservation fittings.
(ii) Taking showers instead of baths.
(iii) Only washing clothes when there is a full load.
(iv) Only using the dishwasher when there is a full load.

1.4 Avoid overloading the system by spacing out water use evenly. For example not doing all the washing on one day and by not running the washing machine and dishwasher at the same time.

Maintenance

2.1 The primary wastewater-treatment unit (septic tank) will need to:

(i) Be desludged regularly i.e. every 3 to 5 years, or when scum and sludge occupy 2/3 of the volume of the tank (or first stage of a two-stage system).
(ii) Be protected from vehicles.
(iii) Have any grease trap cleaned our regularly.
(iv) Have the vent and/or access cover of the septic tank kept exposed.
(v) Have any outlet filter inspected and cleaned.

2.2 The land-application area needs protection as follows:-

(i) Where surface water diversion drains are required by the design, these need to be kept clear to reduce the risk of stormwater runoff entering the effluent soakage area.
(ii) No vehicles or stock should be allowed on trenches or beds.
(vi) Deep rooting trees or shrubs should not be grown over absorption trenches or pipes.

(viii) Any evapo-transpiration areas should be designed to deter pedestrian traffic.
(ix) The baffles or valves in the distribution system should be periodically (monthly or seasonally) changed to direct effluent into alternative trenches or beds, if required by the design.

2.3 Evapo-transpiration and irrigation areas should have their grass mowed and plants maintained to ensure that these areas take up nutrients with maximum efficiency.

2.4 For aeration treatment systems. Check equipment and:

(i) Follow the manufacturer's instructions for maintaining and cleaning pumps, siphons and septic tank filters.
(ii) Clean disc filters or filters screens on irrigation-dosing equipment periodically by rinsing back into the primary wastewater-treatment unit.
(iii) Flush drip irrigation lines periodically to scour out any accumulated sediment.

Auckland Regional Council Technical Sheet G-1
LIST OF WATER TOLERANT PLANTS SUITABLE FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS

GENERAL MATTERS TO CONSIDER WHEN PLANTING A LAND DISPOSAL AREA:

Plants that are suitable for planting in moist conditions, such as those associated with wastewater land disposal fields need to be selected on the basis of both their tolerance for such moist conditions and for their potential for high level of growth/high transpiration of moisture in such conditions.

Standard lawn grass is a proven effective high transpiration plant species in such conditions, as are a large number of other plant species seen in typical domestic gardens.

Consideration needs to be given to effects of roots from plants and from trees in particular on wastewater distribution pipe networks/emitter lines in land application systems. Potential for root intrusion/disruption to the pipe system must be considered prior to selection and planting of a plant or tree species.

Advise on such matters for particular plant species can be obtained from garden centre specialists and landscaping consultants.

NATIVE PLANTS SUITABLE FOR MOIST CONDITIONS IN THE AUCKLAND REGION:

The following list covers native plant species are considered to be suitable for planting in moist conditions, such as those associated with wastewater disposal fields in Auckland situations. They are all tolerant or fond of moist conditions and all are native to the Auckland region. Much of this information has been adapted from one of the ARC Botanic Gardens advisory leaflets; "14 – New Zealand plants for wet places" and the list edited and reviewed by Dr. Rhys Gardner Consulting Botanist, Auckland War Memorial Museum (August 2004).

Grasses, ground covers, and other plants

Astelia grandis **(swamp astelia)**
Large clump forming plant with bright green, flax-like foliage. Female plants produce upright panicles of orange berries in the centre of the plant. This endemic species will not tolerate eutrophic conditions and prefers peat soils.

Blechnum novaezealandiae **(kiokio)**
Large, robust fern growing to 1 or even 2m. Hardy species that tolerates most conditions, but does best in well drained, shady areas.

Carex
There are many members of this genus which grow naturally in damp to wet areas. They all have quite fine drooping foliage and are vigorous in moist conditions. Most prefer very light shade. The following species have been identified for their suitability:

Carex dissita
Endemic species with dull green to reddish tufts often 0.5m tall (although this can vary). Tolerates a range of swampy habitats, but is also noted to grow on drier soils under forest cover.

Carex flagellifera
Endemic species with dense spreading reddish-brown tuffs to 0.5m tall. Prefers damp soil and full sun, but is noted to thrive in a variety of habitats including boggy pasture.

Carex geminata
Robust and vigorous endemic species that grows to 1.5m tall. Thrives in a range of wet habitats. Suitable for a larger area.

Carex lessoniana
Robust and vigorous endemic species that grows to 1.5m tall. Similar to *C.geminata* in that the species is spreading and suitable for a larger wet area.

Carex secta **(purei, makura)**
Endemic species that exhibits tall spreading tussocks. Has been noted to grow to 3m tall, widespread in swampy areas. Useful in the creation of bird habitat.

Carex virgata

Endemic species that forms dense, light green tussocks up to 1m tall. Thrives in a variety of habitats including swamps, drain margins, seepages and wet pastures. Useful in the creation bird habitat.

Cortaderia fulvida (toetoe)

Branching from the base and forming a clump to 4m high. Long strap-shaped leaves with re orange coloured veins, flower heads cream yellow. New shoots exhibit pale waxy cover on l parts (unlike pampas grass) Prefers good drainage and semi-shade. Will struggle to compete dried out in summer.

***Cyperus ustulatus* (toetoe upoko-tangata, giant umbrella sedge)**

Vigorous leafy sedge growing to 1m in open damp places. Tolerates immersion in standing water within a range of habitats from seepages to wetlands.

Dicksonia squarrosa (whekī, tree fern)

Tree fern up to 7m tall that exhibits tolerance of wet open ground, and floods. Found to shelte and accumulate with other native plants. The base of the fern attracts biodiversity. Useful application to streambank and seepage habitats.

Elatostema rugosum (parataniwha)

Herbaceous plant up to 0.5m tall that spreads by rhizomes. Bronze coloured foliage with serra edge. Grows on moist sites in light to heavy shade. Intolerant of dry habitats.

Hypolepis dicksonioides

Large fern that prefers fertile moist, but well-drained ground, grows vigorously and spores into planted areas with abundance. Does however, die back during winter.

Phormium tenax (harakeke, flax)

Fast growing clump-forming flax with large stiff leaves, to 3m. Full exposure and sun. Moist tc wet conditions. Does not have deep or wide roots. Easily propagated from split fans or grown from seed. Attracts birds, especially Tui.

Trees and shrubs

Consideration needs to be given to the effects of roots land application on wastewater distribution pipe networks. This problem can be more significant for large tree species.

***Carpodetus serratus* (putaputaweta, marbleleaf)**

Lowland forest tree up to 7m tall. Large bunches of cream coloured flowers appear in spring followed by black berries.

Coprosma areolata

Species that grows to 4m tall. Low tolerance to drought, with medium to high fertility.

Coprosma robusta (karamu, shining karamu)

Shrubs or small trees growing to 3m+, with glossy green leaves. Masses of orange-red fruit in autumn are attractive to birds. Hardy plant.

***Coprosma tenuicaulis* (swamp coprosma)**

Endemic species that grows to 3m tall. Leaves pale green with slender branches. Will tolerate a range of swampy to boggy habitats including standing water.

Cordyline australis (tī kouka, cabbage tree)

Palm-like in appearance with large heads of linear leaves and panicles of scented flowers. Sun to semi-shade. Prefers damp to moist soil. Grows eventually to 12m+ height.

Dacrycarpus dacrydioides (kahikatea, white pine)

Tree that grows to 40m. Moderately growing species, which prefers wetland and boggy environments. Application of this species must consider the possible impact of its root systems on the wastewater disposal field.

***Geniostoma rupestre* (hangehange)**

Common forest shrub with pale green glossy foliage, growing to 2-3m. Tiny flowers give off strong scent in spring. Looks best in sunny position where it retains a bushy habit, and prefers well-drained soil.

Hebe stricta (koromiko)

Shrub or small tree growing to 2-5m in height. Natural forms have white to bluish flowers. Plant in full sun. Tolerates exposure. (NB Many cultivars and hybrids are available commercially, but these are all unsuitable for use near existing natural vegetation.)

Laurelia novae-zelandiae (pukatea)

Large upright tree (to 30m) with attractive bright green foliage and distinctive whitish bark . Fast growing and able to handle a wide variety of soils. It will tolerate periodic flooding, breathing roots develop in water logged soils. Can be grown from seed. Tolerant of some sun and frost. Not tolerant of wind.

HAWTHORN
Landscape Architects

Landscape and Visual Effects Assessment

Proposed Dwelling

927 Kerikeri Inlet Road, Kerikeri

Prepared For: Eborko Family Trust

Prepared By: Christine Hawthorn BLA (Hons)

Date: 20th December 2025

Hawthorn Landscape Architects Ltd
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TABLE OF CONTENTS

APPENDICES:

Hawthorn Landscape Architects Ltd
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1. INTRODUCTION

Hawthorn Landscape Architects Ltd (HLA) have been engaged by the Eborko Family Trust (the applicant) to assess the potential landscape, natural character and visual amenity effects anticipated from the development of a proposed new residential dwelling, with integrated garage and swimming pool located at 927 Kerikeri Inlet Road, Kerikeri.

This report will determine the potential impact of the proposed development upon the landscape and visual amenity and natural character values of the site and surrounding coastal environment.

This report provides a full assessment of the landscape, natural character and visual effects associated with the proposal, in the context of the existing environment and the relevant statutory planning framework. The potential effects are considered with respect to the dwelling, garage, pool and surrounding planting and relationship with the coastal landscape setting.

In undertaking this assessment, the author has visited the property to understand the nature of the site, its physical and visual relationship to the coastal environment, adjacent properties as well as the context, character, visual catchment and viewing audiences from the wider area including those from the Coastal Marine Area ("CMA").

2. METHODOLOGY

The following methodology was used in the preparation of this landscape and visual effects assessment.

- Desktop review of the relevant statutory documents (Regional and District Plan text and mapping);
- Site visits, and filed survey of the local area;
- Identification of the visual catchment and viewing audiences;
- Description of the site and existing landscape character, visual/aesthetic quality and amenity values of the surrounding environment;
- Identification and description of the nature of the proposed development;
- Assessment of anticipated character, landscape and visual effects;
- Ranking of landscape and visual effects;
- Review of the relevant planning documentation and reports;
- Identification of the proposed landscape and visual mitigation approach, options considered and recommendations.

To determine the overall nature and significance of the landscape and visual effects, an understanding of the sensitivity of the landscape and viewing audience has been combined with an assessment of the magnitude of the change resulting from the proposal to determine the overall significance of effects.

An outline of the effects ratings and definitions used in this assessment is provided in **Supplement A**. In summary, the significance of effects identified in this assessment are based on a seven-point scale which includes very low; low; low-moderate; moderate; moderate-high; high and very high ratings.

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The ratings of high and very high equate to 'significant' effects when considering Policy 13 (1) (b) and Policy 15(b) of the New Zealand Coastal Policy Statement, where the test is 'to avoid significant adverse effects.

In relation to this proposal the assessment considers the effects of the buildings and infrastructure along with amenity planting on the existing natural character, landscape and visual amenity characteristics and qualities of the site and surrounding environment.

This assessment has been prepared by a qualified Landscape Architect and in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct and with reference to the Quality Planning Guidelines Note[1].

3.0 THE SITE AND ITS LANDSCAPE CONTEXT

3.1 Site Location

The property is located at 927 Kerikeri Inlet Road, Kerikeri, legally described as Lot 3 DP 329313 and is 5237m^2. The property is located approximately 10.5km to the east of the Kerikeri township.

The building site for the proposed dwelling, garage and pool is located upon an existing open grassed area, accessed via the existing driveway off Kerikeri Inlet Road. Refer to **Appendix 1 - Location Map and Figure 1.**

Figure 1: Property Location (Lot 3 DP 329313)

[1] http://qualityplanning.org.nz/index.php/planning-tools/land/landscape

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3.2 Application Site

The property is an irregular shape with a 113m long frontage onto Kerikeri Inlet Road on its eastern and southern sides. A drystone wall made from the local volcanic rock is located along this boundary and provides a physical barrier between the lot and passing motorist on Kerikeri Inlet Road.

There are existing sub-tropical landscape amenity plantings located along this boundary next to the stone wall, and a timber fence located along much of this also (soon to be extended the full length of this boundary).

The western boundary of the site is approximately 103m long and adjoins an unformed legal road. This is currently in grass and maintained by the applicant. The coastal edge of the legal road is bound by mangroves. Refer to the attached **Site Photographs in Appendix 3**.

The northern boundary adjoins the neighbouring lot that accommodates an existing dwelling, obscured from view by intervening vegetation. There is a cluster of large mature trees located in the northwestern corner of the site, and a sunken grassed area which is an old tennis court. There are several stone walls retaining ground levels around the edge of this.

The property exhibits the characteristic landform pattern of undulating topography and outcrops of volcanic rocks that are typical of this area of Edmonds and Inlet Roads.

Views from the site afford some glimpses of water within the Windsor Landing inlet and Kerikeri Inlet. The water views are limited by the presence of the mangroves and the existing large trees. The site is otherwise relatively private with no other residential dwellings overlooking the building site.

Access to the legal road to the west of the property is limited as currently there is no throughfare possible due to the inaccessible nature of the rocky terrain and weed infested strip of land adjoining the mangroves. People can assess only access the unformed legal road from the parking area near the boat ramp at Windsor Landing.

3.3 Neighbourhood Context

The application site is located within the coastal living area of Edmonds Road, the end of Kerikeri Inlet Road and Hauparua Lane. This coastal living area is focused on the indented mangrove lined coastal edge of the Kerikeri Inlet. This settlement pattern extends along the southern side of Kerikeri Inlet from Reinga Road to the west along to the end of Wharau Road to the east.

Within the immediate environs of the site residential dwellings are clustered and scattered throughout the gently undulating landscape that is lower than the backing hillslopes of the Waitangi Forest and farmed areas to the south.

Buildings are set into landscape grounds that often accommodate drystone rock walls. Between the dwelling sites there is generally small areas of farmed paddocks

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and clusters of native and exotic trees.

The coastline in this area is very indented and convoluted, with volcanic rocks and Mangroves lining the shore. There are boat ramps and jetties located along the coastline, with the closets being the Windsor Landing jetty, boat ramp and car park that was recently constructed just to the north of the application site as shown in **Figure 2**. The Kerikeri Inlet and areas around Doves and Opito Bay accommodate a marina and boat moorings and are situated further to the north on the other side of the Kerikeri Inlet.

Figure 2: Aerial view of the Windsor Landing boat ramp just to the north of the application site. Showing the shallow nature of the water body to the west of the site.

4.0 THE PROPOSAL

4.1 Proposed Dwelling, Garage & Pool

The proposal is set out in Arcline Architects drawing package which includes a range of illustrative material to demonstrate the proposal's response to statutory criteria, proposed building form, the elevational treatment and materiality, which together will ensure that the development is sensitively integrated into the coastal landscape. Refer to **Appendix 2 – Development Plans**.

The proposal is for the construction of a single story 2-bedroom residential dwelling, with attached garaging, a pool within an internal courtyard as shown in **Figure 3**.

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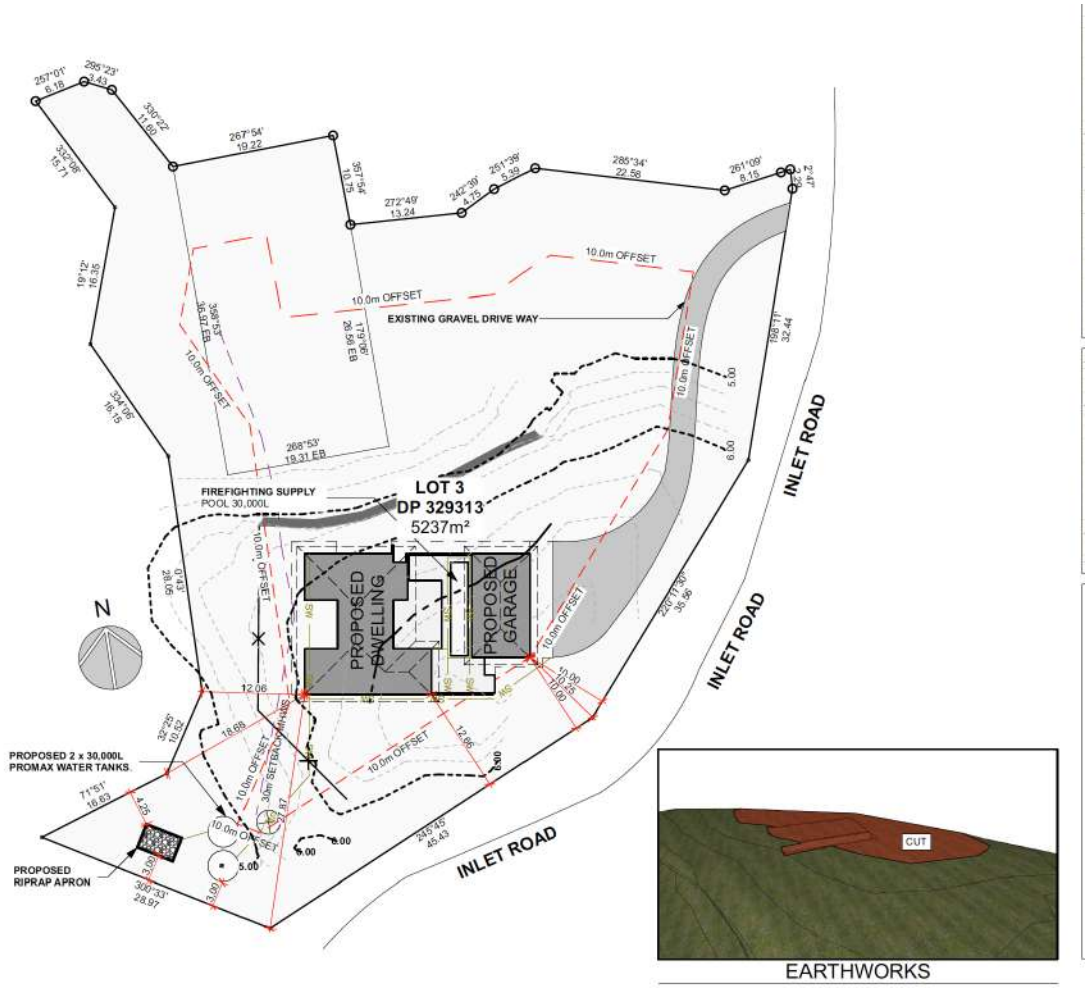

Figure 3: Site Plan

The dwelling will be 4.4m high with almost a flat roof as shown in **Figure 4**, constructed out of Colorsteel Maxam cladding. The exterior walls will be plastered block walls.

The area between the house and the garage will be an internal courtyard and will accommodate the swimming pool. The dwelling floor area will cover 185.16m^2, and the garage will cover 82.96m^2, the alfresco area will cover 32.48m^2. This provides a total floor area of 300.60m^2. The garaging will be located on the eastern side so will not be visible from the coastal vantage points. The large overhanging eaves will cast shadows on the exterior facade and joinery, limiting its reflectively.

