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 Consent representative to discuss this application prior to lodgement?

◯ **Yes** ☑ **No**

If yes, who have you spoken with? -

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)
◯ **Other (please specify)**

◯ **Discharge**
◯ **Change of Consent Notice (s.221(3))**
◯ **Extension of time (s.125)**

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

3. Would you like to opt out of the fast track process?

◯ **Yes** ☑ **No**

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s: Raymond & Alexandra Jones

Email:

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: Kim Nathan - KPN Consultants

Email:

Phone number:

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

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

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

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

Name/s: see Applicants details

Property address/
location:

Postcode

8. Application site details

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

Name/s:

Site address/ location: Tasman Heights, Ahipara

Postcode

Legal description: Lot 1 DP 535628 **Val Number:**

Certificate of title: 886314

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.

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.

Undertake earthworks, including the construction of retaining walls in order to prepare a stable building site for the construction of a future residential dwelling

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

10. Would you like to request public notification?

◯ **Yes** ☑ **No**

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

(more than one circle can be ticked):

◯ **Building Consent** Enter BC ref # here (if known)

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

◯ **National Environmental Standard Consent** Consent here (if known)

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

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

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

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

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

◯ **Subdividing land**

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

◯ **Disturbing, removing or sampling soil**

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

13. Assessment of environmental effects:

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

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

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)** Raymond and Alexandra Jones

Email:

Phone number:

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

Fees Information

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

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) Alexandra Jones

Signature: (signature of bill payer)

Date 04-Feb-2026

MANDATORY

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) Kim Nathan

Signature

Date 04/02/26

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.

Resource Consent Application

Raymond & Alex Jones

Tasman Heights

Ahipara

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February 2026

KPN Consultants Ltd – PO Box 836 | Whangarei 0140 | Phone (022) 076 6471

Application and Property Details

Applicant:	Raymond & Alex Jones
Site Address:	Tasman Heights, Ahipara
Agents Details:	KPN Consultants Limited PO Box 836 Whangarei 0140 Attention: Kim Nathan Phone: 022 076 6471 Email: kim@kpnc.co.nz
Submission Date:	
Legal Description and C/T:	Lot 1 Deposited Plan 535628 (886314)
Site Area:	1289m^2
Operative Plans Applying:	Far North District Plan
Controls/Overlays:	Outstanding Landscape; Outstanding Natural Feature
Zoning:	Residential
Proposed Plans Applying:	Proposed District Plan
Zoning:	General Residential
Controls/Overlays:	Coastal Environment; Treaty Settlement Area of Interest (Te Rarawa)
Other Applications Required:	-

Contents

Appendices

1.0 Introduction

The proposal is a land use consent to undertake earthworks, including the construction of retaining walls on the application site in order to prepare a stable building site for the construction of a future residential dwelling.

2.0 Site and Locality Description

2.1 Site Description

The application site is located off the eastern side of Tasman Heights in Ahipara, being accessed via a private right of way.

The allotment was created as part of a recent 2-lot subdivision which was approved by Council in Paril 2019 under reference RC2190306.

The application site is approximately 1300m^2 in area and is irregular in shape. The topography of the land slopes towards the northwest and is free from development, being predominantly in covered in a mixture of native and exotic scrub, with a small number of eucalyptus trees.

A more detailed description of the application site and surrounds is included in Landscape Visual Assessment report ('LVA') included in **Appendix F.**

Figure 1: Aerial Photograph of the application site (outlined in red) and surrounds - Source: Far North Maps

2.2 Locality Description

The site is located approximately 12.8km southwest of Kaitaia.

The application site is within a coastal setting; however, the surrounding environment is an urban environment, consisting of similar sized allotments, the majority of which have been developed and contain single residential dwellings. Larger land holdings surround the existing coastal settlement covered in dense native vegetation.

3.0 Proposal / Background

3.1 Relevant Background

The application site is held in record of title 886314 (**Appendix B**) and was created under a recent subdivision proposal RC2190306.

As a result of this subdivision, consent notice 12119694.4 affects the allotment, requiring the following:

Lots 1 & 2 DP 535628

(i) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

Lot 1 DP 535628

(ii) Earthworks and Building Foundations: No earthworks shall be carried out or building erected on any lot without the prior approval of Council to the specific design for cut and fill batters retaining walls and building foundations, prepared by a chartered professional engineer with geotechnical expertise having regard to the Site Suitability Report prepared by PK Engineering Chartered Professional Engineers, Job No 18-131, dated November 2018 and submitted with RC 2019306

(iii) All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitably qualified Geotechnical engineer. The foundation design details shall be submitted in conjunction with the Building Consent application

(iv) : Peak flow runoff from the future dwelling and associated impermeable surface areas on proposed Lot 1 is to be attenuated back to pre-development levels for a 10% AEP storm event plus an allowance for climate change. Attenuated overflows are to be discharged off site in a controlled manner via existing drainage flow paths. Overland/secondary flow paths are to be unobstructed by the new dwelling, other structures or landscaping.

The proposal complies with the above requirements.

In addition, there are two other consent notices registered on the title of the application site (5627156.4 and 7838695.2), requiring the following:

5627156.4

1. No building shall be erected, without the prior approval by council to a building development plan, to be carried out by a suitably qualified engineer. Such a plan is to include a specific foundation design of the building, the amount and finished contour of any earthworks required, the design of any retaining structures, and the intended means of storm water control and disposal during construction.

2. That no building or earthworks outside the specified building envelope on the approved site development plan is permitted without the further consent of council.
3. Provide and establish the landscaping as indicated on the approved site development plan for the respective lots, prior to the issuing of a certificate of compliance for any dwelling on that lot. This landscaping is to be maintained and/or replaced as required in perpetuity thereafter.
4. Any buildings constructed on the lots are to be completed in natural matte colours, to mitigate any significant adverse visual effects on the coastal environment.

7838695.2

i. Any earthworks on Lots 1, 3 & 4 within the subdivision which exceeds 50 cubic metres in total, or exceeds a 1.0 metre high cut and/or fill face, shall only be commenced with the written approval of the Council. Such approval may require the submission to the Council of technical/ professional plans and/or advice as to the works required and their suitability. Such requirement herein is to be, where applicable, in addition to the provisions of Council's General Bylaws.

ii. All earthworks undertaken on Lots 1, 3 & 4 are to be supervised by a Chartered Professional Engineer (CPEng), engaged by the consent holder. The Council is to be advised in writing of the appointment of the Engineer, be notified when the work is to commence, and also when it has been completed.

iii. The owners of Lots 1, 3 and 4 in conjunction with building work being carried out on these allotments shall implement any recommendations of the stormwater report prepared in accordance with condition 3(b) of Resource Consent 2060087.

The applicants will comply with the relevant consent notice conditions on an on-going basis.

3.2 The Proposal

The proposal is to undertake earthworks, to form two terraces to enable the construction of a future dwelling on a steeply sloping site, including the construction of retaining walls, the plans of which are included in **Appendix A and D**.

Earthworks over a 605.54m^2 area and having a total volume of 1060m^3, being 960m^3 of cut and 100m^3 of fill are proposed to be undertaken, with the construction of three retaining walls to provide two levels for future dwelling construction. Excess soil will be removed from the site.

Cuts of up to 4.2m will be required to form the building platform/levels supported by engineered retaining walls.

Appropriate erosion and sediment control will be established prior to works and will remain until works have been completed, including silt fencing and sediment ponds, as required.

Earthworks will likely result in the building footprint, including retaining walls, being cleared.

Building/design controls are proposed, as outlined in the LVA (**Appendix F**), however any mitigation planting required should be as part of the next stage resource consent for the dwelling, as per the following comments from the LVA:

'The proposal will be undertaken in two stages, comprising initial earthworks and retaining wall construction [this resource consent application]*, followed by construction of the dwelling* [the next stage/resource consent application]. *There may be a short timeframe between completion of the retaining walls and commencement of building works, dependent on the final building design and construction programming.*

During this period, the retaining walls may be temporarily visible within The Sites Visual Catchment. However, any adverse visual amenity effects arising from this staging are assessed as temporary, localised, and of short duration.

Mitigation measures and planting following completion of the retaining walls is not considered appropriate, as construction activities associated with the dwelling would likely result in further ground disturbance, and potential damage to newly established planting.

It is the opinion of the author that best practice for landscape mitigation would be to implement it following the construction of the dwelling.'

If the Council considers it appropriate, the applicant is open to condition(s) of consent worded such the design and construction of the dwelling is undertaken within a certain timeframe/period.

4.0 Reasons for the Application

4.1 Far North District Plan (Operative)

The site is zoned within the Residential Zone within the Operative District Plan.

Rule 7.6.5.1.7 Setbacks from Boundaries requires a yard setback of 1.2m, the proposed retaining walls will have a nil setback from the right of way boundary, being assessed as a **restricted discretionary activity**

Rule 12.1.6.1.1 Protection of Outstanding Natural Features - the proposal requires earthworks and vegetation clearance within an Outstanding Landscape Feature, being assessed as a **discretionary activity.**

Rule 12.1.6.1.4 Excavation and/or filling within an Outstanding Landscape - the proposal requires earthworks greater than 300m3 within 12 months and will result in a cut / filled face greater than 3m, being assessed as a **restricted discretionary activity.**

Rule 12.1.6.1.5 Buildings within Outstanding Landscapes – the building site is not in the General Coastal Zone and the proposed retaining walls may be visible from a public viewing point on a public road, public reserve, or the foreshore that is

within 2km of the site; until the dwelling is constructed and/or mitigation planting has established, being assessed as a **restricted discretionary activity.**

Rule 12.3.6.1.3 Excavation and/or filling, excluding mining and quarrying, in the residential, industrial, horticultural processing, coastal residential and Russell Township zones - the volume of works is greater than 200m3 and the max cut height is greater than 3m, being assessed as a **discretionary activity.**

The proposed development meets all other relevant rules regarding development under the District Plan.

A full assessment of the relevant District Plan rules is included in **Appendix C**.

4.2 Proposed District Plan (PDP)

The proposed development/activity is subject to the PDP provisions.

The PDP was publicly notified on the 27th of July 2022. The submissions and further submission periods have now closed.

PDP hearings and determinations have been underway since May 2024.

As no decisions on the submissions have yet been made, little weight is attributed to the proposed provisions at this time.

The proposed zoning for the application site is General Residential and Coastal Environment.

The site also identified as a Treaty Settlement Area of Interest for Te Rarawa.

An assessment of the proposed development/activity against the PDP rules that have immediate legal effects are set out below:

RULE	**COMPLIANCE**
Hazardous Substances	
The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource. Rules HS-R5, HS-R6, HS-R9	Not applicable.
Heritage Area Overlays	
All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable.
Historic Heritage	
All rules have immediate legal effect (HH-R1 to HH-R10). Schedule 2 has immediate legal effect.	Not applicable
Notable Trees	
All rules have immediate legal effect (NT-R1 to NT-R9)	The proposal will comply with these requirements; no pruning

	or removal is proposed. No works will be undertaken within the rootzone of the notable tree.
Sites and Areas of Significance to Maori	
All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect.	Not applicable. The site does not contain any scheduled sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	
All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The site does not contain any known ecosystems or indigenous biodiversity to which these rules would apply.
Subdivision	
The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUBR15, SUB-R17.	Not applicable.
Activities on the Surface of Water	
All rules have immediate legal effect (ASW-R1 to ASW-R4).	Not applicable
Earthworks	
The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5.	All earthworks in all zones are subject to Accidental Discovery Protocol standards EW-S3 and sediment control standards EW-S5. Any earthworks will be undertaken in accordance with these standards.
Signs	
The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable – no signage is proposed
Orongo Bay Zone	
Rule OBZ-R14 has partial immediate legal effect because RD1(5) relates to water	Not applicable

4.3 Overall Status of the Application

Overall, the status of the application is considered to be a Discretionary Activity.

5.0 Application Assessment

5.1 Statutory Considerations

5.1.1 Relevant Section of the RMA

When considering an application for a Discretionary activity the Council as consent authority must have regard to Part 2 of the RMA ("Purposes and Principles" – sections 5 to 8), and sections 104, 104B and 108 of the RMA.

Subject to Part 2 of the RMA, when considering an application for resource consent and any submissions received the Council must, in accordance with section 104(1) of the RMA have regard to the matters addressed in 5.2 – 5.7 below.

5.2 Section 104(1)(a) Actual and Potential Effects on the Environment

Section 104(1)(a) of the RMA requires that a council have regard to any actual and potential effects on the environment of allowing the activity.

5.2.1 Permitted Baseline / Existing Environment

Pursuant to section 104(2), when forming an opinion for the purposes of section 104(1)(a) a council may disregard an adverse effect of the activity on the environment if the plan or a NES permits an activity with that effect (i.e. a council may consider the "permitted baseline").

The permitted baseline refers to activities permitted on the subject site including activities that could be conducted on the site without resource consent. The existing environment includes activities that could be carried out under a granted but unexercised resource consent. Application of the permitted baseline test is discretionary and allows adverse effects arising from these activities to be disregarded and only adverse effects arising from the proposal over and above the permitted baseline are to be assessed. The existing environment is not discretionary; and it forms the backdrop for assessing the effects of the proposal on the environment; the only exception being if it was unlikely that an unimplemented consent would be implemented.

With respect to the application site, there is no permitted baseline, as the majority of the site is identified as being an Outstanding Landscape Feature and therefore any earthworks/vegetation clearance requires resource consent.

Visual, Amenity and Character values

The application site is a vacant allotment located within the General Residential Zone, therefore residential development and associated activities should be anticipated.

I concur with the findings of the LVA (**Appendix F**) submitted in support of this application, that although the application site is located within a visually and physically sensitive landscape context, the proposed development will not cause more than minor adverse effects on landscape character, natural character, or visual amenity. With appropriate mitigation planting following construction of the dwelling, weed control, and design measures, adverse visual effects of the overall development can be effectively avoided, remedied, or mitigated.

Further assessment has been provided in the LVA (**Appendix F**) as follows:

12.1.7 Assessment Criteria

(a) the rarity of the landscape, landscape features or natural features;

Maunga Whangatauatia is recognised as an Outstanding Landscape Feature due to its distinctive volcanic landform, prominence within the coastal landscape, and strong visual relationship with Ninety Mile Beach. These characteristics are uncommon within the Far North District and contribute to the feature's rarity at a district scale.

(b) the visibility of outstanding landscapes, outstanding landscape features or outstanding natural features;

The Outstanding Landscape Feature is widely visible from public viewpoints, including coastal areas and elevated locations. The Site itself occupies a lower hillside position and is partially screened by landform and existing vegetation, resulting in limited visibility of the proposed development from key public viewpoints.

(c) The aesthetic, heritage, cultural and natural values;

The landscape holds high aesthetic and natural values derived from its landform, coastal setting, and relatively undeveloped character. While the broader landscape has cultural and heritage significance, the proposal avoids physical effects on culturally sensitive areas and maintains the visual integrity of the Outstanding Landscape Feature.

(d) the elements which make up the distinctive character of the outstanding landscape or outstanding landscape features;

The distinctive character of the Outstanding Landscape Feature is defined by its volcanic form, steep slopes, dominance within the coastal environment, and visual connection to surrounding dunes and coastline. These defining elements will remain unchanged by the proposal.

(e) the extent of visible change to the landscape which may result from an activity;

The proposal will result in localised and small-scale visual change limited to the immediate site. No discernible change to the wider Outstanding Landscape Feature is anticipated.

(f) the extent to which adverse effects may be mitigated through screening or other means;

Visual effects will be mitigated through careful siting, building design, and the implementation of mitigation planting using appropriate species following construction of the dwelling. These measures will assist in integrating the development into the surrounding landscape.

(g) the degree of visual intrusion in the landscape;

Due to the site's location, scale of development, and mitigation measures, the proposal will not result in an obtrusive or visually dominant intrusion within the Outstanding Landscape Feature.

(h) the siting of the activity in relation to ridgelines or natural landscape features;

The building site is sited below prominent ridgelines and avoids visually sensitive landform features, ensuring the dominant landform of Maunga Whangatauatia remains visually intact.

(i) the design of any building, structure, landform or any development;

The proposed design responds to the sloping landform through terracing and scale control. Building form and materials are intended to be recessive and compatible with the surrounding landscape context.

(j) the location and design of vehicle access, manoeuvring and parking spaces;

Vehicle access is located to minimise earthworks and visual exposure. Manoeuvring and parking areas are contained within the site and will be visually softened through planting where practicable.

(k) the potential for more than minor adverse effects on the outstanding natural feature as a result of the proposed activity;

With mitigation measures in place, the proposal is not anticipated to result in more than minor adverse effects on the Outstanding Landscape Feature.

(l) the extent to which the activity will protect and/or enhance the outstanding natural feature or landscape;

The proposal avoids modification of the defining elements of the Outstanding Landscape Feature and includes opportunities for landscape enhancement through planting and ongoing site management.

(m) the extent to which the activity may adversely affect ecological values of indigenous flora and fauna;

Indigenous vegetation removal is limited, and ecological effects are assessed as minor. Mitigation planting following dwelling construction will support local ecological values and contribute to habitat enhancement.

(n) provisions for the permanent legal protection of the Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature;

No formal legal protection is proposed as part of this application. However, the development footprint is limited and avoids areas that contribute most strongly to the Outstanding Landscape Feature.

(o) the environmental effect of the increase in residential intensity and/or the extra lots in relation to the benefits of achieving permanent legal protection of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature;

The proposal enables the development of a single dwelling within an existing residential zoning. The scale and intensity are consistent with zoning expectations and do not compromise the values of the Outstanding Landscape Feature.

(p) the extent to which an application proposes revegetation and/or enhancement of the Outstanding Landscape, Outstanding Landscape Feature, or Outstanding Natural Feature, and the measures to secure the long term sustainability of the revegetation and/or enhancement;

The proposal includes mitigation planting following construction of the dwelling aimed at visual integration and ecological enhancement. Long-term sustainability will be supported through appropriate species selection and ongoing site maintenance.

(q) the characteristics of the application site, including its size, shape and topography;

The site is approximately 1,289 m^2 in area and characterised by steep topography and established vegetation. These characteristics have informed the design and siting of the development.

(r) the effectiveness of any proposed pest control programme;

Pest and weed management is anticipated to form part of ongoing site maintenance, supporting the establishment and longevity of mitigation planting.

(s) the relationship of people and communities with outstanding landscapes, outstanding landscape features and outstanding natural features

The Outstanding Landscape Feature contributes strongly to community identity and sense of place. The proposal respects this relationship by maintaining public views and avoiding adverse effects on the wider landscape experience.

Earthworks

The proposal is to undertake earthworks, to form two terraces in order to enable the construction of a future dwelling on a steeply sloping site, including the construction of retaining walls.

Earthworks over a 605.54m^2 area and having a total volume of 1060m^3, being 960m^3 of cut and 100m^3 of fill are proposed. Any excess soil will be removed from the site.

As previously outlined in this report, given the site's location, scale of development, and mitigation measures, the proposed works are not in an unduly prominent position and will not be highly visible from any surrounding public spaces.

During earthworks, best practice erosion and sediment control measures will be implemented, in general accordance with the Auckland Council's Guidance Document 005, including (as required):

• Stabilised Construction Entranceway; and

• Silt Fences;

At completion, stabilisation will occur to ensure any effects resulting from exposed earth will be temporary in nature until a stage when the site is fully stabilised and established.

Any construction will be temporary in nature and remain limited to that permitted under the Plan to mitigate any potential effects in terms of noise.

In addition to potential noise (and vibration) effects, the earthworks and civil construction works have the potential to generate the temporary effects of dust and construction traffic. Discussion on these specific matters is detailed further below:

Dust

Dust may potentially be generated from the site from the earthworks and the use of vehicles on unsealed surfaces. Nuisance effects of dust include dust deposits on flat surfaces in/on dwellings, contamination of drinking water, soiled washing and irritation of eyes and the upper respiratory system. Generally, a number of practical steps can be taken to prevent or minimise the adverse effects from dust generation depending on the scale of the works.

A Construction Management should be required as a condition of consent to outline measures to control dust, associated with development works and if necessary, a water cart can be deployed.

As such it is considered that any adverse effects from dust can be mitigated such that there would be no more than minor with respect to the wider surrounding environment.

Construction Traffic

Construction activities can have temporary negative effects on the communities surrounding the construction site. These adverse effects may include additional traffic conflict points at construction access and egress gates and safety hazards associated with moving heavy equipment and oversized loads.

Construction traffic will remain internal within the site and therefore would result in no more than minor adverse effects on the amenity values of the wider environment. Further, these effects can be mitigated through the implementation of a Construction Management Plan, which would be required to include methods for manging construction traffic.

A Geotechnical Report (**Appendix E**) has been prepared for the overall development of the site and submitted in support of this application.

The Geotechnical Report recommends a retaining wall with a minimum shear capacity of 20kN/m at the rear of the building platform to provide adequate stability for the slope, considering the site suitable for development provided the recommendations of the report are followed.

As soon as possible, all final cut-slopes and fill slopes will be covered with topsoil a minimum of 0.10m thick to prevent the ground from drying out readily resulting in the development of cracks.

12.3.7 Assessment Criteria

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

The Geotechnical Report considers that the proposed development will not accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or on any other property.

(b) any effects on the life supporting capacity of the soil;

It is considered that the nature of the proposed works will not adversely effect the life supporting capacity of the soil.

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

The finished ground level will be graded so that water cannot pond against, beneath or around the building and retaining walls; and contouring should avoid the potential for concentration and discharge of surface water over point locations which could result in soil erosion or instability.

(d) any reduction in water quality;

Appropriate erosion and sediment controls will be put in place prior to works and remain until works have been completed to ensure water quality will be maintained.

(e) any loss of visual amenity or loss of natural character of the coastal environment;

As previously assessed in this report, although the application site is located within a visually and physically sensitive landscape context, the proposed development will not cause more than minor adverse effects on landscape character, natural character, or visual amenity. With appropriate future mitigation planting, weed control, and design measures, adverse visual effects can be effectively avoided, remedied, or mitigated.

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

The potential effects on Outstanding Landscape Features and Outstanding Natural Features from the proposed development has been undertaken within the LVA **(Appendix F).**

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

The removal of indigenous vegetation is minimal.

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

The subject site does not contain any known sites of historical significance, not archaeological sites. Accidental discovery protocols will be followed during all works on site.

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

The subject site does not contain any known sites of cultural value.

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

Overall, it is considered that potential cumulative effects of the development are less than minor.

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

Appropriate erosion and sediment control will be established prior to works and will remain until works have been completed, including silt fencing and sediment ponds, as required.

Mitigation planting as required by a consent notice and building/design controls are proposed, as outlined in the LVA (**Appendix F**) and offered as conditions of consent, where relevant;

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

Conditions of consent, including the provision of a Construction Management Plan and building/design guidelines ; in addition to existing consent notice requirement for mitigation planting will enable the Council to monitor the works and require remedial action, if necessary.

(m) the criteria in Section 11.20 Development Plans in Part 2.

N/A

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

N/A

Natural Hazards and Open Space

There are no other known natural hazards identified on this site.

Effects on the neighbourhood and the wider community (social, economic or cultural effects)

The proposal will result in a residential dwelling being constructed on the site. The proposed development is considered to be consistent with the character of the locality. The subject site does not contain any known sites of cultural significance. Overall, it is considered that the proposal will result in positive effects on the wider community. The proposal will not result in any adverse social, economic or cultural effects.

Effects on Ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

The application is not considered to affect any such ecosystems.

Any effect on Natural and Physical Resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present and future generations.

No effects on these values are considered to be generated by the proposal.

Any Discharge of Contaminants into the Environment; including any unreasonable emission of noise, and options for the treatment and disposal of contaminants.

No discharge of contaminants is proposed.

Any risk to the Neighbourhood, the Wider Community, or the environment through natural hazards or the use of any hazardous substances or hazardous installations.

There are no known hazards or hazardous substances that will arise as a result of this proposal.

5.2.2 Adverse Effects Conclusion

In summary, it is considered that subject to compliance with conditions, the adverse effects of the activity on the environment would be no more than minor.

5.3 Section 104(1)(b)(vi) Relevant Provisions of the District Plan - Objectives and Policies

Operative District Plan

The relevant objectives and policies of the Operative District Plan are those related to the Residential Zone; and within the Outstanding Landscape and Outstanding Landscape Feature Overlays.

The proposal is considered to be consistent with the relevant objectives and policies of the Plan.

Residential Zone - Objectives

7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.

7.6.3.2 To enable development of a wide range of activities within residential areas where the effects are compatible with the effects of residential activity.

Residential Zone – Policies

7.6.4.1 That the Residential Zone be applied to those parts of the District that are currently predominantly residential in form and character.

7.6.4.2 That the Residential Zone be applied to areas which are currently residential, but where there is scope for new residential development.

7.6.4.3 That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.

7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation.

7.6.4.6 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and amenity values and general peaceful enjoyment of adjacent residential activities

7.6.4.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.

7.6.4.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.

7.6.4.9 That sites have adequate access to sunlight and daylight.

7.6.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.

The subdivision that created the application site has been recently completed and the allotment was created with the intention of a residential dwelling being located on the site. The proposal is average in scale and of similar density to that prevailing in the surrounding development.

The proposed works will enable the development of a residential dwelling on the allotment which has been created solely for that purpose. The net effects will be consistent with surrounding residential development activities, and the district plan provisions will ensure future built development will remain suitable to enable adequate open space, sunlight access and privacy for future residents.

Landscape and Natural Features - Objectives

12.1.3.1 To protect outstanding landscapes and natural features from inappropriate, subdivision use and development.

12.1.3.2 To protect the scientific and amenity values of outstanding natural features.

12.1.3.3 To recognise and provide for the distinctiveness, natural diversity and complexity of landscapes as far as practicable including the complexity found locally within landscapes and the diversity of landscapes across the District.

12.1.3.4 To avoid adverse effects and to encourage positive effects resulting from land use, subdivision or development in outstanding landscapes and natural features and Maori cultural values associated with landscapes.

Landscape and Natural Features - Policies

12.1.4.1 That both positive and adverse effects of development on outstanding natural features and landscapes be taken into account when assessing applications for resource consent.

12.1.4.2 That activities avoid, remedy or mitigate significant adverse effects on both the natural and the cultural values and elements which make up the distinctive character of outstanding natural features and landscapes. T

12.1.4.3 That the cumulative effect of changes to the character of Outstanding Landscapes be taken into account in assessing applications for resource consent.

12.1.4.4 That the visibility of Outstanding Landscape Features, when viewed from public places, be taken into account in assessing applications for resource consent.

12.1.4.5 That the adverse visual effect of built development on outstanding landscapes and ridgelines be avoided, remedied or mitigated.

12.1.4.6 That activities avoid or mitigate adverse effects on the scientific and amenity values associated with outstanding natural features.

12.1.4.7 That the diversity of outstanding landscapes at a District-wide and local level be maintained and enhanced where practicable.

12.1.4.8 That the trend is towards the enhancement rather than the deterioration of landscape values, including the encouragement of the restoration of degraded landscapes.

12.1.4.9 That the high value of indigenous vegetation to Outstanding Landscapes be taken into account when assessing applications for resource consents.

12.1.4.10 That landscape values be protected by encouraging development that takes in account:

(a) the rarity or value of the landscape and/or landscape features;

(b) the visibility of the development;

(c) important views as seen from public vantage points on a public road, public reserve, the foreshore and the coastal marine area;

(d) the desirability of avoiding adverse effects on the elements that contribute to the distinctive character of the coastal landscapes, especially outstanding landscapes and natural features, ridges and headlands or those features that have significant amenity value;

(e) the contribution of natural patterns, composition and extensive cover of indigenous vegetation to landscape values;

(f) Maori cultural values associated with landscapes;

(g) the importance of the activity in enabling people and communities to provide for their social, economic and cultural well-being.

Having regard to the conclusions of the LVA, the proposal is consistent with the objectives and policies. The proposal will result in a single residential dwelling within an existing residential environment on the lower slopes of Maunga Whangatauatia, and while the development involves earthworks and retaining walls of up to 4 metres in height, any adverse landscape and visual effects are appropriately mitigated through careful siting, design, and the use of planting following completion of the future dwelling.

The application is located within a residential context and does not extend or intensify development into undeveloped or more sensitive parts of the Outstanding Landscape. As confirmed by the LVA, the development will retain the landscape's outstanding qualities, including naturalness, visual coherence, and amenity values. Accordingly, the proposal will not contribute to adverse cumulative effects or an incremental erosion of landscape character.

The LVA identifies that the building site is located on the lower slopes of Maunga Whangatauatia and within an existing residential environment. Visibility from public places is therefore limited and consistent with existing patterns of development. The proposal will not dominate public views of the Outstanding Landscape Feature, and any visibility is softened through landscape treatment, ensuring consistency with this policy.

The development avoids prominent ridgelines and does not break the skyline or alter the underlying landform. Built elements and retaining structures are designed to respond to the site's topography and are mitigated through future planting. As a result, adverse visual effects on the Outstanding Landscape and associated ridgelines are avoided or appropriately mitigated.

The LVA confirms that the proposal will retain the scientific and amenity values associated with the Outstanding Landscape Feature. Landform legibility, landscape coherence, and experiential qualities are maintained, while ecological enhancement measures contribute positively to the overall landscape values of the site.

By responding sensitively to the specific character of the lower slopes of Maunga Whangatauatia, the proposal maintains the diversity of outstanding landscapes at both a local and District-wide level. The development does not introduce incongruous elements that would undermine this diversity.

Revegetation and pest control measures will improve ecological and visual values over time, contributing to the restoration and ongoing quality of the Outstanding Landscape. Indigenous planting and revegetation form part of the mitigation strategy, reinforcing natural patterns and contributing positively to the landscape's outstanding values.

The proposal appropriately takes into account the rarity and value of the Outstanding Landscape and Outstanding Landscape Feature, the visibility of the development, and the protection of important public views. Natural landform patterns, visual coherence, and amenity values are retained, and the development avoids adverse effects on elements that contribute to the distinctive character of the landscape. The proposal also enables reasonable residential use of land, supporting social and economic wellbeing, without compromising landscape values.

Soils and Minerals - Objectives

12.3.3.1 To achieve an integrated approach to the responsibilities of the Northland Regional Council and Far North District Council in respect to the management of adverse effects arising from soil excavation and filling, and minerals extraction.

12.3.3.2 To maintain the life supporting capacity of the soils of the District.

12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.

12.3.3.4 To enable the efficient extraction of minerals whilst avoiding, remedying or mitigating any adverse environmental effects that may arise from this activity.

Soils and Minerals – Policies

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

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

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

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

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

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

(d) natural hazards may pose unacceptable risks.

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

12.3.4.5 That soil conservation be promoted.

12.3.4.10 To ensure that soil excavation and filling are managed appropriately, normal rural practices as defined in Chapter 3 will not be exempt when determining compliance with rules relating to earthworks, except if the permitted standards in the National Grid Yard specify that activity is exempt.

The proposal involves earthworks associated with the construction of a single residential dwelling, including excavation and retaining structures. These works are localised and ancillary to residential development and do not involve mineral extraction. Best-practice management of the earthworks will ensure the control of sediment, erosion, and land disturbance effects.

The extent and scale of soil disturbance are limited, and the proposal will maintain the life-supporting capacity of soils through careful design, stabilisation of cut and fill areas, and the implementation of planting.

Potential soil erosion effects arising from earthworks are temporary and will be appropriately managed through erosion and sediment control measures, including staged earthworks, stabilisation of exposed soils, and revegetation. As a result, adverse erosion effects are avoided or mitigated.

The proposed earthworks have been designed and will be undertaken in a manner that avoids, remedies, or mitigates adverse effects on people and the environment. Retaining structures, slope stabilisation, and landscaping ensure long-term stability and minimise off-site effects.

Proposed District Plan

The following objectives and policies of the Proposed District Plan are considered relevant:

General Residential Zone – Objectives and Policies

GRZ-O1 The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:

- ***housing needs and demand;***
- ***the adequacy and capacity of available or programmed development infrastructure;***
- ***the amenity and character of the receiving residential environment; and***
- ***historic heritage.***

GRZ-O2 The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.

GRZ-O3 Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the General Residential zone.

GRZ-O4 Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.

GRZ-O5 Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.

GRZ-O6Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.

GRZ-P1 Enable land use and subdivision in the General Residential zone where:

- ***there is adequacy and capacity of available or programmed development infrastructure to support it; and***
- ***it is consistent with the scale, character and amenity anticipated in the residential environment.***

GRZ-P2 Require all subdivision in the General Residential zone to provide the following reticulated services to the boundary of each lot:

- ***telecommunications:***
- ***fibre where it is available; or***
- ***copper where fibre is not available;***
- ***local electricity distribution network; and***
- ***wastewater, potable water and stormwater where they are available.***

GRZ-P3 Enable multi-unit developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.

GRZ-P4 Enable non-residential activities that:

- ***do not detract from the vitality and viability of the Mixed Use zone;***
- ***support the social and economic well-being of the community;***
- ***are of a residential scale; and***
- ***are consistent with the scale, character and amenity of the General Residential zone.***

GRZ-P5 Provide for retirement villages where they:

- ***compliment the character and amenity values of the surrounding area;***
- ***contribute to the diverse needs of the community;***
- ***do not adversely affect road safety or the efficiency of the transport network; and***
- ***can be serviced by adequate development infrastructure.***

GRZ-P6 Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.

GRZ-P7 Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.

GRZ-P8 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- ***consistency with the scale, design, amenity and character of the residential environment;***
- ***the location, scale and design of buildings or structures, potential for shadowing and visual dominance;***
- ***for residential activities:***
- ***provision for outdoor living space;***
- ***privacy for adjoining sites;***
- ***access to sunlight;***

for non-residential activities:

- ***scale and compatibility with residential activities***
- ***hours of operation***
- ***at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts;***

the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including:

- ***opportunities for low impact design principles***
- ***ability of the site to address stormwater and soakage;***
- ***managing natural hazards; and***
- ***any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6***

The proposal enables a suitable building platform for a single residential dwelling that is consistent with the purpose, scale, character, and amenity anticipated in the General Residential Zone. The policy direction to enable land use where these matters are satisfied is met.

The proposal has been designed to appropriately manage effects on residential amenity, , and there are no identified adverse effects in relation to natural hazards or cultural values.

Coastal Environment – Objectives and Policies

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

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

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

CE-O3 Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

CE-P1 Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.

CE-P2 Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as:

- ***outstanding natural character;***
- ***ONL;***
- ***ONF.***

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:

- ***outstanding natural character;***
- ***ONL;***
- ***ONF.***

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

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

CE-P5 Enable land use and subdivision in urban zones within the coastal environment where:

- ***there is adequacy and capacity of available or programmed development infrastructure; and***

- ***the use is consistent with, and does not compromise the characteristics and qualities.***

CE-P6 Enable farming activities within the coastal environment where:

- ***the use forms part of the values that established the natural character of the coastal environment; or***
- ***the use is consistent with, and does not compromise the characteristics and qualities.***

CE-P7 Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:

- ***the use is consistent with the ancestral use of that land; and***
- ***the use does not compromise any identified characteristics and qualities.***

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

CE-P9 Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.

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:

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

The proposed development is anticipated in this urban coastal environment and has been designed to retain and respect the qualities and characteristics that contribute to the natural character of the coastal environment, including naturalness, visual coherence, and amenity values, consistent with the conclusions of the LVA.

Earthworks and retaining structures are localised and will be mitigated through siting, design, and planting, ensuring that the natural character is preserved for current and future generations.

The proposal also provides ecological enhancement through future revegetation and pest control, supporting restoration and enhancement of natural character

The proposed dwelling is consistent in scale with surrounding residential development and does not dominate or detract from the existing built environment. The development is therefore consistent with the scale anticipated in this urban coastal area, it will not create sprawl or sporadic patterns of development.

The proposal maintains the visual qualities, character, and integrity of the coastal environment by integrating with the surrounding land use pattern.

The proposal does not involve development within areas identified as outstanding natural character and therefore avoids any loss or destruction of these characteristics.

Treaty Settlement Area – Objectives and Policies

TSL-O1 The viability of Treaty Settlement Land is ensured for future generations.

TSL-O2 Treaty Settlement Land returned as commercial redress supports social, cultural and economic development.

TSL-O3 Treaty Settlement Land returned as cultural redress provides for the on-going relationship tangta whenua has with their land.

TSL-O4 Use and development on Treaty Settlement Land reflects the sustainable carrying capacity of the land and surrounding environment.

TSL-P1 Provide for the use and development of Treaty Settlement Land.

TSL-P2 Enable a range of activities on Treaty Settlement Land including marae, papakāinga, customary use, cultural and small-scale commercial activities where the adverse effects can be avoided, remedied or mitigated

TSL-P3 Provide for development on Treaty Settlement Land where it is demonstrated that:

- ***it is compatible with surrounding activities;***
- ***it will not compromise the occupation, development and use of Treaty Settlement Land;***
- ***it will not compromise the underlying zone, adjacent land or other zones to be efficiently or effectively used for their intended purpose;***
- ***any values identified through cultural redress are maintained;***
- ***it maintains the character and amenity of surrounding area;***
- ***it provides for community wellbeing, health and safety;***
- ***it can be serviced by onsite infrastructure or reticulated infrastructure where this is available; and***
- ***any adverse effects can be avoided, remedied or mitigated.***

TSL-P4 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- ***consistency with the scale, density, design and character of the environment and purpose of the zone;***
- ***the location, scale and design of buildings or structures;***
- ***the positive effects resulting from the economic, social and cultural wellbeing provided by the proposed activity;***

managing reverse sensitivity effects on adjacent land uses, including:

- ***any setbacks, fencing, screening or landscaping required to address potential conflicts with adjacent land uses;***

- ***the ability of surrounding properties to undertake primary production activities in a rural environment;***
- ***the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;***
- ***the adequacy of roading infrastructure to service the proposed activity;***
- ***managing natural hazards;***
- ***any loss of highly productive land;***
- ***adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and***
- ***any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.***

Although the application site is located within a Treaty Settlement Area of Interest, as discussed previously in this report, the subdivision that created the application site has been recently completed and the allotment was created with the intention of a residential dwelling being located on the site. No comments or cultural concerns were raised by Iwi as part of the subdivision consent.

The proposal is average in scale and of similar density to that prevailing in the surrounding development.

No highly productive land would be lost, and it is considered that there would be no adverse reverse sensitivity effects on the viability of adjoining rural landholdings and activities, which already function well with residential development in close proximity.

5.4 Section 104(1)(b)(v) Relevant Provisions of the Regional Policy Statement

The Operative Regional Policy Statement ("RPS") for Northland contains high level policy guidance for development. The subject site does not contain any significant features as defined by the RPS and therefore consideration of the RPS provisions is limited to matters under the following objectives:

- Objective 3.11 Regional Form

Several underpinning policies are also relevant to this application, including:

Policy 5.1.1 - Planned and coordinated development

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

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

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

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

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

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

(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils10, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and

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

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

Note: in determining the appropriateness of subdivision, use and development (including development in the coastal environment – see next policy), all policies and methods in the Regional Policy Statement must be considered, particularly policies relating to natural character, features and landscapes, heritage, natural hazards, indigenous ecosystems and fresh and coastal water quality.

Policy 5.1.3 - Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

(a) Primary production activities in primary production zones (including within the coastal marine area);

(b) Commercial and industrial activities in commercial and industrial zones;

(c) The operation, maintenance or upgrading of existing or planned regionally significant infrastructure; and

(d) The use and development of regionally significant mineral resources

The application site is located within an urban coastal context and will remain consistent with the surrounding character and development patterns. Given that this proposal is to enable future residential use, there are no adverse effects on the viability of adjoining rural landholdings and activities, which already function well with other 'urban' development in close proximity. As a result, it is considered that the proposal is consistent with the RPS.

No other Regional Policy Statements are relevant to this proposal.

The proposal does not require any consent under the Proposed Regional Plan for Northland.

5.5 Section 104(1)(b)(i) and (ii) Relevant provisions of National Environmental Standards and other regulations, Section 104(1)(b)(iii) Relevant provisions of National Policy Statements, Section 104(1)(b)(iv) Relevant provisions of the New Zealand Coastal Policy Statement (NZCPS)

No National Environmental Standards are considered relevant to the proposal.

The New Zealand Coastal Policy Statement (NZCPS) is not considered to be relevant in this instance. The application site is not located within the immediate coastal environment under the Regional Policy Statement (RPS).

5.6 Section 104(1)(c) Any other matters considered relevant and reasonably necessary to determine the application

There are no matters that are considered necessary to determine the application.

6.0 Notification

Public Notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Public notification is not mandatory as the applicant has not requested it, there are no outstanding or refused requests for further information, and the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977.
- Public notification is not precluded due to certain circumstances.
- Public notification is not required as the proposed development will have no more than minor adverse effects on the environment.
- Under step 4, there are no special circumstances that warrant the application being publicly notified because there is nothing unique or unusual about the proposal or subject site that gives rise to special circumstances.

Limited Notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Limited notification is not mandatory.
- There is no rule of NES that specifically precludes limited notification of the activities, and the application is for an activity other than those specified in s95B(6)(b).
- Limited notification is not required as it is considered that the activity will not result in any adversely affected persons, as per the assessment included in Section 5.2 of this report.
- There are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore considered that this application can be processed without notification.

7.0 Consideration of Part 2 (Purpose and Principles) of the RMA

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

In considering the provisions of Section 5, the proposed development is consistent with the character of the surrounding area, and with the topography and character of the site. The proposal would therefore use and develop the physical resources of the site in a manner that would continue to enable the applicant to provide for their future social and economic wellbeing. At the same time the proposal sufficiently avoids, remedies or mitigates adverse effects on the roading network, sensitive receiving environments, amenity and character of the surrounding environment.

Section 6 of the Act sets out a number of matters of national importance which need to be recognised and provided for and includes among other things and in no order of priority, the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.

As discussed previously throughout this report, the proposed development does not detract from the natural character of the outstanding natural landscape. The proposal does not restrict access to the coastal environment.

Section 7 identifies a number of "other matters" to be given particular regard by a council in the consideration of any assessment for resource consent and includes the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values.

Pursuant to Section 7(b) particular regard shall be had to the efficient use and development of natural and physical resources. In this case, the proposed development of the application site and would not compromise the environment or generate any adverse effects, allowing for the efficient use of the physical resources of the site while avoiding adverse effects on the environment.

Pursuant to 7(c) particular regard shall be had to the maintenance and enhancement of amenity values. In this case, the proposal is consistent with, and would maintain the character and amenity values of the surrounding environment.

Pursuant to 7(g) particular regard shall be had to maintenance and enhancement of the environment. In this case, suitable erosion and sediment control measures will remain in place during any site works, therefore maintaining the health of the surrounding environment.

Section 8 requires a council to take into account the principles of the Treaty of Waitangi. The proposed development does not raise any Treaty of Waitangi issues.

The proposal is considered to be an efficient use of resources, and overall, it is considered that the application meets the relevant provisions of Part 2 of the RMA, achieving the purpose of the RMA being sustainable management of natural and physical resources.

8.0 Lapsing of Consent

Section 125 of the RMA provides that if a resource consent is not given effect to within five years of the date of the commencement (or any other time as specified) it automatically lapses unless the consent authority has granted an extension. In this case, it is considered five years is an appropriate period.

9.0 Conclusion

The proposal is a land use consent to undertake earthworks, including the construction of retaining walls on the application site in order to prepare a stable building site for the construction of a future residential dwelling.

It is concluded that any actual or potential effects on the surrounding environment will be no more than minor; and that the proposed development would be consistent with the relevant objectives and policies of the District Plans.

Overall, it is considered that the proposed development achieves the purpose and principles of the RMA and that the consent sought should be granted.

Prepared by:

Kim Nathan
SENIOR PLANNER

Appendix A: Plans

Appendix B: Record of Title

Rule 7.6.5.1.1 Relocated Buildings	**Status**
Buildings are permitted activities provided that they comply with all the standards for permitted activities in the Plan, and further provided that where the building is a relocated building all work required to reinstate the exterior including painting and repair of joinery shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.	N/A
Rule 7.6.5.1.2 Residential Intensity	**Status**
(a) Each residential unit for a single household shall have available to it a minimum net site area of: Sewered sites: 600m² Unsewered sites: 3,000m² This minimum net site area may be for the exclusive use of the residential unit, or as part of land held elsewhere on the property, provided that a ratio of one residential unit per minimum net site area (as stated above) is not exceeded. Except that this rule shall not limit the use of an existing site for a single residential unit for a single household, provided that all other standards for permitted activities are complied with.	N/A – No residential unit is proposed as part of this application
Rule 7.6.5.1.3 Scale of Activities	**Status**
The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed: 2 persons per 600m² (sewered) 2 persons per 3,000m² (unsewered) Provided that: (a) this number may be exceeded for a period totalling not more than 60 days in any 12 month period where the increased number of persons is a direct result of activities ancillary to the primary activity on the site; and (b) this number may be exceeded where persons are engaged in constructing or establishing an activity (including environmental enhancement) on the site; and (c) this number may be exceeded where persons are visiting marae. In determining the total number of people engaged at any one period of time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitors accommodation, the number of seats in a restaurant or theatre), the number of staff needed to cater for the maximum number of guests, and the number and nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.	N/A

Rule 7.6.5.1.4 Building Height	Status
The maximum height of any building shall be 8m	Complies – see plans (Appendix A)
Rule 7.6.5.1.5 Sunlight	**Status**
No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions), except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.	Complies
Rule 7.6.5.1.6 Stormwater Management	**Status**
The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 50%.	Complies
Rule 7.6.5.1.7 Setbacks from Boundaries	**Status**
(a) The minimum building setback from road boundaries shall be 3m, except that; (i) no building shall be erected within 9m of any road boundary with Kerikeri Road on properties with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive; and (ii) (iii) no building shall be erected within 10m of the Cobham Road boundary on Lot 1 DP 28017 and Lot 1 DP 46656 or the Kerikeri Inlet Road boundary of Lot 1 DP 404507 (and any sites created as a result of a subdivision of these lots); no new buildings as of 25 March 2019 shall be erected within 10m of the Kerikeri Inlet boundary of Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333. (b) The minimum set-back from any boundary other than a road boundary, on all sites other than Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), shall be 1.2m except that no set-back is required for a maximum total length of 10m along any one such boundary; and (c) Not less than 50% of that part of the site between the road boundary and a parallel line 2m there from (i.e. a 2m wide planting strip along the road boundary) shall be landscaped, on all sites other than Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333(and any sites created as a result of a subdivision of these lots). For the landscaping required on Lot 1 DP 28017 and Lot 1 DP 46656 (and any sites created as a result of a subdivision of these lots) refer to Rule 7.6.5.1.10 (b) below; and (d) The minimum set back from any other boundary other than the road boundary on Lot 1 DP 28017, Lot 1 DP	Does not comply, the proposed retaining walls will have a nil setback from the right of way boundary, being assessed as a **restricted discretionary activity.**

46656, Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots) shall be 3m.	
Rule 10.7.5.1.8 Screening for neighbours non-residential activities	**Status**
Except along boundaries adjoining a Commercial or Industrial zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m.	N/A
Rule 7.6.5.1.9 Outdoor Activities	**Status**
Except as otherwise provided by Rule 7.6.5.1.10, any activity may be carried out outside except that any commercial non-residential activity involving manufacturing, altering, repairing, dismantling or processing of any materials, live produce, goods or articles shall be carried out within a building.	N/A
Rule 7.6.5.1.10 Visual Amenity	**Status**
(a) Within the Coopers Beachfront Estate (as defined on Planning Map 61) domestic vehicles, and recreational vessels which are on a road trailer, may be stored on a site provided that: (i) (ii) no materials, machinery, non-domestic vehicles or non-trailer borne vessels shall be stored; and no repair, restoration or maintenance of any vessels shall be carried out; and (iii) no new commercial non-residential activity involving manufacturing, altering, repairing, dismantling or processing of any materials, live produce, goods or articles, shall be carried out on a site in the Coopers Beachfront Estate, unless stored or carried out within a building, except during the period of construction and/or maintenance of a residential unit and/or accessory buildings on the site. (b) Prior to any building work on Lot 1 DP 28017 and Lot 1 DP 46656 located on Cobham Road, Kerikeri (and any sites created as a result of a subdivision of these lots or any amalgamation of the lots) the following shall be provided: (i) (ii) The entire length of the road boundary, other than access points, shall be fenced using a visually permeable fence of varying heights not exceeding 1.8m and shall be planted to a depth of at least 3m from the road boundary with trees and shrubs that reflect the non weed species	N/A

present along the road corridor. The planting shall predominantly visually mitigate and screen the built development within the site when viewed from the road. Full screening of all built development is not required. This fencing and planting shall be maintained in perpetuity. All other external boundaries of the above sites, not including the road or stream boundaries, shall be fenced using a visually permeable fence not exceeding 1.8m in height and shall be planted to a depth of at least 1.5m from the site boundary with shrubs and trees that will, in time, achieve a height sufficient to ensure the mitigation and screening of buildings within the site from neighbouring properties. Full screening of all buildings is not required. This planting shall be maintained in perpetuity. (c) Prior to any building work on Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 located on Kerikeri Inlet Road, Kerikeri (and any sites created as a result of a subdivision of these lots or any amalgamation of the lots) a landscaping plan that has been approved by Council showing: • Screening of the entire length of the Kerikeri Inlet Road boundary, other than the access point, with a pittosporum hedge (or similar dense foliage evergreen hedge, or mix of species) capable of achieving a minimum height of 3m and a minimum of twenty trees capable of achieving a height of 5m within the 10m setback area behind the required hedge. Visually impermeable fencing can be installed on the road side of the hedge; • Screening of the eastern boundary of Lot 1 DP 404507 with an evergreen hedge capable of growing to a minimum height of 3m; • A hedge of Griselinia littoralis or similar along the western boundary of Lot 1 DP 404507 where it adjoins Lot 2 DP 103531 and Lot 1 DP 181291 to achieve a minimum height of 2.5m; • Tree planting along the northern boundary, and within the northern third of Lot 1 DP 404507 and Lot 1 DP 181291. The proposed species must reflect the character of the area and the proximity to the stream, be capable of attaining a minimum height of 10.0 metres, and shall be resistant to Myrtle Rust. The trees shall be planted as pb95 specimens. The objective of the tree planting is to soften and fragment views of the site from the north rather than screen views. • All planting shall be implemented and maintained in perpetuity.	
Rule 7.6.5.1.11 Transportation	**Status**
Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules.	Will comply.
Rule 7.6.5.1.12 Site Intensity – Non-residential activities	**Status**
(a) except as provided in (b) hereunder, the maximum net area of activities other than residential units on any site shall be 1,000m² for sewered sites, and 5,000m² for unsewered sites, except that this area may be exceeded for public reserves without buildings;	Will comply.

(b) in the Coopers Beachfront Estate (as defined on Planning Map 61) retail sales of goods and services (excluding home stay accommodation, rental accommodation or holiday accommodation not being a camping ground or motor camp) are not a permitted activity.	
Rule 7.6.5.1.13 Hours of operation non-residential activities	**Status**
(a) The maximum number of hours the activity shall be open to visitors, clients or deliveries shall be 50 hours per week; and (b) Hours of operation shall be limited to between the hours: 0700 - 2000 Monday to Friday 0800 - 2000 Saturday, Sunday and Public Holidays Provided that this rule does not apply: (i) where the entire activity is located within a building; and (ii) where each person engaged in the activity outside the above hours resides permanently on the site; and (iii) where there are no visitors, clients or deliveries to or from the site outside the above hours.	N/A
Rule 7.6.5.1.14 Keeping of animals	**Status**
No site shall be used for factory farming, a boarding or breeding kennel or a cattery.	N/A
Rule 7.6.5.1.15 Noise	**Status**
All activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at any site in the Residential, Russell Township or Coastal Residential Zones, or at or within the notional boundary at any dwelling in any other rural or coastal zone: 0700 to 2200 hours 55 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax.	Will comply
Rule 7.6.5.1.16 Helicopter Landing area	**Status**
Helicopter landing areas are not permitted.	N/A
Rule 7.6.5.1.17 Building Coverage	**Status**
Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 45% of the gross site area.	Complies

Rule 12.1.6.1.1 Protection of Outstanding Natural Features	Status
(a) no tree planting consisting of more than 50 trees of a single species shall occur on any site in an Outstanding Landscape Feature as listed in Appendix 1B in Part 4, and shown on the Resource Maps; (b) above ground utility services shall not be located on or within an Outstanding Landscape Feature as listed in Appendix 1B in Part 4, and shown on the Resource Maps; (c) excavation and/or filling shall not occur within an Outstanding Landscape Feature as listed in Appendix 1B in Part 4, and shown on the Resource Maps; (d) no vegetation clearance shall occur within an Outstanding Landscape Feature as listed in Appendix 1B in Part 4, and shown on the Resource Maps, except that the clearance of pest plants where the clearance does not involve disturbance of the ground surface, is permitted.	Does not comply, the proposal requires earthworks and vegetation clearance within an Outstanding Landscape Feature, being assessed as a **discretionary activity.**
Rule 12.1.6.1.2 Indigenous Vegetation Clearance in Outstanding Landscapes	**Status**
Notwithstanding any rule in the Plan to the contrary but subject to Rules 12.5.6.1.1, 12.5.6.1.3 and 12.5.6.2.2 in the Heritage section of this Plan, indigenous vegetation clearance is a permitted activity in an Outstanding Landscape, as shown on the Resource Maps, where the clearance is for any of the following purposes: (a) to provide for a building platform for a building (where a rule in the Plan provides for this as a permitted activity), and/or access and/or construction of a boundary fence so long as the area cleared for that purpose is no more than 1,000m2 per site; or (b) clearance arising from plantation forestry or the cultivation or harvesting of a plantations or crops including: (i) (ii) vegetation that has grown under and/or may have overtopped the plantation species; or areas of failed planting within the plantation forest in areas that have been cleared and planted within the past 30 years; or (iii) incidental damage and disturbance to indigenous vegetation adjacent to the crop where forestry best practice is followed; or (iv) clearance within 20m of river associated with a river crossing that is provided for by a rule in the Regional Plan for Northland or by a resource consent granted by the Northland Regional Council, provided that the clearance is less than 500m2 in any one instance; provided that no clearance is permitted of indigenous vegetation more than 10 years old to establish new exotic plantation forest; (c) to provide clearance for existing overhead power and telephone lines, provided that no more vegetation is cleared or trimmed than is necessary for the safe operation of the utility service; or (d) the removal of trees and other vegetation which, as a result of old age or a natural event such as a storm or erosion, are a risk to the safety of people or property; or (e) the maintenance of existing roads, and private	Complies – the vegetation removal is to provide for a building platform on a vacant residentially zoned lot.

accessways and walkways including for the purposes of visibility and road safety; or (f) the formation and maintenance of walking tracks less than 1.2m wide using manual methods which do not require the removal of any tree over 300mm in girth; or (g) the maintenance of existing open space within 20m of an existing building; or (h) the removal of dead trees, provided that no more vegetation is cleared or trimmed than is necessary for safe removal; or (i) (j) the sustainable harvest of plant material for rongoa Maori (customary medicine); or the maintenance of existing fence lines, provided that the clearance does not exceed 3.5m in width either side of the fence line; or (k) normal gardening activities which result from the maintenance of lawn and gardens; or (l) the removal is in accordance with an existing use right; or (m) the removal is for a new fence where the purpose of the new fence is to exclude stock and/or pests from the area provided that the clearance does not exceed 3.5m in width either side of the fence line; or (n) creation and maintenance of firebreaks provided that no more vegetation is cleared than is necessary to achieve the practical purpose of the firebreak; or (o) the harvesting of indigenous timber under the Forests Act 1949 via either a Sustainable Management Plan, permit or approved for personal use (50m3 over a 10 year period) from the Ministry of Agriculture and Forestry; or (p) vegetation clearance of land which has been previously cleared and where the vegetation to be cleared is less than 10 years old; or (q) for the maintenance and replacement of existing water supply facilities, including reservoirs, dams, water treatment plants and pipelines, provided that no more vegetation is cleared or trimmed than is necessary for the efficient operation of those facilities.	
Rule 12.1.6.1.3 Tree Planting in Outstanding Landscapes	**Status**
Single species tree planting is permitted in an Outstanding Landscape, as shown on the Resource Maps: (a) if the species is indigenous; or (b) it is replanting an area of established plantation forest; or (c) the planting does not exceed 4ha in area on any one site in a rural environment zone, or 2ha in area on any one site in a coastal environment zone.	N/A

Rule 12.1.6.1.4 Excavation and/or filling within an Outstanding Landscape	Status
Excavation and/or filling on any site within an Outstanding Landscape as shown on the Resource Maps, is permitted provided that: (a) it does not exceed 300m3 in any 12 month period per site; and (b) it does not involve a cut and/or filled face exceeding 1.5m in height i.e. the maximum permitted cut and/or fill height may be 3m; and (c) any cut or fill areas that will be visible from a viewing point on a public road, public reserve, coastal marine area or the foreshore shall be stabilised using mulch, hydroseeding, or other rapid effective stabilisation technique. All other cut and fill areas will be revegetated as soon as practicable in the spring or autumn immediately following construction.	Does not comply, the proposal requires earthworks greater than 300m3 within 12 months and will result in a cut / filled face greater than 3m, being assessed as a **restricted discretionary activity.**
Rule 12.1.6.1.5 Buildings within Outstanding Landscapes	**Status**
The following are permitted activities in an Outstanding Landscape, as shown on the Resource Maps: (a) where the zoning of the building platform is General Coastal any new building(s) not for human habitation provided that the gross floor area of any new building or buildings permitted under this rule, does not exceed 25m2; and; (b) where that building will be visible from a viewing point on a public road, public reserve, coastal marine area or the foreshore that is within 500m of that building, the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or is constructed of natural materials which fall within this range; or (c) any alteration/addition to an existing building where: i. the alteration/addition does not exceed 25m2 in area or does not exceed 20%of the gross floor area of the existing building which is being altered or added to, whichever is the lesser; and ii. the alteration/addition does not exceed the height of the existing building. (d) where the building site is not in the General Coastal Zone construction of one residential dwelling per site, provided that the building is not visible from a public viewing point on a public road, public reserve, or the foreshore that is within 2km of the site; (e) where the building site is not in the General Coastal Zone any new building, including relocated buildings, with a gross floor area of less than 25m2.	Does not comply, the building site is not in the General Coastal Zone and the proposed retaining walls may be visible from a public viewing point on a public road, public reserve, or the foreshore that is within 2km of the site; until the dwelling is constructed and/or mitigation planting has established, being assessed as a **restricted discretionary activity.**

Rule 12.1.6.1.6 Utility Services in Outstanding Landscapes	**Status**
The installation of utility services is permitted in Outstanding Landscapes as shown on the Resource Maps, provided that these services are underground.	N/A
Rule 12.2.6.1.4 Indigenous Vegetation Clearance in Other Zones	**Status**
The clearance of indigenous vegetation is a permitted activity if the site meets the definition of an "urban environment" site as specified in Rule 12.2.6.1.1(p). On all other sites in other zones, the clearance of indigenous vegetation is a permitted activity, provided that the clearance does not increase the total area of cleared land on the site above 500m2.	Complies.
Rule 12.3.6.1.3 Excavation and/or filling, excluding mining and quarrying, in the residential, industrial, horticultural processing, coastal residential and Russell Township zones	**Status**
Excavation and/or filling, excluding mining and quarrying, on any site in the Residential, Industrial, Horticultural Processing, Coastal Residential or Russell Township Zones is permitted, provided that: (a) it does not exceed 200m3 in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m	Does not comply, the volume of works is greater than 200m3 and the max cut height is greater than 3m, being assessed as a **discretionary activity.**
Rule 12.3.6.1.4 Nature of filling in all zones	**Status**
Filling in any zone shall meet the following standards: (a) the fill material shall not contain putrescible, pollutant, inflammable or hazardous components; and (b) the fill shall not consist of material other than soil, rock, stone, aggregate, gravel, sand, silt, or demolition material; and (c) the fill material shall not comprise more than 5% vegetation (by volume) of any load.	Will comply

Appendix D: Engineering Drawings

Appendix E: Geotechnical Report

Appendix F: Landscape Visual Assessment

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **886314**
Land Registration District **North Auckland**
Date Issued 24 May 2021

Prior References
301151

Estate Fee Simple
Area 1289 square metres more or less
Legal Description Lot 1 Deposited Plan 535628
Registered Owners
Raymond Eric Jones, Alexandra Elizabeth Jones and Far North Trustee Services 2012 Limited

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Interests

Appurtenant hereto is a right of way specified in Easement Certificate A381942 - 3.4.1969 at 9:25 am

Appurtenant hereto is a water supply right specified in Easement Certificate C704507.5 - 25.1.1995 at 1.36 pm

5627156.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.6.2003 at 9:00 am

Some of the easements created by Easement Instrument 5627156.8 are subject to Section 243 (a) Resource Management Act 1991 (see DP 209497)

Appurtenant hereto is a right of way, a right to convey telecommunications, computer media and electricity and a right to drain sewage created by Easement Instrument 5627156.8 - 18.6.2003 at 9:00 am (affects part formerly Lot 1 DP 209497)

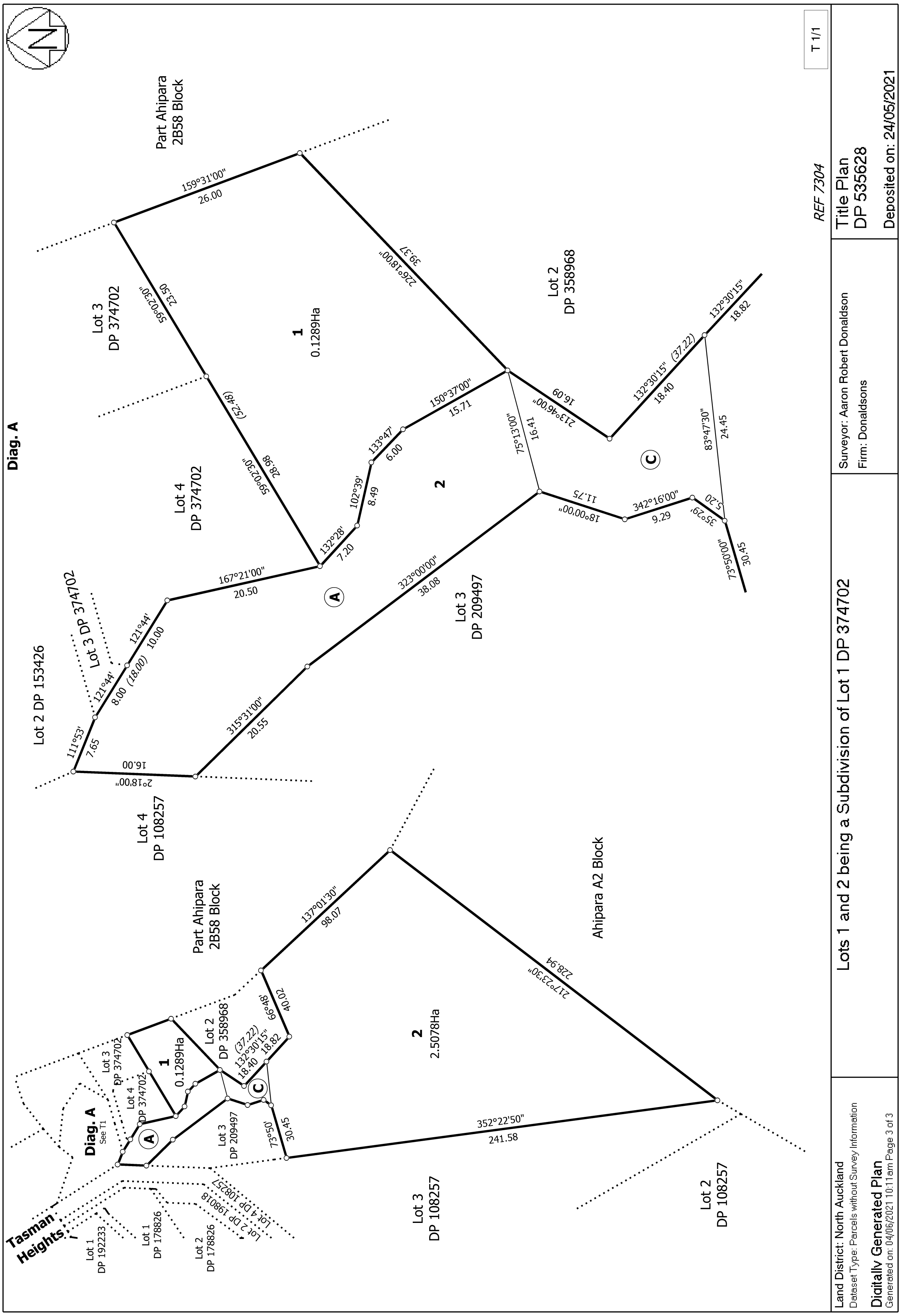
7838695.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.6.2008 at 9:00 am

12119694.2 Variation of the conditions of the easement created by Easement Instrument 7838695.4 - 24.5.2021 at 1:26 pm

12119694.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.5.2021 at 1:26 pm

Appurtenant hereto is a right of way, a right to convey electricity, telecommunications and water, and a right to drain sewage and water created by Easement Instrument 12119694.5 - 24.5.2021 at 1:26 pm

The easements created by Easement Instrument 12119694.5 are subject to Section 243 (a) Resource Management Act 1991


Title Plan
DP 535628
Deposited on: 24/05/2021
REF 7304
T 1/1
Surveyor: Aaron Robert Donaldson
Firm: Donaldsons
Lots 1 and 2 being a Subdivision of Lot 1 DP 374702
Land District: North Auckland
Dataset Type: Parcels without Survey Information
Digitally Generated Plan
Generated on: 04/06/2021 10:11am Page 3 of 3
Diag. A
Part Ahipara 2B58 Block
Lot 3 DP 374702
Lot 4 DP 374702
Lot 2 DP 358968
Lot 3 DP 209497
Lot 2 DP 153426
Lot 4 DP 108257
Lot 3 DP 108257
Lot 2 DP 108257
Ahipara A2 Block
Tasman Heights
Lot 1 DP 192233
Lot 1 DP 178826
Lot 2 DP 178826
1
0.1289Ha
2
2.5078Ha
159°31'00"
26.00
226°18'00"
39.37
59°02'30"
23.50
(52.48)
28.98
150°37'00"
15.71
133°47'
6.00
102°39'
8.49
132°28'
7.20
167°21'00"
20.50
121°44'
10.00
(18.00)
8.00
111°53'
7.65
2°18'00"
16.00
315°31'00"
20.55
323°00'00"
38.08
75°13'00"
16.41
213°46'00"
16.09
132°30'15"
(37.22)
18.40
18.82
83°47'30"
24.45
18°00'00"
11.75
342°16'00"
9.29
35°29'
5.20
73°50'00"
30.45
137°01'30"
98.07
217°23'30"
228.94
352°22'50"
241.58
69°48'
40.02
73°50'

Sediment Control

Control sediment run-off with:
•vegetation
• silt fences to screen and filter sediment
• hay or straw bales to trap sediment
• sediment ponds

Keep silt control devices clear and ensure that cleared material cannot run into waterways or drains.