The earthworks associated with the construction of the dwelling footprint is minimal at approximately 99.90m^3. Water tanks will be located on the southern corner and screen by vegetation.

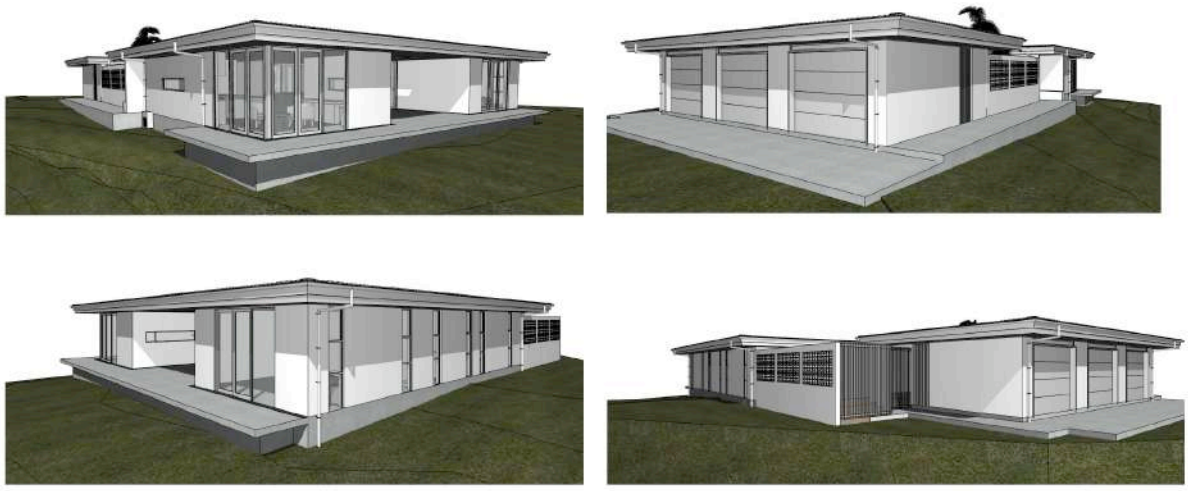

Figure 4: Sketch of the proposed dwelling

The proposed colours for the dwelling are either Half Sea Fog or Rice cake, both with an approximate LRV of 85%. Or Half Rice cake with a LRV of 87%. These colours are described as white tone, in the neutral colour palette, as shown in **Figure 5**.

It's noted that the facade that faces the water is predominantly glazing, with the alfresco area indented and shaded by an overhanging roof. The parts of the dwelling where the greatest area of exterior walls are present are located to the south, east and north where they will not be visible to view. In addition, the low building height of 4.4m is well below the permitted 8m height for this zone. The low building height greatly limits the visibility of the dwelling.

Figure 5: Colour swatches

4.2 Landscape Plan

Landscaping will be implemented to integrate the dwelling into the landscape as shown on the Landscape Plan contained in **Appendix 5**, and **Figure 6.**

The applicant has already undertaken some landscaping along the Kerikeri Inlet Road boundary and will continue the sub-tropical plantings is a similar manner along the length of the boundary. The timber fence will also be extended, thus providing a visual screen and privacy from Kerikeri Inlet Road.

It is also proposed to plant two Pohutukawa trees to the west of the dwelling close to the boundary with the unformed legal road. These will be strategically placed so not

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to block the main sea view from the dwelling. The trees will break up the western facade of the dwelling when viewed from the road reserve and from the water body further to the west and north west.

This minimises any potential adverse effects upon coastal natural character and visual amenity values within the surrounding landscape.

Figure 6: Landscape Plan

5.0 ASSESSEMNT OF LANDSCAPE AND VISUAL EFFECTS

5.1 Introduction

The landscape and visual effects assessment process provides a framework for assessing and identifying the nature and significance of potential landscape and visual effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements and existing character of the landscape and impacts on viewing audiences and visual amenity.

The existing landscape and it's a visual context form the baseline for landscape and visual effects assessments. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience.

In assessing effects on landscape there is a distinction made between landscape effects (effects on the character and amenity of a landscape, this may not be visible to the general public), and visual effects (the response of a viewing audience,

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principally from public viewing positions, but also surrounding privately owned properties).

These effects are assessed in terms of the degree of change brought about by a development. The degree of landscape and visual effects resulting from a development may be negative (adverse), or positive (beneficial), contributing to the visual character and quality of the environment.

The landscape and visual effects assessment will consider the following:

- Visual amenity effects from the identified viewing audiences.
- Landscape effects, resulting from the physical modification of the site, including any vegetation removal and changes to the landform.
- Landscape character effects generated from the proposal, including how well the architectural treatment of the building integrates the proposal into its landscape context.

5.2 Visual Effects

The potential visual effects of this development will be generated by any visual changes to the landscape because of the proposal, with the significance of the effects measured by the response of a particular viewing audience.

This is influenced by the degree of visibility, whether the proposal is the focal point or part of a wider view, whether the view is transient or permanent and the degree of contrast with the surrounding environment. The visual qualities of the proposal and the ability to integrate any change within this landscape setting also influences the degree of effects.

Visual Catchment & Viewing Audience

To evaluate the extent of visibility and assess the potential landscape and visual impact of the proposed development on the surrounding area viewpoints were chosen that are representative of the main public viewing positions that will enable views of the proposed development.

The main public visual catchments are located along a small stretch of Kerikeri Inlet Road to the south and east of the site. Another viewing area that the public has access to is along the unformed legal road that adjoins the western boundary of the site, and from small areas of water within the Windsor Landing inlet, and the further afield upon the Kerikeri Inlet.

Visual Impact Analysis

The following is an assessment of the representative viewing areas that gain views towards the proposed development. From each of the viewpoints photographs were taken using a camera with a 50mm lens to illustrate the view of the property and the context of its setting. Refer to the Location Map contained in **Appendix 1** for the location of the viewpoints and **Appendix 4 - Off Site Viewpoints**.

The individual frames were taken as portrait images and joined to create panorama's that generally have a 124 degree horizontal and 55 degree vertical field of view. The

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optimal viewing distance of the images printed on an A3 page is 500mm from the eye to the page.

Viewpoint 1

This viewing position on Kerikeri Inlet Road is just to the south of the site and allows the first view of the site when approaching from Kerikeri. The proposed dwelling will be just visible beyond the stone wall and will be partially screened by proposed landscape plantings. The extension of the existing fence along this boundary will also screen the dwelling and parking/manoeuvring area from view.

As this is a transitory view and most of the dwelling will be screened, there will be no potential adverse visual effects generated upon this viewer group.

Viewpoint 2

This view of the site is obtained by passing motorists on Kerikeri Inlet Road to the south-east of the site. The building site is located above the road carriage way within the open grassed area beyond the stone wall and piles of rocks.

The proposed extension of the fence and the new landscape plantings along the eastern boundary next to the stone wall will a provide visual screening of the dwelling and privacy from the road. The potential adverse visual effects generated upon this viewer group along this stretch of the road will be very low.

Viewpoint 3

This vantage point on Kerikeri Inlet Road, just to the northeast of the access into the property currently allows passing viewers to look across the site to where the proposed dwelling will be located.

The building site is located within the open grassed area at the end of the existing formed driveway. The existing landscape amenity plantings along the road boundary will grow to soften and partially screen the view of the dwelling, providing privacy and visually integrating the dwelling into the landscape.

The potential adverse visual effects of viewing the proposed dwelling within this coastal living settlement is low. Even with the white colour the proposed dwelling will not be visually dominant or block any views beyond the site. The dwelling will be in context with the character of the surrounding housing pattern.

Viewpoint 4

This viewing position is located at the boat ramp at Windsor Landing, looking south towards the application site. The dominant elements present in this area are the tarsealed car parking area, dinghy stand, jetty and boat ramp.

The grassed area backing the mangroves encompasses the unformed legal road, this extends beyond the foreground gates and trees visible in this image, to the application site. The application site is almost completely obscured from this location. Any potential adverse visual effects associated with the dwelling for this viewer group from this vicinity will be very low.

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Viewpoint 5

This viewing position is on the Windsor Landing jetty, looking towards the application site. The proposed dwelling will not be visible from this location due to the presence of the intervening Mangroves.

Viewpoints 6 & 7

These views of the site are obtained from the road reserve to the west of the site. This area is likely to be visited infrequently, as there is no throughfare possible along the road reserve beyond the area in front of the application site. This is due to the presence of thick stands of weeds, mangroves and rocky terrain. Gates located at the boat ramp end of the reserve also seem to restrict access to the reserve, as it gives a sense of private ownership of the mown grassed strip. All these factors limit the likely number and frequency of visitors to this area of the reserve in front of the dwelling.

To any visitors who do venture onto this area of the road reserve the proposed dwelling will be viewed with a vegetated backdrop and will have two Pohutukawa trees located between it and the road reserve to break up the view of the dwelling.

The proposed dwelling will be viewed in context with other existing dwellings located adjacent to the road reserve. There is little material loss of or modification to the key elements and features of the landscape. The change within the landscape is not uncharacteristic of the area and will be absorbed within the receiving environment. There will be no contrast between the proposed development and the existing settlement pattern of residential dwellings.

The proposal will generate a low level of effects, as the activity is consistent with and blends in with the scale and character of the surrounding coastal living settlement pattern, and visual amenity values.

Viewpoints 8 & 9

These two viewing positions are located on the water to the west of the application site. A portion of the upper parts of the dwelling will be visible, just above the canopy of the Mangroves. As the proposed building will only be 4.4m tall it is well below the allowable 8m height for this zone. This greatly limits the visibility and presence of the dwelling when viewed from upon the water to the west of the site. In addition, the two Pohutukawa trees located between the dwelling and the viewer, will break up the upper part of the built form visible.

It is noted that this area of the inlet is relatively tidal, as shown in **Figure 2**, so will be frequented generally only around high tide. The boat ramp facilities are located to the north of the application site, with access to the Kerikeri Inlet to the north also. It is mostly likely that the inner shallow parts of the Windsor Landing inlet will be infrequently visited. The potential adverse visual effects for visitors to the water body to the west of the site will be low.

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5.3 Landscape Effects

Potential landscape effects of a development can be generated by either landform or land-cover modification or may be more subtle such as influencing the overall pattern and character of the landscape.

Landscape character is the distinct and recognisable pattern of elements that occur consistently in a particular landscape. It reflects combinations of geology, landform, soils, vegetation, land use and human settlement.

The significance of the landscape effects will be determined by the extent of the change, the sensitivity of the landscape, its context, existing levels of development surrounding the site and the contour of the land. It will also be dependent upon the presence or absence of screening and/or backdrop vegetation, and the characteristics of the future activities associated with the development on the application site.

Physical Landscape Effects

The proposed built form and residential activity are located upon a lot that was created for residential living purposes. The earthworks associated with the proposal will be minimal and located underneath the building footprint. There will be no vegetation removal. Thus, the potential impact upon the physical landscape patterns will be very low.

The main permanent physical effect on the landscape will be associated with the presence of the built form of the proposed dwelling. The structure will have a physical presence that can be absorbed by the surrounding landscape. The building height is low, at only 4.4m in a zone that allows up to 8m tall. The house will be integrated into the landscape through the proposed landscape plantings and retention of other existing vegetation surrounding the building site.

The proposal will generate low adverse physical landscape effects, as the key elements and values of the site and surrounding landscape will be maintained.

Landscape Character Effects

The location of the proposed development within a landscape that is characterised by coastal living development, and on a site and in an area that does not have any special recorded landscape attributes reduces this part of the landscapes sensitivity to change. In addition, the landscape context has some detractors such as the tar sealed carpark, boat ramp and jetty at Windsor Landing.

Due to the location, scale and design of the dwelling and the proposed planting this landscape has the capacity to visually absorb the change to ensure that the proposal will be well integrated into the existing coastal living landscape character.

The key characteristics of the landscape will be maintained, and the proposal will have a low effect on the landscape character attributes of the wider coastal environment along this part of the Kerikeri Inlet.

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5.4 Natural Character Effects

When assessing landscape character and quality values it is important to know how "landscape" is defined. The New Zealand Institute of Landscape Architects defines landscape as "*reflecting the cumulative effects of physical and cultural processes*".

Landscape is therefore the result of the relationship between culture and nature. The quality a landscape portrays, and its resulting "natural" character is dependent upon the degree of cultural modification, and how well the natural processes are functioning.

Natural character is a term used to describe the naturalness of an environment. The degree or level of natural character within an area depends on:

- The extent to which natural elements, patterns and processes occur; and
- The nature and extent of modifications to the ecosystems and landscape/ riverscape.

In relation to assessing the effects on the natural character of an area, this assessment is based on judgments which concern the degree to which a proposal alters the level of naturalness of the abiotic, biotic and perceptual attributes of both the marine and terrestrial area within the coastal environment.

The scale of the proposal and the context within which it will be located is important in relation to this, and ultimately the highest degree of natural character (greatest naturalness) occurs where there is the least modification (i.e. areas unaffected by obvious human influence). 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.

It is noted that there are no NRPS mapped Outstanding Natural Landscape, Outstanding or High Natural Character areas mapped on the property or adjoining it.

Biophysical - Abiotic Effects

Abiotic attributes are non-living physical components that influence an ecosystem. When considering those associated with the application site, the landform is a key and distinctive abiotic component.

Access to the site will utilise an existing formed driveway. As such the driveway component of the proposal will result in no adverse abiotic effects.

The earthworks required to create the building platform will be minimal as the site is relatively level. It is considered that the extent and volume of earthworks that are required for the creation of the building platform is commensurate with the project and scale of this landscape. With the above considered, the effects upon the abiotic components of the natural character are overall assessed as being low, or less than minor.

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Biophysical - Biotic Effects

Biotic attributes are the living biological organisms, the flora and fauna which shape an ecosystem.

Although the site is adjacent to the CMA which has mixed indigenous and exotic vegetation along it, the building site itself is grassed.

It is therefore considered that because there is no vegetation clearance required to accommodate the built form and the degraded nature of the biotic attributes on the building site that the adverse effects upon the biotic components of the natural character are assessed as being very low.

Experiential/Perceptual Effects

The perceptual attributes comprise the interpretation of human experiences of the coastal environment. Development within the immediate and visible context of the coastal edge can alter people's perception of an area's natural character, and therefore the assessment of perceptual effects is not confined to the site but instead considers the overall wider setting of the coastal environment.

The proposed development will introduce a new dwelling onto the present vacant site within this coastal environment. When considering the wider coastal landscape, the proposal is located within the coastal living area of Edmonds Road and end of Inlet Road. This settlement pattern extends to the east towards Hauparua Inlet, and Wharau Road. This is a well-established settlement character along the southern side of the Kerikeri Inlet.

The dwelling will be located upon a lot that is intended to accommodate a dwelling. It will be viewed with a vegetated backdrop and foreground and will not be viewed on a ridgeline. Visually the building will be subservient to the natural character values of the coastal landscape setting.

The distinctive character of the mangrove lined convoluted coastline and scattered dwellings set within the current vegetation and landscape patterns will remain the primary legible attributes of this coastal environment. These qualities will be unchanged and will retain the experiential attributes that contribute to the natural character of this area.

It is considered that the potential adverse effects generated by the development upon experiential qualities will be low.

6. STATUTORY CONTEXT

6.1 Far North District Plan (FNDP)

Within the Operative Far North District Plan (FNDP) the application site is zoned Coastal Living with a Road Reserve located along the western coastal boundary. The Resource map identifies that there are no Outstanding Landscape, Outstanding Landscape Features or Natural Features identified on the site.

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The objectives and policies of the Coastal Living Zone in the Operative District Plan are relevant to this proposal.

Chapter 10.7 Coastal Living Zone

10.7.3 Objectives
10.7.3.1
To provide for the well-being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.
10.7.3.2
To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.

10.7.4 Policies
10.7.4.1
That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.
10.7.4.2
That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.
10.7.4.3
Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:

> *(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;*
>
> *(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;*
>
> *(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;*

Comment:
The proposal is located upon a vacant lot that already has a grassed level building site with an existing driveway to it. where it will have the least impact upon natural character and landscape values.

The proposal will result in a level of development that is appropriate for this site and locality. The proposed design, size and colour of the dwelling are all appropriate for this locality and the proposed landscape plantings will blend it into the landscape. This will result in a low level of potential adverse effects generated upon the natural character values of the coastal environment.

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10.6.5.3.1 Visual Amenity Rule

i. *The location of the building;*

The dwelling is located upon the most appropriate part of the site, resulting in the need for minimal earthworks.

ii. *The size, bulk and height of the building in relation to ridgelines and natural features;*

The proposed building will have a maximum height of 4.4m, it is an appropriate size and height for this property and setting. The building will not be viewed on a ridgeline or the skyline, and it has a vegetated backdrop.

iii. *The colour and reflectivity of the building;*

The proposed building colours will have a light reflectance value between 85-87% which is beyond the preferred 30% LRV for the zone. Most of the dwelling facade that is visible from the coastal marine area will be glazing, so will not be the white colour proposed on the external walls. The small areas of wall that will be visible, will be shaded by the overhanging roof of the alfresco area. This will reduce the reflectivity of the walls.

The two Pohutukawa trees that will be planted in front of the house will assist with visually integrating the dwelling and partially screening it from view from the water and CMA. The low building height and relatively flat roof also limit the amount of building visible. All these aspects minimise the potential adverse visual effects of the proposed dwelling being coloured in the proposed white tones.

iv. *The extent to which planting can mitigate visual effects;*

The existing vegetation surrounding the site provides a vegetated backdrop and visually softens and partially screens the building from view. Foreground Pohutukawa trees will soften and partially screen the dwelling from the CMA and road reserve. This will mitigate any potential adverse landscape and visual effects to a low level.

v. *Any earthworks and or vegetation clearance associated with the building;*

There is no vegetation clearance associated with the development. The earthworks for the building site will be minimal.

vi. *The location and design of associated vehicle access, manoeuvring and parking areas;*

The dwelling will be accessed from the existing driveway and the parking and manoeuvring areas located next to the house and garage and not viewed from the CMA.

vii. *The extent to which the building and any associated overhead utility lines will be visually obtrusive*

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The utility services will all be laid underground. The building will not be visually obtrusive as it is of a size and height that can be readily absorbed into the landscape.

viii. The cumulative visual effects of all the buildings on the site;

There is only one dwelling with attached garaging proposed.

ix. The degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;

The proposal is in keeping with the current settlement pattern and character of the area and will not diminish the qualities that give this landscape its naturalness, visual and amenity values. The proposal will result in a low level of adverse visual and landscape effects upon the natural character values of the coastal environment.

x. The extent to which private open space can be provided for future users;

The property is of a large enough size that results in ample private open space being provided for the owners.

xi. The extent to which siting, setback and design of buildings avoid visual dominance on landscapes, adjacent sites and the surrounding environment;

The proposed building will not be located on a ridgeline so wont visually dominate the landscape. The building site is positioned well away from any neighbouring dwellings.

The ability to integrate the building into the landscape will avoid any visual dominance on the immediate and surrounding environment.

xii. The extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent site.