General Drainage and Services notes

Locate existing power, water, telephone and sanitary drainage services. Allow to inform network operators as necessary

Area A
DP 575256

SITE NOTES.

LEGAL DESCRIPTION:
LOT 1
DP 535628

WIND ZONE:	**TBC**
EARTHQUAKE ZONE:	1
EXPOSURE ZONE:	D

DISTRICT PLAN.

• Residential
• Outstanding Landscape Feature
• Outstanding Landscape

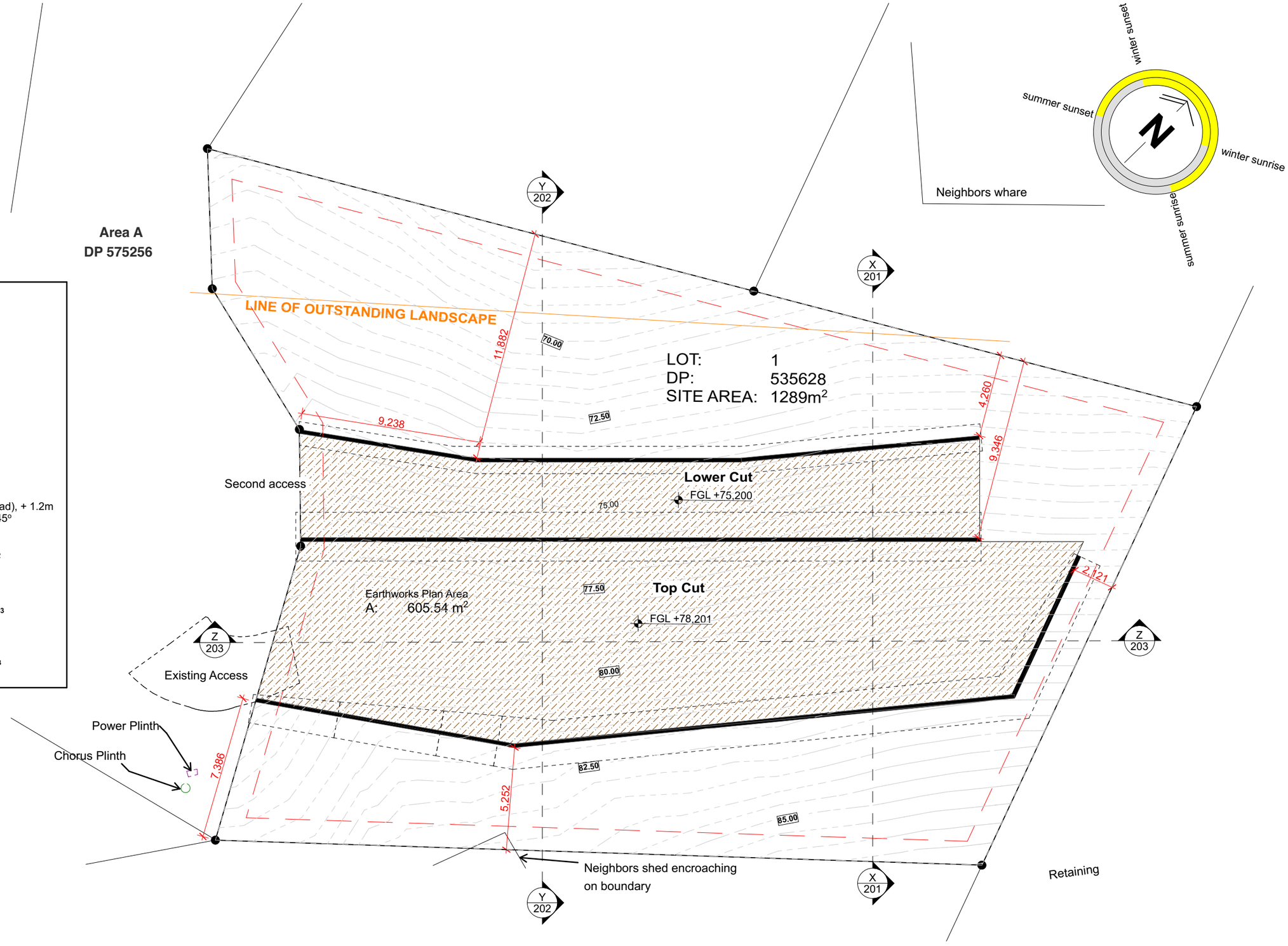
Max Building Height:	8m
Building Setbacks:	3m (Road), + 1.2m
HIRB:	2m @ 45º

AREAS.

SITE AREA:	1289m^2

EXCAVATION.

Earthworks Plan Area:	**605.5m^3**
Cut Volume:	960m^3
Fill Volume:	100m^3
Total Volume:	**1060m^3**



MASON STREET
architectural drafting

Kyle Kake
027 567 8808
kyle@masonstreet.co.nz
www.masonstreet.co.nz

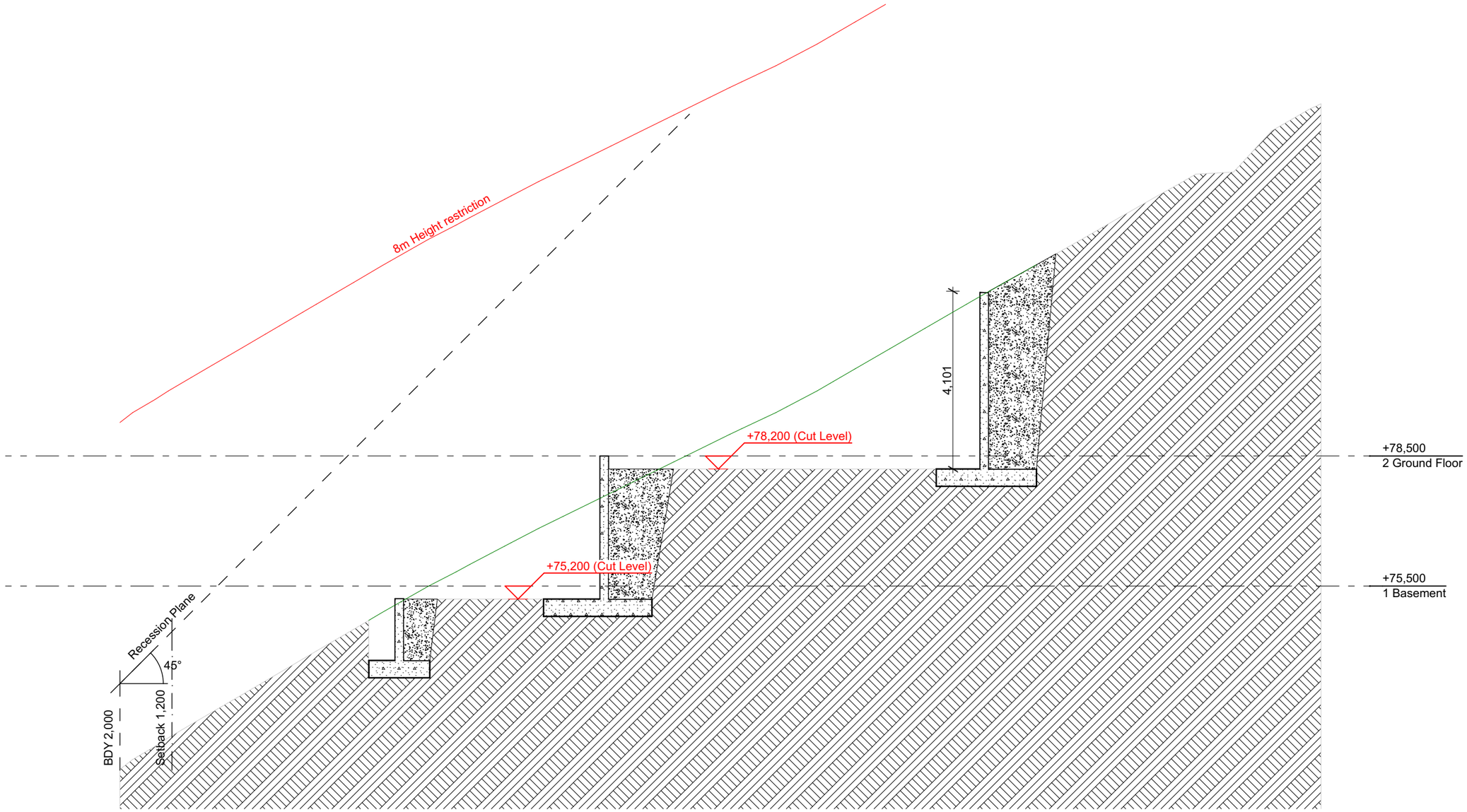
Job Title
Proposed Earthworks and Retaining Walls - Raymond and Alex Jones

Project Location
Lot 1 Tasman Heights, Ahipara

Drawn	KK
Checked	Kyle Kake_ BP130188
Print Date	08/01/2026
Scale @ A3	1:200

Sheet Title
Site Plan

Sheet No.
101



X
103
Site Section
Scale 1:100

MASON STREET
architectural drafting

Kyle Kake
027 567 8808
kyle@masonstreet.co.nz
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Job Title
Proposed Earthworks and Retaining Walls - Raymond and Alex Jones

Project Location
Lot 1 Tasman Heights, Ahipara

Drawn	KK
Checked	Kyle Kake_ BP130188
Print Date	08/01/2026
Scale @ A3	1:50, 1:100

Sheet Title
Site Section X

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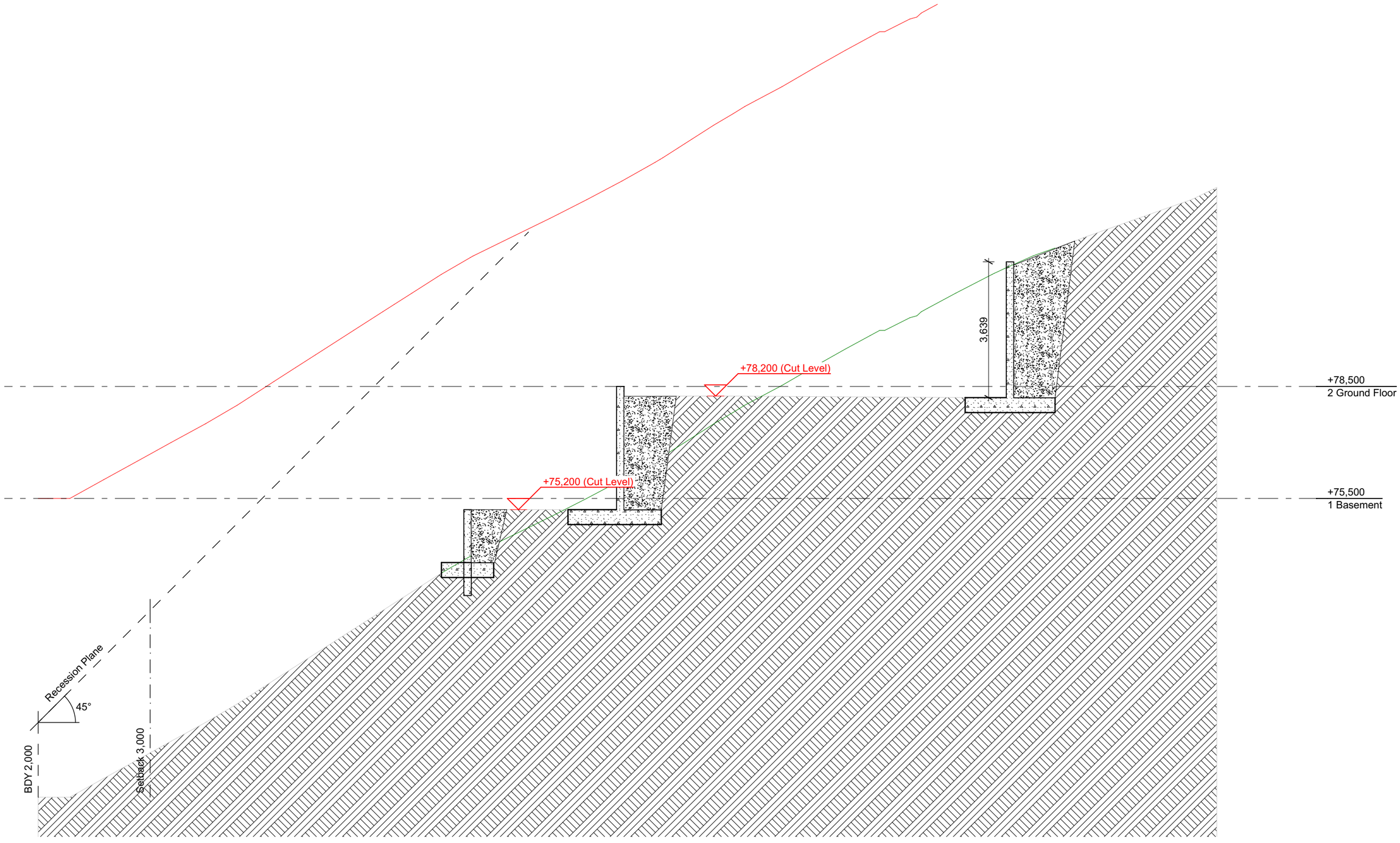

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103

Site Section

Scale 1:100

MASON STREET
architectural drafting

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Job Title
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Project Location
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Drawn	KK
Checked	Kyle Kake_ BP130188
Print Date	08/01/2026
Scale @ A3	1:100

Sheet Title
Site Section Y

Sheet No.
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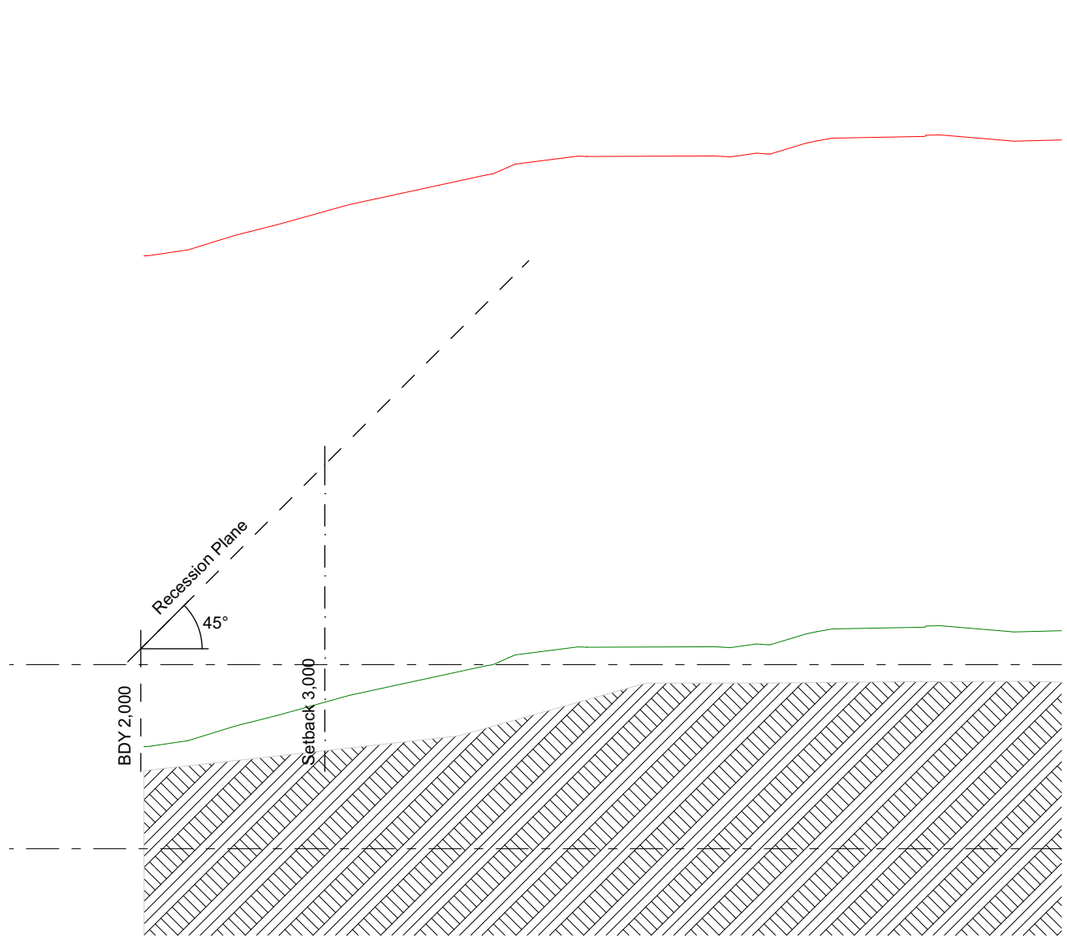

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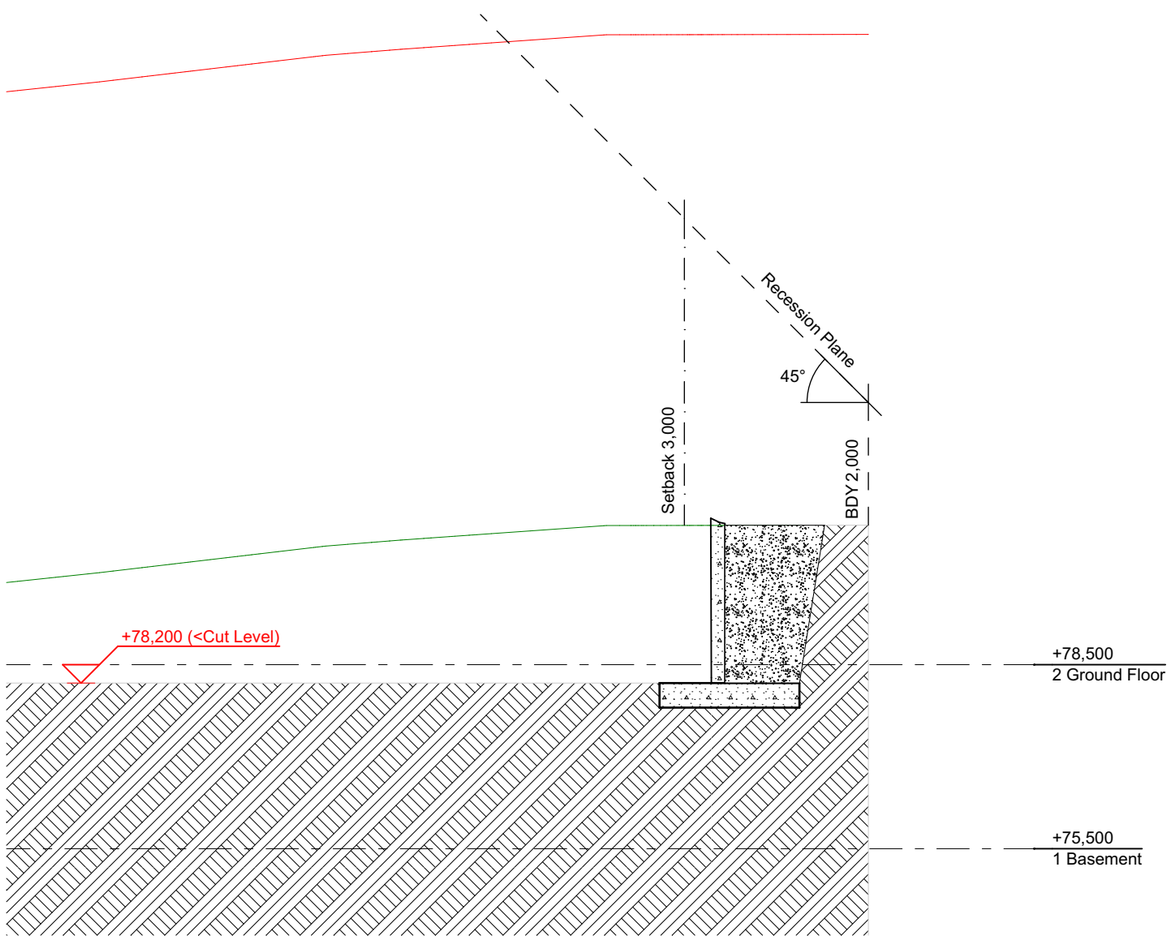

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MASON STREET
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Project Location
Lot 1 Tasman Heights, Ahipara

Drawn	KK
Checked	Kyle Kake_ BP130188
Print Date	08/01/2026
Scale @ A3	1:100

Sheet Title
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Sheet No.
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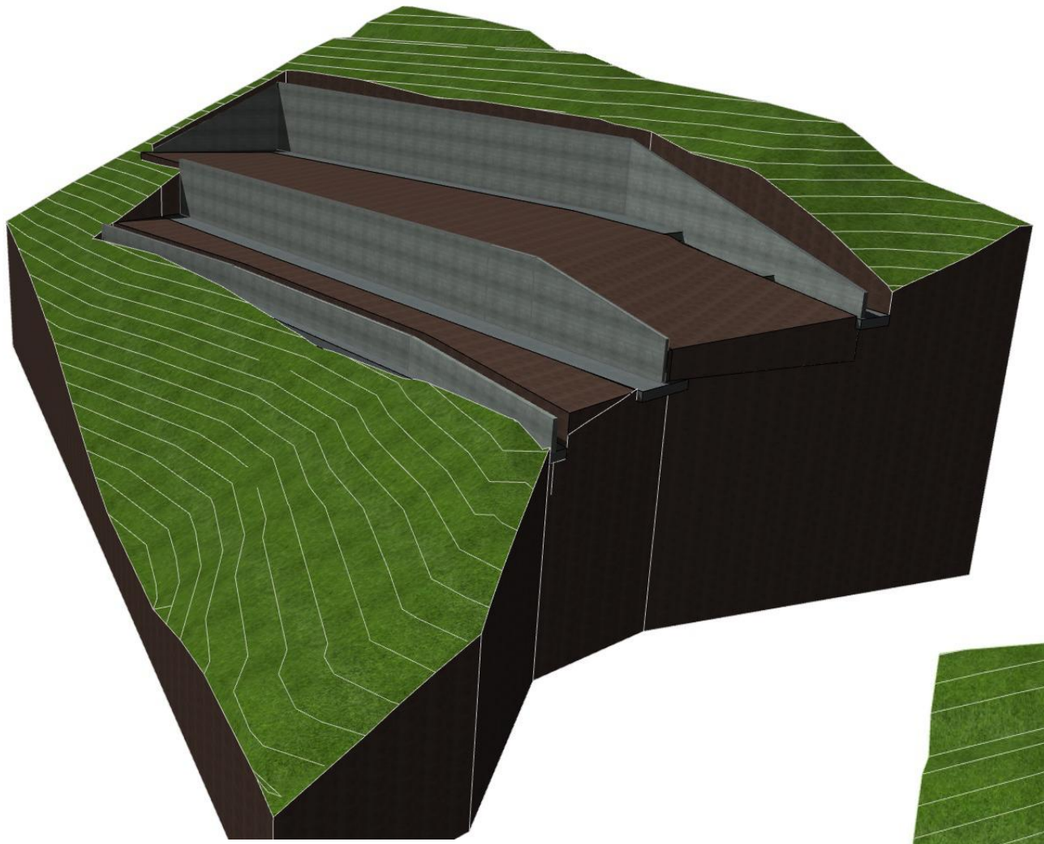

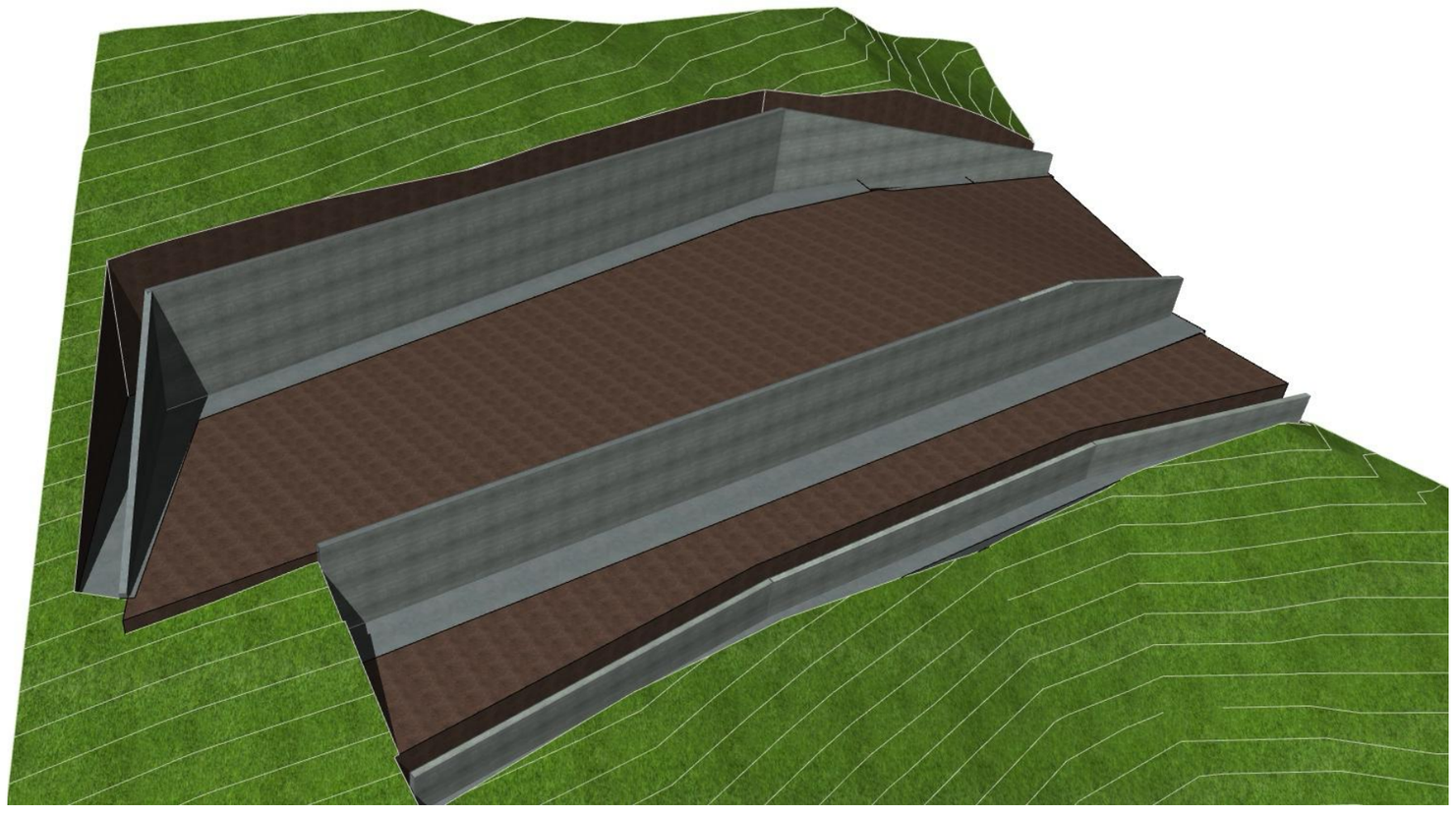

MASON STREET
architectural drafting

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kyle@masonstreet.co.nz
www.masonstreet.co.nz

Job Title
Proposed Earthworks and Retaining Walls - Raymond and Alex Jones

Project Location
Lot 1 Tasman Heights, Ahipara

Drawn	KK
Checked	Kyle Kake_ BP130188
Print Date	08/01/2026
Scale @ A3	1:100

Sheet Title
Site Cuts 3D

Sheet No.
701

Far North District Council

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Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING 2060087
The Subdivision of Lot 1 DP 358968
North Auckland Registry

PURSUANT to Section 221 for the purpose 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 is to be registered on the title of the affected allotments.

SCHEDULE

i. Any earthworks on Lots 1, 3 & 4 within the subdivision which exceeds 50 cubic metres in total, or exceeds a 1.0 metre high cut and/or fill face, shall only be commenced with the written approval of the Council. Such approval may require the submission to the Council of technical/ professional plans and/or advice as to the works required and their suitability. Such requirement herein is to be, where applicable, in addition to the provisions of Council's General Bylaws.

ii. All earthworks undertaken on Lots 1, 3 & 4 are to be supervised by a Chartered Professional Engineer (CPEng), engaged by the consent holder. The Council is to be advised in writing of the appointment of the Engineer, be notified when the work is to commence, and also when it has been completed.

iii. The owners of Lots 1, 3 and 4 in conjunction with building work being carried out on these allotments shall implement any recommendations of the stormwater report prepared in accordance with condition 3(b) of Resource Consent 2060087.

SIGNED: P.J. Killalea Pat Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 31st day of October 2007

View Instrument Details

Instrument No	12119694.4
Status	Registered
Date & Time Lodged	24 May 2021 13:26
Lodged By	Scully, Simone Marie
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
886314	North Auckland
886315	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Danielle Meddings as Territorial Authority Representative on 19/03/2021 03:48 PM

***** End of Report *****

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone 0800 920 029
Phone 0[illegible]
Fax 0[illegible]
Email [illegible]
Website [illegible]

Te Kaunihera o Te Tai Tokerau Ki Te Raki

[illegible]

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC-2190306**
Being the Subdivision of Lot 1 DP 374702
North Auckland Registry

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

SCHEDULE

Lots 1 & 2 DP 535628

(i) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

Lot 1 DP 535628

(ii) Earthworks and Building Foundations: No earthworks shall be carried out or building erected on any lot without the prior approval of Council to the specific design for cut and fill batters retaining walls and building foundations, prepared by a chartered professional engineer with geotechnical expertise having regard to the Site Suitability Report prepared by PK Engineering Chartered Professional Engineers, Job No 18-131, dated November 2018 and submitted with RC 2019306

(iii) All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitably qualified Geotechnical engineer. The foundation design details shall be submitted in conjunction with the Building Consent application

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone 0800 920 029
Phone 0[illegible]
Fax 0[illegible]
Email [illegible]
Website www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

[illegible]

(iv) : Peak flow runoff from the future dwelling and associated impermeable surface areas on proposed Lot 1 is to be attenuated back to pre-development levels for a 10% AEP storm event plus an allowance for climate change. Attenuated overflows are to be discharged off site in a controlled manner via existing drainage flow paths. Overland/secondary flow paths are to be unobstructed by the new dwelling, other structures or landscaping.

SIGNED: P J Killalea

Mr Patrick John Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 29th day of October 2020

FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 1980227
The subdivision of
Lot 1 DP 176370 and Lot 3 DP 153426
and Easement over Lot 3 DP 108257
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 is to be registered on the titles of Lots 1 & 2 DP 209497.

SCHEDULE

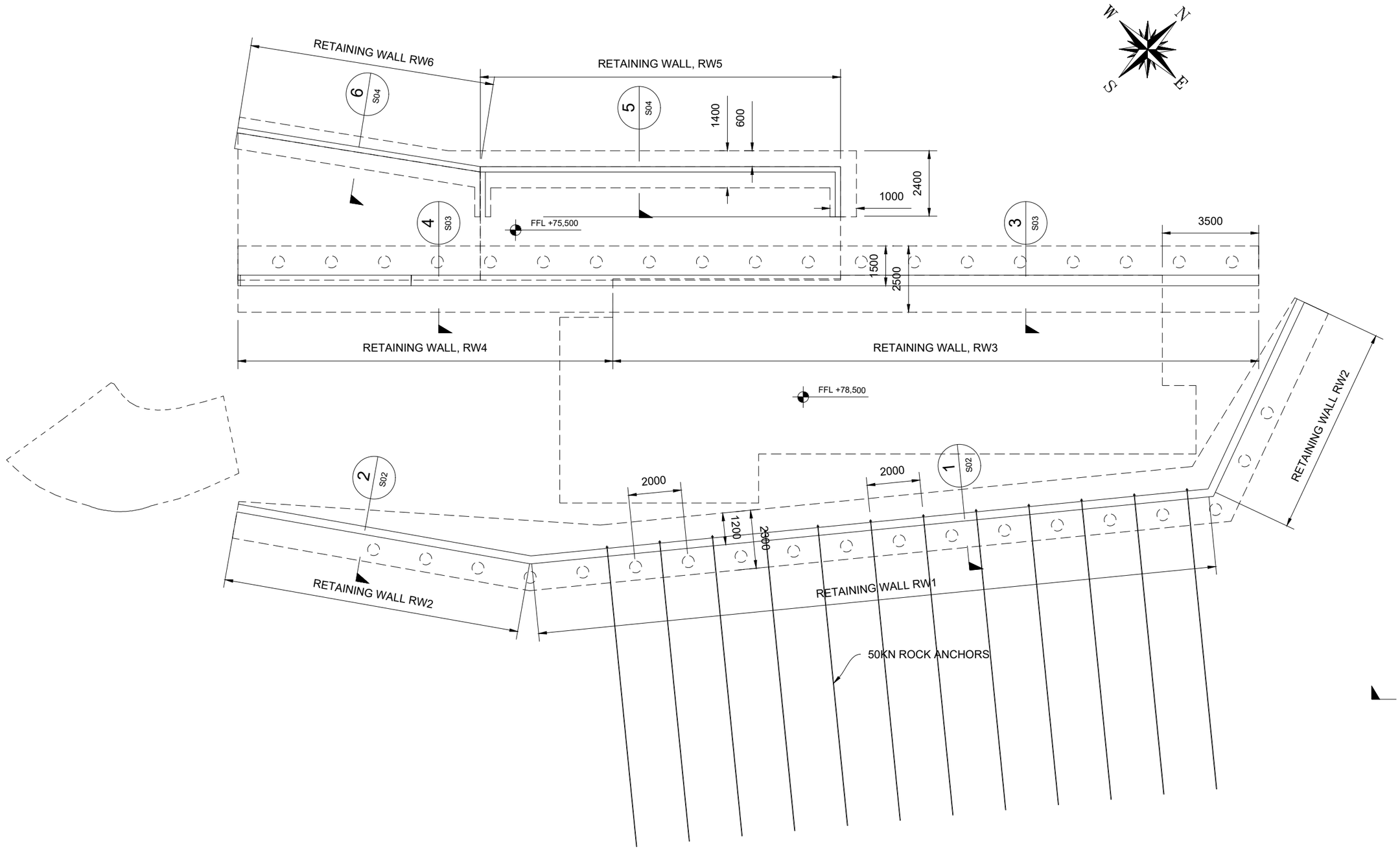
1. No building shall be erected, without the prior approval by council to a building development plan, to be carried out by a suitably qualified engineer. Such a plan is to include a specific foundation design of the building, the amount and finished contour of any earthworks required, the design of any retaining structures, and the intended means of storm water control and disposal during construction.
2. That no building or earthworks outside the specified building envelope on the approved site development plan is permitted without the further consent of council.
3. Provide and establish the landscaping as indicated on the approved site development plan for the respective lots, prior to the issuing of a certificate of compliance for any dwelling on that lot. This landscaping is to be maintained and/or replaced as required in perpetuity thereafter.
4. Any buildings constructed on the lots are to be completed in natural matte colours, to mitigate any significant adverse visual effects on the coastal environment.

SIGNED: _____

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

DATED at **KAIKOHE** this 4th day of February 2003.

RC 1980227
SRM\CERT\3cowie221



T&A STRUCTURES LTD
CHARTERED PROFESSIONAL ENGINEERS
www.tastructures.co.nz info.tastructures@gmail.com

No.	Revisions	Date
1	First issue	28 Nov 2025

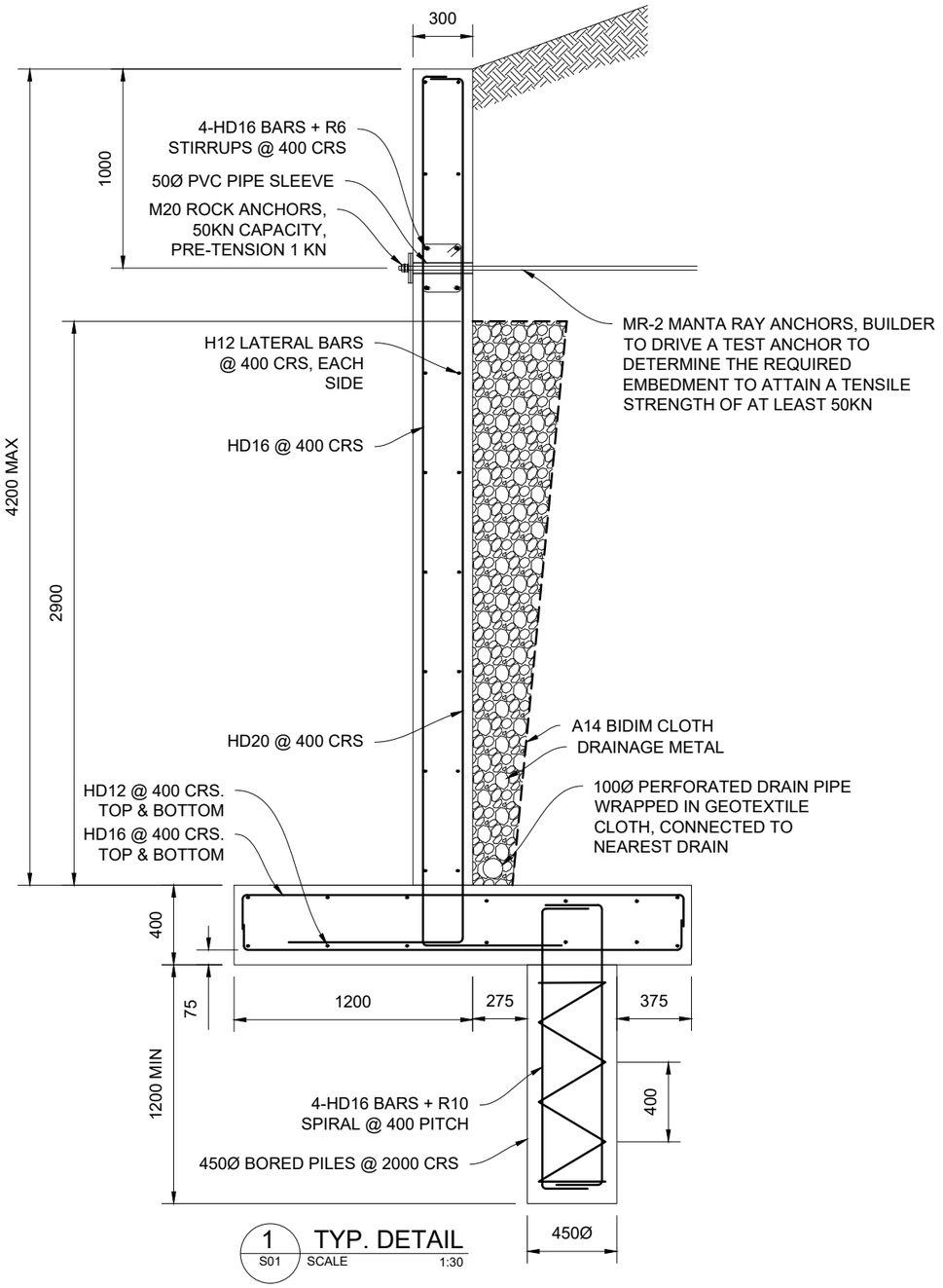
Surveyed	
Designed	
Drawn	
Reviewed	
Approved	

Project
1 TASMAN HEIGHTS, AHIPARA
PROPOSED DWELLING

Sheet Title
FOUNDATION PLAN

Drawing Status	CONSENT
Project No.:	161-FND-25SD
Drawing	S01
Scale	1:150 (A3)
Revision	1

ORIGINAL SIZE mm A3



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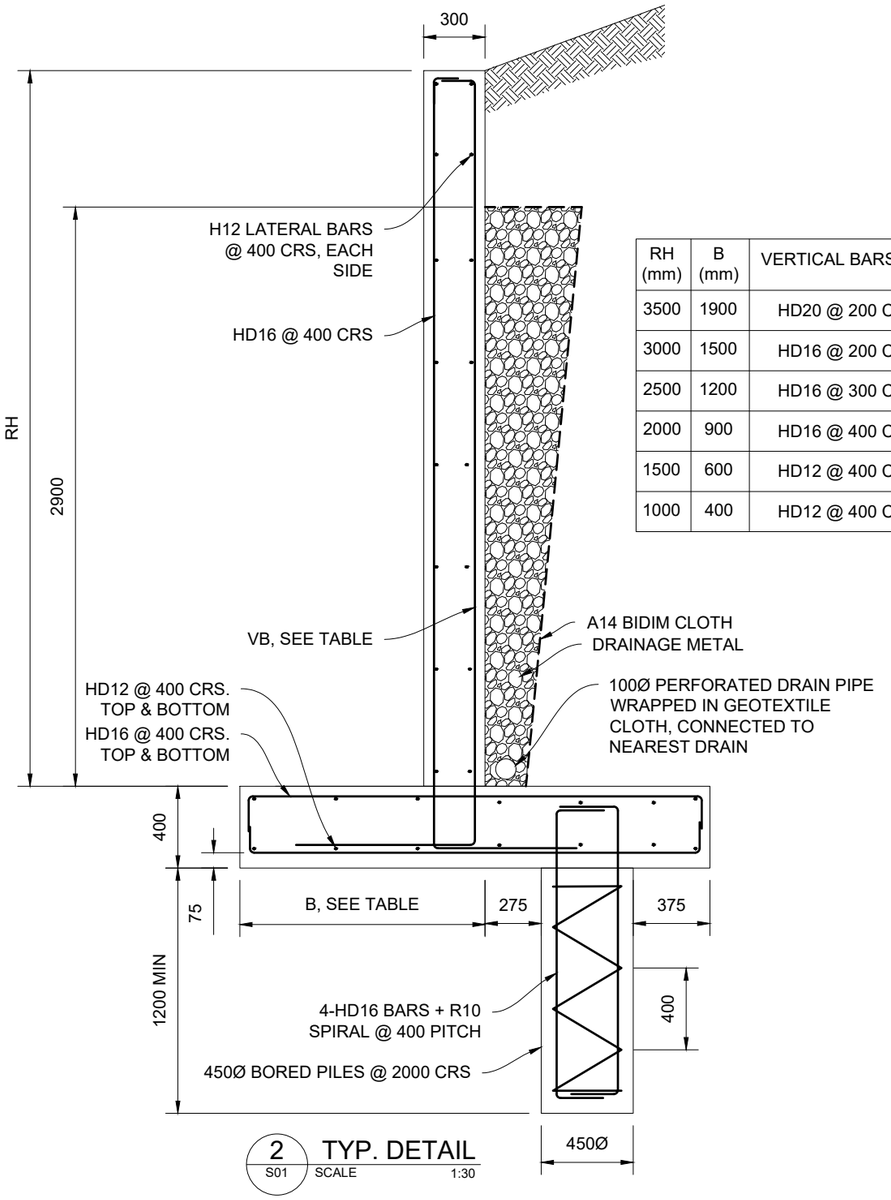

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3000	1500	HD16 @ 200 CRS	YES
2500	1200	HD16 @ 300 CRS	YES
2000	900	HD16 @ 400 CRS	NO
1500	600	HD12 @ 400 CRS	NO
1000	400	HD12 @ 400 CRS	NO

ORIGINAL SIZE mm A3

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www.tastructures.co.nz info.tastructures@gmail.com

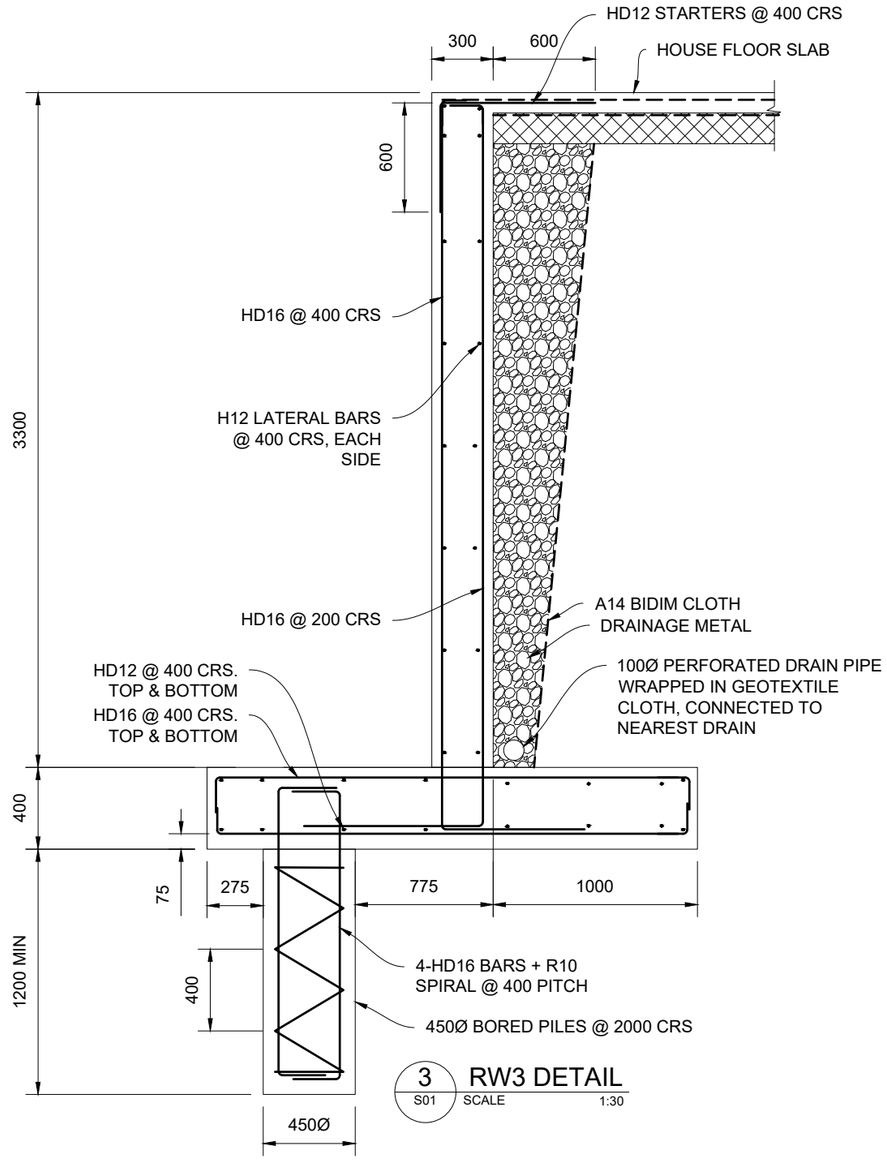
No.	Revisions	Date
1	First issue	28 Nov 2025

Surveyed	
Designed	
Drawn	
Reviewed	
Approved	

Project
1 TASMAN HEIGHTS, AHIPARA
PROPOSED DWELLING

Sheet Title
RETAINING WALL DETAILS

Drawing Status: CONSENT
Project No.: 161-FND-25SD
Drawing: S02
Scale: 1:30 (A3)
Revision: 1



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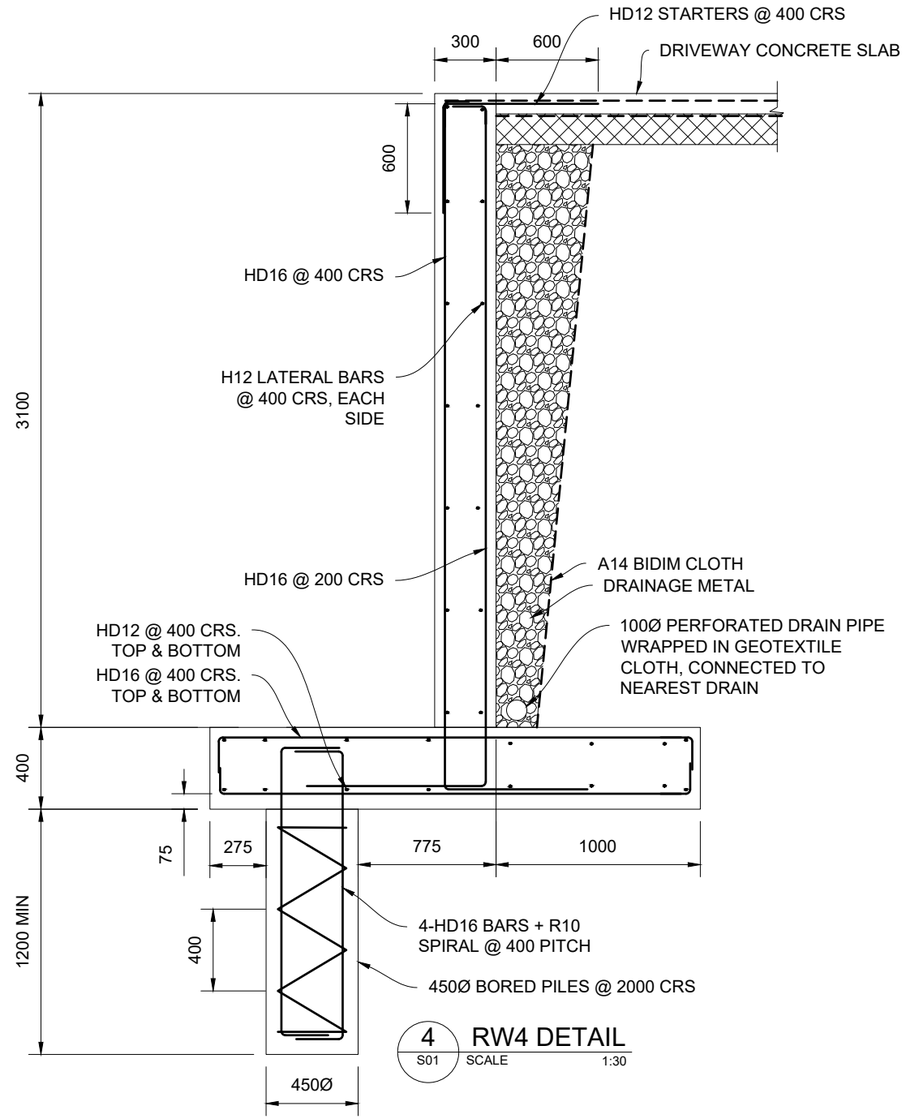

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ORIGINAL SIZE mm A3

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No.	Revisions	Date
1	First issue	28 Nov 2025

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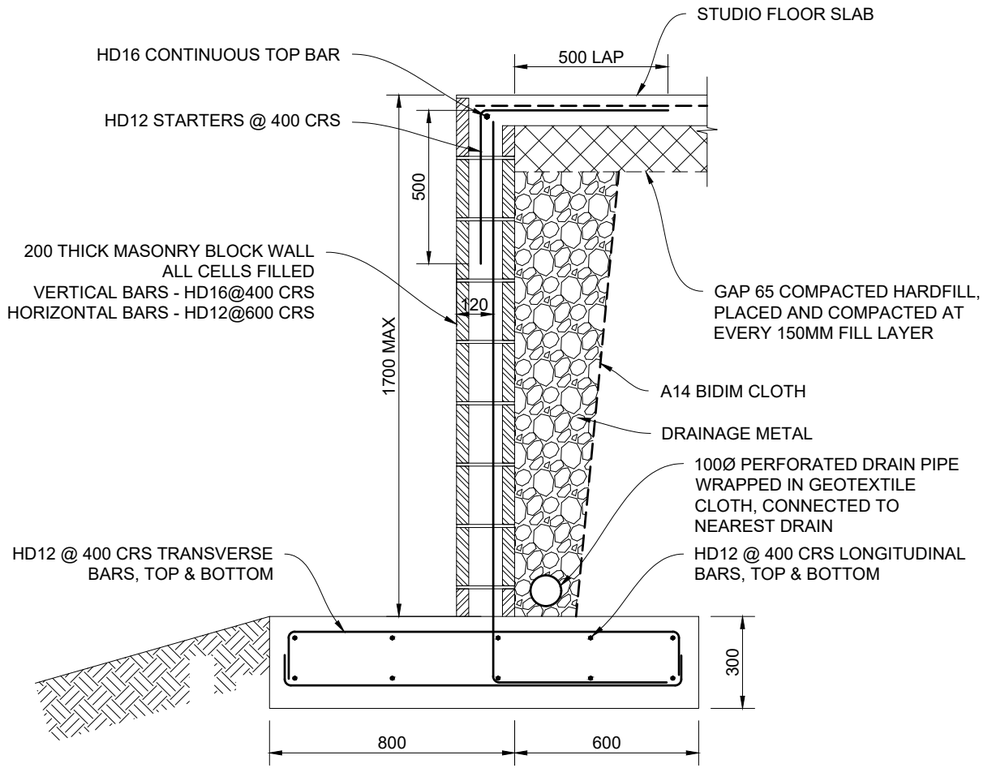
Designed	
Drawn	
Reviewed	
Approved	

Project: 1 TASMAN HEIGHTS, AHIPARA
PROPOSED DWELLING

Sheet Title: RETAINING WALL DETAILS

Drawing Status	CONSENT		
Project No.:	161-FND-25SD	Drawing	S02
Scale	1:30 (A3)	Revision	1



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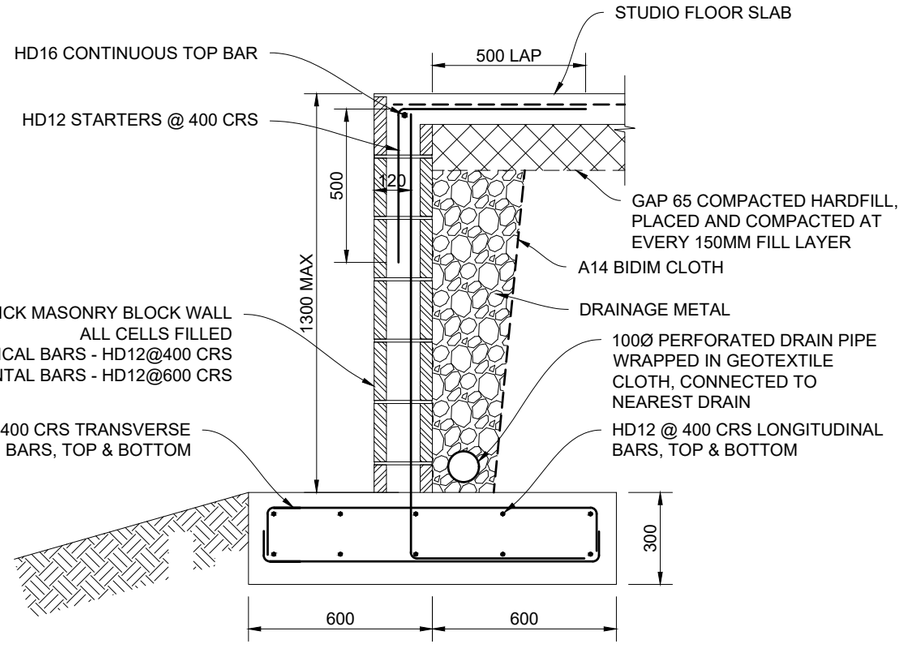

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ORIGINAL SIZE mm A3

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No.	Revisions	Date
1	First issue	28 Nov 2025

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Project
1 TASMAN HEIGHTS, AHIPARA
PROPOSED DWELLING

Sheet Title
RETAINING WALL DETAILS

Drawing Status: CONSENT
Project No.: 161-FND-25SD
Drawing: S04
Scale: 1:20 (A3)
Revision: 1

LDE
engineers • scientists

Fish and Alex Jones

GEOTECHNICAL REPORT FOR PROPOSED NEW DWELLING

Lot 1 Tasman Heights, Ahipara

Project Reference: 29504
17 October 2025

Document Control

Version	Date	Issued For / Comments
0	17/10/2025	Issued for Consent
		Choose an item.

Prepared By	Authorised By
Brad Leslie Geotechnical Engineer *BE, EMEngNZ*	**Gareth Harding** Chartered Professional Engineer (Geotech) *CPEng, IntPE(NZ), BE, BSc, CMEngNZ*

CONTENTS

1 Executive Summary

Based on the investigation and appraisal of the site reported herein, the proposed building development has been assessed as stable and is generally considered to be suitable for conventional construction in accordance with the relevant codes of practice.

The most significant geotechnical hazard present at the site is the slope stability, this has been assessed in Section 5.4 with stabilisation measures outlined in Section 5.4.5.

All other geotechnical hazards at the site have been assessed as either not present or of acceptable risk provided that the various mitigation measures and good practice recommendations made in this report are adopted.

A summary Table outlining key considerations of this report is provided below. This summary table should not be relied on solely. The report and its appendices should be read in its entirety.

Table 1 – Key considerations of reporting

Key Consideration	Commentary
Mapped Hazards	*No mapped hazards for the site.*
Site Geology & Natural Soils	*Undifferentiated Tangihua Complex in Northland Allochthon.*
Groundwater	*Groundwater not encountered.*
Seismic Site Class	*Class B.*
Liquefaction	*Not susceptible.*
Slope Stability	*Assessed as stable.*
Compressible Soils	*Beneath the topsoil no soft or compressible soils were encountered.*
Expansive Soils	*Class H (Highly Expansive).*
Existing Fill	*No existing fill was identified on site.*
Earthworks	*Cuts of up to 3.5m.*
Foundations	*Shallow pile and concrete slab foundations.*
Bearing Capacity	*>300kPa GUBC*
Retaining	*Proposed in-situ poured concrete panel retaining wall at the rear of the building platform.*
Drawing Review Prior To Consent Lodgment	*Required*
Building Act (Section 71)	*No geotechnical hazards were identified effecting the proposed development that cannot be reasonably addressed by typical engineering design and construction.*

2 INTRODUCTION

LDE Ltd has been engaged by Fish and Alex Jones to undertake a geotechnical assessment for a proposed building development at Lot 1 DP 535628, Tasman Heights, Ahipara. A new two-storey dwelling and two retaining walls are proposed for the site. The proposed scheme plan is shown below and attached as Appendix A.