The proposed building is located where it will not adversely affect the privacy or outlook of the neighbouring properties.

6.2 Regional Policy Statement for Northland (RPS)

In 2012, the Northland Regional Mapping Project ("Mapping Project") was undertaken by the Northland Mapping Group (on behalf of the NRC). The purpose of the Mapping Project was to determine the delineation of the Coastal Environment, and the natural heritage areas within the region comprising Outstanding Natural Landscapes ("ONL"), Outstanding Natural Features ("0NF") and areas of High or Outstanding Natural Character.

These are now included within the Regional Policy Statement (operative 2016) for Northland, thereby meeting the requirements under the New Zealand Coastal Policy Statement 2010 in ("NZCPS") in the Resource Management Act 1991.

Within the RPS the site is identified as being within the Coastal Environment. The property has no recorded Outstanding Natural Landscape, Outstanding Natural

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Features or Outstanding Natural Character or High Natural Character values.

Figure 7: RPS Map showing extend of the Coastal Environment

Policy 4.6.1 Managing effects on the characteristics and qualities natural character, natural features and landscape.

(1) In the coastal environment:

a) Avoid adverse effects of subdivision use and development on the characteristics and qualities which make up the outstanding values of areas of outstanding natural character, outstanding natural features and outstanding natural landscapes.

b) Where (a) does not apply, avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes.

Methods which may achieve this include:

(i) Ensuring the location, intensity, scale and form of subdivision and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins; and

(ii) In areas of high natural character, minimising to the extent practicable indigenous vegetation clearance and modification (including earthworks/disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area and their margins; and

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(iii) Encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised.

Comment:

The property is located within the Coastal Environment. The site has no identified Outstanding Natural Features or Outstanding Natural Character areas.

The location, intensity, scale and form of the proposed dwelling is sensitive to the landscape it is located upon. It will not adversely affect any natural elements, landforms, or processes.

There is no vegetation removal required. The building site is not located on a prominent headland and will be set into the topography of the landform with a vegetated backdrop. The proposed earthworks required for the development will minimal.

The integrity of the natural character of the wider coastal environment within which the development is located will not be adversely affected by the proposed development. The proposed structure will not adversely affect the characteristics and qualities that make up the values of this landscape setting.

Overall, the development is in accord with the relevant landscape objectives and policies of the NRPS.

6.3 New Zealand Coastal Policy Statement

The application site is located within the coastal environment therefore the following policies are of relevance. Policy 6 - Activities in the coastal environment, Policy 13 - Preservation of natural character, and Policy 15 Natural features and natural landscapes.

Policy 6 Activities in the coastal environment
(1) In relation to the coastal environment:

(f) consider where development that maintains the character of the existing built development should be encouraged, and where development resulting in a change in character would be acceptable;

(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment;

Policy 13 Preservation of natural character
(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:

(a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and

(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;

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(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:

(a) natural elements, processes and patterns;
(b)biophysical, ecological, geological and geomorphological aspects;
(c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
(d) the natural movement of water and sediment;
(e) the natural darkness of the night sky;
(f) places or areas that are wild or scenic;
(g) a range of natural character from pristine to modified; and
(h) experiential attributes, including the sounds and smell of the sea; and their context or setting.

Policy 15 Natural Features and natural landscapes
To protect the natural features and natural landscapes (including Seascapes) of the coastal environment from inappropriate subdivision, use and development.

(a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and
(b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;

Comment:

The application site has not been recorded within the District Plan or the Regional Policy Statement as being identified as having any Outstanding Landscape values, Outstanding Landscape Features or Outstanding Natural Features, or High or Outstanding Natural Character values.

The proposed development maintains the character of the existing built settlement pattern found along the northern facing coastline of the Kerikeri Inlet area. The proposed development will not degrade the existing characteristics and qualities of this landscapes natural character values.

Overall, the development will result in an acceptable change to the site, with a low level of potential effects upon the natural character values of this site and surrounding coastal marine area. The development is in accord with the relevant landscape objectives and policies of the NZCPS.

7. CONCLUSION

This assessment has provided an understanding of the existing character and quality of the site and surrounding landscape, and the visual components of the development proposal.

The proposed development is for the construction of a dwelling, with integrated garage and pool/alfresco area. The site is located within the Coastal Living zone within an area that contains similar built form. The site is not covered by an OL, ONL and has no HNC or ONC areas. The building site is not highly visible from the water.

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The proposed development has been designed to minimise and avoid potential adverse effects to protect the visual and landscape qualities of the area and coastal environment. The proposal constitutes only a very minor component to the wider view.

The proposal will be visually integrated into the landscape by the presence of the existing vegetated backdrop and proposed sub-tropical plantings and foreground Pohutukawa trees.

Due to the limited visibility of the building site, and low building height and design of the dwelling (with roof structures shading the exterior walls that face the CMA) the use of colours that have a LRV of 85-87% is considered appropriate in this instance.

The proposal has been assessed as generating a low level of potential adverse landscape, visual amenity and natural character effects.

This is a development that is consistent with the relevant zone rules and assessment criteria found within the FNDP and RPS, and NZCPS.

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KEY

③ Off-Site Viewpoints

HAWTHORN
Landscape Architects

17/12/2025

Viewpoint & Location Map

Eborko Family Trust
927 Kerikeri Inlet Road, Kerikeri

Scale	Drawn By
as shown	Cad Design
Drawing #	Rev #
1.0	B

NEW RESIDENTIAL DWELLING FOR

EBORKO FAMILY TRUST

LOT 3 DP 329313
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KERIKERI, NORTHLAND

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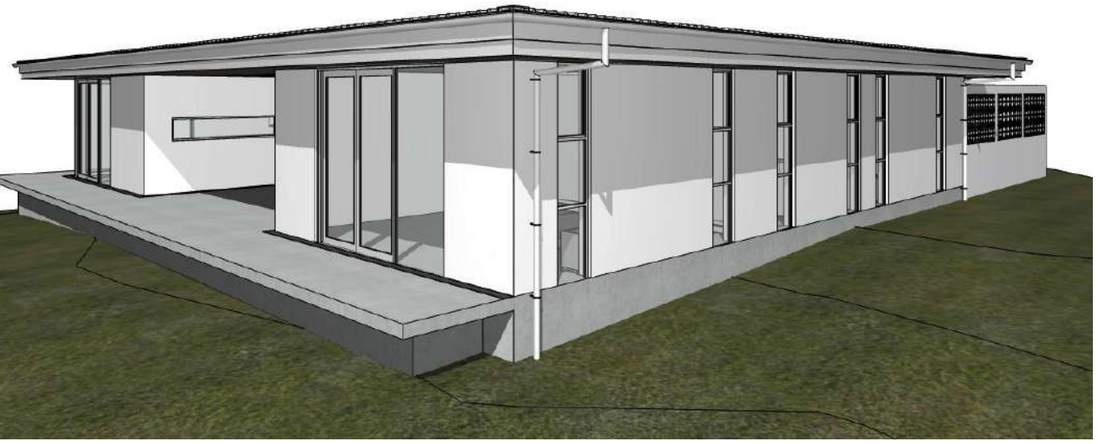

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Presentation

EBORKO FAMILY TRUST

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NORTHLAND

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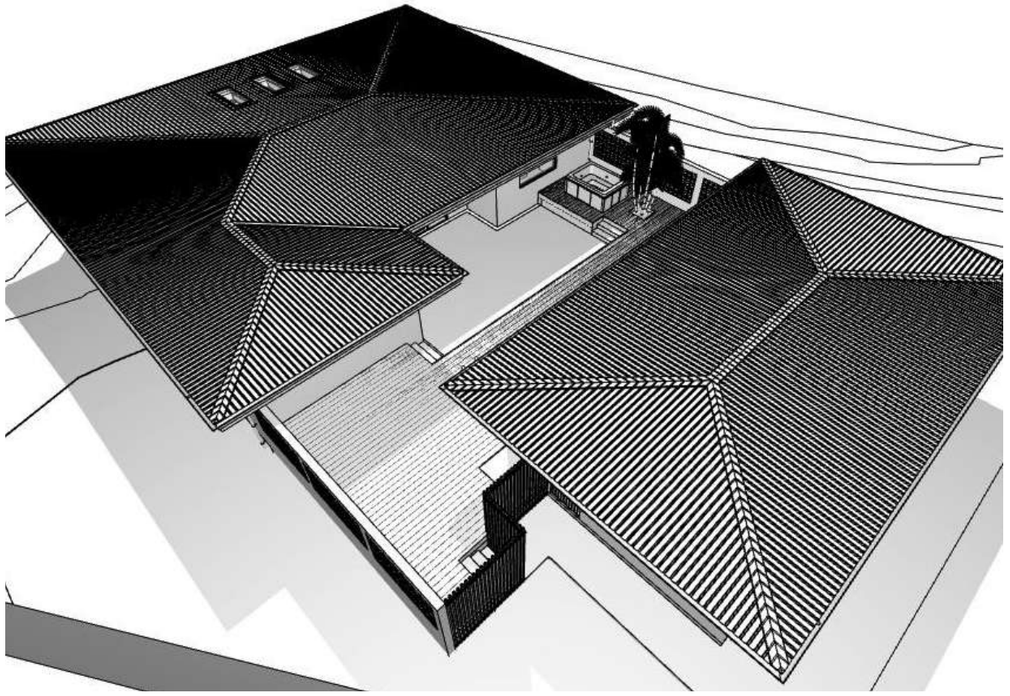

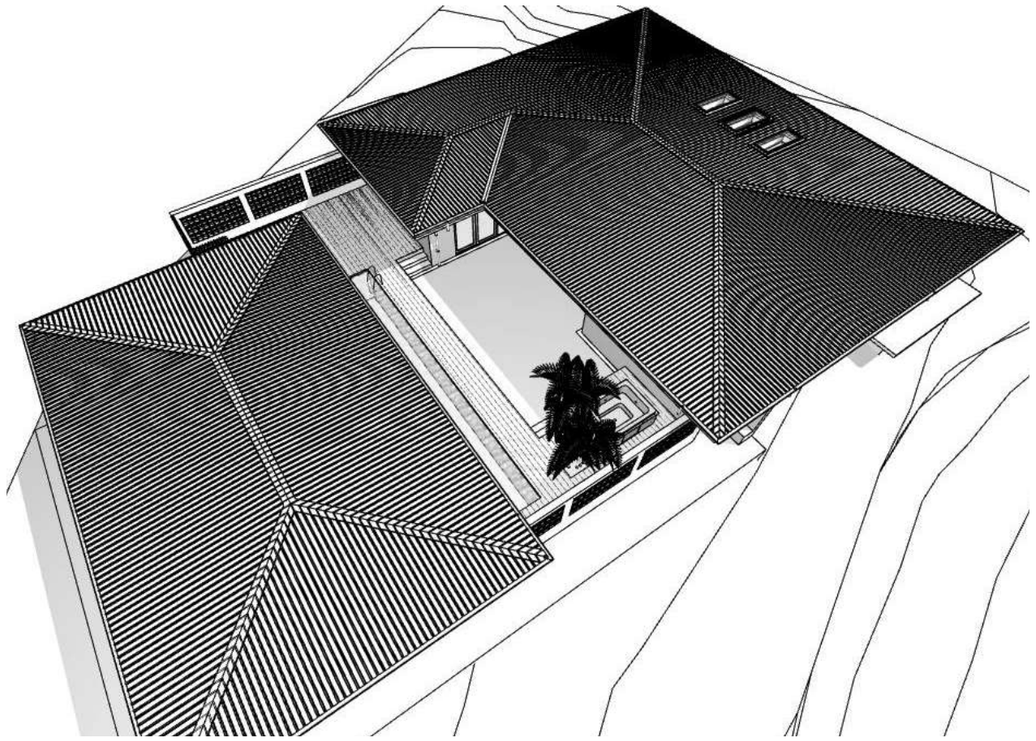

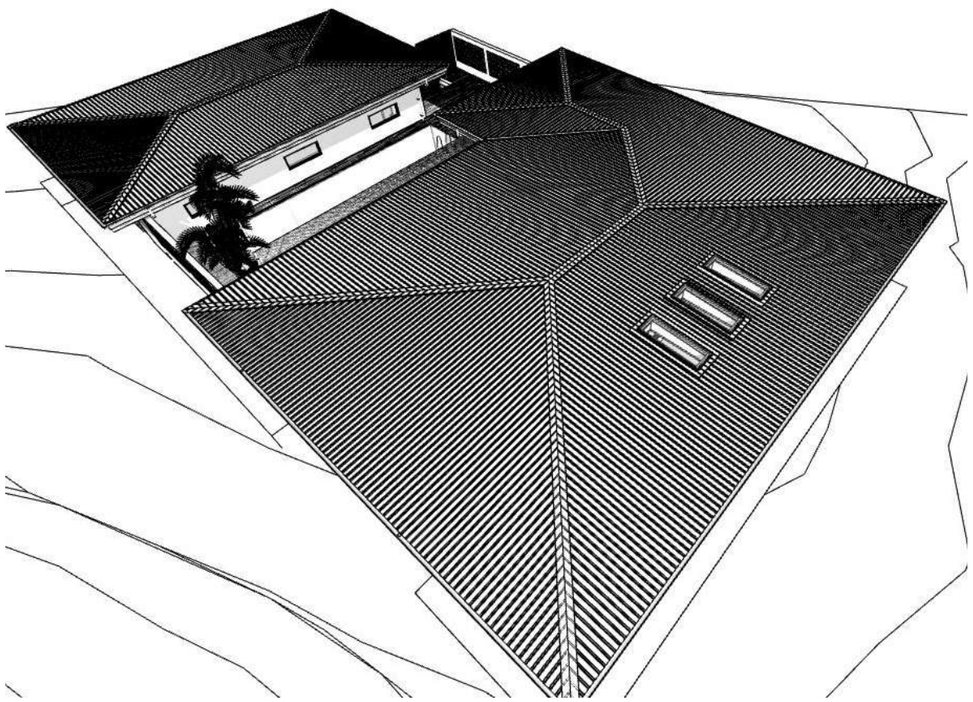

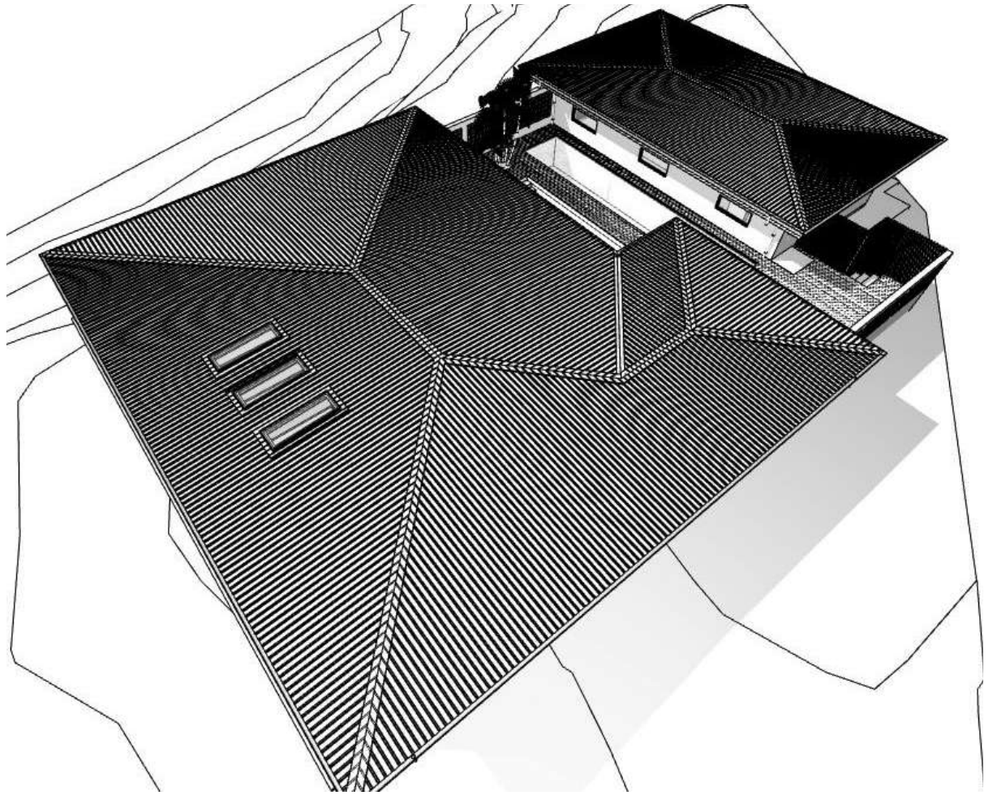

Arcline
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Presentation

EBORKO FAMILY TRUST

927 KERIKERI INLET ROAD, KERIKERI
NORTHLAND

Rev No.	Revision	Date

Scale @ A3: NTS
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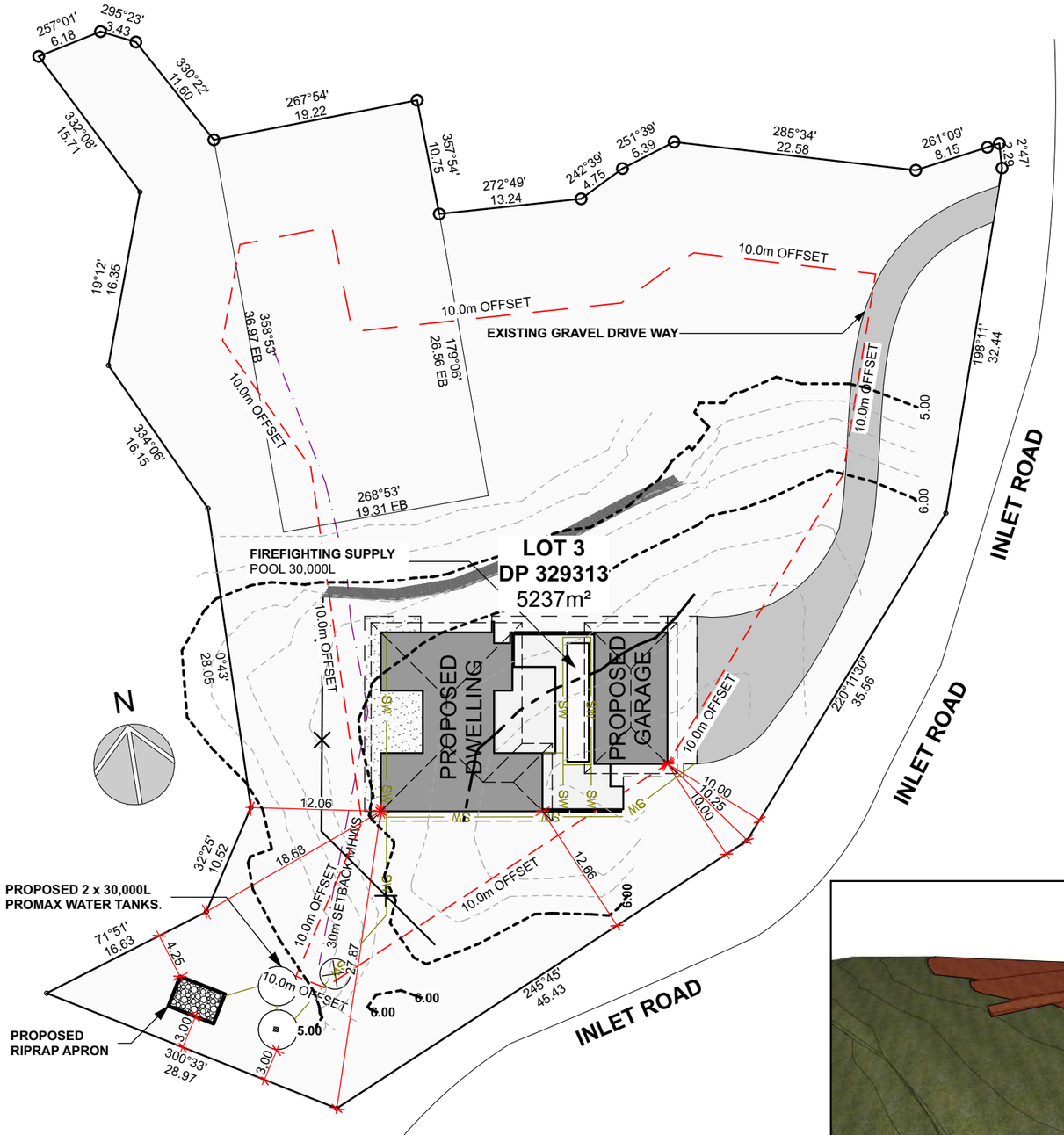
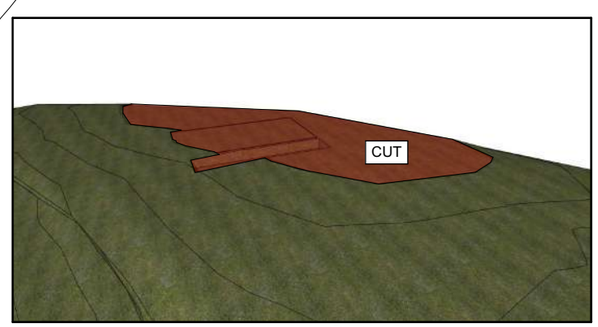
Issued: 10/12/2025 10:42 AM

KOOPS RESIDENCE DD - 10122025.pln

Sheet No:
A0003
RESOURCE CONSENT





EARTHWORKS

GENERAL SITE WORKS NOTES:
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WORK ONLY TO FIGURED DIMENSIONS.
- IN THE EVENT OF A DESCREPANCEY CONTACT THE DESIGNER AS SOON AS POSSIBLE

SITE ACCESS
PROVIDE SAFETY FENCING WHERE ACCESS FROM CHILDREN IS POSSIBLE IN ACCORDANCE WITH NZBC F5.3.3.