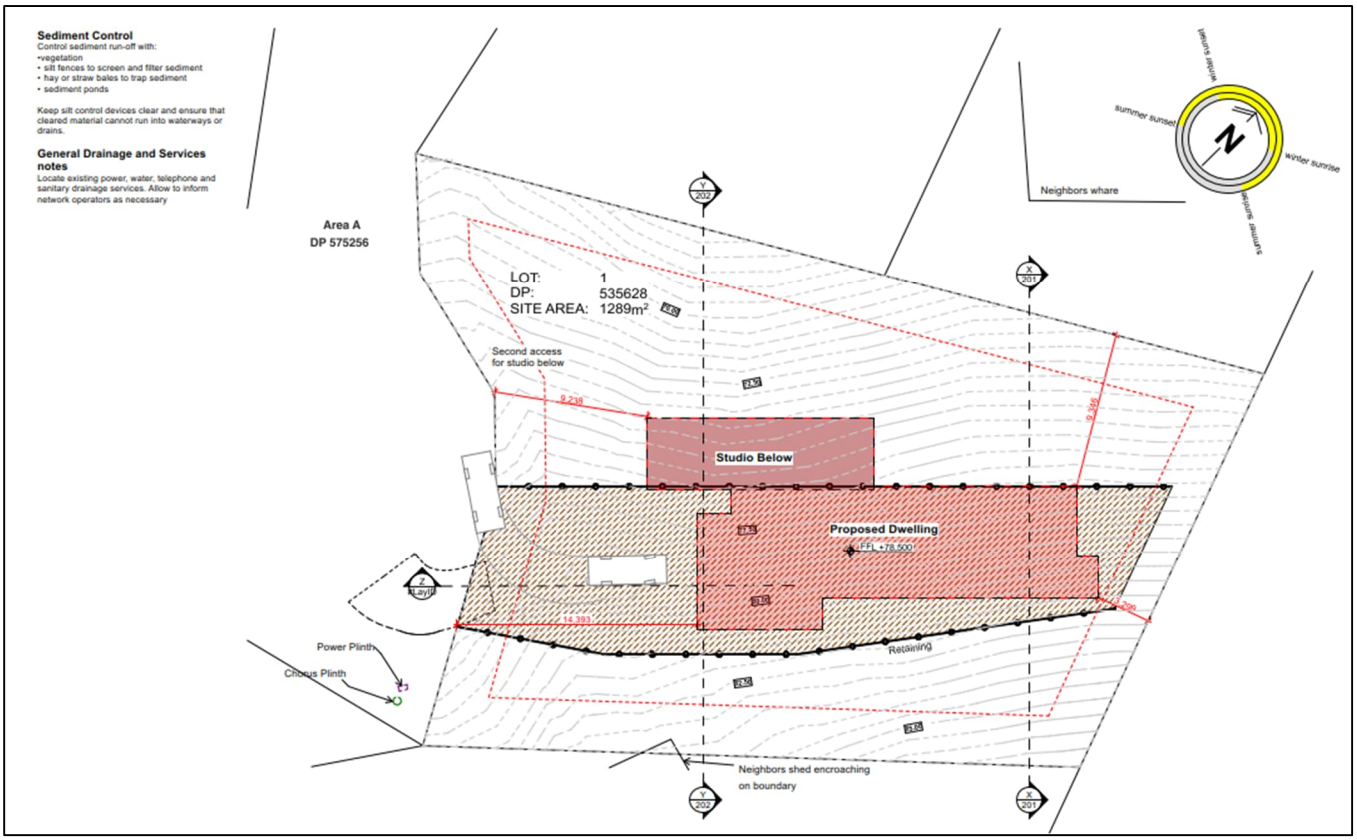


Figure 1: Excerpt from Mason Street Architectural Drafting plans, dated 18/07/2025

The purpose of the investigation was to determine the geotechnical suitability of the site for the proposed development in accordance with Far North District Council (FNDC) Engineering Standards (2023). The scope of our assessment included consideration of any existing or potential geotechnical hazards at locations of the new building, consideration of engineering requirements for residential construction.

2.1 Proposed Development

The proposed development consists of a 3.5m high in-situ poured concrete panel retaining wall at the rear of the building platform and a 171.2m^2 dwelling with an attached 52.5m^2 garage. The development is proposed to utilise both concrete slab and pile foundations.

3 DESKTOP STUDY

3.1 Site Description

The site is located approximately 12.8km southwest of Kaitaia and is mapped as a Lifestyle-Single Unit by the FNDC GIS maps. The property is approximately 0.13ha and irregular in shape with a shared accessway off Tasman Heights.

The property slopes towards the northwest and is predominantly in covered bush and mature trees. Exposed bedrock is visible at the ground surface in multiple locations across the site and fresh basalt can be observed in the road cutting located approximately 200m down slope of the site.

3.2 Hazard Mapping

A review of the NRC and FNDC hazard maps has identified there are no mapped hazards for the site.

3.3 Historical Aerial Imagery

A review of historical and recent aerial imagery has been undertaken, with images sourced from Retrolens[1] and Google Earth. The site appears to have remained in a similar condition from 1940 to the present, with no evidence of site disturbance or changes in land use.

3.4 Geological Mapping

The 1:250,000 geological map of the region[2] shows the site as being underlain by Undifferentiated Tangihua Complex in Northland Allochthon which is generally described as *"Basalt and pillow basalt, with subvolcanic intrusive. Local greenschist metamorphism; extensive zeolitisation."*. This is consistent with materials encountered during hand testing

[1] Retrolens – Historical Imagery Resource. https://retrolens.co.nz/map/. Imagery licensed by LINZ CC-BY 3.0.
[2] Edbrooke, S.W.; Brook, F.J. (compilers) 2009: Geology of the Whangarei area: scale 1:250 000. Lower Hutt: GNS Science. Institute of Geological & Nuclear Sciences 1:250,000 geological map 2. 68 p. + 1 folded map

Figure 2: Geological Map of Area

4 Ground Conditions

4.1 Subsurface Investigations

Our investigation of the site included the following work:

- Four 50mm hand augered boreholes (HA01 to HA04) put down to a target depth of 5m or refusal. Measurements of the undrained shear strength were taken at 200mm intervals within cohesive soils encountered down through the boreholes using a calibrated shear vane.
- Four supplementary Scala penetrometer tests put down from the base of HA01, HA02, HA03 and HA04. Results are shown on the corresponding borehole logs.

The locations of the subsurface investigations are on the Geotechnical Investigation Plan in Appendix B. Logs of the boreholes and penetrometer tests are presented in Appendix C.

The field work was completed in September 2025.

4.2 Subsurface Conditions

Topsoil was encountered at the surface at each test site to a depth of 100 to 300mm, comprising dry to moist, slightly organic silt.

Residual soil was encountered below topsoil, comprising very stiff, highly plastic, gravely and silt mixes. Shear strengths through this unit were typically >130kPa or unable to penetrate.

Basalt was encountered beneath the residual soil form depth ranging between 0.9m and 1.2m. When this material was encountered the auger was unable to penetrate.

Scala penetrometer testing from the base of HA02 to HA04 resulted in immediate refusal with 20 blows/50mm, while testing from the base of HA01 resulted in 3-9 blows/50mm to depth of 1.5m where refusal then occurred.

4.3 Soil Moisture Profile and Groundwater Conditions

The soils beneath the building site were moist from the ground surface to the base of the boreholes.

Groundwater was not encountered in any of the boreholes, however we expect the permanent groundwater table to lie some 10m to 20m below the surface of the subject site based on the elevation of the hill relative to the surrounding watercourses.

The moisture content of the near surface soils is expected to be higher during the winter months or extended periods of wet weather resulting in their saturation at times. The extent of the wetting front will be dependent on the duration of the period of rainfall, but may extend down some 0.5m of the surface. Similarly, the groundwater table is expected to rise some 1m to 2m during extended periods of wet weather. Complete saturation of the slope is unlikely to occur.

5 Natural Hazards and Ground Deformation Potential

5.1 Definition and Legislation

This section summarises our assessment of the natural hazards within the property as broadly required by Section 106 of the Resource Management Act (1991 and subsequent amendments) and including geotechnical hazards given Section 71(3) of the Building Act (2004). This includes erosion, inundation, subsidence, and slippage.

This section also includes our assessment of ground beneath the building site which is outside the definition of “Good Ground” as defined by NZS3604 (2011) “Timber Framed Buildings”.

5.2 Earthquake Hazards

5.2.1 Seismic Actions

In accordance with the NZ Building Code and NZS1170.5 (2004) a proposed residential dwelling is considered Importance Level Two (IL2) with a design working life of 50 years.

- The Serviceability Limit State (SLS) design earthquake has an annual exceedance probability of 1/25.
- The Ultimate Limit State (ULS) design earthquake has an annual exceedance probability of 1/500.

Ground motions adopted in accordance with MBIE/NZGS Module 1 (2021) for geotechnical design are summarised in Table 2.

Table 2: Summary of adopted seismic parameters.

Seismic Parameters	SLS	ULS
Horizontal Peak Ground Accelerations (PGA), g	0.03	0.19
Effective magnitude, Mw	5.8	6.5

5.2.2 Seismic Subsoil Category

Based on the consistency and depth of soils found in our investigation, we consider that the site is a Class B Rock site as defined by NZS 1170.5 (2004) “Structural Design Actions: Part 5: Earthquake actions – New Zealand”.

This assessment is further based on section 3.1.3.3 of 1170.5 as site cannot be classified as class A ‘strong rock’ due to the average shear velocity in the upper 30m being <1500m/s[3] and does not exceed maximum soil depth of 3m. This can be reassessed by site specific investigations beyond the depths undertaken for this report, and/ or site-specific shear wave velocity testing.

5.3 Liquefaction

As the site is located on an elevated ridge landform with residual clay soils underlain by bedrock materials, the geomorphic and engineering geological setting of the site does not meet the criteria for the build-up of pore water pressures and the development of potential liquefaction conditions. Therefore, the site is not considered to be at risk of liquefaction induced settlement or lateral spreading in response to earthquake shaking.

[3] https://quakecoresoft.canterbury.ac.nz/vs30/

5.4 Slope Instability

5.4.1 Qualitative Assessment

A walkover of the site and review of aerial imagery identified the site is located on a steep northwest grading slope. The slope has a maximum angle of approximately 35°. Multiple basalt rock outcrops were identified across the site, and no signs of historic instability were observed.

5.4.2 Assessment Methodology

The stability of the site has been assessed based on the geomorphology of the surrounding slopes and assessment of a cross section developed of the underlying engineering geology in the Rocscience computer programme Slide2.

Soil parameters for the analyses were determined based on testing completed at the proposed building platform and our previous experience in similar jobs in the local area.

The design groundwater cases reviewed for the purpose of this report are the long-term groundwater condition (expected normal winter groundwater condition), extreme ground groundwater condition (combination of long-term groundwater condition coupled with a wetting front due to a high intensity rain event).

Seismic loads utilised to assess the potential for instability relating from seismic events have been based MBIE guidelines with a ULS event peak ground acceleration of 0.19g utilised for all seismic scenarios.

The location of the cross section is shown on the investigation plan in Appendix B and printouts of the stability analyses are attached to this report in Appendix D.

5.4.3 Stability Assessment

The location of the cross section represents the steepest section along the slope in question as well as the location of the largest proposed cuts. This provides the most conservative result during analysis as it is the most likely to fail.

Regarding extreme wetting, we assume that the residual soil only becomes saturated nearer the base of the slope. This assumption is based on the steepness of the terrain, which causes water to runoff rather than infiltrate. Prior to making this assumption, the model predicted catastrophic failure across the entire slope. However, on-site observations have shown that during extreme rainfall events, such as Cyclone Gabrielle this did not occur.

Groundwater levels are assumed to be between 0m and 2.8m bgl.

Seismic loading is assumed to have an acceleration of 0.19g

Table 3: Soil parameters for slide analyses

Layer/Lithology	Depth to top of layer (m)	Unit Weight (kN/m^3)	Cohesion (kPa)	Phi (deg)
Residual Soil	0	18	5	30
HW Basalt	0-1.4	18	10	35
MW to SW Basalt	0-2.4	20	15	40

5.4.3.1 Sensitivity Analyses Undertaken

A sensitivity analysis was conducted during the analysis of the existing slope to identify a realistic extreme wetting scenario. This process involved systematically varying the extent of the wetting front until the model accurately represented on site observations.

Further sensitivity analyses were undertaken on the on the proposed development scenario to determine the required shear strength for the proposed retaining wall at the rear of the building platform.

Each of these scenarios were run using both circular and non-circular analysis models.

5.4.4 Results of Stability Assessment

It is generally considered appropriate for residential construction to achieve the below Factors of Safety for each of the above scenarios.

Table 4: Generally accepted Factor of Safety for analyses types

Analyses	Minimum Factor of Safety required	Actual FoS results
Long-term Groundwater	1.5	1.508
Extreme Groundwater	1.3	1.398
Seismic Loading	1.1	1.115

The results from the Long-term groundwater, Extreme groundwater and the Seismic Loading analyses show that these cases meet the minimum Factor of Safety (FoS) which are 1.5, 1.3 and 1.1, however a retaining wall with a shear strength of 20kN/m is required to retain the proposed cut.

5.4.5 Stability Improvement

A retaining wall with a minimum shear capacity of 20kN/m is required at the rear of the building platform to provide adequate stability for the slope.

5.5 Compressible Ground and Consolidation Settlement

Soft and potentially compressible soil was encountered in testing at the subject site in the form of topsoil. This material will either need to be removed and replaced with an engineered fill or piled through to a layer of suitable bearing capacity to ensure excessive settlement does not result in damage to the building over its design lifetime.

5.6 Ground Shrinkage and Swelling Potential

Plastic soils can be subject to shrinkage and swelling due to soil moisture content variations which can result in apparent heaving and settlement of buildings, particularly between seasons. The magnitude of movement is a function of the reactivity of the clay minerals and the amount of clay as a fraction near surface soils. These factors are in turn associated with geological origin and the degree and nature of in-situ weathering.

The near surface soils at the site were found to be highly plastic and predominantly clay. Based on our experience and past laboratory testing in similar geological conditions, we expect that the soils are moderately to highly expansive. The sites are therefore outside the definition of 'Good Ground' as defined in NZS3604 (2011).

Without further site specific laboratory testing to classify the soils, we recommended that design of concrete slab foundations assume Class H (highly reactive) in accordance with the New Zealand Building Code (NZBC). Specific recommendations for foundation design are given in Section 6 below.

5.7 Conclusions

From our assessment of the natural hazard and ground deformation risks presented to the proposed development we consider that the site is suitable for development, provided that the recommendations given in Section 6 are adopted.

6 Engineering Recommendations

6.1 Site Preparation and Earthworks

Based on the architectural plans provided by Mason Street Architectural Drafting, cuts of up to 3.5m may be required to form a level building platform.

Excess soil should be removed from the site.

6.1.1 Cuts

The rear of platform should be cut to a batter slope no steeper than 1V:0.5H withing the basalt rock and 1V:2H within the residual soil for a maximum height of 3.5m or otherwise supported by an engineered retaining wall in accordance with the recommendations given below.

6.1.2 Fills

Only minor filling (<200mm) should be required to form a level building platform

6.1.3 Fill Specification

All fill forming part of the building platform needs to be placed in a controlled manner to an engineering specification that follows the general methodology given in NZS 4431 (2022) “Engineered Fill Construction for Lightweight Structures”. This includes the design, inspection and certification of the fill by a Chartered Professional Engineer or Professional Engineering Geologist. This will be particularly important to enable the building proposed for the site to be able to be constructed in accordance with NZS3604 (2011) “Timber Framed Buildings”.

The following specification is recommended:

1. All topsoil and unsuitable materials, including low strength ground, uncontrolled fill, rubbish etc shall be stripped from the footprint area of the fill.
1. Where fill is placed on subgrade slopes steeper than 1V:5H the subgrade shall be benched. Fill should not be placed on slopes steeper than 1V:3H without specific assessment.
2. The fill footprint area shall be inspected by the certifying engineer’s representative prior to the placement of fill.
3. The fill shall comprise of crushed granular material compacted in layers not exceeding 200mm loose thickness. The fill shall be compacted to achieve the minimum strengths provided in Table 1 below.
4. The compacted fill should be inspected by a suitably experienced geotechnical engineer or engineering geologist prior to constructing the foundations. The testing frequency and specification should be confirmed with the contractor prior to commencing work.

Table 5: Recommended Fill Compaction Criteria

Clegg Impact Value (CIV) – for compacted gravels		
	No Value Less Than	25

Provision should be made to ensure that the earthworks are conducted with due respect for the weather, particularly due to the low permeability of the underlying ground. The fill should not be placed on to wet ground, especially if ponded water is present.

The engineered fill should extend a minimum of 1m beyond the edge of the building footprint or the depth of the fill outside the footprint if this exceeds 1m, whichever is greatest.

6.1.4 Retaining Walls

A 3.5m high in-situ poured concrete panel retaining wall is proposed at the rear of the building platform.

The following recommendations are provided to assist with the engineering design of retaining walls:

1. The effective strength parameters of 30° friction angle, 0kPa cohesion, and unit weight of 18kN/m^3 should be used in the wall design. An undrained shear strength of 100kPa can be assumed for lateral restraint and a geotechnical ultimate bearing capacity of > 300kPa is available from beneath the topsoil.
2. Allowances should be made for sloping ground above and below the walls.
3. A 12kPa vehicle surcharge should be allowed for upslope of walls where vehicle access is possible.
4. Allowances should be made for building loads upslope of the wall
5. Enhanced behind wall drainage is required. The excavation for the drainage unit should be lined in a non-woven geotextile (filter cloth) prior to placement of the drainage metal to minimise the potential for siltation. A 100mm diameter slotted drainage coil surrounded with at least 50mm of drainage metal should be placed at the base of the drainage unit. Drainage metal should comprise clean 7mm to 40mm angular durable gravel (drainage metal) which should extend up to 70% of the wall height. The top of the drainage unit should be wrapped in filter cloth.
6. Low permeability soil should be placed into the top of the excavation above the drainage unit. The soil should be compacted in layers not exceeding 200mm using a small compactor (e.g. “wacker packer”) to achieve a minimum strength of 1 blow per 50mm using a Scala penetrometer or 80kPa using a hand held shear vane.
7. The drainage coils should be connected to the stormwater system for the development.

It is important that adequate behind wall drainage is installed, and as such the drainage unit should be inspected by LDE Ltd prior to its backfilling.

6.1.5 Site Contouring and Topsoiling

As soon as possible, all final cut-slopes and fill slopes should be covered with topsoil a minimum of 0.10m thick to prevent the ground from drying out readily resulting in the development of cracks. This is particularly important for the fill materials that are particular to this site due to their high reactivity (shrink – swell behaviour).

The finished ground level should be graded so that water cannot pond against, beneath or around the building and retaining walls for the economic life of structure. To achieve this it will be important that the building platform beneath the topsoil grades away from the site.

Contouring should avoid the potential for concentration and discharge of surface water over point locations which could result in soil erosion or instability.

6.2 Foundation Design and Construction Recommendations

Based on our investigation and appraisal of the building site, we consider that the proposed conventional shallow pile, concrete slab-on-grade, or raft-slab foundations will be suitable for the sites. Ground with a geotechnical ultimate bearing capacity (GUBC) of 300kPa is expected to be available from beneath topsoil at the site.

Due to the presence of expansive soils, the site is not considered 'Good Ground" as defined in NZS3604 (2011).

Shallow pile foundations designed in accordance with NZS3604 (2011) are expected to be suitable, provided that all footings are deepened to a minimum of three times the pile diameter into rock.

Conventional slab-on-grade foundations may be adopted without specific design in accordance with B1/AS1 Section 3.2: 'Slab-on-ground on expansive soils', for site Class H (highly expansive).

Raft-slab foundations are expected to be suitable for the site, subject to specific design in accordance with AS2870 (2011) and the recommendations of BRANZ Study Report 120A. Design should assume Class H (highly reactive) from the NZBC and a 500 year design characteristic surface movement return (y_s) of 78mm.

The final foundation drawings should be reviewed by LDE Ltd prior to submission for building consent to determine if the proposed structure and foundation are suitable for the ground conditions and meet the recommendations and assumptions of this report.

7 Site Verification

It should be noted that the Building Consent Authority (BCA) frequently requires Producer Statement-Construction Review (PS4) to be submitted to the BCA in order for Code of Compliance Certification (CCC) to be issued. A PS4 is usually required for the geotechnical specialist area. The requirement for a consultant to issue a PS4-geotechnical may or will likely appear as a condition in the Building Consent documents.

It is the Consent Holders responsibility to notify LDE Ltd. for geotechnical constructions and testing required for subsequent issue of a PS4. Retrospective inspection of completed or partially completed geotechnical work is not possible and a PS4 cannot be issued without all the required inspections.

It is the Client's responsibility to ensure that any inspections that are required during construction are notified to us and that we are requested to carry out those inspections with adequate prior notice (at least 48 hours).

We anticipate the following elements will require inspection by a geotechnical specialist:

i) Soil conditions associated with foundation piles excavation. Specifically, testing of the subgrade soils prior to construction with concrete will be required.

ii) Any permanent batters in proximity to the building site.

iii) Compaction testing and certification of any engineered fill placement beneath foundations

iv) Any retaining structures that require consent

8 Section 72 Statement

Subject to the adoption in full of the recommendations within this report, it is our opinion in terms of section 72 of the building act that;

a) The land is not subject to and is unlikely to be subject to 1 or more natural hazards; and

b) The building work to which an application for a building consent relates will not accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or on any other property.

9 Limitations

This report should be read and reproduced in its entirety including the limitations to understand the context of the opinions and recommendations given.

This report has been prepared exclusively for Fish and Alex Jones in accordance with the brief given to us or the agreed scope and they will be deemed the exclusive owner on full and final payment of the invoice. Information, opinions, and recommendations contained within this report can only be used for the purposes with which it was intended. LDE accepts no liability or responsibility whatsoever for any use or reliance on the report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities, and for purposes beyond those for which it was intended.

This report was prepared in general accordance with current standards, codes and best practice at the time of this report. These may be subject to change.

Opinions given in this report are based on visual methods and subsurface investigations at discrete locations designed to the constraints of the project scope to provide the best assessment of the environment. It must be appreciated that the nature and continuity of the subsurface materials between these locations are inferred and that actual conditions could vary from that described herein. We should be contacted immediately if the conditions are found to differ from those described in this report.

Cuts into the slopes and fills onto the slopes both above and below the site can significantly jeopardise its stability, unless an appropriate measures put in place to restore the stability of the slope. Accordingly, we should be contacted prior to commencing any earthworks within the slopes to assess how this may affect the subject development.

The wall design is based on the ground conditions and ground profiles at the time of design. Changes to the surface profile and design use could have detrimental consequences to the stability of the wall. We should be contacted immediately if there are any changes eventuating or proposed to the ground immediately behind or below the wall. This includes the incidence of landslippage below the wall, the stockpiling of material behind the wall, or changes in the use of the wall (e.g. to support a building or vehicles).

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor’s methods, construction sequencing or procedures. LDE Ltd can provide geotechnical recommendations during construction, upon request.

APPENDIX A

ARCHITECTURAL DRAWINGS

Sediment Control

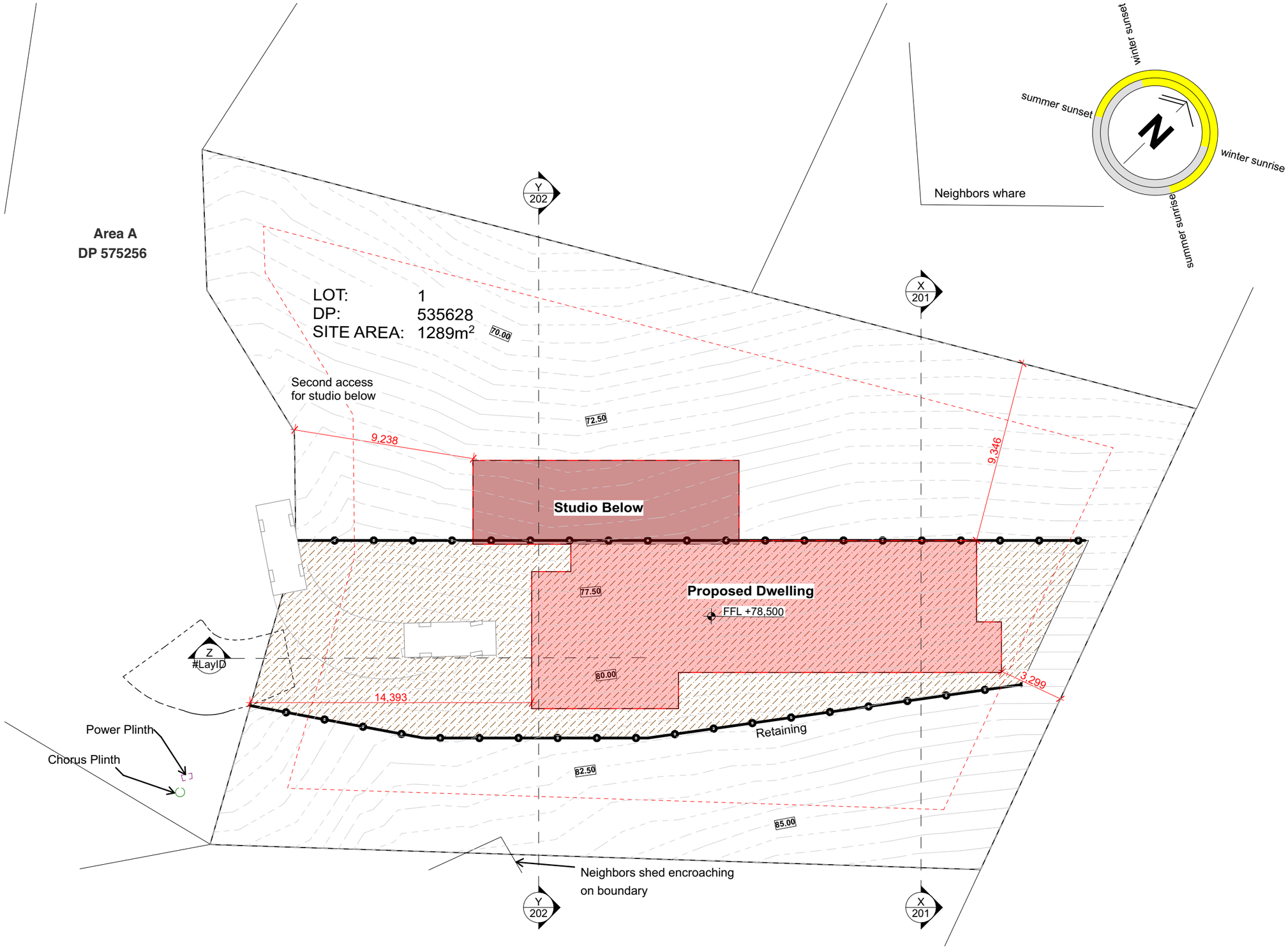
Control sediment run-off with:
•vegetation
• silt fences to screen and filter sediment
• hay or straw bales to trap sediment
• sediment ponds

Keep silt control devices clear and ensure that cleared material cannot run into waterways or drains.

General Drainage and Services notes

Locate existing power, water, telephone and sanitary drainage services. Allow to inform network operators as necessary

Area A
DP 575256



MASON STREET
architectural drafting

Kyle Kake
027 567 8808
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www.masonstreet.co.nz

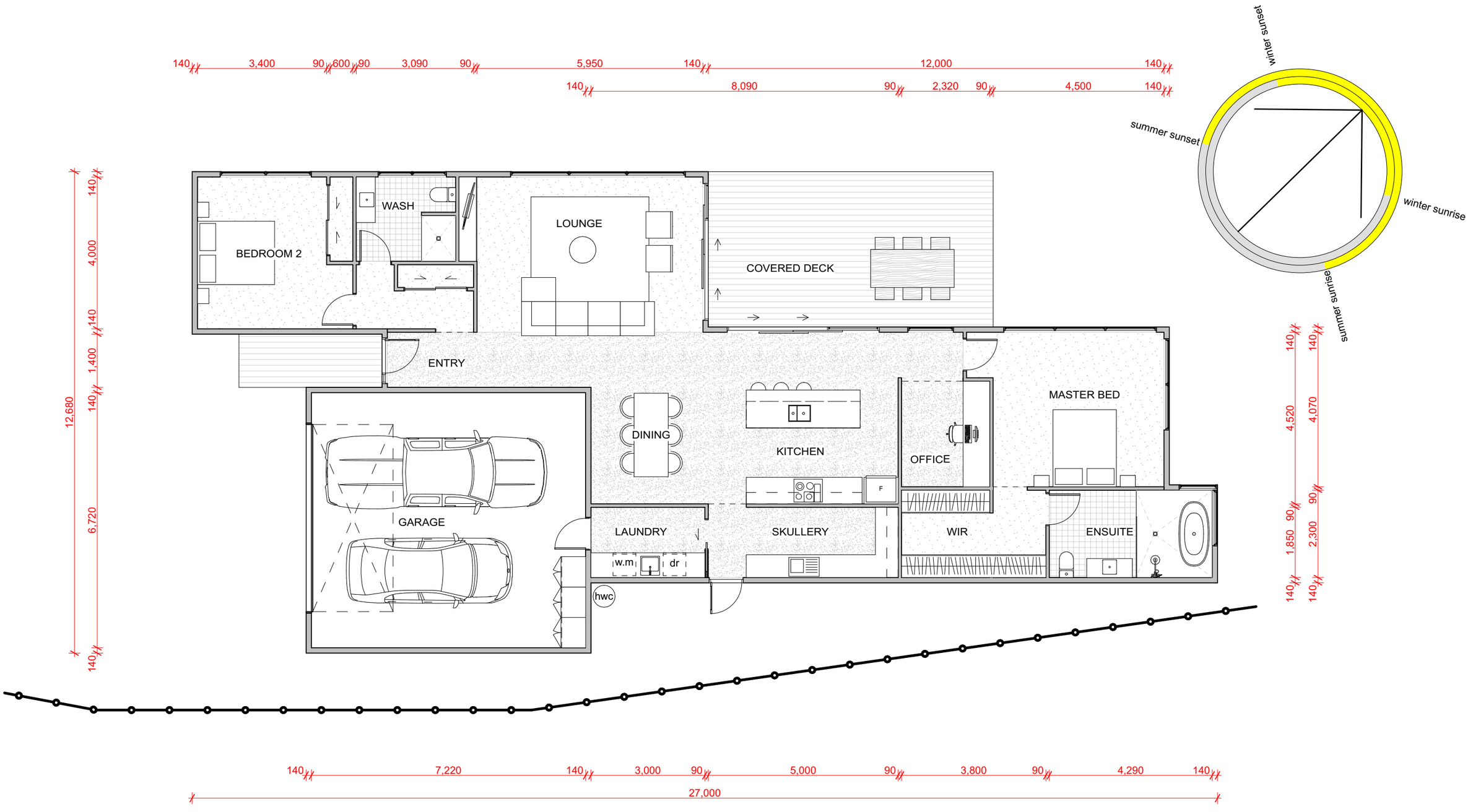
Job Title
Proposed Home - Raymond and Alex Jones

Project Location
Lot 1 Tasman Heights, Ahipara

Drawn	KK
Checked	Kyle Kake_ BP130188
Print Date	18/07/2025
Scale @ A3	1:200

Sheet Title
Site Plan

Sheet No.
101



LIVING AREA:	171.20 m²
GARAGE AREA:	52.50 m²
TOTAL AREA:	**223.70 m²**

MASON STREET
architectural drafting

Kyle Kake
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kyle@masonstreet.co.nz
www.masonstreet.co.nz

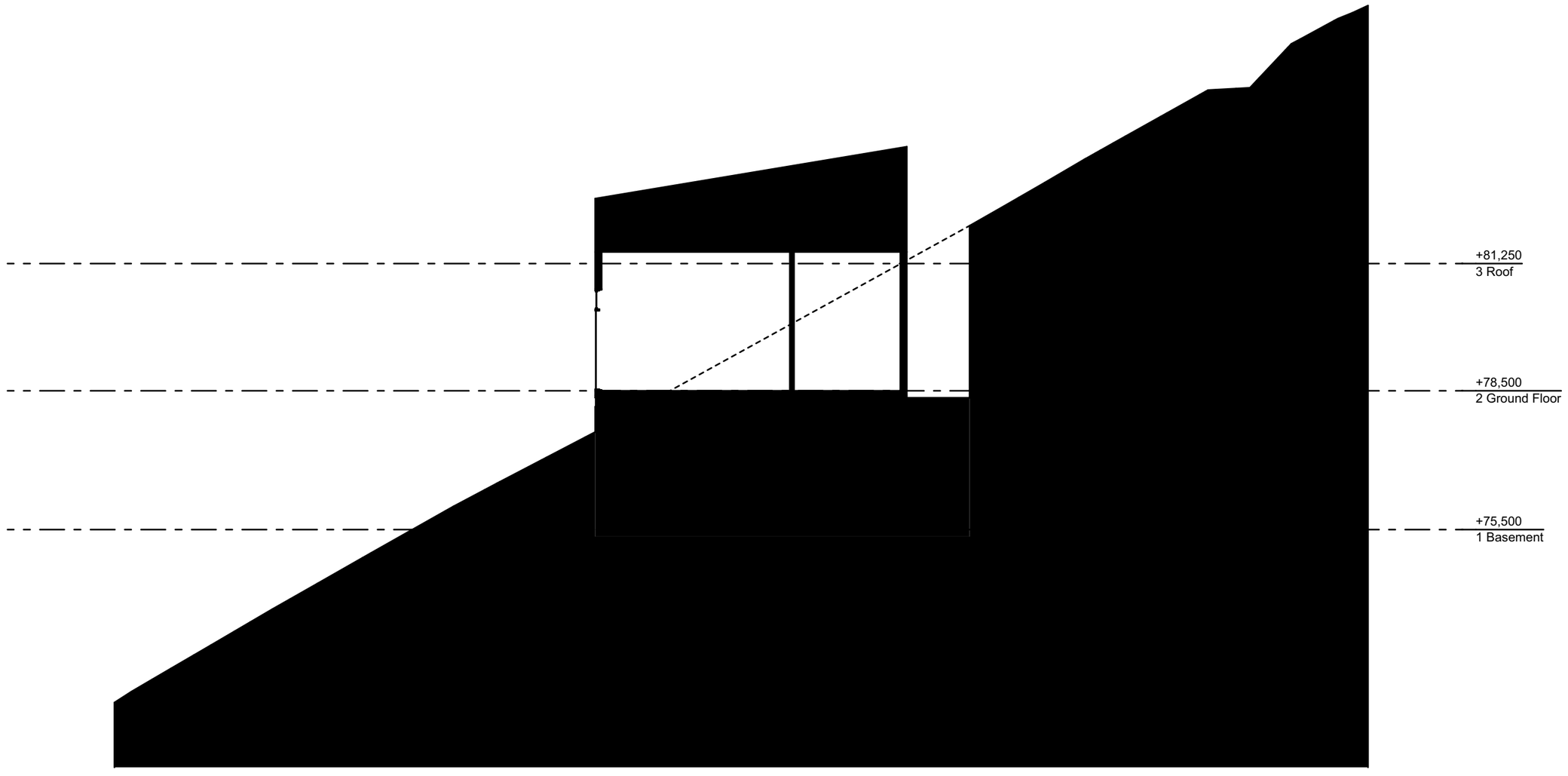
Job Title
Proposed Home - Raymond and Alex Jones

Project Location
Lot 1 Tasman Heights, Ahipara

Drawn	KK
Checked	Kyle Kake_ BP130188
Print Date	18/07/2025
Scale @ A3	1:100

Sheet Title
Furniture and Finishes Plan

Sheet No.
102



X
103
Site Section
Scale 1:100

MASON STREET
architectural drafting

Kyle Kake
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Project Location
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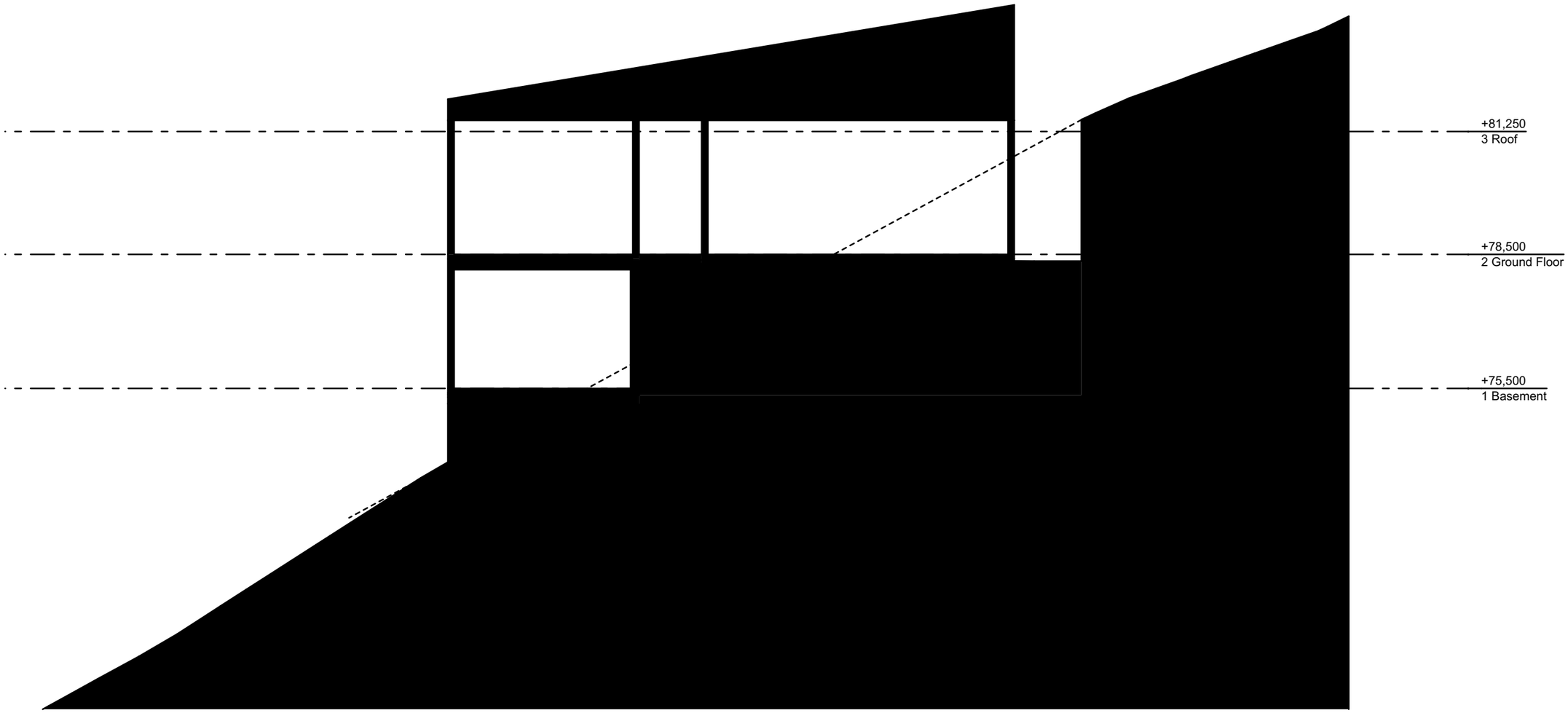
Drawn	KK
Checked	Kyle Kake_ BP130188
Print Date	18/07/2025
Scale @ A3	1:50, 1:100

Sheet Title
Site Section X

Sheet No.
201



Y
103
Site Section
Scale 1:100

MASON STREET
architectural drafting

Kyle Kake
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Job Title
Proposed Home - Raymond and Alex Jones

Project Location
Lot 1 Tasman Heights, Ahipara

Drawn	KK
Checked	Kyle Kake_ BP130188
Print Date	18/07/2025
Scale @ A3	1:100

Sheet Title
Site Section Y

Sheet No.
202

APPENDIX B

GEOTECHNICAL INVESTIGATION PLAN

LEGEND

Subject Property

Proposed Retaining Wall

Development Proposals

Proposed Residential Structure

Geotechnical Testing

Hand Auger + DCP

Contours

Major

Minor

0 4 8 12 16 m

SCALE A3: 1:200

NOTES

1. Aerial basemap and property boundaries sourced from LINZ Data Service (CC-BY 4.0).
2. Topographic contours derived from LiDAR data.
3. Investigation locations shown approximately only.
4. Proposed dwelling and retaining wall locations shown approximately only.

CLIENT

Fish and Alex Jones

PROJECT

Geotechnical Investigation for Proposed Dwelling
Lot 1 Tasman Heights, Ahipara

DRAWING TITLE

Geotechnical Investigation Plan

LDE
engineers • scientists

PROJECT REF	DRAWING REF	REVISION
29504	G01	A
DATE	PREPARED BY	CHECKED BY
06/10/2025	BL	GH

FILE PATH

M-FILES\LDE - Project\58352-29504\Geo QGIS Zip Folder (ID 79084)\29504 QGIS Site Maps\29504 - Lot 1 Tasman Heights Dr.qgz

APPENDIX C

GEOTECHNICAL INVESTIGATION DATA

Hand Auger Borehole Log

Method: 50mm Hand Auger

Test ID:	**HA01**				
Project ID:	29504				
Sheet:	1 of 1				
Client:	Fish and Alex Jones	**Coordinates:**	Not defined	**Test Date:**	01/10/2025
Project:	Geotechnical Investigation	**System:**	NZTM	**Logged By:**	BL
Location:	Lot 1 Tasman Heights, Ahipara	**Elevation:**	Ground	**Prepared By:**	BL
Test Site:	Refer to site plan	**Located By:**	Phone GPS	**Checked By:**	CP

Depth (m)	Geology	Material Description	Water	In-situ Testing: Dynamic cone penetrometer (blows / 50mm) 2 4 6 8; Vane undrained shear strength, s_u (kPa) 50 100 150 200	Values: Vane ID: 2864, peak / residual (sensitivity)	Depth (m)
0.0	Colluvium	Organic SILT minor clay; dark brown; moist, low plasticity.			152 / 14 (10.9)	0.0
0.5	Colluvium	Silty gravely CLAY; brown, orange inclusions; moist; very stiff; high plasticity. Gravel; coarse to fine; moderate to highly weathered; sub angular to angular. (Basalt)			152 / 16 (9.5)	-0.5
0.5	Tangihua Complex	Gravely SILT with minor clay; brown with orange and grey inclusions; moist; very stiff; low plasticity. Gravel; coarse to fine; moderate to highly weathered; sub angular to angular. (Basalt) 0.80m: Becomes hard.	Groundwater not encountered		166 / 6 (27.7) 200+ UTP UTP	-0.5
1.0						-1.0
1.5				20▶		-1.5

Hole Depth: 1.20m

Termination: Spinning on hard material

Remarks:

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
No correlation is implied between shear vane and DCP values.

Vane peak
Vane residual
Vane UTP
Standing water level
Groundwater inflow
Groundwater outflow
UTP = Unable to Penetrate

Generated with CORE-GS by Geroc - HAxTP Log v9 - 2/10/2025 10:30:29 am

Hand Auger Borehole Log

Method: 50mm Hand Auger

Test ID:	**HA02**				
Project ID:	29504				
Sheet:	1 of 1				
Client:	Fish and Alex Jones	**Coordinates:**	Not defined	**Test Date:**	01/10/2025
Project:	Geotechnical Investigation	**System:**	NZTM	**Logged By:**	BL
Location:	Lot 1 Tasman Heights, Ahipara	**Elevation:**	Ground	**Prepared By:**	BL
Test Site:	Refer to site plan	**Located By:**	Phone GPS	**Checked By:**	CP

Depth (m)	Geology	Material Description	Water	In-situ Testing: Dynamic cone penetrometer (blows / 50mm) 2 4 6 8; Vane undrained shear strength, s_u (kPa) 50 100 150 200	Values: Vane ID: 2864 peak / residual (sensitivity)	Depth (m)
0	Topsoil	Organic SILT minor clay; dark brown; moist, low plasticity.				0
0.5	Colluvium	Silty gravely CLAY; brownish orange, brown and grey inclusions; moist; very stiff; high plasticity. Gravel; coarse to fine; moderate to highly weathered; sub angular to angular. (Basalt)	Groundwater not encountered	172 / 24 (7.2) 192 / 7 (27.4) 200+ 186 / 11 (16.9) 133 / 26 (5.1) 20		-0.5
1.0						-1.0
1.5						-1.5

Hole Depth: 1.10m

Termination: Spinning on hard material

Remarks:

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
No correlation is implied between shear vane and DCP values.

Vane peak
Vane residual
Vane UTP
Standing water level
Groundwater inflow
Groundwater outflow
UTP = Unable to Penetrate

Hand Auger Borehole Log

Method: 50mm Hand Auger

Test ID:	**HA03**				
Project ID:	29504				
Sheet:	1 of 1				
Client:	Fish and Alex Jones	**Coordinates:**	Not defined	**Test Date:**	01/10/2025
Project:	Geotechnical Investigation	**System:**	NZTM	**Logged By:**	BL
Location:	Lot 1 Tasman Heights, Ahipara	**Elevation:**	Ground	**Prepared By:**	BL
Test Site:	Refer to site plan	**Located By:**	Phone GPS	**Checked By:**	CP

Depth (m)	Geology	Material Description	Water	In-situ Testing: Dynamic cone penetrometer (blows / 50mm) 2 4 6 8; Vane undrained shear strength, s_u (kPa) 50 100 150 200	Values: Vane ID: 2864 peak / residual (sensitivity)	Depth (m)
0	Topsoil	Organic SILT minor clay; dark brown; moist, low plasticity.	Groundwater not encountered			0
	Colluvium	Silty gravely CLAY; brownish orange, brown, grey and orange inclusions; moist; very stiff; high plasticity. Gravel; coarse to fine; moderate to highly weathered; sub angular to angular. (Basalt)			153	
0.5					163	-0.5
					147	
		0.80m: Becomes hard.			200+	
1.0					UTP	-1.0
					20▶	
1.5						-1.5

Hole Depth: 1.00m

Termination: Spinning on hard material

Remarks:

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
No correlation is implied between shear vane and DCP values.

- Vane peak
- Vane residual
- Vane UTP
- Standing water level
- Groundwater inflow
- Groundwater outflow

UTP = Unable to Penetrate

Generated with CORE-GS by Geroc - HAxTP Log v9 - 2/10/2025 10:30:32 am

Hand Auger Borehole Log

Method: 50mm Hand Auger

Test ID:	**HA04**				
Project ID:	29504				
Sheet:	1 of 1				
Client:	Fish and Alex Jones	**Coordinates:**	Not defined	**Test Date:**	01/10/2025
Project:	Geotechnical Investigation	**System:**	NZTM	**Logged By:**	BL
Location:	Lot 1 Tasman Heights, Ahipara	**Elevation:**	Ground	**Prepared By:**	BL
Test Site:	Refer to site plan	**Located By:**	Phone GPS	**Checked By:**	CP

Depth (m)	Geology	Material Description	Water	In-situ Testing: Dynamic cone penetrometer (blows / 50mm) 2 4 6 8; Vane undrained shear strength, s_u (kPa) 50 100 150 200	Values: Vane ID: 2864, peak / residual (sensitivity)
0	Topsoil	Organic SILT minor clay; dark brown; moist, low plasticity.	Groundwater not encountered		99 / 21 (4.7)
0.5	Colluvium	Silty gravely CLAY; brownish orange, brown and orange inclusions; moist; very stiff; high plasticity. Gravel; coarse to fine; moderate to highly weathered; sub angular to angular. (Basalt)			154 / 56 (2.8)
		0.60m: Becomes hard.			200+
					200+
1.0					UTP
1.5					

Hole Depth: 0.95m

Termination: Spinning on hard material

Remarks:

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
No correlation is implied between shear vane and DCP values.

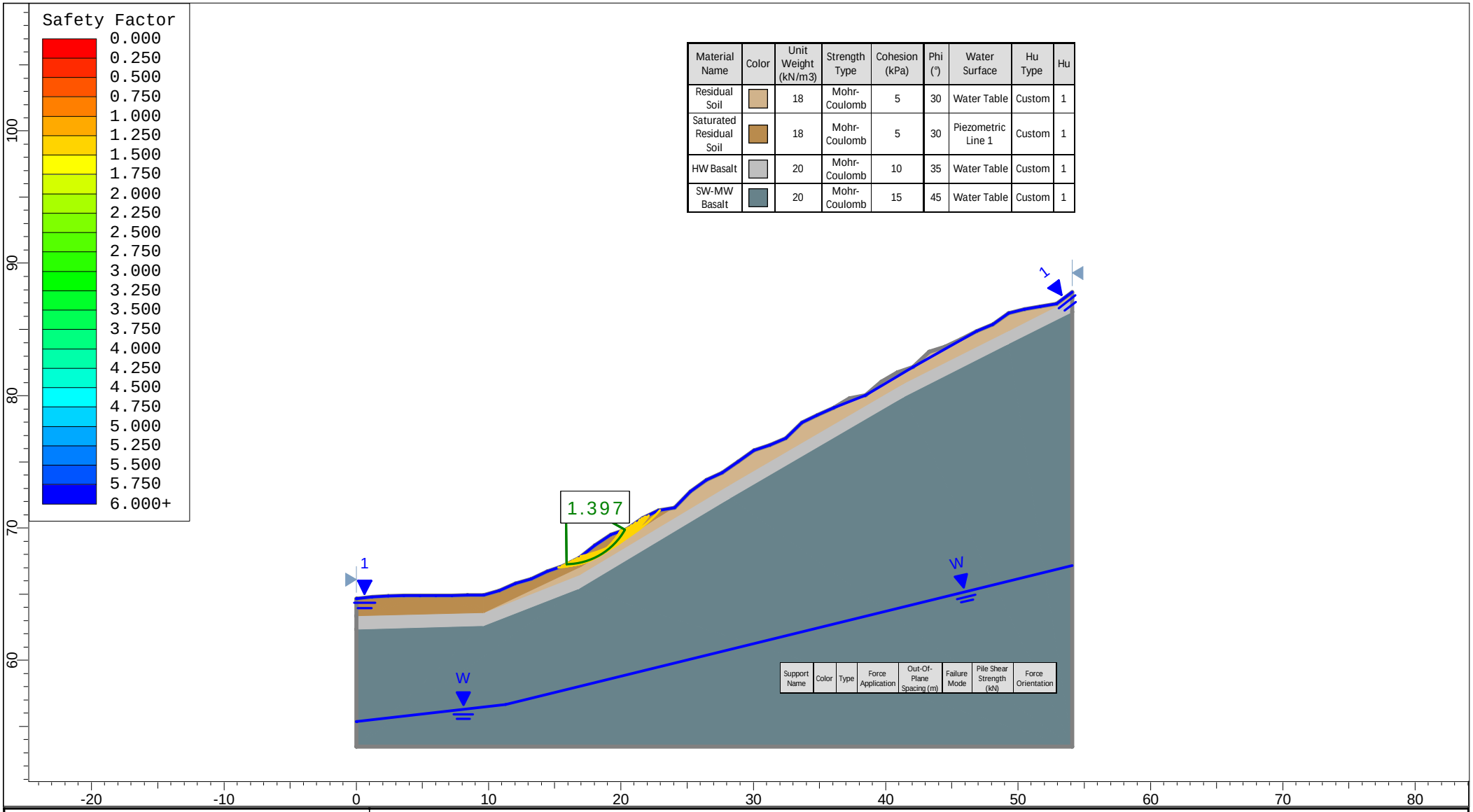
- Vane peak
- Vane residual
- Vane UTP
- Standing water level
- Groundwater inflow
- Groundwater outflow

UTP = Unable to Penetrate

Generated with CORE-GS by Geroc - HAxTP Log v9 - 2/10/2025 10:30:34 am

APPENDIX D

STABILITY ANALYSES



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu
Residual Soil		18	Mohr-Coulomb	5	30	Water Table	Custom	1
Saturated Residual Soil		18	Mohr-Coulomb	5	30	Piezometric Line 1	Custom	1
HW Basalt		20	Mohr-Coulomb	10	35	Water Table	Custom	1
SW-MW Basalt		20	Mohr-Coulomb	15	45	Water Table	Custom	1

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Failure Mode	Pile Shear Strength (kN)	Force Orientation

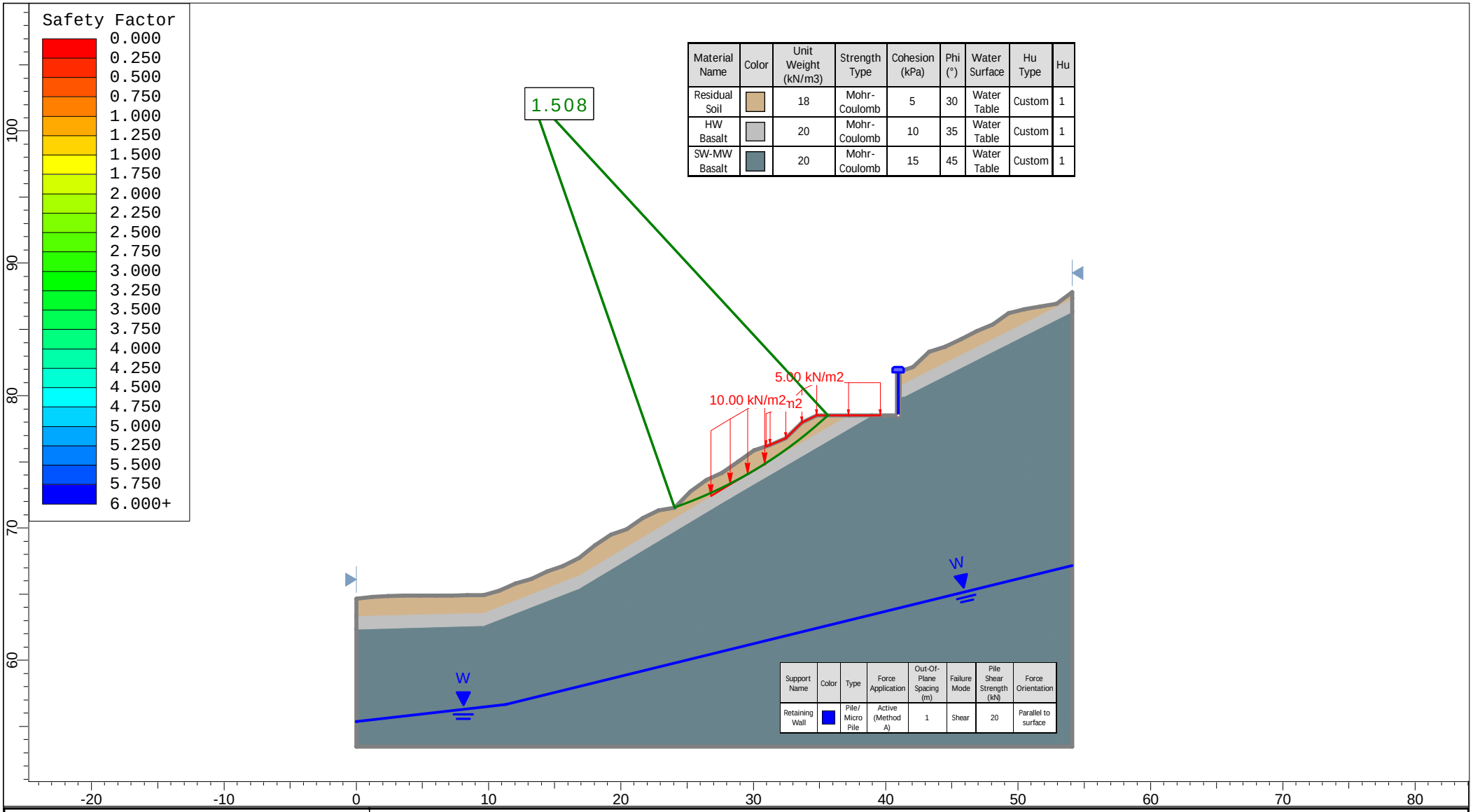
LDE

SLIDEINTERPRET 9.031

Project

Lot 1 Tasman Heights, Ahipara

Scenario	Existing Slope	*Analysis*	Master Scenario
Date	7/10/2025, 1:12:06 pm	*Completed By*	BL



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu
Residual Soil		18	Mohr-Coulomb	5	30	Water Table	Custom	1
HW Basalt		20	Mohr-Coulomb	10	35	Water Table	Custom	1
SW-MW Basalt		20	Mohr-Coulomb	15	45	Water Table	Custom	1

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Failure Mode	Pile Shear Strength (kN)	Force Orientation
Retaining Wall		Pile/ Micro Pile	Active (Method A)	1	Shear	20	Parallel to surface

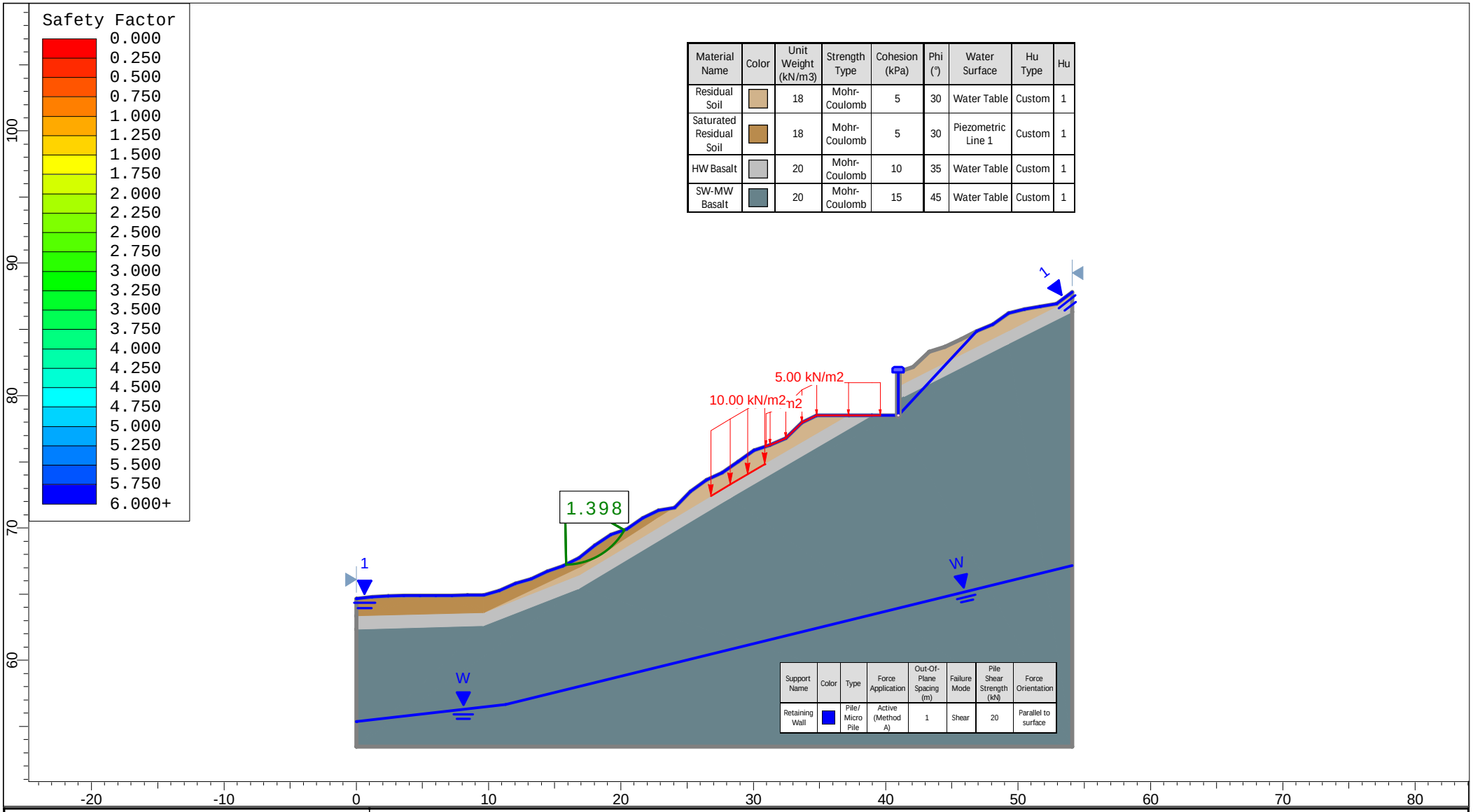
LDE

SLIDEINTERPRET 9.031

Project

Lot 1 Tasman Heights, Ahipara

Scenario	Proposed Development	*Analysis*	Longterm Groundwater
Date	7/10/2025, 1:12:06 pm	*Completed By*	BL



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu
Residual Soil		18	Mohr-Coulomb	5	30	Water Table	Custom	1
Saturated Residual Soil		18	Mohr-Coulomb	5	30	Piezometric Line 1	Custom	1
HW Basalt		20	Mohr-Coulomb	10	35	Water Table	Custom	1
SW-MW Basalt		20	Mohr-Coulomb	15	45	Water Table	Custom	1

Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Failure Mode	Pile Shear Strength (kN)	Force Orientation
Retaining Wall		Pile/ Micro Pile	Active (Method A)	1	Shear	20	Parallel to surface

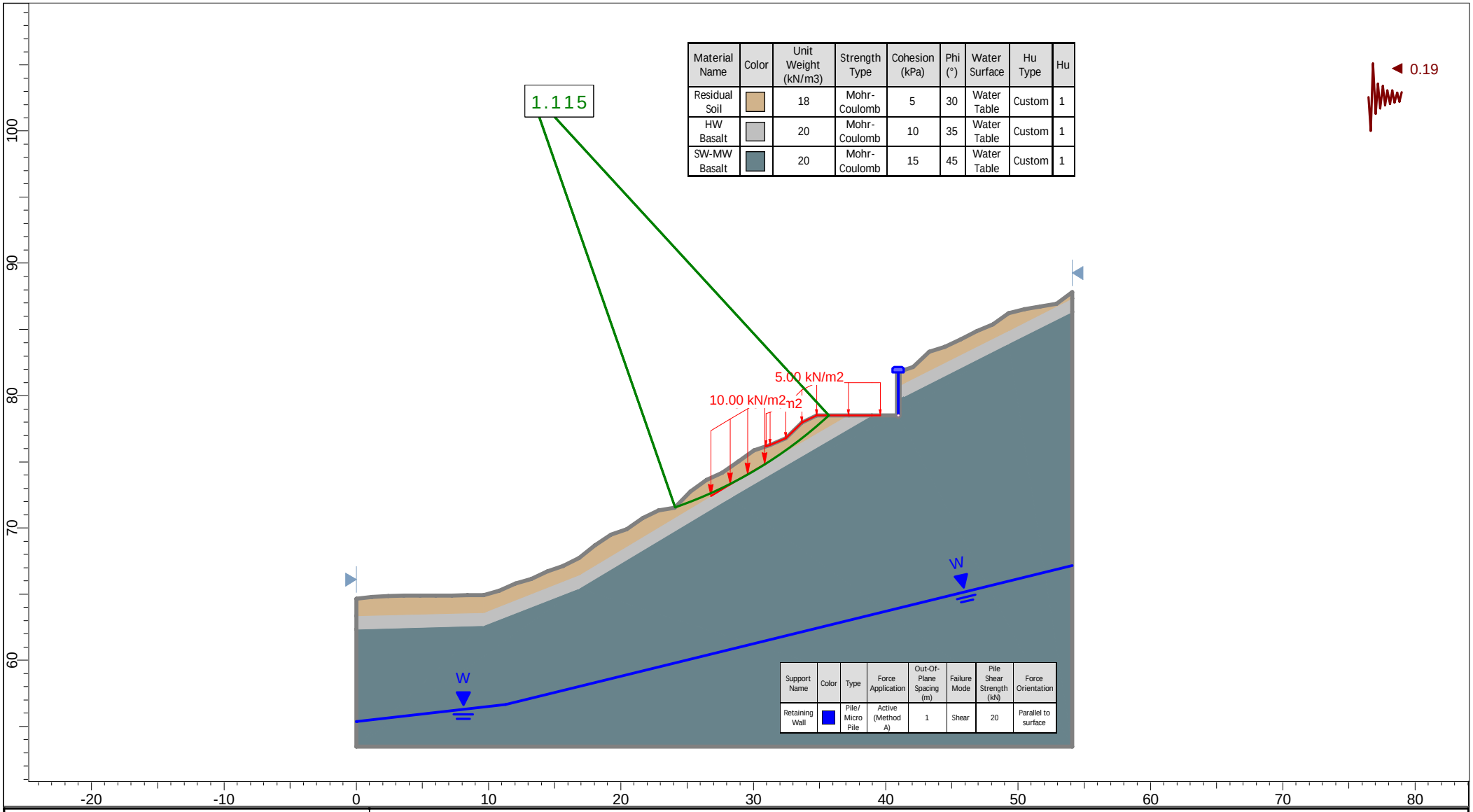
SLIDEINTERPRET 9.031

Project

Lot 1 Tasman Heights, Ahipara

Scenario	Proposed Development	*Analysis*	Extreme Wetting
Date	7/10/2025, 1:12:06 pm	*Completed By*	BL