EARTHWORKS
- STRIP TOPSOIL, BEFORE BUILDING AND DRIVEWAY AREAS
- ALL CUBIC METERS ARE ESTIMATES. CONTRACTOR TO CONFIRM ON SITE.
- DESIGNER TAKES NO LIABILITY FOR ADDITIONAL WORKS IF VOLUMES CHANGE.
- THE REMOVAL OF TOPSOIL AND/OR ANY SOFT SOILS IS NOT INCLUDED IN CALCULATIONS.
- ALL EARTHWORKS TO COMPLY WITH ACCIDENTAL DISCOVERY PROTOCOL AS PER EARTHWORKS STANDARDS EW-S3 AND EW-S5
- EARTHWORKS TO COMPLY WITH AUCKLAND COUNCIL GUIDANCE DOCUMENT GD005 FOR EROSION.

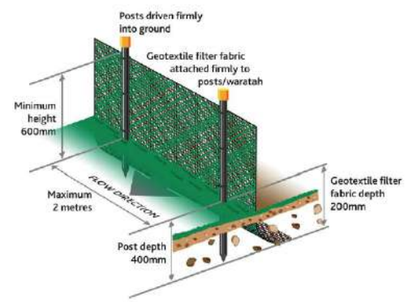
SILT FENCE
INSTALL TEMPORARY SILT CONTROL FENCE TO DC STANDARDS.

DRIVEWAY:
GRAVEL

NOTE:
- ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WORK ONLY TO FIGURED DIMENSIONS, IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER
- DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER
- BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT.
- LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.
- ALL STANDARDS REFERENCED IN THESE PLANS ARE TO THE CURRENT / LATEST VERSION.

Proper silt fence installation is critical to its performance. It needs to:

- be installed in a trench 200mm deep by 100mm wide
- have waratahs or posts hammer-staked at least 400mmm deep on the downhill side of the fabric, no more than 2m apart
- be 600mm high above ground, with an additional 200mm of cloth below ground in the trench
- have each end of the fence return up the slope roughly 2m to prevent water going around the edges
- be anchored by backfilling the trench and placing soil on top of the fabric.



SITE PLAN NOTES:

SITE DESCRIPTION

LOT NUMBER:	LOT 3
DP NUMBER:	DP 329313
ADDRESS:	927 KERIKERI INLET ROAD KERIKERI

SITE ENVIRONMENT

CLIMATE ZONE	BRANZ - 1
EARTHQUAKE ZONE	BRANZ - 1
EXPOSURE ZONE	BRANZ - D
LEE ZONE	BRANZ - NO
WIND ZONE	BRANZ - HIGH
WIND REGION	BRANZ - A
RAINFALL RANGE	BRANZ - 80-90mm/hr
SNOW ZONE	N0

DISTRICT PLAN COMPLIANCE

PLANNING ZONE	COASTAL LIVING

BUILDING COVERAGE

SITE AREA	5237m²
MAX. FLOOR AREA PERMITTED:	MAX. FLOOR AREA 50m²
PROPOSED DWELLING	268.12m²
PROPOSED ALFRESCO	32.48m²
TOTAL	300.60m² (5.74%) **INFRINGEMENT**

BUILDING HEIGHT & HIRB

MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	4.4m **COMPLIES**
HIRB PERMITTED	2m/45° **COMPLIES**

SETBACK TO WETLAND / MANGROVE / SEA GRASS
PERMITTED DISTANCE GREATER THAN 100m
DISTANCE TO WETLAND / MANGROVE / SEA GRASS LESS THAN 100m
INFRINGEMENT

SETBACK TO BUSH
PERMITTED DISTANCE GREATER THAN 20m
DISTANCE TO BUSH MORE THAN 20m
COMPLIES

LRV
30% MAX. LRV

CONSENT NOTICE
CN 5866316.2

STORMWATER MANAGEMENT

SITE AREA	5237m²
TOTAL AREA PERMITTED	
LESS OUT OF 10% (523.7m²) OR 600m²	
PROPOSED ROOF AREA	398.16m²
PROPOSED IMPERMEABLE AREA	147.87m²
EXISTING DRIVEWAY	228.64m²
TOTAL	774.67m² 14.79% **INFRINGEMENT**

STORMWATER SUMP / CESS PIT

TOTAL SURFACES AREA:	147.87 m²
RAINFALL INTENSITY	BRANZ - 80-90mm/hr
NUMBER OF SUMPS REQUIRED (E1 TYPE2):	4

EARTHWORKS:

VOLUME PERMITTED:	300m³
SITE CUT m³	99.90m³
SITE FILL m³	0.00m³
GROSS CUT/FILL (EST):	99.90m³ **COMPLIES**
CUT SURFACE AREA	380.00m²
FILL SURFACE AREA	0.00m²

CUT FILL HEIGHT PERMITTED:

MAX 1.5m CUT OR FILL	3.0m TOTAL
MAX CUT HEIGHT:	0.5m
MAX FILL HEIGHT:	0.0m **COMPLIES**

EARTHWORKS **PERMIT REQUIRED** IF EXCAVATIONS ARE:
>50m2 AREA
>50m3 VOLUME
>0.5m HEIGHT
<3.0m TO BOUNDARY

Arcline Architecture
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(Email): info@arcline.co.nz
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Site Plan Overall

EBORKO FAMILY TRUST

927 KERIKERI INLET ROAD, KERIKERI
NORTHLAND

Rev No.	Revision	Date

Scale @ A3: 1:500
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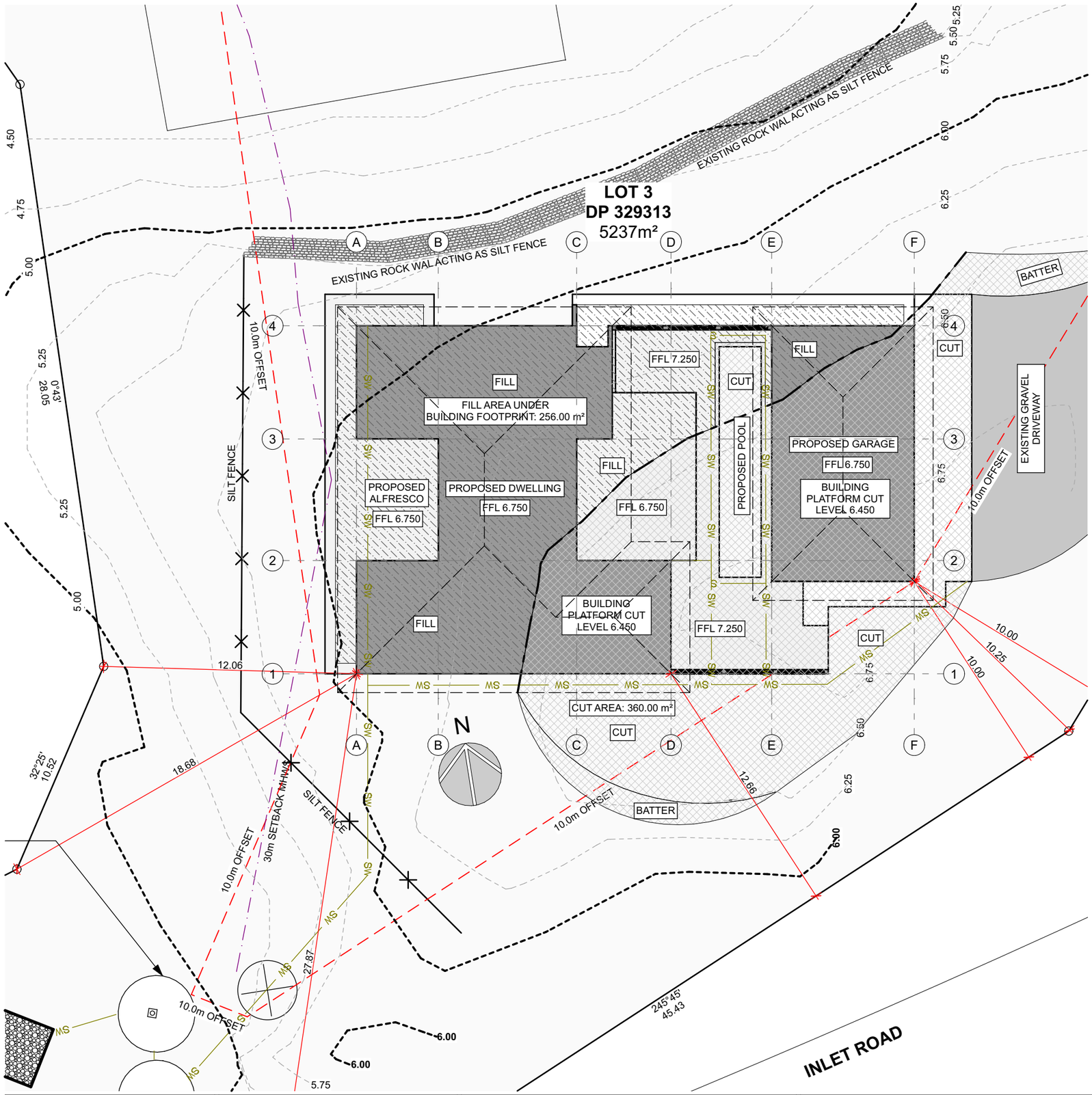
Issued: 10/12/2025 10:42 AM

KOOPS RESIDENCE DD - 10122025.pln

Sheet No:
A1001
RESOURCE CONSENT



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SILT FENCE
INSTALL TEMPORARY SILT CONTROL FENCE TO DC STANDARDS.

DRIVEWAY:
GRAVEL

NOTE:
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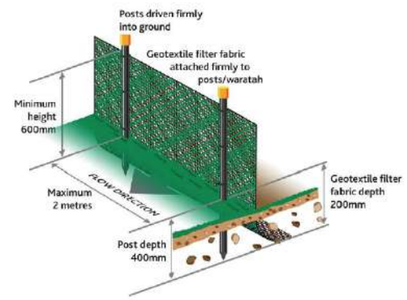
- have each end of the fence return up the slope roughly 2m to prevent water going around the edges
- be anchored by backfilling the trench and placing soil on top of the fabric.



SITE PLAN NOTES:

SITE DESCRIPTION

LOT NUMBER:	LOT 3
DP NUMBER:	DP 329313
ADDRESS:	927 KERIKERI INLET ROAD KERIKERI

SITE ENVIRONMENT

CLIMATE ZONE	BRANZ - 1
EARTHQUAKE ZONE	BRANZ - 1
EXPOSURE ZONE	BRANZ - D
LEE ZONE	BRANZ - NO
WIND ZONE	BRANZ - HIGH
WIND REGION	BRANZ - A
RAINFALL RANGE	BRANZ - 80-90mm/hr
SNOW ZONE	N0

DISTRICT PLAN COMPLIANCE

PLANNING ZONE	COASTAL LIVING

BUILDING COVERAGE

SITE AREA	5237m²
MAX. FLOOR AREA PERMITTED:	MAX. FLOOR AREA 50m²
PROPOSED DWELLING	268.12m²
PROPOSED ALFRESCO	32.48m²
TOTAL	300.60m² (5.74%)
	INFRINGEMENT

BUILDING HEIGHT & HIRB

MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	4.4m
	COMPLIES
HIRB PERMITTED	2m/45°
	COMPLIES

SETBACK TO WETLAND / MANGROVE / SEA GRASS
PERMITTED DISTANCE GREATER THAN 100m
DISTANCE TO WETLAND / MANGROVE / SEA GRASS LESS THAN 100m
INFRINGEMENT

SETBACK TO BUSH
PERMITTED DISTANCE GREATER THAN 20m
DISTANCE TO BUSH MORE THAN 20m
COMPLIES

LRV
30% MAX. LRV

CONSENT NOTICE
CN 5866316.2

STORMWATER MANAGEMENT

SITE AREA	5237m²
TOTAL AREA PERMITTED	
LESS OUT OF 10% (523.7m²) OR 600m²	
PROPOSED ROOF AREA	398.16m²
PROPOSED IMPERMEABLE AREA	147.87m²
EXISTING DRIVEWAY	228.64m²
TOTAL	774.67m² 14.79%
	INFRINGEMENT

STORMWATER SUMP / CESS PIT

TOTAL SURFACES AREA:	147.87 m²
RAINFALL INTENSITY	BRANZ - 80-90mm/hr
NUMBER OF SUMPS REQUIRED (E1 TYPE2):	4

EARTHWORKS:

VOLUME PERMITTED:	300m³
SITE CUT m³	99.90m³
SITE FILL m³	0.00m³
GROSS CUT/FILL (EST):	99.90m³
	COMPLIES
CUT SURFACE AREA	380.00m²
FILL SURFACE AREA	0.00m²

CUT FILL HEIGHT PERMITTED:

MAX 1.5m CUT OR FILL	3.0m TOTAL
MAX CUT HEIGHT:	0.5m
MAX FILL HEIGHT:	0.0m
	COMPLIES

EARTHWORKS **PERMIT REQUIRED** IF EXCAVATIONS ARE:
>50m2 AREA
>50m3 VOLUME
>0.5m HEIGHT
<3.0m TO BOUNDARY

Arcline Architecture
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(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Site Plan Partial

EBORKO FAMILY TRUST

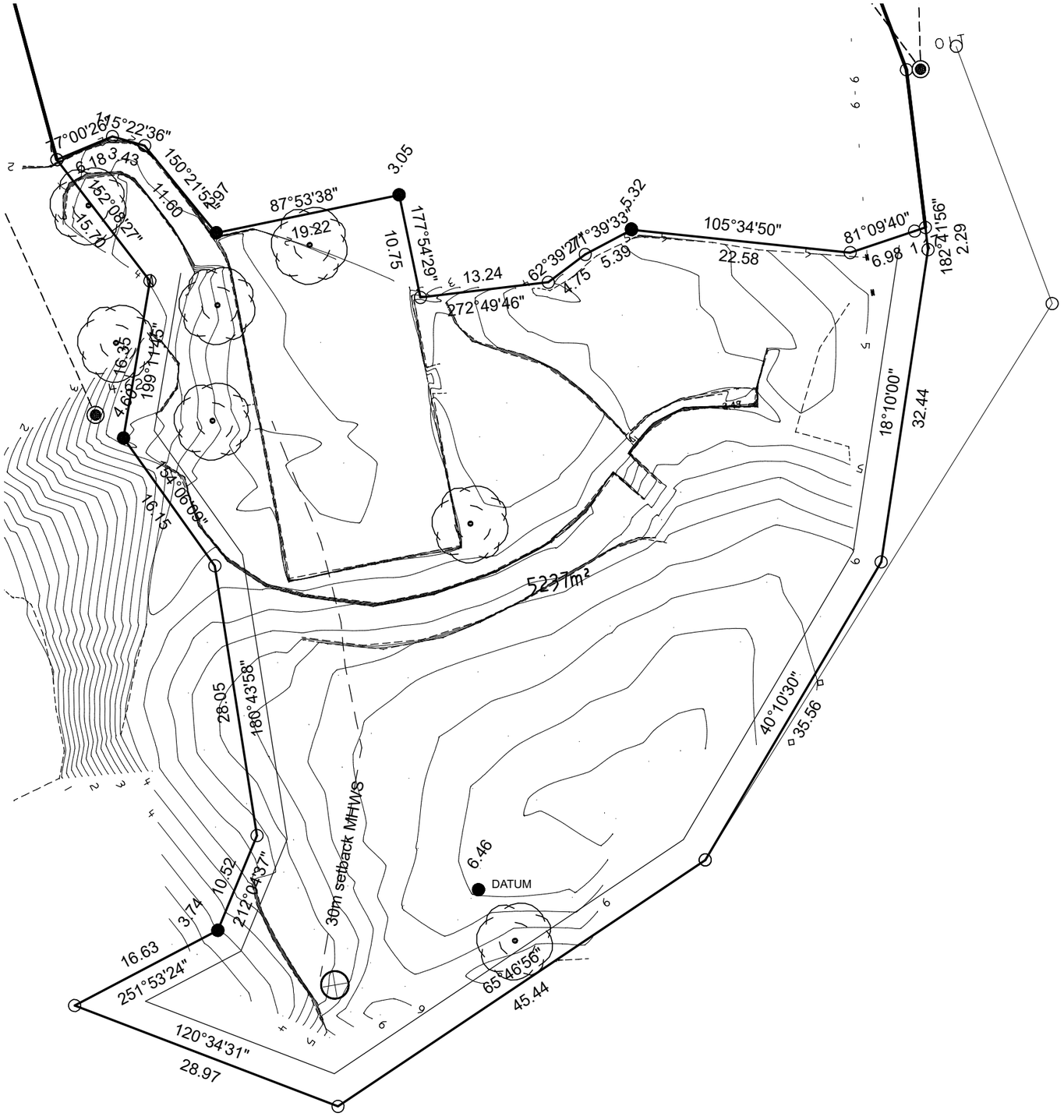
927 KERIKERI INLET ROAD, KERIKERI
NORTHLAND

Rev No.	Revision	Date

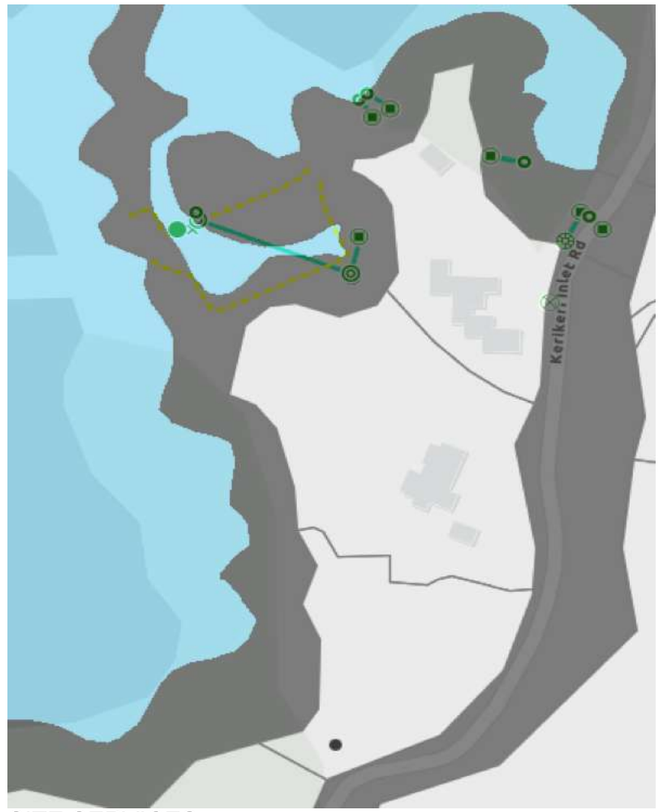
Scale @ A3: 1:200
Drawn By MC
Issued: 10/12/2025 10:42 AM

KOOPS RESIDENCE DD - 10122025.pln

Sheet No:
A1002
RESOURCE CONSENT



SURVEY PLAN



SITE SERVICES

FLOOD PLAIN

Arcline Architecture
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(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Topo Plan

EBORKO FAMILY TRUST

927 KERIKERI INLET ROAD, KERIKERI
NORTHLAND

Rev No.	Revision	Date

Scale @ A3: NTS
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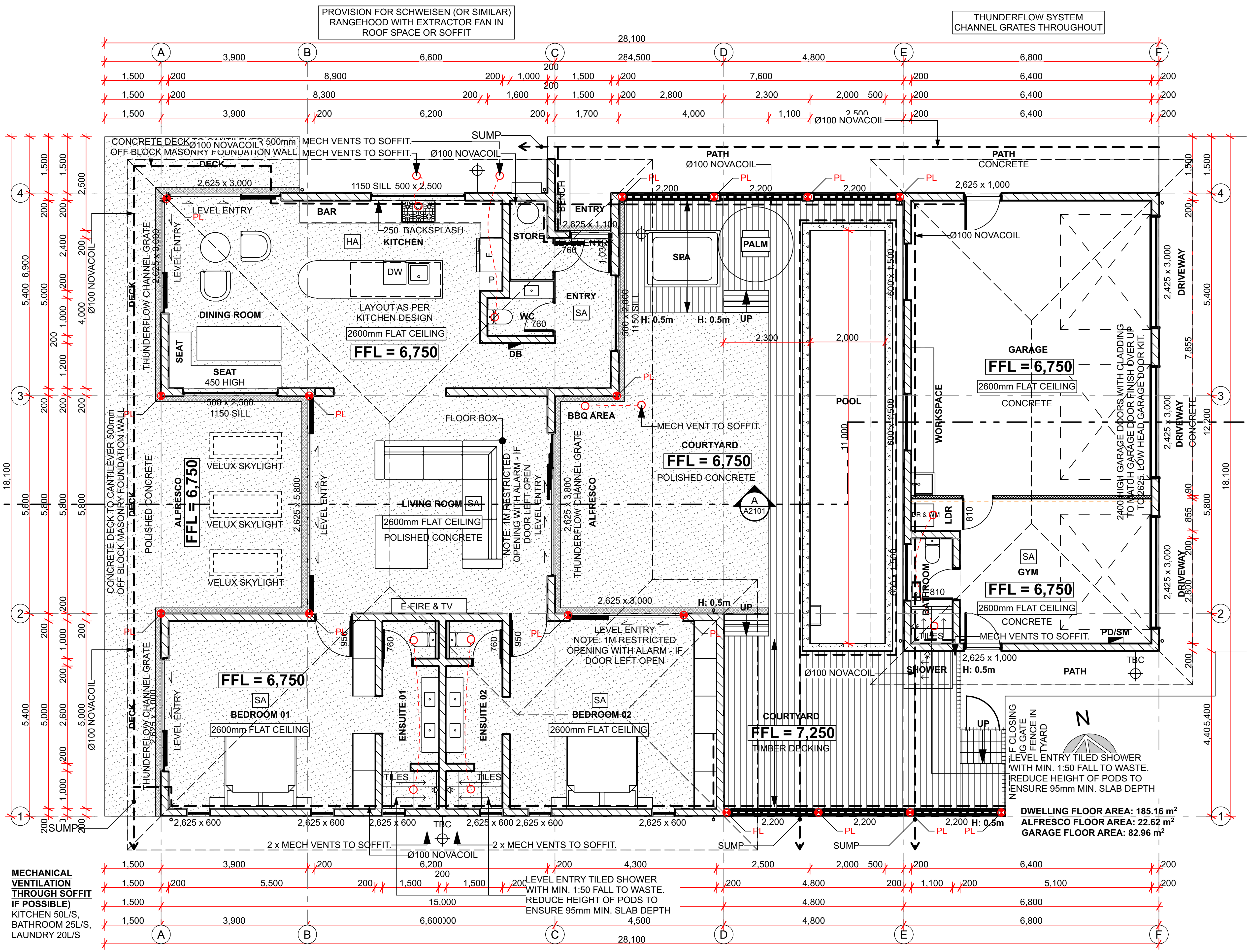
KOOPS RESIDENCE DD - 10122025.pln

Sheet No:
A1003
RESOURCE CONSENT



MECHANICAL VENTILATION THROUGH SOFFIT IF POSSIBLE)
KITCHEN 50L/S,
BATHROOM 25L/S,
LAUNDRY 20L/S

FLOOR AREAS	
PROPOSED DWELLING FLOOR AREA:	185.16m²
PROPOSED ALFRESCO FLOOR AREA:	32.48m²
PROPOSED GARAGE FLOOR AREA:	82.96m²
TOTAL FLOOR AREA:	**300.60m²**

KEY:

- CEILING HATCH
- POWER DISTRIBUTION BOARD & SMART METER
- FLOORING: 13mm COLOURED POLISHED CONCRETE
- FLOORING: TILED SHOWERS
- MECHANICAL VENT DUCTED TO EXTERIOR
- EXTERIOR WATER TAP
- SA SMOKE ALARM - INTERCONNECTED
- HA HEAT ALARM - INTERCONNECTED

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Floor Plan

EBORKO FAMILY TRUST

927 KERIKERI INLET ROAD, KERIKERI NORTHLAND

Rev No.	Revision	Date

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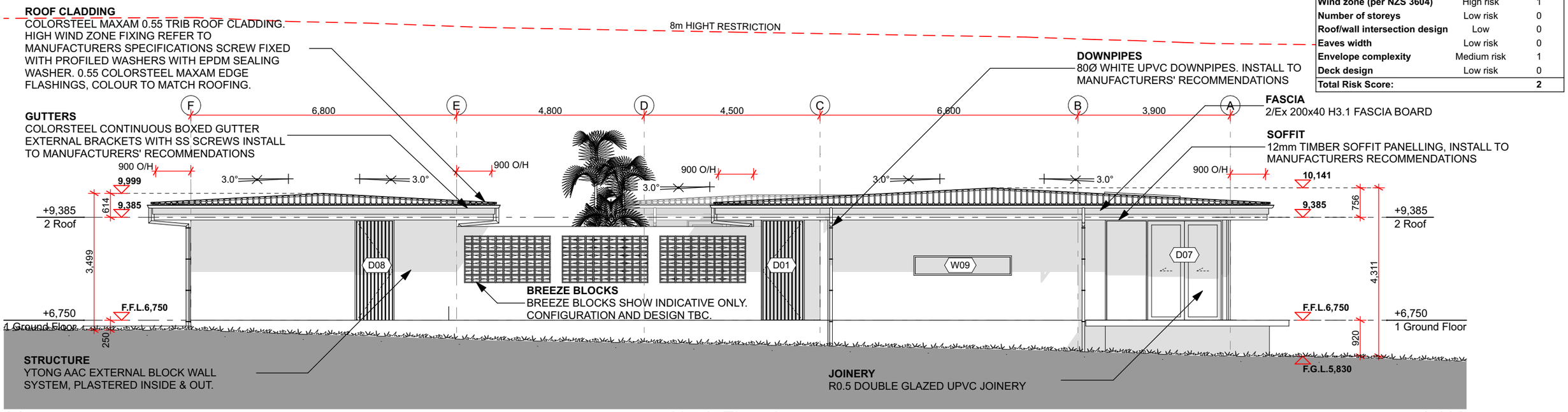
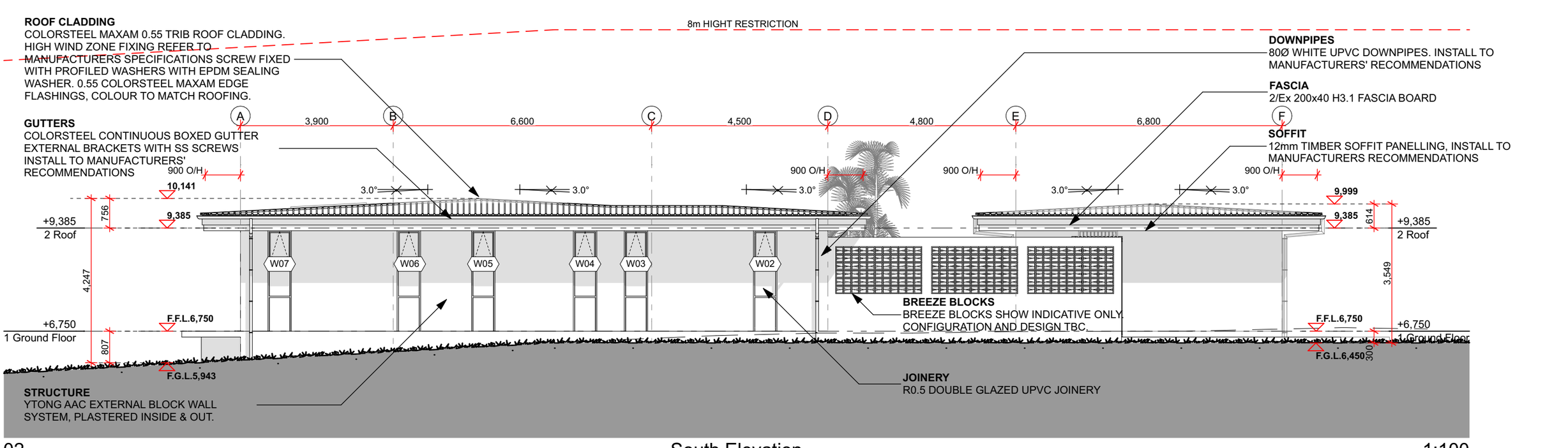
Issued: 10/12/2025 10:42 AM

Sheet No:
A1101
RESOURCE CONSENT

BUILDING ENVELOPE RISK MATRIX		
Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**2**



01 North Elevation 1:100



02 South Elevation 1:100

Arcline Architecture
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Elevations

EBORKO FAMILY TRUST

927 KERIKERI INLET ROAD, KERIKERI
NORTHLAND

Rev No.	Revision	Date

Scale @ A3: 1:100
Drawn By MC
Issued: 10/12/2025 10:42 AM

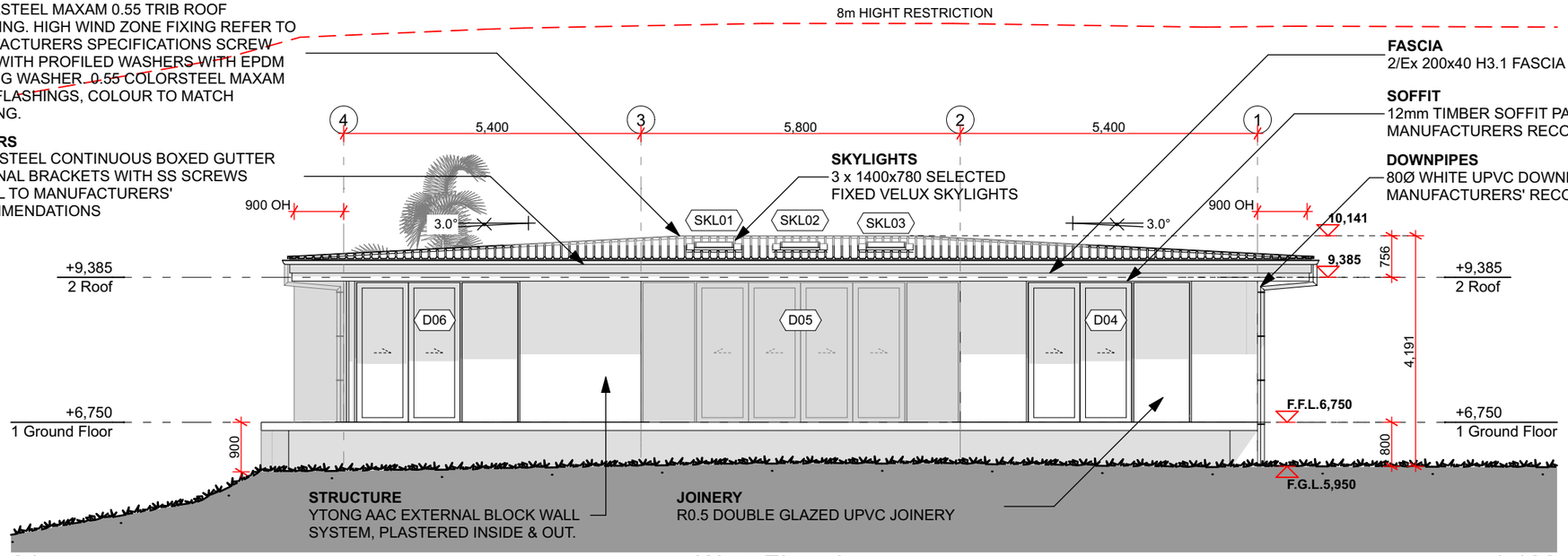
KOOPS RESIDENCE DD - 10122025.pln

Sheet No: **A2001**
RESOURCE CONSENT

BUILDING ENVELOPE RISK MATRIX		
Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**2**

ROOF CLADDING
COLORSTEEL MAXAM 0.55 TRIB ROOF CLADDING. HIGH WIND ZONE FIXING REFER TO MANUFACTURERS SPECIFICATIONS SCREW FIXED WITH PROFILED WASHERS WITH EPDM SEALING WASHER. 0.55 COLORSTEEL MAXAM EDGE FLASHINGS, COLOUR TO MATCH ROOFING.

GUTTERS
COLORSTEEL CONTINUOUS BOXED GUTTER EXTERNAL BRACKETS WITH SS SCREWS INSTALL TO MANUFACTURERS' RECOMMENDATIONS



SKYLIGHTS
3 x 1400x780 SELECTED FIXED VELUX SKYLIGHTS

FASCIA
2/Ex 200x40 H3.1 FASCIA BOARD

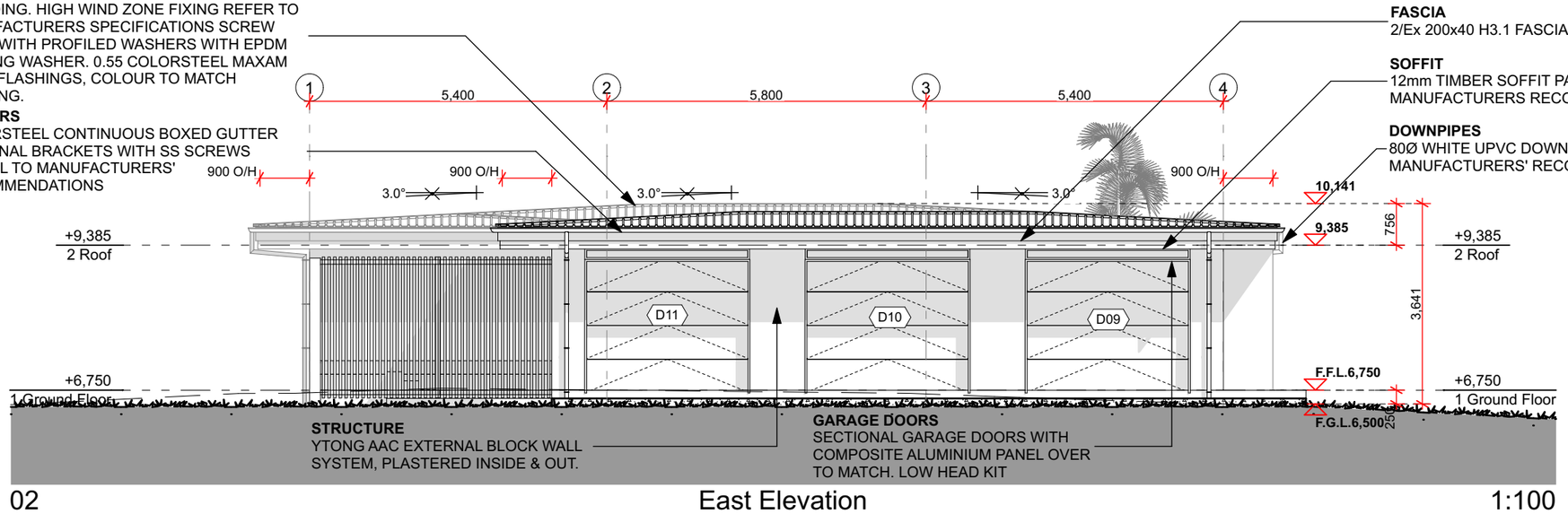
SOFFIT
12mm TIMBER SOFFIT PANELLING, INSTALL TO MANUFACTURERS RECOMMENDATIONS

DOWNPIPES
80Ø WHITE UPVC DOWNPIPES. INSTALL TO MANUFACTURERS' RECOMMENDATIONS

01 West Elevation 1:100

ROOF CLADDING
COLORSTEEL MAXAM 0.55 TRIB ROOF CLADDING. HIGH WIND ZONE FIXING REFER TO MANUFACTURERS SPECIFICATIONS SCREW FIXED WITH PROFILED WASHERS WITH EPDM SEALING WASHER. 0.55 COLORSTEEL MAXAM EDGE FLASHINGS, COLOUR TO MATCH ROOFING.