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu
Residual Soil		18	Mohr-Coulomb	5	30	Water Table	Custom	1
HW Basalt		20	Mohr-Coulomb	10	35	Water Table	Custom	1
SW-MW Basalt		20	Mohr-Coulomb	15	45	Water Table	Custom	1



SLIDEINTERPRET 9.031

Project	Lot 1 Tasman Heights, Ahipara		
Scenario	Proposed Development	*Analysis*	Seismic Loading
Date	7/10/2025, 1:12:06 pm	*Completed By*	BL

LVA

TASMAN HEIGHTS
LOT 1 DP 535628
JOB ID: DO810
DATE: JANUARY 2026

JD Landscape Architecture Ltd
430b Kamo Road
Te Kamo
Whangarei
0112

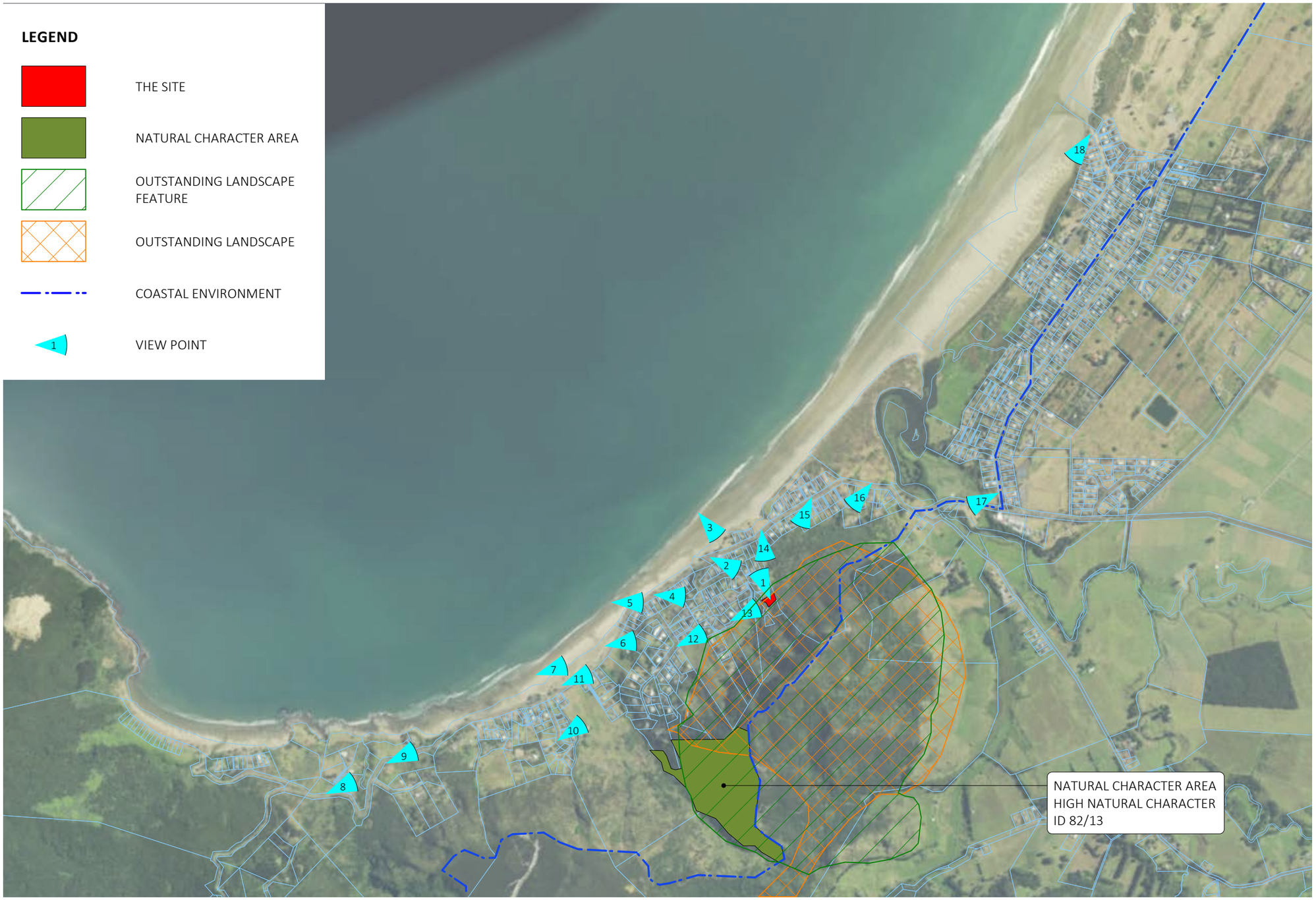
Sheet No.	Drawing No.	Sheet Title
01	L001	INDEX
02	L101	CONTEXT PLAN
03	L102	SITE PLAN
04	L002	VIEW POINT 1
05	L003	VIEW POINT 2
06	L004	VIEW POINT 3
07	L005	VIEW POINT 4, 5 & 6
08	L006	VIEW POINT 7
09	L007	VIEW POINT 8
10	L008	VIEW POINT 9
11	L009	VIEW POINT 10, 11, 12 & 13
12	L010	VIEW POINT 14, 15, 16 & 17
13	L011	VIEW POINT 12

1 CONTEXT PLAN

Scale: 150000

LEGEND

- THE SITE
- NATURAL CHARACTER AREA
- OUTSTANDING LANDSCAPE FEATURE
- OUTSTANDING LANDSCAPE
- COASTAL ENVIRONMENT
- VIEW POINT (1)



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Whangarei, 0112

PROJECT TITLE: LVA

Sheet Title: CONTEXT PLAN

DRAWING TITLE:

Project Manager	Project Number
Project Manager	DO810
Drawn By: J McLean	Sheet Size: A3
Approved By: J McLean	Sheet: 02 of 13
Date: JANUARY 2026	

File Name: LVA.vwx

Drawing Number: L101

General Notes:

Revision Number :	Revision Date :

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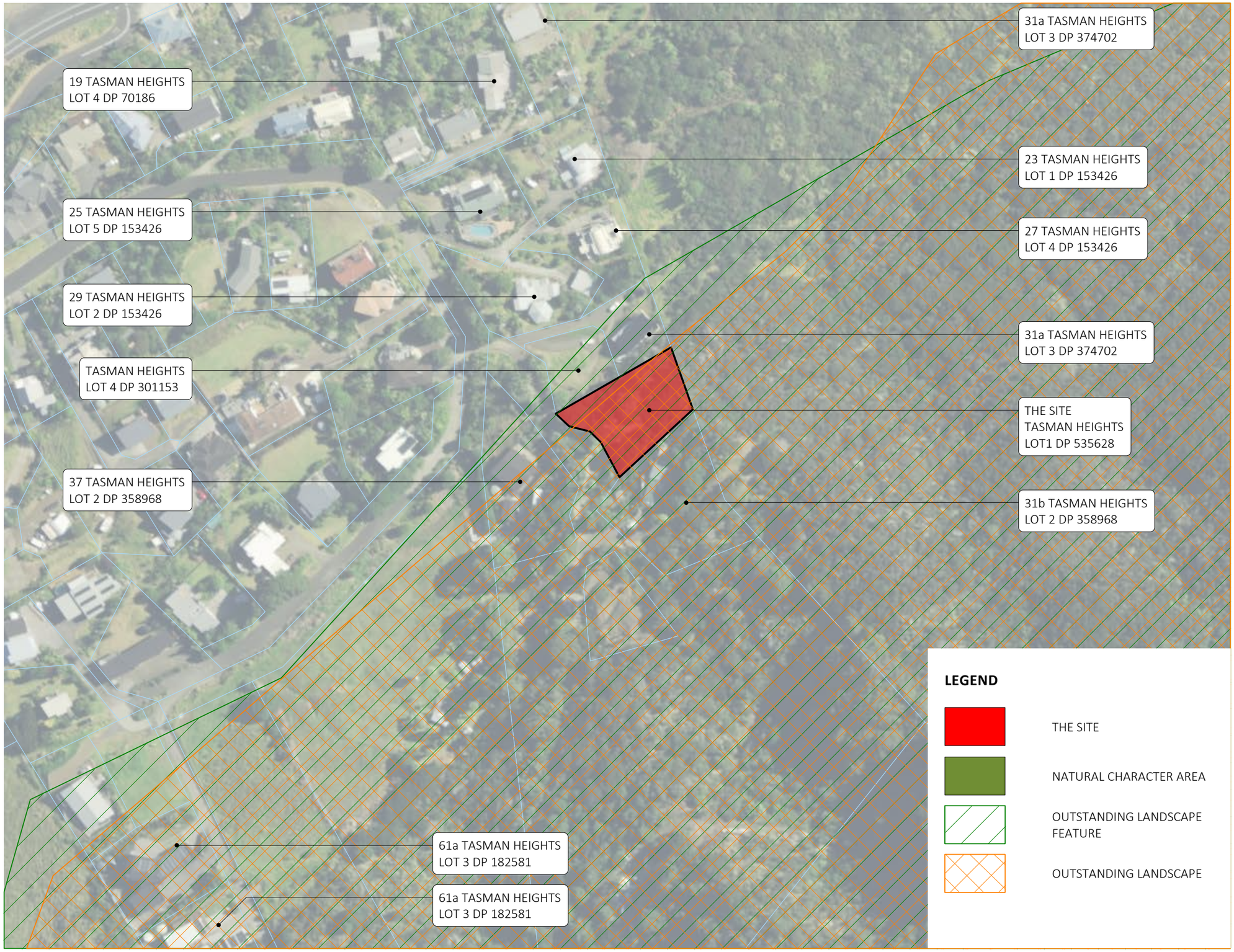
2

SITE PLAN

Scale: 1500



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PROJECT TITLE

LVA

Sheet Title

SITE PLAN

DRAWING TITLE

Project Manager: Project Manager	Project Number: DO810
Drawn By: J McLean	Sheet Size: A3
Approved By: J McLean	Sheet: 03 of 13
Date: JANUARY 2026	

File Name

LVA.vwx

Drawing Number

L102

General Notes:

Revision Number :	Revision Date :

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VIEW POINT ONE TAKEN FROM THE SITE, INDICATES AFFECTED PARTIES WITH THAT HAVE AN CLOSE VISUAL CONNECTION TO THE PROPOSED DEVELOPMENT ON LOT 1 DP 535628. IT IS NOTED THAT DWELLINGS WITHIN THESE AFFECTED PROPERTIES ARE ORIENTATED LOOKING NORTH TOWARDS THE COAST.

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PROJECT TITLE
LVA

Sheet Title
VIEW POINT 1

DRAWING TITLE

Project Manager: Project Manager	Project Number: DO810
Drawn By: J McLean	Sheet Size: A3
Approved By: J McLean	Sheet: 04 of 13
Date: JANUARY 2026	

File Name
LVA.vwx

Drawing Number
L002

General Notes:

Revision Number :	Revision Date :

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VIEW POINT TWO TAKEN FROM THE CARPARK OF KARIRIKURA RESERVE AT THE INTERSECTION OF TASMAN HEIGHTS AND FORESHORE ROAD. THIS VIEW POINT INDICATES THAT FROM THIS PROSPECTIVE THERE IS NO DIRECT LINE OF SITE OF THE SITE.

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Whangarei, 0112

PROJECT TITLE

LVA

Sheet Title

VIEW POINT 2

DRAWING TITLE

Project Manager: Project Manager	Project Number: DO810
Drawn By: J McLean	Sheet Size: A3
Approved By: J McLean	Sheet: 05 of 13
Date: JANUARY 2026	

File Name: LVA.vwx

Drawing Number: L003

General Notes:

Revision Number :	Revision Date :

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VIEW POINT THREE TAKEN FROM THE LOW TIDE LINE DIRECTLY OUT FROM KARIRIKURA RESERVE. THIS PERSPECTIVE DEMONSTRATES THE TYPICAL VISUAL IMPACT OF EXISTING PROPERTIES LOCATED IN THE SAME LOCALITY. THIS ALSO SHOWS THE EFFECTIVENESS OF EFFECTIVE USE OF COLOUR AND LOW REFLECTIVITY ON LOT 31b TASMAN HEIGHTS ABOVE THE SITE, THAT IS ALSO LOCATED WITHIN THE SAME OUTSTANDING LANDSCAPE FEATURE AND OUTSTANDING LANDSCAPE OVERLAYS AND ITS VISUAL RECESSIVENESS, RESULTING IN A LESS THAN MINOR VISUAL AMENITY EFFECT ON THE SURROUNDING LANDSCAPE CHARACTER IN COMPARISON WITH NEIGHBOURING PROPERTIES.

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PROJECT TITLE

LVA

Sheet Title

VIEW POINT 3

DRAWING TITLE

Project Manager: Project Manager	Project Number: DO810
Drawn By: J McLean	Sheet Size: A3
Approved By: J McLean	Sheet: 06 of 13
Date: JANUARY 2026	

File Name: LVA.vwx

Drawing Number: L004

General Notes:

Revision Number :	Revision Date :

Contact
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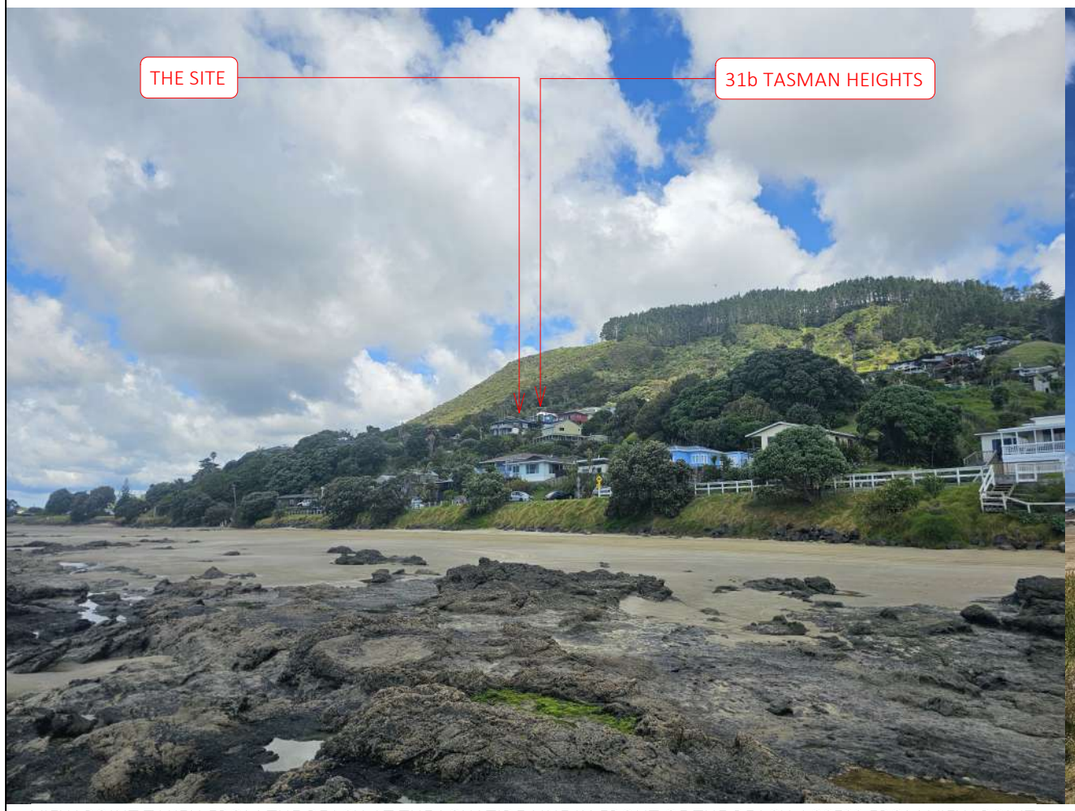
VIEW POINT FOUR TAKEN FROM OUTSIDE 155 FORESHORE ROAD, THE SITE IS OBSCURED BY EXISTING RESIDENTIAL BUILDINGS AND VEGETATION.

VIEW POINT TAKEN FROM THE BEACH AT THE HIGH TIDE LINE IMMEDIATELY BELOW VIEW POINT FOUR, THE VIEW OF THE SITE IS OBSTRUCTED. THIS IS CONSISTENT WITH THE LENGTH OF THE HIGH TIDE LINE



VIEW POINT TAKEN FROM THE BEACH AT THE LOW TIDE LINE IN FRONT OF THE BEACH ACCESS FROM VIEW POINT FOUR. THE VIEW OF THE SITE IS OBSTRUCTED BY VEGETATION ON NEIGHBOURING PROPERTIES. 31b TASMAN HEIGHTS SITUATED ABOVE THE SITE, IS BARELY VISIBLE WITH ONLY A SMALL PORTION OF THE ROOF VISIBLE.

VIEW POINT SIX TAKEN FROM OUTSIDE 177 FORESHORE ROAD. THE SITE IS OBSCURED TYPOGRAPHY

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PROJECT TITLE

LVA

Sheet Title

VIEW POINT 4, 5 & 6

DRAWING TITLE

Project Manager: Project Manager	Project Number: DO810
Drawn By: J McLean	Sheet Size: A3
Approved By: J McLean	Sheet: 07 of 13
Date: JANUARY 2026	

File Name

LVA.vwx

Drawing Number

L005

General Notes:

Revision Number :	Revision Date :

Contact

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VIEW POINT SEVEN TAKEN FROM THE BEACH AT THE LOW TIDE LINE IN FRONT OF THE MAIN BEACH RESERVE. THE VIEW OF THE SITE IS OBSTRUCTED BY VEGETATION ON NEIGHBOURING PROPERTIES. 31b TASMAN HEIGHTS SITUATED ABOVE THE SITE, IS BARELY VISIBLE WITH ONLY A SMALL PORTION OF THE ROOF VISIBLE. FROM THIS LOCATION THE SITE IS APPROXIMATELY 850m AWAY. FROM THIS DISTANCE VISUAL IMPACTS FROM THE PROPOSED DEVELOPMENT WILL HAVE A LESS THAN MINOR VISUAL IMPACT ON THE LANDSCAPE CHARACTER.

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PROJECT TITLE

LVA

Sheet Title

VIEW POINT 7

DRAWING TITLE

Project Manager	Project Number
Project Manager	DO810
Drawn By: J McLean	Sheet Size: A3
Approved By: J McLean	Sheet: 08 of 13
Date: JANUARY 2026	

File Name

LVA.vwx

Drawing Number

L006

General Notes:

Revision Number :	Revision Date :

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VIEW POINT EIGHT TAKEN FROM OUTSIDE 380 FORESHORE ROAD. FROM THIS VIEW SHAFT THE DISTANCE TO THE SITE IS AROUND 1900m AND BUFFERS ANY POTENTIAL VISUAL IMPACT. APPROPRIATE COLOUR AND MATERIAL CHOICE ACCOMPANIED WITH MITIGATION PLANTING WOULD RESULT IN ANY ADVERSE VISUAL IMPACTS TO LOCAL AMENITY AND LANDSCAPE CHARACTER BEING LESS THAN MINOR.

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PROJECT TITLE

LVA

Sheet Title

VIEW POINT 8

DRAWING TITLE

Project Manager: Project Manager	Project Number: DO810
Drawn By: J McLean	Sheet Size: A3
Approved By: J McLean	Sheet: 09 of 13
Date: JANUARY 2026	

File Name: LVA.vwx

Drawing Number: L007

General Notes:

Revision Number :	Revision Date :

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VIEW POINT NINE TAKEN FROM OUTSIDE 322 FORESHORE ROAD. FROM THIS VIEW SHAFT THE DISTANCE TO THE SITE IS AROUND 1500m AND BUFFERS ANY POTENTIAL VISUAL IMPACT. APPROPRIATE COLOUR AND MATERIAL CHOICE ACCOMPANIED WITH MITIGATION PLANTING WOULD RESULT IN ANY ADVERSE VISUAL IMPACTS TO LOCAL AMENITY AND LANDSCAPE CHARACTER BEING LESS THAN MINOR.

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PROJECT TITLE

LVA

Sheet Title

VIEW POINT 9

DRAWING TITLE

Project Manager: Project Manager	Project Number: DO810
Drawm By: J McLean	Sheet Size: A3
Approved By: J McLean	Sheet: 10 of 13
Date: JANUARY 2026	

File Name: LVA.vwx

Drawing Number: L008

General Notes:

Revision Number :	Revision Date :

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VIEW POINT TEN TAKEN FROM OUTSIDE 16 WHARO WAY. THE SITE IS OBSCURED BY EXISTING RESIDENTIAL BUILDINGS EXISTING TOPOGRAPHY AND VEGETATION.

VIEW POINT ELEVEN TAKEN FROM OUTSIDE 211 FORESHORE ROAD. THE SITE IS OBSCURED BY EXISTING RESIDENTIAL BUILDINGS EXISTING TOPOGRAPHY AND VEGETATION.

VIEW POINT TWELVE TAKEN FROM OUTSIDE 29 REEF VIEW ROAD. THE SITE IS OBSCURED BY EXISTING RESIDENTIAL BUILDINGS EXISTING TOPOGRAPHY AND VEGETATION.

VIEW POINT THIRTEEN TAKEN FROM OUTSIDE 44 TASMAN HEIGHTS. THE SITE IS OBSCURED BY EXISTING RESIDENTIAL BUILDINGS EXISTING TOPOGRAPHY AND VEGETATION.

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PROJECT TITLE

LVA

Sheet Title

VIEW POINT 10, 11, 12 & 13

DRAWING TITLE

Project Manager	Project Number
Project Manager	DO810
Drawn By: J McLean	Sheet Size: A3
Approved By: J McLean	Sheet: 11 of 13
Date: JANUARY 2026	

File Name

LVA.vwx

Drawing Number

L009

General Notes:

Revision Number :	Revision Date :

Contact

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VIEW POINT FOURTEEN TAKEN FROM OUTSIDE 105 FORESHORE ROAD. THE SITE IS OBSCURED BY EXISTING TOPOGRAPHY AND VEGETATION.

VIEW POINT FIFTEEN TAKEN FROM OUTSIDE 70 FORESHORE ROAD. THE SITE IS VISIBLE FROM THIS VIEW-SHAFT, BUT EXISTING VEGETATION TO THE EAST OF THE SITE SCREEN THE MAJORITY OF IT.

VIEW POINT SIXTEEN TAKEN FROM OUTSIDE 41 FORESHORE ROAD. THE SITE IS OBSCURED BY EXISTING TOPOGRAPHY AND VEGETATION.

VIEW POINT SEVENTEEN TAKEN FROM OUTSIDE THE PETROL STATION ON TAKAHE ROAD. THE SITE IS OBSCURED BY EXISTING TOPOGRAPHY AND VEGETATION.

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PROJECT TITLE

LVA

Sheet Title

VIEW POINT 14, 15, 16 & 17

DRAWING TITLE

Project Manager	Project Number
Project Manager	DO810
Drawn By: J McLean	Sheet Size: A3
Approved By: J McLean	Sheet: 12 of 13
Date: JANUARY 2026	

File Name

LVA.vwx

Drawing Number

L010

General Notes:

Revision Number :	Revision Date :

Contact

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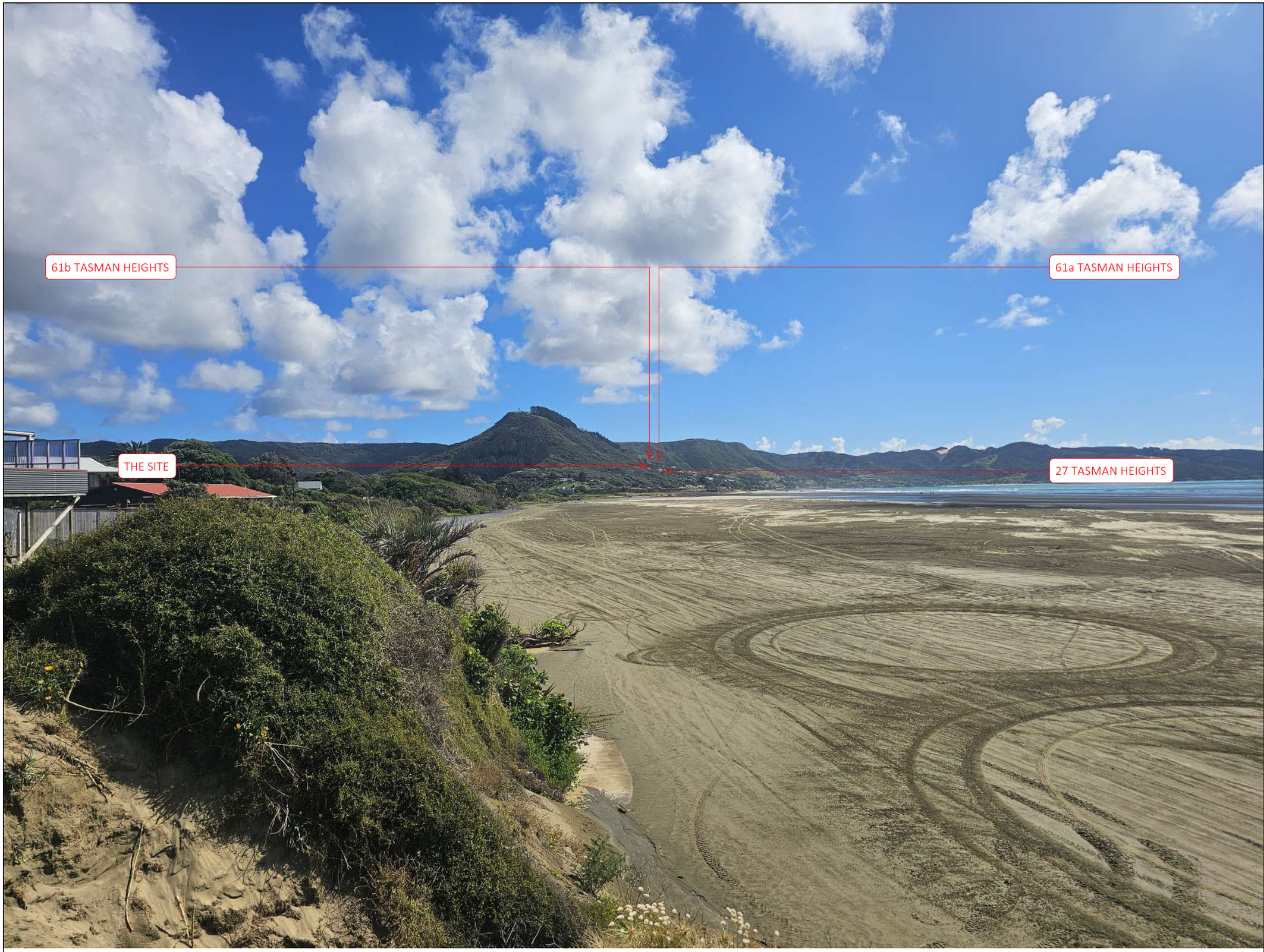

VIEW POINT EIGHTEEN TAKEN FROM THE BEACH ACCESS AT THE END OF KAKA ROAD. FROM THIS VIEW SHAFT TO THE SITE IS AROUND 2100m AND BUFFERS ANY POTENTIAL VISUAL IMPACT. APPROPRIATE COLOUR AND MATERIAL CHOICE ACCOMPANIED WITH MITIGATION PLANTING WOULD RESULT IN ANY ADVERSE VISUAL IMPACTS TO LOCAL AMENITY AND LANDSCAPE CHARACTER BEING LESS THAN MINOR. FOR COMPARISON PROPERTIES 27, 61a AND 61b TASMAN HEIGHTS ARE BARELY VISABLE WHERE 31bTASMAN HEIGHTS IS NOT VISABLE AT ALL.

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PROJECT TITLE

LVA

Sheet Title

VIEW POINT 12

DRAWING TITLE

Project Manager: Project Manager	Project Number: DO810
Drawn By: J McLean	Sheet Size: A3
Approved By: J McLean	Sheet: 13 of 13
Date: JANUARY 2026	

File Name: LVA.vwx

Drawing Number: L011

General Notes:

Revision Number :	Revision Date :

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LANDSCAPE VISUAL ASSESSMENT

Lot 1 DP 535628, Tasman Heights, Ahipara

Prepared for: Jones Family

BY: JD Landscape Architecture Ltd

January 2026

JD Landscape Architecture

Landscapes for Living

Bibliographic reference for citation: JD Landscape Architecture Limited 2020. Landscape Visual Assessment Report: Prepared for Far North Holdings. Taumarere Station to Opua, Northland		
Prepared by:	JD Landscape Architecture Limited Per: James McLean Landscape Architect (Hons)	
Status: FINAL	**Revision/version:** 1	**Issue date:** 26/01/2026
Use and Reliance This report has been prepared by JD Landscape Architecture Limited on the specific request of our Client.		

This Landscape and Visual Assessment Report has been prepared for the Jones Family as part of the application for Resource Consent. All work has been completed by a Landscape Architect.

CONTENTS

1.0 EXECUTIVE SUMMARY

Northland, is fortunate to maintain extensive areas of natural beauty and high landscape values. A key reason people choose to live in this region is the opportunity to experience and appreciate its distinctive and iconic landscapes. This desire often leads to residential development in locations with strong visual connections to the surrounding environment.

The Site is part of the northern slopes of Maunga Whangatauatia, a prominent volcanic cone recognised as an Outstanding Landscape Feature under the Operative Far North District Plan. The feature is notable for its coastal setting, visual prominence, and its connection with Ahipara Bay, Ninety Mile Beach, and the adjacent dune systems, making it a relatively rare and distinctive landform within the Far North District.

The Proposal involves excavating and forming two terraces to enable the construction of a new dwelling on a steeply sloping site. The Site is zoned Residential and is subject to both Outstanding Landscape Feature and Outstanding Landscape overlays. Existing vegetation includes a mix of native and exotic scrub, with a small number of eucalyptus trees.

Although the Site is located within a visually and physically sensitive landscape context, it is concluded that the proposed development will not cause more than minor adverse effects on landscape character, natural character, or visual amenity. With appropriate mitigation planting, weed control, and design measures, adverse visual effects will be effectively avoided, remedied, or mitigated.

2.0 INTRODUCTION

JD Landscape Architecture Limited (JDLA) has been engaged by the Jones family (the Applicant) to prepare a Landscape Visual Assessment (LVA) for proposed site works and construction of a new dwelling on the 1,289 m² property located at Lot 1 DP 535628, Tasman Heights, Ahipara (the Site).

The Site is zoned Residential under the Operative Far North District Plan (FNDP) and is subject to an Outstanding Landscape Feature overlay and, in part, an Outstanding Landscape overlay.

The Northland Regional Policy Statement (2016) identifies the Site as being within the Coastal Environment. While the Site is not located within an area identified as having High Natural Character, it lies within approximately 500 m of such an area.

This report will provide an overview of:

1. An assessment of the existing landscape characteristics and key attributes.
2. Identify how such a change may affect the natural character, landscape and visual amenity values of The Site and the surrounding area.
3. Identification of relevant criteria within relevant statutory criteria.
4. Identification of any affected parties or individuals.

3.0 ASSESSMENT METHODOLOGY

This assessment has been undertaken by a qualified Landscape Architect with reference to Te Tangi A Te Manu, UK guidelines for landscape and visual impact assessments, as well as cues from the Quality Planning website Quality Planning-Landscape Assessment. The preparation of this document has been written in accordance with the New Zealand Institute of Landscape Architecture (NZILA) code of conduct.