GUTTERS
COLORSTEEL CONTINUOUS BOXED GUTTER EXTERNAL BRACKETS WITH SS SCREWS INSTALL TO MANUFACTURERS' RECOMMENDATIONS



FASCIA
2/Ex 200x40 H3.1 FASCIA BOARD

SOFFIT
12mm TIMBER SOFFIT PANELLING, INSTALL TO MANUFACTURERS RECOMMENDATIONS

DOWNPIPES
80Ø WHITE UPVC DOWNPIPES. INSTALL TO MANUFACTURERS' RECOMMENDATIONS

02 East Elevation 1:100

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Elevations

EBORKO FAMILY TRUST

927 KERIKERI INLET ROAD, KERIKERI NORTHLAND

Rev No.	Revision	Date

Scale @ A3: 1:100
Drawn By MC
Issued: 10/12/2025 10:42 AM
KOOPS RESIDENCE DD - 10122025.pln

Sheet No:
A2002
RESOURCE CONSENT

Photograph 1 - View looking west from the front of the house footprint. Showing the grassed road reserve adjacent to the mangroves, and the small areas of the inlet that are visible. The large trees located on the northwestern corner of the site screen the view of Windsor Landing car park and Kerikeri Inlet beyond.

Photograph 2 – View looking south showing the area where the water tanks will be located. The existing vegetation that is present on the road reserve stops any thoroughfare along the reserve further to the northwest.

HAWTHORN
Landscape Architects

On Site Photographs

Proposed Dwelling
Eborko Family Trust
927 Kerikeri Inlet Road Kerikeri

Photograph 3 – View looking northwest from the building site. Two Pohutukawa trees will be located along the western boundary, between the house and reserve.

Photograph 4 – View across the building site from the rear, next to the garage.

HAWTHORN
Landscape Architects

On Site Photographs

Proposed Dwelling
Eborko Family Trust
927 Kerikeri Inlet Road Kerikeri

Viewpoint 1 – Located on Kerikeri Inlet Road, just to the south of the site. The proposed dwelling will be visible beyond the stone wall and will be partially screened by proposed landscape plantings.

Viewpoint 2 - Located on Kerikeri Inlet Road to the south-east of the site, showing the building site located on the open grassed area beyond the stone wall and piles of rocks. The proposed extension to the fence and the landscape plantings along the eastern boundary next to the stone wall will a provide visual screening of the dwelling and privacy from the road.

HAWTHORN
Landscape Architects

Off Site Viewpoints

Proposed Dwelling
Eborko Family Trust
927 Kerikeri Inlet Road Kerikeri

Viewpoint 3 - Located on Kerikeri Inlet Road, just to the northeast of the access into the property. The building site is located within the open grassed area at the end of the existing formed driveway. The existing landscape amenity plantings along the road boundary will grow to soften and partially screen the view of the dwelling. Providing privacy and visually integrating the dwelling into the landscape.

Viewpoint 4 - Located at the boat ramp at Windsor Landing, looking south towards the application site. The unformed legal road extends beyond the foreground gates and trees. The application site is mostly obscured from this location.

HAWTHORN
Landscape Architects

Off Site Viewpoints

Proposed Dwelling
Eborko Family Trust
927 Kerikeri Inlet Road Kerikeri

Viewpoint 5 - Located on the Windsor Landing jetty, looking towards the application site. The proposed dwelling will not be visible from this location due to the presence of the intervening Mangroves.

Viewpoint 6 - Located on the road reserve to the northwest of the proposed building site. The proposed dwelling will be visible located upon the application site with a vegetated backdrop, and two specimen Pohutukawa trees located in front of the house to break up the built form.

HAWTHORN
Landscape Architects

Off Site Viewpoints

Proposed Dwelling
Eborko Family Trust
927 Kerikeri Inlet Road Kerikeri

Viewpoint 7 - Located on the road reserve to the west of the proposed building site. The proposed dwelling will be viewed with a vegetated backdrop and will have two Pohutukawa trees located between it and the road reserve.

Viewpoint 8 - Located on the water to the west of the application site. A small sliver of the upper portion of the dwelling will be visible, just above the canopy of the Mangroves.

HAWTHORN
Landscape Architects

Off Site Viewpoints

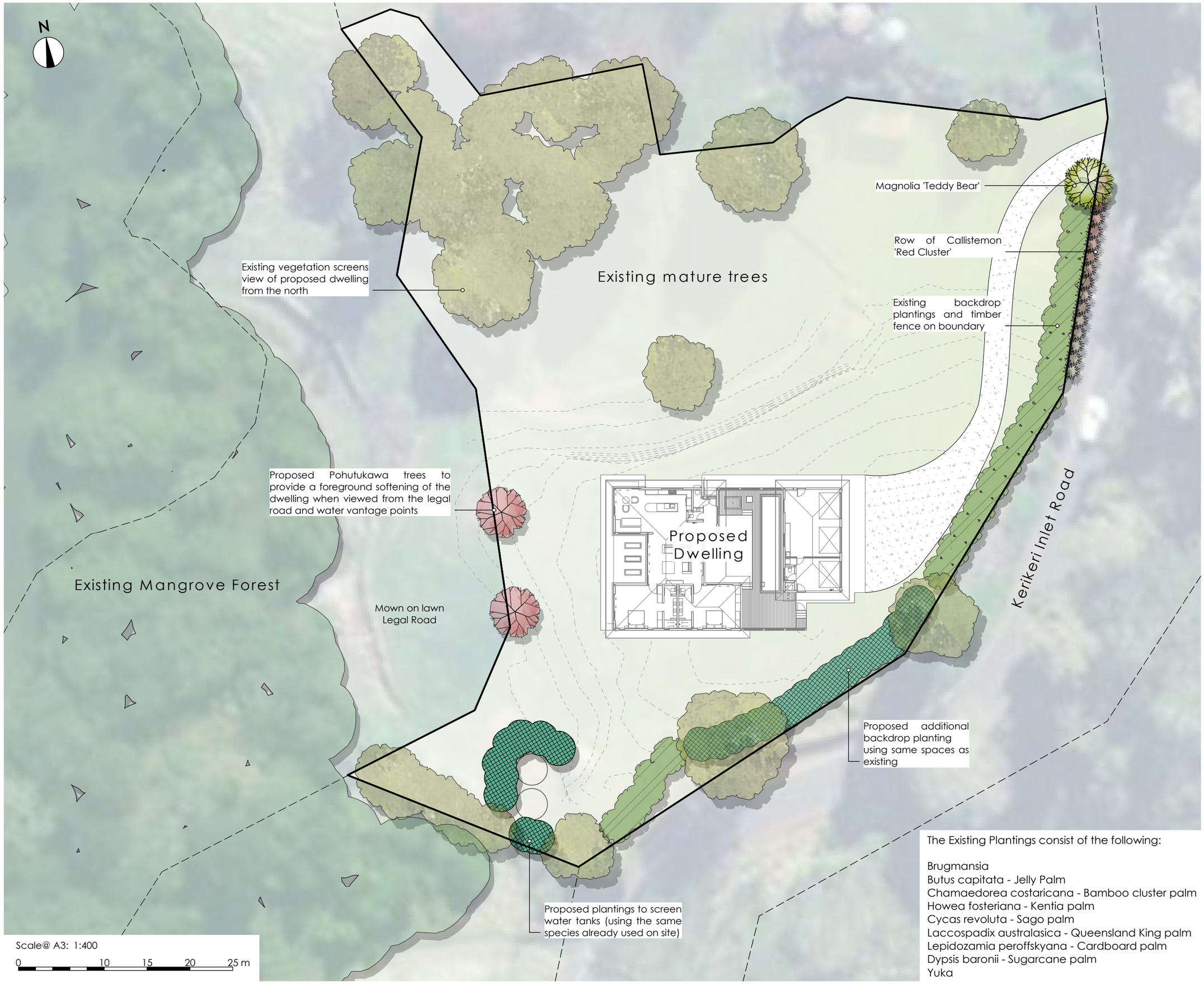
Proposed Dwelling
Eborko Family Trust
927 Kerikeri Inlet Road Kerikeri

Viewpoint 9 -Located on the water to the west of the application site. A small sliver of the upper portion of the dwelling will be visible, just above the canopy of the Mangroves.

HAWTHORN
Landscape Architects

Off Site Viewpoints

Proposed Dwelling
Eborko Family Trust
927 Kerikeri Inlet Road Kerikeri



KEY

- Existing Mangroves
- Existing mature trees
- Existing backdrop planting
- Proposed backdrop planting
- Proposed Pohutukawa trees Metrosideros 'Maori Princess'

(Exact position determined on site once dwelling is built, so not block main water view)

The Existing Plantings consist of the following:

Brugmansia
Butus capitata - Jelly Palm
Chamaedorea costaricana - Bamboo cluster palm
Howea fosteriana - Kentia palm
Cycas revoluta - Sago palm
Laccospadix australasica - Queensland King palm
Lepidozamia peroffskyana - Cardboard palm
Dypsis baronii - Sugarcane palm
Yuka

Proposed backdrop planting shall be a continuation of the existing subtropical plantings.

HAWTHORN
Landscape Architects

17/12/2025

Landscape Plan

Eborko Family Trust
927 Kerikeri Inlet Road, Kerikeri

Scale	Drawn By
as shown	Cad Design
Drawing #	Rev #
1.0	B

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]**.**

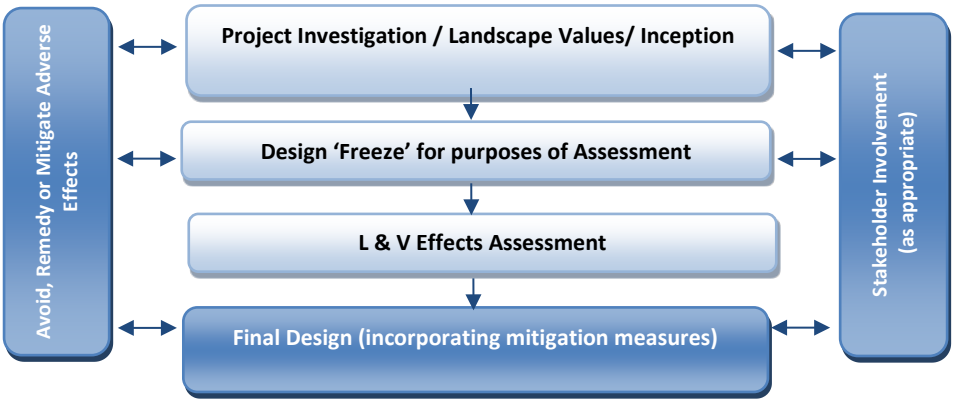


Figure 1: Design feedback loop

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.*

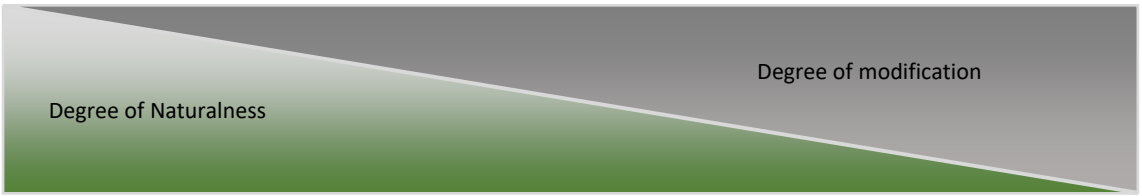
Natural character comprises the natural elements, patterns and processes of the coastal environment, waterbodies and their margins, and how they are perceived and experienced. This assessment interprets natural character as being the degree of naturalness consistent with the following definition:

> *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.



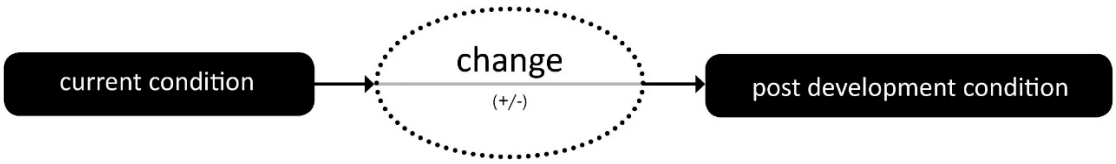
Very High	High	Moderate - High	Moderate	Moderate - Low	Low	Very Low

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:

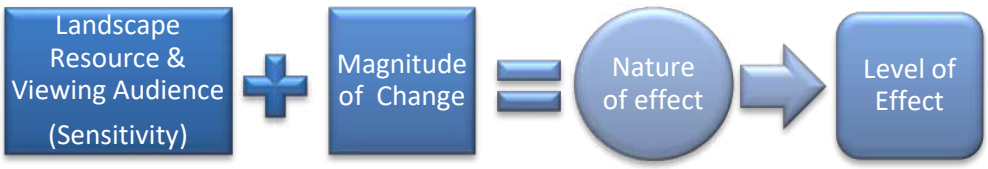


Figure 2: Assessment process

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

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**119857**
Land Registration District	**North Auckland**
Date Issued	15 January 2004

Prior References
NA1652/42

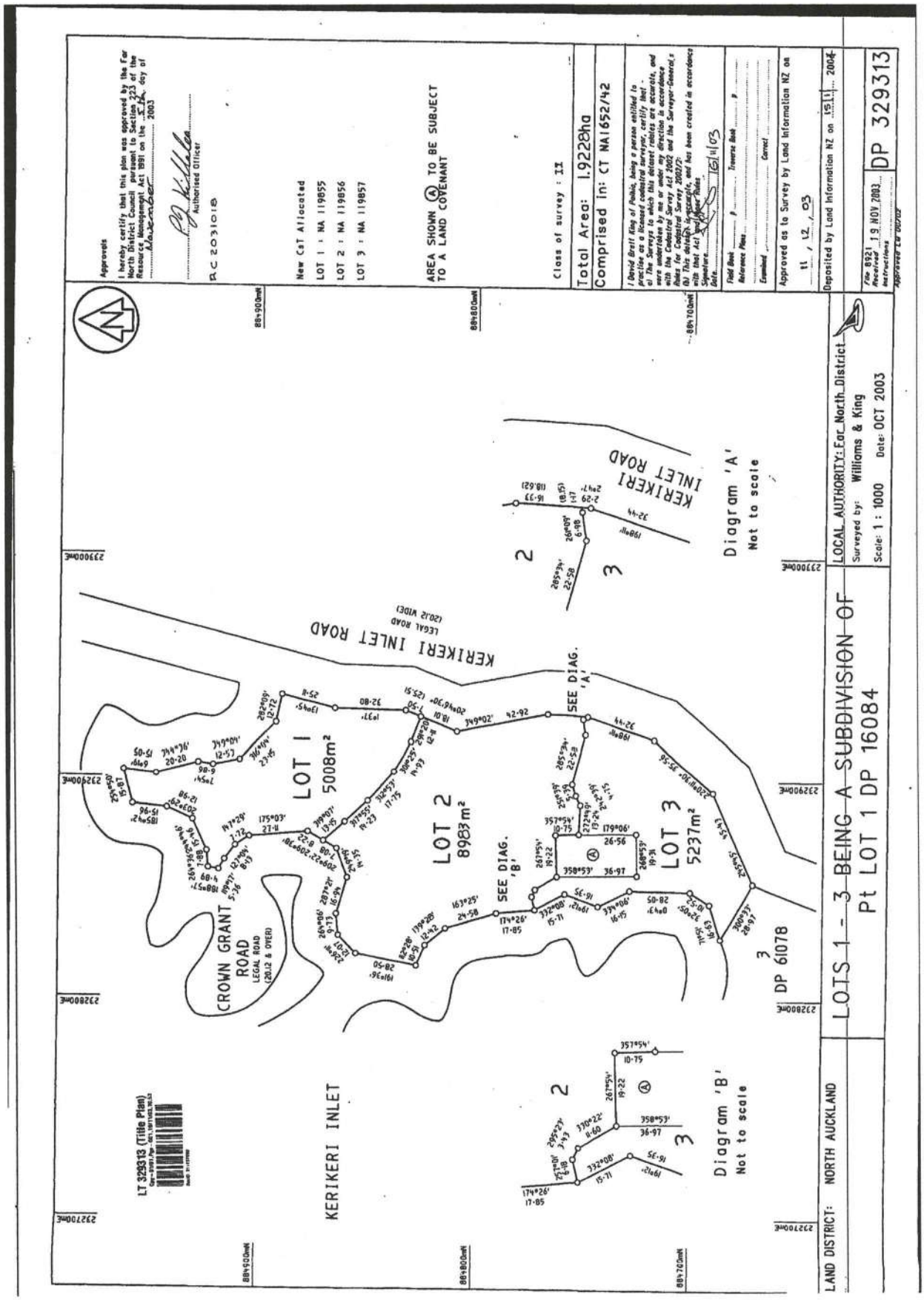
Estate	Fee Simple
Area	5237 square metres more or less
Legal Description	Lot 3 Deposited Plan 329313
Registered Owners	

Elisabeth Francisca Helena Bodifee and Robert Koops

Interests

5866316.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.1.2004 at 9:00 am

12509943.5 Mortgage to (now) ASB Bank Limited - 1.9.2022 at 1:03 pm


Approvals
I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 31st day of October 2003
Authorised Officer
RC 2031018
New CoT Allocated
LOT 1 : NA 119855
LOT 2 : NA 119856
LOT 3 : NA 119857
AREA SHOWN (A) TO BE SUBJECT TO A LAND COVENANT
Class of survey : II
Total Area: 1.9228ha
Comprised in: CT NA1652/42
I David Brett King of Paihia, being a person entitled to practice as a licensed cadastral surveyor, certify that - a) The Surveys to which this dataset relates are accurate, and were conducted by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey, 2002; and b) This dataset is accurate, and has been created in accordance with that Act and those Rules
Signature
Date 11/03
Field Book
Reference Plans
Examined
Approved as to Survey by Land Information NZ on 11 / 12 / 03
Deposited by Land Information NZ on 19 NOV 2003
File No. 8921
Received 19 NOV 2003
Instructions
DP 329313
LOCAL AUTHORITY: Far North District
Surveyed by: Williams & King
Scale: 1 : 1000 Date: OCT 2003
LOTS 1 - 3 BEING A SUBDIVISION OF Pt LOT 1 DP 16084
LAND DISTRICT: NORTH AUCKLAND
LOT 1 5008m²
LOT 2 8983m²
LOT 3 5237m²
SEE DIAG. 'A'
SEE DIAG. 'B'
KERIKERI INLET ROAD
LEGAL ROAD (20.12 WIDE)
CROWN GRANT ROAD
LEGAL ROAD (20.12 & OVER)
KERIKERI INLET
DP 61078
Diagram 'A'
Not to scale
Diagram 'B'
Not to scale
LT 329313 (Title Plan)

FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC2031018
The subdivision of Lot 1 DP 16084
North Auckland Registry.

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

SCHEDULE

LOTS 1 2 & 3 DP 329313

i. Any development shall be in accordance with the requirements of the Haigh Developments Report Ref Job No 03 058 dated 24 April 2003 regarding effluent disposal and foundation design.

SIGNED: _____
by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 18th day of December 2003.

RC
SRM\CERT\3221
M:\Environmental\DONNA\CERTS\3wetlands 221.224.doc

Appendix 11

HAIGH DEVELOPMENT CONSULTANTS

Land & Building Development | Strategic Planning
Water & Waste Management | Environmental Management

90, Kerikeri Road
PO Box 89
Kerikeri, NZ
Phone/Fax 09 4078327
Mobile 025 808444
A/hrs 09 4078322

Ref: **JOB NO: 03 058**

WETLANDS TRUSTEE COMPANY

Inlet Road Kerikeri

REPORT ON SUITABILITY OF SITE FOR SUBDIVISION

1. Introduction

It is proposed to subdivide Lot 1 of DP 16084 into three lots. This Report investigates the suitability of the site for subdivision with respect to stormwater, effluent, access and land stability.

2. Description of Site

The site has an overall area of 19080m² with a road frontage to Kerikeri Inlet Road around 250 metres long, along the eastern boundary of the site. The western and northern boundaries front on to an unformed roadway 20 metres wide along the foreshore. There are several existing buildings on the site, as shown on the attached Scheme Plan.

The most likely house site on Lot 1 would be at the site of the existing barn. There are two houses within proposed Lot 2. The proposed house site on Lot 3 identified on the plan. All these sites are on strong stable ground.

The site has a rolling terrain varying from 1.5 to 4 metres above mean high water mark.

The geology is of relatively recent scoriaous basalt, being part of the Waitangi volcanic system. As such, the site was strewn with scoriaceous basalt rocks, which have been collected to construct the stone walls. Associated with that surface is a soil of high humus content, which is very well drained.

Some of the natural depressions/craters on the site have recently been filled under RC 2030517.

3. Stability

The site, being basically flat and of recent volcanic geology, is very strong. However, ground conditions for building foundations can vary greatly within a few metres from solid rock to soft humus. For this reason it is necessary that any buildings on the site have foundations specifically designed to suit ground conditions exposed at the time of excavation of footings.

4. Stormwater Disposal

Normal run-off from the site reaching the sea will be very rare, because of the nature of the geology and soil type. The soil being of high humus content absorbs rainwater quickly and where run-off accumulates sufficiently to flow it soon finds it way to another permeable area, including in the 20 metre "buffer strip" along the coastal fringe.

If stormwater run-off leaves the site anywhere, as it might for most normal sites, it cannot affect any other party.

5. On-site Effluent Disposal

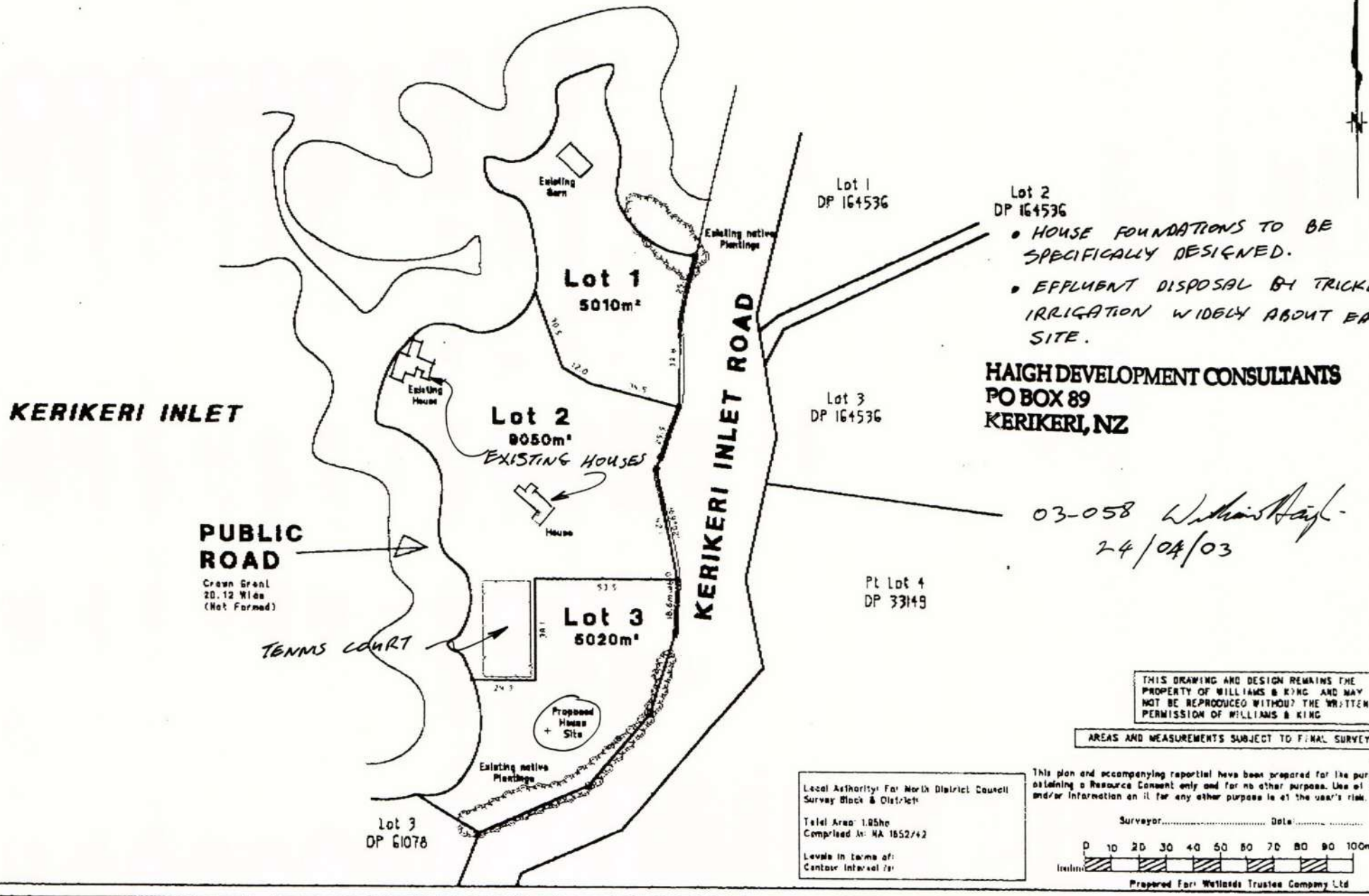
Recognising the proximity to the sea, the applicant wishes to have a Consent Notice on all of the titles requiring that domestic wastewater is treated in household secondary treatment plants, before discharge to the ground in a widely dispersed

manner. Household secondary treatment plants include aeration plants, sand filters and packed bed reactor plants, all of which reliably achieve the 20/20 standard suitable for disposal of effluent by trickle irrigation about the site.

6. Conclusions

- The site is suitable for subdividing in the manner proposed.
- The land is all strong and stable, but near the surface the ground will vary in strength, so houses will require foundations specifically designed to suit conditions exposed at the time of excavating footings.
- In this geology stormwater will mostly soak in to the ground. What little stormwater flows from the site will not affect any other titles.
- The applicant requests that there be a Consent Notice on the titles requiring household wastewater to be treated in proprietary household secondary treatment plants, to achieve an effluent quality suitable for trickle irrigation widely dispersed about the sites.

W O Haigh



- HOUSE FOUNDATIONS TO BE SPECIFICALLY DESIGNED.
- EFFLUENT DISPOSAL BY TRICKLE IRRIGATION WIDELY ABOUT EACH SITE.

HAIGH DEVELOPMENT CONSULTANTS
PO BOX 89
KERIKERI, NZ

03-058 Williams Haigh - 24/04/03

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council
Survey Block & District:

Total Area: 1.85ha
Comprised in: NA 1852/42

Levels in terms of:
Contour Interval /s:

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

Surveyor..... Date.....

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

Prepared For: Wetlands Trustee Company Ltd

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants

LOTS 1 - 3 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 16084

	Name	Date
Survey		
Design		
Drawn	CNW	March 03
Approved		
Rev		

ORIGINAL SCALE 1:1000 | SHEET SIZE A2

Surveyors Ref. No: 8921

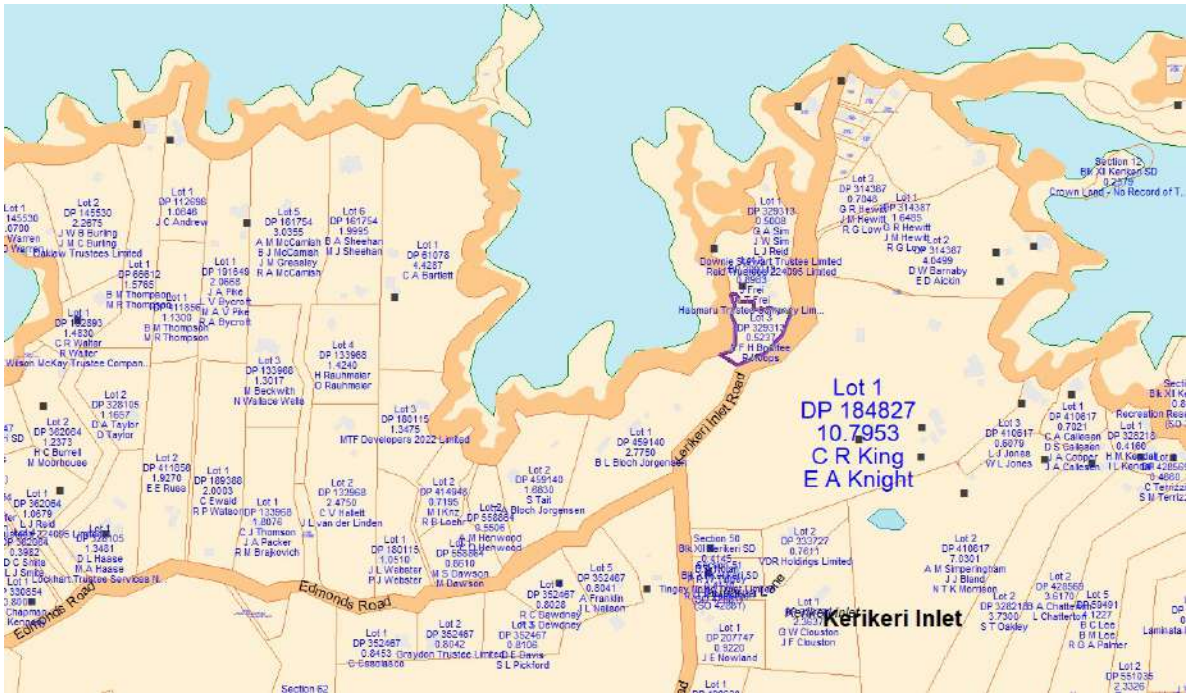
Natalie Watson

From: Natalie Watson
Sent: Monday, 15 December 2025 12:09 pm
To: Bill Edwards; Stuart Bracey; 'jrobinson@heritage.org.nz'; Atareiria Heihei
Subject: Proposed Dwelling at 927 Kerikeri Inlet Road for Eborko Family Trust
Attachments: RC 2030517.pdf; Site Photographs.docx; Preliminary Site Plan.pdf; Google Earth with Mark Up.pdf; N11-192.pdf

Good morning,

Our client, Eborko Family Trust, propose to build a home on a property they own at 927 Kerikeri Inlet Road. The proposal indicatively involves approximately 100m³ of excavation to prepare a level surface, with surplus cut material to be used around the perimeter to match existing ground. There will also be installation of the onsite wastewater, stormwater, water storage systems, as well as planting of specimen trees. The driveway is already formed. A preliminary site plan is attached (adjustments to the wastewater field location are required).

The site is located towards the end of Kerikeri Inlet Road, before Windsor Landing, and on the western side of the road, and is separated from the Inlet by an unformed paper road. See location map below.



The site is heavily modified, having been subject to landscape contouring by an earlier owner as indicated in the attached RC 2030517 and site photographs. In the vicinity of the proposed building site, the approved plan associated with RC 2030517 shows areas subject to filling to level out depressions. Also in the file is a 2003 photograph which demonstrates the modifications at the time. Before then, it seems that many of the scoria rocks on the site had been collected into the landscaping / low retaining walls that were already there by 2003.

As the area is known to have archaeological sites, we have reviewed Council's property file for any related information at subdivision stage. The most recent subdivision is RC 2030108 (2003 / 2004), which created Lots 1 – 3 DP 329313, of which Lot 3 is the application site, and the only lot remaining vacant at this stage. This included as an attachment the site record form for N11/192, which is defined as transcribed onto the attached Google Earth Image. It is apparent that this site is quite a distance from the application site.

Having considered the above, we feel that proceeding under a careful ADP will be the most appropriate outcome. This was the approach used in the consent for development on Lot 1 DP 329313 in 2007. I did want to check with yourselves, on behalf of Heritage NZ, whether you are comfortable with the approach, or if you have a different view.

Please feel free to contact me should you wish to discuss – I'm happy to pop over to your office if needed.

Merry Christmas if we don't talk before then.

Thank you,
Natalie Watson

WILLIAMS & KING
P +64 9 407 6030
27 Hobson Ave
P.O. Box 937, Kerikeri 0230, NZ
http://www.saps.co.nz


SITEWISE
GREEN 2025/26
Powered by
SITESAFE
Te Kaitiaki o Haumaru

RCPAD

RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:
PJK
LED

Decision Date: 31 Jan 2003
Granted Date: 31/01/03
Issued Date: 3/2/03

RMA Number	:	2030517
RFS Type	:	Landuse
Val Number	:	219-883-00
Applicant	:	ISOLVE LIMITED (KERIKERI RESIDENTIAL TRUST)
Start Date	:	11. 12. 02
Location	:	Inlet Road, Kerikeri
Hearing Date	:	NA
Activity (TDP/PDP)	:	D 35 Discretionary/Rest. Discretionary
Outcome	:	Approved
No. of lots	:	NA
Types of lots	:	Coastal
Zone (TDP/PDP)	:	**B 4/ COL** Coastal 2(BOI) / Coastal Living
Area of Site	:	1.9518ha
Proposal	:	To undertake earthworks (Filling only)
Issues	:	The purpose is to fill natural depressions and areas behind existing retaining walls for landscape contouring. The fill face is only 1m but the volume of earthworks (1900m3) exceeds the permitted standard of 50m3 of TDP and 300m3 of PDP.

Development Engineer has issued earthwork Permit with some conditions. Kerikeri/Paihia community Board has no objections. No other person is deemed to be adversely affected by this proposal.

Property File	Sewerage (BES)	Roading (GCI)	Com Fac (SMH)	Finance (AJB)	Transit NZ	DoC	Projects (LMN)
✓							
Monitoring (CAS)	Env Health (GB/JG)	Liq License (LAL)	Legal (YAS)	NZHPT	NRC	Building (HAH)	Comm. Brd
✓						√	

C
T
G

FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137
E-mail: ask.us@fndc.govt.nz, Website: www.fndc.govt.nz

Application No: RC 2030517

31 January 2003

Haigh Development Consultants
P O Box 89
KERIKERI

Dear Sir/Madam,

Re: RC 2030517 – RESOURCE CONSENT APPLICATION BY ISOLVE LIMITED (KERIKERI RESIDENTIAL TRUST)

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Manager, Environmental Services of the Far North District Council, pursuant to Section 34(4) of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact me.

Your consent expires two years from the date that you receive this decision. Please note that under Section 125 of the Resource Management Act 1991, your consent will lapse unless you make significant progress towards giving effect to the consent within the two year period.

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

If additional costs have been charged against your application, you will soon receive an invoice detailing these additional costs. It would be appreciated if you could attend to the payment of such costs as soon as possible.

If you have any further queries regarding this matter, please contact me on 401 5261.

Yours faithfully

Leonard Dissanayake
RESOURCE PLANNER

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN [Bay of Island Section]

AND

FAR NORTH PROPOSED DISTRICT PLAN

IN THE MATTER OF
The Resource Management Act 1991
AND
IN THE MATTER OF
an application for Resource Consent
Under the afore said Act

ISOLVE LIMITED (KERIKERI RESIDENTIAL TRUST)
FILE NUMBER RC 2030517

That pursuant to Sections 105 (1)(b) and 108 of the Resource Management Act 1991, the Council grants its consent to **Isolve Limited (Kerikeri Residential Trust)** to undertake earthworks (filling only) for landscape contouring of Lot 1 DP 16084 at Inlet Road, Kerikeri , subject to the following conditions.

1 The development shall be carried out in accordance with the information provided in the application and the report dated 3 December 2002 prepared by Haigh Development Consultants. The approved plan showing the areas of filling is attached to this consent with the Council's "Approved Plan" stamp affixed to it and dated 31.01.2003.

2 Retain a 10m wide vegetation buffer between the fill disposal area and any adjacent watercourse or coastal marine area.

3 Re-establish vegetative cover on all exposed surfaces within three months after the completion of the work.

In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:

1 There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plans.

2 The imposed conditions will ensure compliance with the relevant rules of the District Plans and will adequately avoid or mitigate to a minor impact level of the expected effects on the environment.

3 Written approval from adjoining owners has not been sought, as the Council is of the opinion that no other person will be adversely affected by the grant of consent to the proposal.

Advice Clause

The Earthworks Permit No. 20322 dated 23.01.2003 issued for the proposed development is attached.

DECISION PREPARED BY: Leonard Dissanayake, Resource Planner

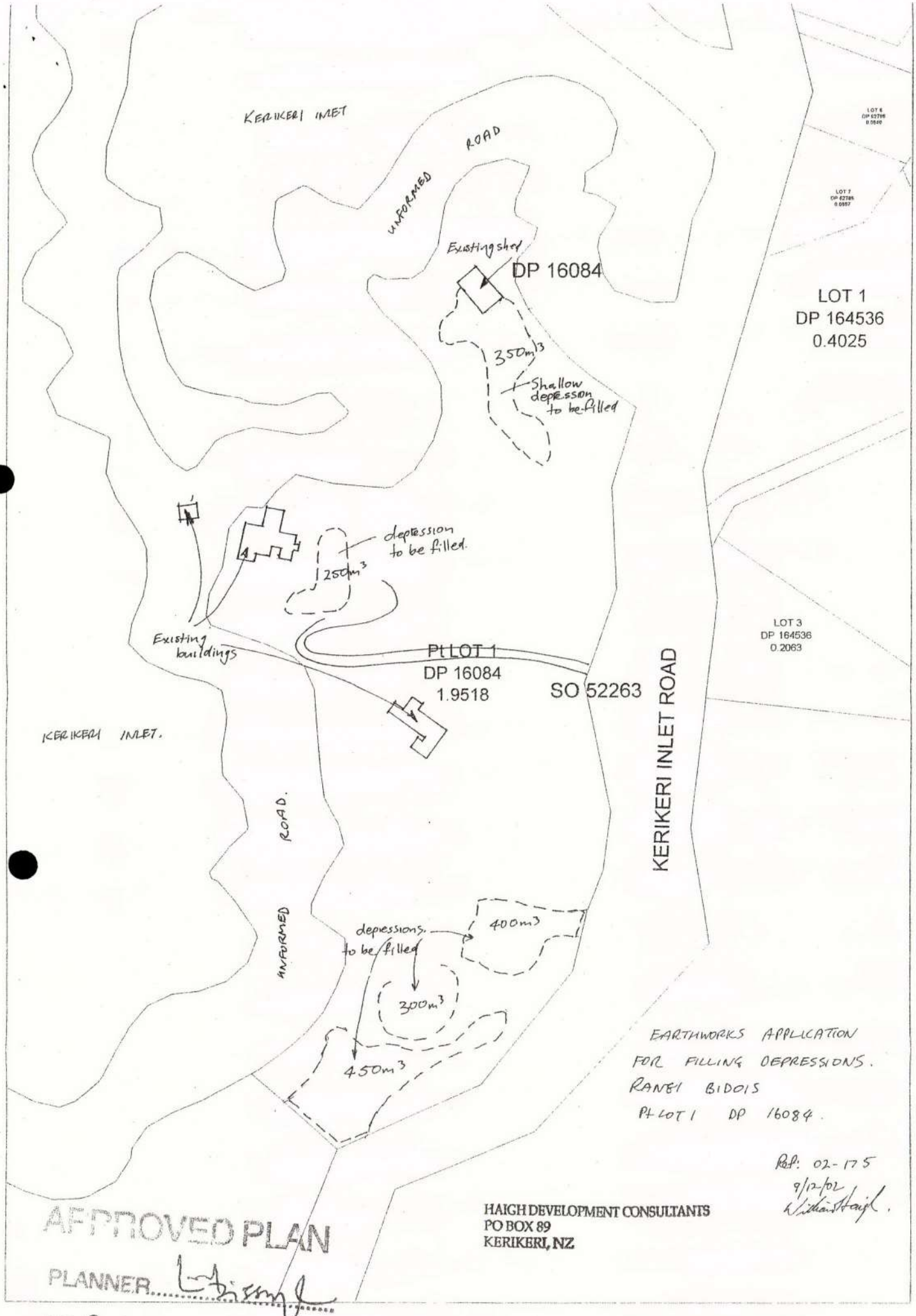
CONSENT GRANTED UNDER DELEGATED AUTHORITY:

.....

RESOURCE CONSENTS MANAGER

DATE 31st January 2003

RC 2030517



EARTHWORKS APPLICATION
FOR FILLING DEPRESSIONS.
RANEI BIDOIS
PT LOT 1 DP 16084.

Ref: 02-175
9/12/02
William Haigh.

HAIGH DEVELOPMENT CONSULTANTS
PO BOX 89
KERIKERI, NZ

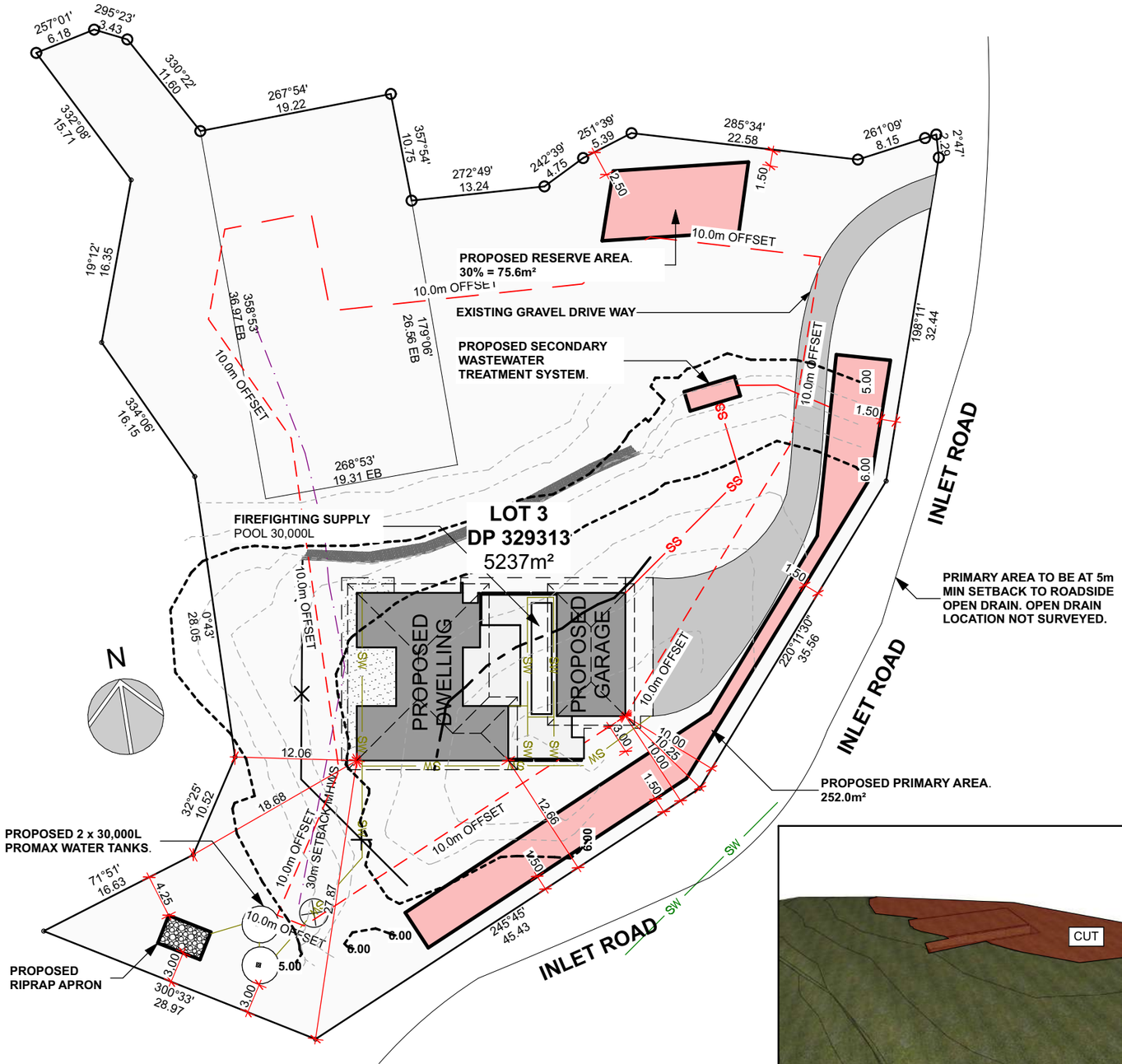
APPROVED PLAN
PLANNER.....
RC 2030517 Date 31/01/03

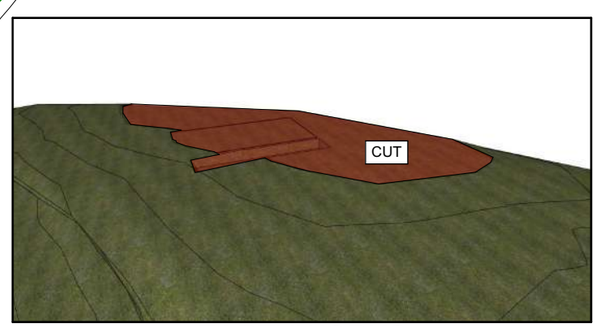
Scale 1:1000
40 60 80 100 120m

KERIKERI INLET ROAD (FAR NORTH DIST)
Survey and Title Data as at 06-JUL-02, Valuation and Sales Data as at 02-JUL-02 and Geodetic Mark data as at 06-JUL-02. For additonal mark data visit www.linz.govt.nz. Cadastral Information from LINZ Core Record System (CRS). CROWN COPYRIGHT

Photograph 1: Terracing formed by excavation, filling, rock wall construction (“landscape contouring”, c2003, FNDC RC 2030517).

Photograph 2: General Building Site Location, formed by filling natural depressions as above.





EARTHWORKS

GENERAL SITE WORKS NOTES:
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WORK ONLY TO FIGURED DIMENSIONS.
- IN THE EVENT OF A DESCREPANCEY CONTACT THE DESIGNER AS SOON AS POSSIBLE

SITE ACCESS
PROVIDE SAFETY FENCING WHERE ACCESS FROM CHILDREN IS POSSIBLE IN ACCORDANCE WITH NZBC F5.3.3.

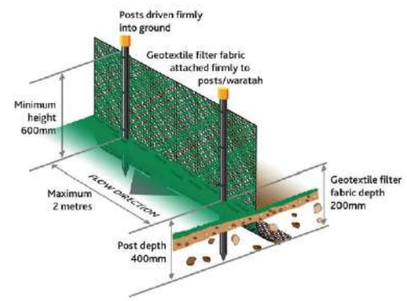
EARTHWORKS
- STRIP TOPSOIL, BEFORE BUILDING AND DRIVEWAY AREAS
- ALL CUBIC METERS ARE ESTIMATES. CONTRACTOR TO CONFIRM ON SITE.
- DESIGNER TAKES NO LIABILITY FOR ADDITIONAL WORKS IF VOLUMES CHANGE.
- THE REMOVAL OF TOPSOIL AND/OR ANY SOFT SOILS IS NOT INCLUDED IN CALCULATIONS.
- ALL EARTHWORKS TO COMPLY WITH ACCIDENTAL DISCOVERY PROTOCOL AS PER EARTHWORKS STANDARDS EW-S3 AND EW-S5
- EARTHWORKS TO COMPLY WITH AUCKLAND COUNCIL GUIDANCE DOCUMENT GD005 FOR EROSION.

SILT FENCE
INSTALL TEMPORARY SILT CONTROL FENCE TO DC STANDARDS.

DRIVEWAY:
GRAVEL

NOTE:
- ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WORK ONLY TO FIGURED DIMENSIONS, IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER
- DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER
- BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT.
- LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.
- ALL STANDARDS REFERENCED IN THESE PLANS ARE TO THE CURRENT / LATEST VERSION.

Proper silt fence installation is critical to its performance. It needs to:
- be installed in a trench 200mm deep by 100mm wide
- have waratahs or posts hammer-staked at least 400mmm deep on the downhill side of the fabric, no more than 2m apart
- be 600mm high above ground, with an additional 200mm of cloth below ground in the trench
- have each end of the fence return up the slope roughly 2m to prevent water going around the edges
- be anchored by backfilling the trench and placing soil on top of the fabric.



SITE PLAN NOTES:

SITE DESCRIPTION

LOT NUMBER:	LOT 3
DP NUMBER:	DP 329313
ADDRESS:	927 KERIKERI INLET ROAD KERIKERI

SITE ENVIRONMENT

CLIMATE ZONE	BRANZ - 1
EARTHQUAKE ZONE	BRANZ - 1
EXPOSURE ZONE	BRANZ - D
LEE ZONE	BRANZ - NO
WIND ZONE	BRANZ - HIGH
WIND REGION	BRANZ - A
RAINFALL RANGE	BRANZ - 80-90mm/hr
SNOW ZONE	N0

DISTRICT PLAN COMPLIANCE

PLANNING ZONE	COASTAL LIVING

BUILDING COVERAGE

SITE AREA	5237m²
MAX. FLOOR AREA PERMITTED:	MAX. FLOOR AREA 50m²
PROPOSED DWELLING	268.12m²
PROPOSED ALFRESCO	32.48m²
TOTAL	300.60m² (5.74%)
	INFRINGEMENT

BUILDING HEIGHT & HIRB

MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	4.4m
	COMPLIES
HIRB PERMITTED	2m/45°
	COMPLIES

SETBACK TO WETLAND / MANGROVE / SEA GRASS
PERMITTED DISTANCE GREATER THAN 100m
DISTANCE TO WETLAND / MANGROVE / SEA GRASS LESS THAN 100m
INFRINGEMENT

SETBACK TO BUSH
PERMITTED DISTANCE GREATER THAN 20m
DISTANCE TO BUSH MORE THAN 20m
COMPLIES

LRV
30% MAX. LRV

CONSENT NOTICE
CN 5866316.2

STORMWATER MANAGEMENT

SITE AREA	5237m²
TOTAL AREA PERMITTED	
LESS OUT OF 10% (523.7m²) OR 600m²	
PROPOSED ROOF AREA	398.16m²
PROPOSED IMPERMEABLE AREA	147.87m²
EXISTING DRIVEWAY	228.64m²
TOTAL	774.67m² 14.79%
	INFRINGEMENT

STORMWATER SUMP / CESS PIT

TOTAL SURFACES AREA:	147.87 m²
RAINFALL INTENSITY	BRANZ - 80-90mm/hr
NUMBER OF SUMPS REQUIRED (E1 TYPE2):	4

EARTHWORKS:

VOLUME PERMITTED:	300m³
SITE CUT m³	99.90m³
SITE FILL m³	0.00m³
GROSS CUT/FILL (EST):	99.90m³
	COMPLIES
CUT SURFACE AREA	380.00m²
FILL SURFACE AREA	0.00m²

CUT FILL HEIGHT PERMITTED:

MAX 1.5m CUT OR FILL	3.0m TOTAL
MAX CUT HEIGHT:	0.5m
MAX FILL HEIGHT:	0.0m
	COMPLIES

EARTHWORKS **PERMIT REQUIRED** IF EXCAVATIONS ARE:
>50m2 AREA
>50m3 VOLUME
>0.5m HEIGHT
<3.0m TO BOUNDARY

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Site Plan Overall

EBORKO FAMILY TRUST

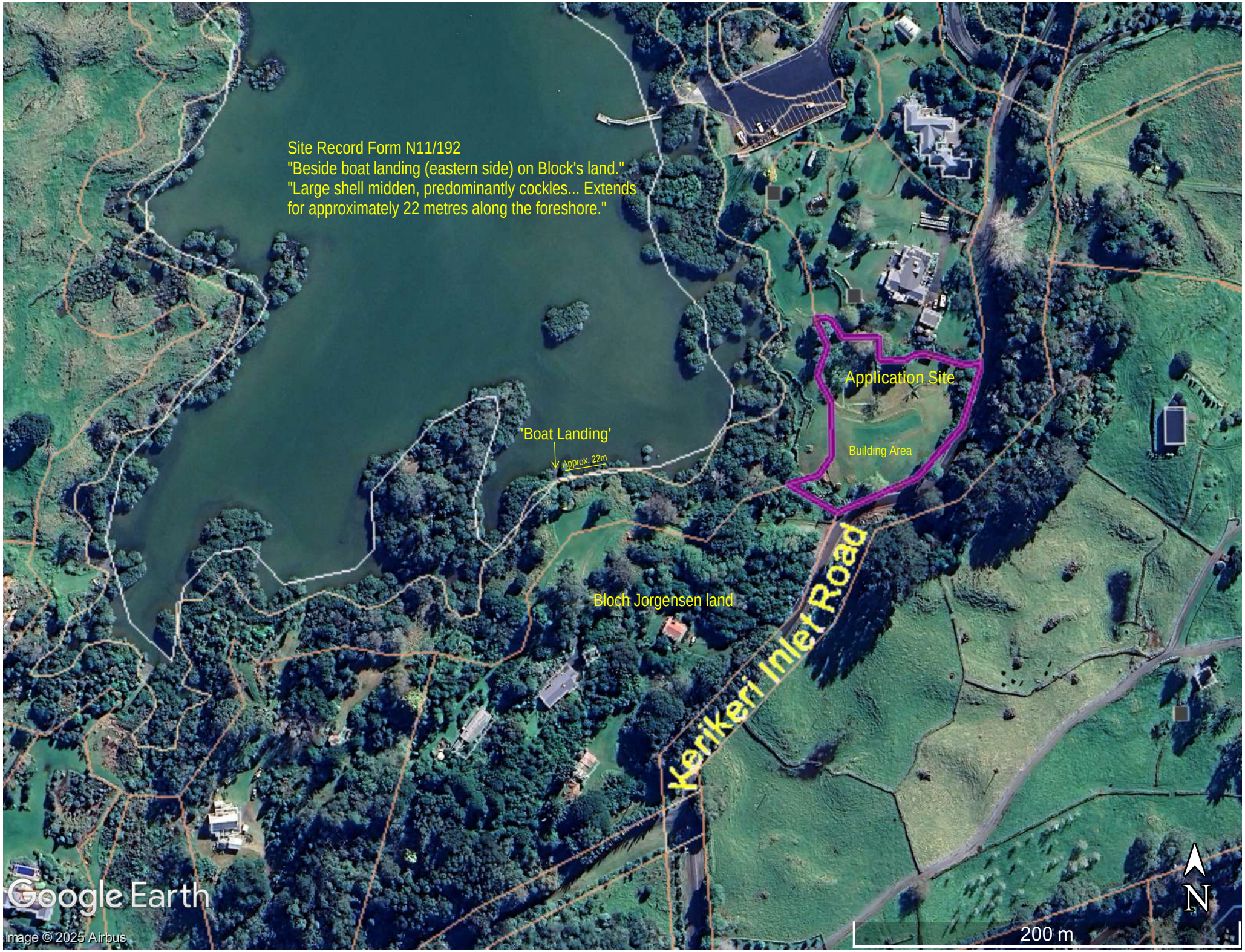
927 KERIKERI INLET ROAD, KERIKERI NORTHLAND

Rev No.	Revision	Date

Scale @ A3: 1:500
Drawn By MC
Issued: 08/12/2025 10:09 AM

KOOPS RESIDENCE DD - 24112025.pln

Sheet No: **A1001**
RESOURCE CONSENT


Site Record Form N11/192
"Beside boat landing (eastern side) on Block's land."
"Large shell midden, predominantly cockles... Extends for approximately 22 metres along the foreshore."
Application Site
Building Area
'Boat Landing'
Approx. 22m
Bloch Jorgensen land
Kerikeri Inlet Road
Google Earth
Image © 2025 Airbus
N
200 m

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM

Map number N11
Map name Kerikeri
Map edition 3rd, 1969
Grid Reference 533586

SITE NUMBER N11/192

SITE NAME: MAORI / OTHER

SITE TYPE Midden

1. Aids to relocation of site Beside boat landing (eastern side) on Block's land.

2. State of site; possibility of damage or destruction Reasonable, although damaged by the sea.

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

Large shell midden, predominantly cockles (Chione stuchburyi). Extends for approximately 22 metres along the foreshore.

4. Owner M. Block,
Address No. 2 R.D.,
Kerikeri

Tenant/Manager
Address

Attitude co-operative.

Attitude

5. Methods and equipment used Examined and measured by two people.

Photographs taken: Yes/No (Describe on Photograph Record Form)
Date recorded 4/12/1976

6. Aerial photograph or mosaic No. 3406 4477/4

Site shows: not at all

7. Reported by T.D. & J.C. Nugent,
Address 5 Taupata Street,
Mt. Eden,
Auckland 3.

Date 8/2/1977

Filekeeper

Date 26/6/99