This assessment will indicate the value of the landscape character, landscape and visual amenity values of The Site and the surrounding area, and the potential level of impact on these values based on a qualitative professional judgement by the landscape architect undertaking the preparation of this document.

This document will highlight and identify any positive (beneficial), negative (adverse), or benign (neutral) effects where visual change is considered to occur.

Part of the preparation of this document was through completing a desktop study to review any relevant information relating to the landscape, visual and statutory aspects of the project. This included:

1. Resource Management Act 1991 (RMA)
2. Far North District Plan
3. Far North Operative Maps
4. Northland Regional Policy Statement
5. Architectural Drawings provided by Mason St Architectural Drafting Ltd
6. Engineering drawings provided by T&A Structures Ltd
7. Geotechnical Report prepared by LDE Ltd
8. Aerial photography and GIS map information provided by Far North Council Online Maps
9. Aerial photography provided by Linz Information, New Zealand Info Data Maps
10. Surrounding information provided by Map data @ 2026 Google New Zealand

A site visit was conducted on the 3rd of January 2026 and focused on gaining an understanding of the physical character of The Site and potential affected parties. This visit also included visiting locations that have prominent views of the Site to gain an understanding of the physical and sensory impact that The Proposal may have on these locations. Photographs were taken at the time to review and include in the LVA process.

4.0 APPLICATION OVERVIEW

4.1 Proposal

The Applicant seeks to gain Resource Consent, and Building Consent to undertake the construction of a dwelling on The Site.

The existing site consists of a steep hill covered mostly by unkempt scrub and a few eucalyptus trees, located mainly along the lower half of the Site, along the northern boundary.

Access onto the site comprises a concrete vehicle crossing off the shared right of way, which terminates approximately 3m inside the Western property boundary. It is likely that a new vehicle crossing will be established in the same location, but will be widened and the transition angle reduced to make access more manageable.

4.2 Site-wide Planning Response

Correspondence with the Jones Family regarding the methodology behind the proposed dwelling has highlighted the understanding of the potential visual sensitivity of The Site and the purpose and objectives of the FNDP.

The proposed work has two notable stages, with Stage one consisting of the construction of the formally mentioned retaining walls to create a terrace on which the dwelling can be constructed.

Stage two will consist of the construction of the previously mentioned dwelling to be located approximately halfway up the slope of The Site. The site plan for the proposed dwelling can be found in the attached architectural drawings by Mason St Architectural Drafting Ltd referenced in APPENDIX 4

4.3 Mitigation of Landscape Effects

Proposed mitigation measures aim to enhance any existing patterns and characteristics of The Site and surrounding landscape, whilst minimising any adverse visual effects as a result of The Proposal.

While native vegetation is present within The Site and the surrounding landscape, it can not be considered the dominant vegetation type. Native vegetation of note found on The Site includes:

- *Geniostoma ligustrifolium* - hangehange
- *Leptospermum scorarium* - manuka
- *Ozothamnus leptophyllus* - Tauhinu
- *Pittosporum crassifolium* “Karo” - karo

Exotic flora and weed species are more abundant and are more indicative of the surrounding landscape. These include, but are not limited to:

- *Agapanthus praecox* - agapanthus / blue lily
- *Cortaderia jubata* - pampas grass
- *Eucalyptus globulus* - Tasmanian blue gum
- *Lycium ferocissimum* - African boxthorn
- *Syagrus romanzoffiana* - queen palm
- *Trachycarpus fortunei* - windmill palm
- *Ulex europaeus* - gorse

It is the opinion of the auther that the existing vegetation does not provide any sense of uniqueness or special stature. No significant mature native vegetation has been identified. Earthworks will likely result in the building footprint, including retaining walls, being cleared. In this instance, the eradication of weed species on The Site is an opportunity to take advantage of at the same time.

Along with the proposal of this development, as part of the consent notice, a Mitigation Planting Plan by a suitable and qualified Landscape Architect is proposed to be developed. Mitigation Planting of the remainder of the site with native species commonly found within the local environment has several beneficial effects, ranging from enhancing native flora biodiversity, enhancing the local landscape character, and screening and softening the proposed future development. Mitigation planting is to include large grade native specimen trees, which are to be planted mainly along the Northern boundary of The Site, to enhance the character of the site, along with providing screening to the built structure.

Suggested specimen trees include:

- *Corynocarpus laevigatus* - Karaka
- *Myoporum laetum* - Ngaio
- *Rhopalostylis sapida* - nikau palm

Additionally, design controls should be considered as conditions as part of the consent notice.

Location of built form:

- Buildings must be located within the building envelope (3m from lot boundaries).
- Massing of built form
- Ancillary buildings shall complement the design and materials of the primary dwelling
- and shall be located a maximum of 5m from the main dwelling, and no larger than 20sqm.

Water tanks shall be integrated into the built form of the building, or be buried or partially buried to be more thoroughly screened.

Materials:

Refer to BS5252. The colour selection for buildings and structures must be made from the following indicators[1].

- Hue (Colour); All the colours from 00 – 24 are acceptable, Reflectance Value (RV) and Greyness Groups. The predominant wall colours have an RV rating of no more than 30% for greyness groups A and B, and no more than 30% for greyness group C.
- Roofs: An RV rating of no more than 20% within greyness groups A, B and C.
- Mirrored glazing is not permitted.

Fencing:

Clearing vegetation for fences is not a permitted activity as outlined in Part 3 - District-wide Provisions 12.1.6.1.2 INDIGENOUS VEGETATION CLEARANCE IN OUTSTANDING LANDSCAPES of the FNDP. Fencing should be avoided as the definition of lots within an OLF and OL disrupts the natural form of the surrounding landscape character.

Retaining Walls

Exposed retaining walls taller than 3m in height shall be considered one of the following.

- Timber, concrete or concrete block retaining walls should be painted, referring to BS5252, Hue (Colour); All the colours from 00 – 24 are acceptable, Reflectance Value (RV) and Greyness Groups. The predominant wall colours have an RV rating of no more than 30% for greyness groups A and B, and no more than 30% for greyness group C.

- Concrete or concrete block retaining walls shall have 8kg per 100kg of charcoal oxide to reduce the RV of the wall. Concrete block retaining walls may also have a honed finish to reduce the flat look of the retaining wall's face.

- Vegetation may be used to screen and soften exposed retaining wall faces. This may be accomplished by planting trees or shrubs in front of the retaining wall, having climbers cover the retaining wall, having cascading plants hang down from the top of the wall, or a combination of the above.

The proposal will be undertaken in two stages, comprising initial earthworks and retaining wall construction, followed by construction of the dwelling. There may be a short timeframe between completion of the retaining walls and commencement of building works, dependent on the final building design and construction programming.

1. Reference: Extract from City of Auckland District Plan Hauraki Gulf Islands Section Review – Colour for Buildings, September 2006, Prepared by Hudson Associates Landscape Architects.

During this period, the retaining walls may be temporarily visible within The Sites Visual Catchment. However, any adverse visual amenity effects arising from this staging are assessed as temporary, localised, and of short duration.

Mitigation measures and planting following completion of the retaining walls is not considered appropriate, as construction activities associated with the dwelling would likely result in further ground disturbance, and potential damage to newly established planting.

It is the opinion of the author that best practice for landscape mitigation would be to implement it following the construction of the dwelling.

5.0 EXISTING ENVIRONMENT

This section aims to identify the existing environment and account for all factors that make up the physical character of the landscape. This includes topology, hydrology, built and natural features, vegetation and land use.

5.1 Landscape Context

The Site is located in the small west coast coastal community of Ahepara within the Far North District.

The geology of Ahipara is a mix of ancient basement rocks, Tertiary volcanics, and extensive Quaternary sands, featuring steep volcanic hills and vast dunelands forming the southern end of Ninety Mile Beach around Te Kōhanga/Shipwreck Bay, with underlying older sediments, all shaped by coastal erosion and sand accumulation. This provides a varying typology, with steep volcanic structures with prominent ridgelines and deep valleys to the south and east, inland from The Site. This marks the south end of Ninety Mile Beach and is typically covered in scrubland, native and small pockets of exotic forestry lots, and residential lots along the coast. A dramatic shift then takes place, as the north is characteristically flat, with gentle, low-lying rolling hills and dunes along the coast extending north. The flatter landscape comprises residential lots, dunes and wetlands, with productive farm land inland towards Kaitaia.

The Site sits on young semi-volcanic soil, as identified by Te Kai stony clay loam steepland soils. These semi-volcanic soils extend south, west and east, with alluvial soils to the north, on flatter, lower lying inland areas and Mature sand soils running north up the coast.

The Site located on the Northern mid-slope of Maunga Whangatauatia volcanic cone overlooking Ahipara Bay. The northern slope of Maunga Whangatauatia is framed by four district features. Ahipara Sand Dunes to the west and wrapping around to the south, the open expanse of the Tasman Sea, the distinct curvature of Ninety Mile Beach, hooking around to the north and the open spread of the rural landscape spreading out to the North East.

Ahipara, being coastal, having strong Maori heritage, a historic Kauri gum digging industry, and the presence of significant landscape features creates significant attractions for people to visit and settle in the area. The steep volcanic structure, Tasman Sea, and a large expanse of productive farm land have concentrated residential development in clusters along the foothills and on the plateau to the north along the coast, with occasional larger lots of undeveloped land separating these clusters. As construction is mainly concentrated in lower lying areas of the landscape, ridgelines and upper slopes are largely undisturbed by built form. However, it is noted that in recent years residential development is slowly encroaching up the slopes. More noticeable is a more sprawling development style starting to become apparent to the north of The Site on developed, flatter rural land.

Lower, less steep slopes that are easier to manage, if not already developed, are predominantly covered in pasture for grazing. Vegetation on steeper slopes slowly transitions to scrubland as the land becomes more difficult to manage. As highlighted above, scrubland is a mix of native and exotic plants, which is characteristic of the mid to upper slopes of the surrounding volcanic hills and dunes. Small forestry blocks of *Pinus radiata* exist on the slopes and ridge of Maunga Whangatauatia.

As shown in the context map referenced in APPENDIX 4, several properties on the lower slopes of Maunga Whangatauatia directly below the proposed development do have sight lines of The Site, but these properties are oriented to focus north over the Bay rather than back towards The Site. The Site is mainly visible to the public from the beach (more so at the low tide line). The Site is also visible from Shipwrecks Bay, but due to the physical distance, existing expanse of development between them, and the relatively small scale of the development, the impact on the visual amenity is considered to be less than minor and not relevant to this report.

5.2 The Site

You can view The Site and its attributes in the Site Plan referenced in APPENDIX 4. The Site is a 1289sqm section. Sitting on the northern-facing slope of Maunga Whangatauatia

overlooking Ahipara Bay, with views of the Ahipara Sand Dunes in the West, around to the flat farm lands in the north.

While The Site does have a significant vantage point of the surrounding landscape, the existing vegetation surrounding it, combined with the typography, keeps it fairly obscured from neighbouring lots. The Site is bordered on three boundaries by four residential units, situating it within an area of existing development. 31a Tasman Heights Lot 3 DP 374702 (to the north, situated below The Site, with an existing 150sqm dwelling), Lot 4 DP 374702 (to the north, situated below The Site, no current development), 37 Tasman Heights Lot 3 DP209497 (to the west, approximately on the same contour level as The Site, and has a 190sqm dwelling and 40sqm axcelry building), and 31b Tasman Heights Lot 2 DP 358968 (to the south, situated above The Site, with an existing 150sqm dwelling).

Currently, The Site, other than its prominent location, has no significant natural features or is of a size that has any large role in the building of the natural and physical character of the surrounding landscape.

5.3 Land Use

The significant land uses that are relevant to this LVA around The Site, and the immediate surrounding landscape, consist mainly of Residential Zone Lots within the Coastal Environment.

5.4 Statutory context

This section provides a brief statutory assessment against the matters set out in section 104(1) of the Resource Management Act 1991 (RMA) and other relevant planning documents with regard to the proposed works, including:

- Part 2 of the RMA ;
- Northland Regional Policy Statement, and
- Operative Far North District Plan.

5.4.1 The Resource Management Act (1991)

Part 2 of the Act requires that the proposed activity must meet the purpose of the Act as outlined in Section 5, “to promote the sustainable management of natural and physical resources.”

Section 6 of the Act identifies 8 matters of national importance that have been given in regard to achieving the purposes of the Act.

The following is of relevance to The Proposal:

- 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.
- The management of significant risks from natural hazards

Section 7 of the Act identifies 11 other matters to achieve the purposes of the Act.

The following are of relevance to The Proposal:

- The maintenance and enhancement of amenity values; and
- Intrinsic values of ecosystems; and
- The maintenance and enhancement of the quality of the environment.

5.4.2 Northland Regional Policy Statement (2016)

The Regional Policy Statement (RPS) provides the broad direction and framework for managing the region's natural and physical resources. It identifies significant resource management issues for the region and sets out how resources such as land, water, soil, minerals, plants, animals and structures will be managed, as required by the National Coastal Policy Statement (2010) and Resource Management Act (1991)

For the purpose of this LVA, areas identified to be significant to The Site include the Coastal Environment.

- The entirety of The Site is located within the Coastal Environment.
- The Site is located in moderate proximity (500m) to an area identified as having a High Natural Character ID 82/13.

5.4.3 Far North District Council

The Applicant’s landholding falls within the jurisdiction of the Far North District (FND). The following FND objectives and policies are relevant to the assessment of the Landscape Visual Assessment.

NOTE:

Due to the building design still being at the conceptual stage, the status of this proposed activity is not confirmed.

7. Urban Environment

The Site is located within the Residential Zone (RZ) of the Urban environment. Development in the Residential Zone is encouraged, as outlined in the FNDP, stating that there is no need to impose a "*sophisticated array of development controls*" provided that any adverse environmental effects are avoided, remedied or mitigated.

7.4 Policies

7.4.1

That the amenity values of existing and newly developed areas be maintained or enhanced.

7.4.5

That new urban development avoid:

A. *adversely affecting the natural character of the coastal environment, lakes, rivers, wetlands or their margins;*
B. *adversely affecting areas of significant indigenous vegetation or significant habitats of indigenous fauna;*
C. *adversely affecting outstanding natural features, landscapes and heritage resources;*

7.6 Residential Zone

The proposed development on The Site sits in the Residential Zone, and as it stands, does not trigger any policies or rules within the 7.6 Residential Zone. As mentioned above, development is encouraged by not implementing a "*sophisticated array of development controls*". The proposed development complies with all setback, building coverage and height restrictions outlined in this section.

Part 2 - Environment Provisions 10. Coastal Environment

The Site is located within the Coastal Environment (CE) as identified in the Northland Regional Council Regional Policy Statement. The CE seeks to protect the natural character from adverse effects as a result of inappropriate subdivision or development. Adverse effects include, but are not limited to, restriction of access, taking away opportunities for the public to access the coast, protection and access for Maori to retain a relationship with places of

significance and protect their culture and traditions with their taonga, the detraction from the CE natural character, disruption of natural processes, and risk of natural hazards.

10.3 Objectives

10.3.1

To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.

10.3.2

To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate, protect, or enhance:

10.4 Policies

10.4.1

That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:

10.4.6

That activities and innovative development, including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.

10.4.12

That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through: (a) the siting of buildings relative to the skyline, ridges, headlands and natural features; (b) the number of buildings and intensity of development; (c) the colour and reflectivity of buildings; (d) the landscaping (including planting) of the site; (e) the location and design of vehicle access, manoeuvring and parking areas.

12. Natural and Physical Resources

As a Note; the **PROPOSED** District Plan Map shows The Site does **NOT** lie within a Natural and Physical resource overlay, and this has been identified in this LVA, but as it is only proposed, no weight has been placed on the findings of this observation.

The Site is located in an area with both Outstanding Landscape Feature and Outstanding Landscape Overlays as identified by the Operative Far North District Plan Map. These overlays include the mid to upper slopes of Maunga Whangatauatia, a prominent Natural feature Iconic to the Ahipara Landscape Character. Also of significance and a contributing factor to the classification are 3 identified Sites of Significance to Maori that partially overlap with these overlays. The site does not reside within any Sites of Significance to Maori.

12.1 Landscapes and Natural Features

"The focus of this section of the Plan is outstanding natural features and landscapes, as set out in s6(b) of the Act. Whilst the subsequent rules focus solely upon those outstanding types of natural features and landscapes, Council encourages all who manage and provide guardianship to the Far North landscape, to apply the principles conveyed by these policies to landscapes generally."

With the objectives:

"12.1.3.1

To protect outstanding landscapes and natural features from inappropriate subdivision use and development.

12.1.3.2

To protect the scientific and amenity values of outstanding natural features.

12.1.3.3

To recognise and provide for the distinctiveness, natural diversity and complexity of landscapes as far as practicable, including the complexity found locally within landscapes and the diversity of landscapes across the District.

12.1.3.4

To avoid adverse effects and to encourage positive effects resulting from land use, subdivision or development in outstanding landscapes and natural features and Maori cultural values associated with landscapes."

These overlays seek to protect the feature in which The Site resides from adverse effects to scientific and amenity values, to protect its distinctiveness and uniqueness within its locality and the natural diversity of landscapes across the district. While there is a strong objective to protect from adverse effects, these overlays also aim to strengthen and encourage positive effects as a result of appropriate subdivision and development.

Given the above, the District-wide Provisions 12.2 puts Importance on the protection of indigenous flora and fauna, with an emphasis on indigenous habitat restoration being promoted.

That areas of significant indigenous vegetation and significant habitats of indigenous fauna be protected for the purpose of promoting sustainable management with attention being given to:

(a) maintaining ecological values;
(b) maintaining quality and resilience;
(c) maintaining the variety and range of indigenous species contributing to biodiversity;
(d) maintaining ecological integrity; and
(e) maintaining tikanga Māori in the context of the above.

The District-wide Provisions' main method to achieve this is restrictions on clearing vegetation. A level of flexibility would be expected on sites where the dominant vegetation cover is more exotic and weed species, such as The Site, in which case extensive vegetation clearance should be considered acceptable providing a planting management plan be submitted as part of a mitigation planing plan to systematically remove and replant with native vegetation.

Other policies include:

12.3 Soils and Minerals

To achieve an integrated approach to the responsibilities of the Northland Regional Council and Far North District Council in respect to the management of adverse effects arising from soil excavation and filling, and minerals extraction.

5.5 Visual Catchment and Visibility

While The Site's proposed location is an elevated site on the northern slopes of Maunga Whangatauatia, the visual catchment is fairly restricted. The site is mainly visible from

certain areas from the beach at Ahipara Bay, Te Kōhanga/Shipwreck Bay, and 90 Mile Beach. Notably a majority of viewing locations are a considerable distance from the site. Existing vegetation surrounding The Site, including that of Neighbouring sections, and the typography do block views of the site from most local roads, surrounding residential lots and most reserves.

Overall, the visibility of the Site is assessed as moderate during construction and low following establishment of mitigation planting. The degree of adverse visual effects is considered low and localised.

Most prominent views are directly in front of The Site View Point 1 (VP) and from the beach (Karirikura Reserve), more notably from the low tide line VP3. Buildings that are included within these view shafts are oriented north towards the beach, away from The Site.

Almost all views from Foreshore Road are obscured by or by a combination of the existing vegetation, built form and typography, and in some cases, the distance between the view shafts and The Site provides a buffer. VPs 8, 9, 15 and 18 have views of The Site, with varying degrees of exposure.

All other VPs fail to show any real significant exposure to views of The Site that can not be easily mitigated.

6.0 IDENTIFIED LANDSCAPE VALUES

Northland Regional Policy Statement (2016)

The Site is situated within the Coastal Environment

The Site is within moderate proximity (500m) of an area identified to be of High Natural Character. The Site does not reside within this Natural Character Area and does not consider this to be at risk from the proposed development.

The identified natural character area is as follows:

Natural Character: Ahipara
Unique ID: 82/13
Rank: High Natural Character.
Summary Description: *Hill slopes with kanuka-mixed broadleaved forest; hill slopes & valley floor with mixed broadleaved forest; and hill slopes with manuka-kanuka dominant shrublands.*

The Site does not reside within this area of High Natural Character and has no current direct adverse impact on the landscape processes of this area.

7.0 ASSESSMENT OF EFFECTS

The assessment of effects covered in this report includes that which can occur in relation to physical features, viewing audiences, and visual amenity and/or The Site's contribution to the existing landscape character and amenity values.

These may include:

- Effect on the natural character. This is how The Proposal may change the existing condition of the landscape.
- Effect on the landscape character and amenity values. This is how The Proposal's change to the physical environment may affect the character of the landscape and how it is experienced. This may then affect the viewing audience's perceived value of the landscape.

Visual impacts on the landscape or visual amenity usually will occur due to alteration of the physical environment. This can be, but is not limited to, landform alteration, vegetation removal, removal or modification of facilities or structures and construction of new facilities or structures.

In this report, assessment of possible visual impact will be based on a qualitative professional judgement on the sensitivity, viability and the nature and scale of The Proposal.

The nature of the landscape and the visual effects generated by any particular proposal can therefore be:

- Positive (beneficial), contributing to the visual character and quality of the environment.
- Negative (adverse), detracting from the existing character and quality of the environment.
- Neutral (benign), with essentially no effect on existing character or quality of environment.
- Ways in which landscape and amenity values may be affected include:
- The degree to which The Proposal contrasts, or is consistent, with the qualities of the
- surrounding landscape.

- The proportion of The Proposal that is visible is determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which The Proposal is viewed.
- The area or extent of visual catchment from which The Proposal is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which The Proposal is viewed.
- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character the area.

It should be noted that a change in the landscape, be it subtle or dramatic, natural or by human action, may not result in an adverse visual effect. It is important that change is managed in a way that ensures adverse effects on the environment are avoided or mitigated.

7.1 Natural Character and Ecological Effects

Existing vegetation on the Site is predominantly exotic and invasive in nature, resulting in low existing ecological value. The proposal includes systematic removal of pest plant species and replacement with locally appropriate native planting.

Mitigation planting will be subject to establishment and ongoing maintenance, including weed control and replacement planting as required. This will result in a net enhancement of indigenous biodiversity and ecological resilience over time.

Natural character is the term used to describe the natural elements of all coastal environments. The degree or level of natural character within an environment depends on:

1. The extent to which the natural elements, patterns and processes occur;
2. The nature and extent of modification to the ecosystems and landscape/seascape;
3. The degree of natural character is highest where there is the least modification.
4. The effect of different types of modification upon natural character varies with context and may be perceived differently by different parts of the community.

7.1.1 Biophysical – Abiotic Effects

Abiotic attributes can be defined as features of the landscape that can be considered as non-living, like the physical landforms, geology, and water catchments. The abiotic features of The Site would be defined by the steep hillside of Maunga Whangatauatia.

Due to the steepness of the The Site, the proposed development will require extensive earthworks and retaining walls to create a building platform. The overall extent of the earthworks will not alter the overall form or be on a noticeable scale in comparison to Maunga Whangatauatia, but will have a significant change to the existing landscape structure within The Site.

No obvious overland flow path of water was obvious at the time of the site visit, this being said any overland flow will likely be affected by the proposed retaining walls. Retaining walls span the width of the site, which will intercept a majority of overland flow on The Site and potentially some subsurface water flow. It is noted that retaining structures are common in most developments within The Sites locality, and are not unique to this development.

7.1.2 Biophysical – Biotic Effects

Biotic attributes can be defined as features of the landscape that can be considered as living. This would include vegetation. The biotic features of The Site include a mix of native and exotic pest plants. All natives are approximated to be juvenile young species less than 4m in height on the lower northern and western boundaries. A rudimentary plant survey identified the following plants:

- *Geniostoma ligustrifolium* - hangehange
- *Leptospermum scorarium* - manuka
- *Ozothamnus leptophyllus* - Tauhinu
- *Pittosporum crassifolium* “Karo” - karo

Predominantly, the site is covered in Exotic species and exotic weed species. The openness of the site indicates it was once clear of vegetation. Exotic species include:

- *Agapanthus praecox* - agapanthus / blue lily
- *Cortaderia jubata* - pampas grass
- *Eucalyptus globulus* - Tasmanian blue gum
- *Lycium ferocissimum* - African boxthorn
- *Syagrus romanzoffiana* - queen palm
- *Trachycarpus fortunei* - windmill palm

- *Ulex europaeus* - gorse

This gives The Site, currently, a low biotic attribute value with most vegetation being classed as highly invasive weeds.

The Development of the site will require earthworks for a foundation of a building, a drive and the construction and drainage of retaining walls. This will result in around 500sqm of vegetation requiring to be removed, most of which would be weeds and exotics.

Section 8 Conclusions and Recommendations proposes mitigation planting that aims to systematically remove weed species and revegetate with natives above and below the dwelling to soften the physical structure, stabilise the soil and enhance the natural landscape character, greatly increasing the presence of native flora and fauna on The Site, resulting in an overall beneficial effect to the diversity and value of the local biotic features.

7.1.3 Experiential Attributes

Experiential attributes can be interpreted as the way The Site and the wider landscape context influence how people are impacted by a proposed development.

The main effect imposed on people in an experiential context will be on the visual amenity. As The Site is private land, the proposed development will not impact people's ability to access the surrounding areas already available to them.

7.1.4 Spiritual, Cultural and associated attributes

The author is not aware of any specific spiritual, cultural or social associations linked to this specific site. Surrounding the site around Ahipara, there are areas of Cultural Significance to Maori as identified in the FNDP, but The Site does not reside within any of these. Given the history of Ahipara and the wider landscape, it is recognised that there is a strong ‘heritage’ linked to Maori, specifically Te Rarawa Iwi.

The Residential Zone anticipates intensification of development in the area, with the proposed development being situated on the fringe of an existing developed area. It isn’t considered the proposal of a dwelling out of character for the local landscape and within anticipated change.

Combined with both Outstanding Landscape Feature and Outstanding Landscape overlays, the development will need to adhere to the relevant rules and restrictions, and in turn, a visually low-impact development will be the desired outcome. Noting that view shafts of The Site are already very limited and only visible from a considerable distance or from a few

areas directly in front of The Site, this development has a minimal potential adverce amenity effect experienced by neighbouring properties and members of the public.

7.1.5 Summary of Natural Character Effects

Based on the findings above It is determined that The Proposal will likely have some initial impacts on the natural character, but all are related to construction and can be effectively mitigated through mitigation planting. Abiotic attributes will be more obviously affected by the development, but these disturbances are consistent with development in the area and not uncommon, as all sites require earthworks and management of stormwater runoff. Activities will ultimately benefit the Biotic attributes of the site with removal of pest weed species and enhance the local biodiversity, and it is considered that the effects on the Experiential Attributes will have a benign impact on the Spiritual, Cultural and associated attributes of the site and wider landscape.

7.2 Visual Amenity and Built Form Effects

The dwelling is sited below the ridgeline and aligned with existing contours, avoiding skyline intrusion. The design incorporates a low-pitched roof, articulated building form, recessive colours with low reflectance values, and limited bulk relative to the slope.

Vehicle access, manoeuvring, and parking are located within an already modified access corridor and do not introduce new visual effects beyond those already present in the landscape.

The extent of visible change is localised and assessed as low once mitigation planting is established.

The visual catchment of The Site includes areas north of The Site, including neighbouring properties to the north, Ahipara Beach mid to low tide line, Foreshore Road above Shipwrecks Bay, Foreshore Road between 66 and 88 Foreshore Road, and the beach access at the end of Kaka Road. The Site is largely screened from most areas of Ahipara, due to the undulating, steep nature of the landscape and existing development.

In its current state, The Site is covered in scrub and shrubs, mostly exotic weed species. From most viewing points, it is not distinctive what these species are other than the taller blue gum trees.

Adjacent to the site in the north and west, the landscape is a highly modified residential environment. Lot sizes, including The Site, are fairly consistent, around 800sqm to 1200sqm

indicating the density of development is within the landscape character. Amenity plantings around dwellings usually consist of both native and exotic plantings. A number of properties in this area are multi-level and positioned in locations as elevated as possible within their respective lots to take advantage of the available views. Typically, current residential dwellings within this landscape have large flat faces that could be considered to be visually striking. Colours range from low reflective natural tones to more stark and highly reflective whites.

The proposed development on The Site would not be considered to be in keeping with the general visual characteristics of the surrounding area. While structurally there are similarities, a multi-levelled primary structure, it will be visually recessive from areas in the above mentioned visual catchment. Additional mitigation planting surrounding the dwelling will help make it more visually sensitive to the surrounding landscape. The architectural form of the structure ties itself into the hillside, and when viewed with a low-pitched monopitch roof, large shaded eaves, recessive colours with low RV, and minimal large flat surfaces help to break up the face of the structure.

While the earthworks for the construction of this dwelling will be extensive, this allows the bulk of the the built form to be set into the hill to minimise protrusion out from the slope. This shows a level of sensitivity to the landform and consideration to potential observers from the visual catchment.

It is the opinion of the author that while there are initial impacts in the construction phase the resulting development and its effect on the visual amenity will be low.

7.3 Outstanding Landscape and Feature Response Summary

The proposal responds to Outstanding Landscape and Feature values through:

- Avoidance of ridgeline development
- Low visual intrusion and limited visibility
- Design measures that reduce bulk and scale
- Mitigation planting and pest control
- Enhancement of indigenous vegetation
- No subdivision or increase in residential intensity

No permanent legal protection mechanism is proposed; however, enhancement and protection are achieved through consent conditions relating to planting and vegetation retention.

7.3.1 Compliance with the Resource Management Act 1991

Section 6 of the RMA addresses the effects of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, the protection of them from inappropriate subdivision, use, and development, and the management of significant risks from natural hazards.

Section 7 of the RMA addresses the effects of the maintenance and enhancement of amenity values, intrinsic values of ecosystems and the maintenance and enhancement of the quality of the environment.

While extensive earthworks are necessary for the development of this site, the impact on natural processes is not considered to be significant to a point that would have lasting adverse effects on natural processes.

Due to the low quality of the existing ecosystem, mitigation planting will benifit the enrichment and quality of the local environment.

Due to The Sites minimal visual catchment, effects on amenity values will be low.

7.3.2 Northland Regional Policy Statement (2016)

Through conscious design, the proposed development will integrate itself into the existing landscape character, resulting in a low level of effect on the coastal environment. The proposed development uses structure design to reduce the impact it will have on the land, resources and surrounding landscape ecosystems in the long term. Disturbances to the natural and physical resources during construction will not have a permanent adverse effect.

7.3.3 Effects on the Operative Far North District Plan

Whilst The Site is located within the RZ, which does not provide overly restrictive rules for development within this zone, Urban Envionment (UE) P1, as described above and as it applies to The Site, looks to protect the natural character of the coastal environment, protect significant habitats of indigenous fauna and protect outstanding natural features, landscapes and heritage resources.

A. *adversely affecting the natural character of the coastal environment, lakes, rivers, wetlands or their margins;*
B. *adversely affecting areas of significant indigenous vegetation or significant habitats of indigenous fauna;*
C. *adversely affecting outstanding natural features, landscapes and heritage resources;*

UE - P1 is further reinforced by The Site residing within the OLF and OL overlays in Part 3, Section 12, Natural and Physical Resources (NPR) and Coastal Environment (CE) designations.

These provisions describe The Site as a very sensitive environment with the intention to protect the natural character, existing habitats, features and processes from inappropriate development. Being zoned RZ, it is suggested that the proposed development of a residential dwelling on The Site is appropriate, provided care is taken to meet the above policies set out in UE-P1, CE and NPR.

Given the complexity of The Site, it is considered that while earthworks are extensive and are in conflict with the NPR 12.1.6.1.4 (a) and (b), with the structure screening the majority of the retaining walls and exposed areas quickly tapering down to reduce their height below 3m. This allows the built structure to sit back into the hillside rather than protrude out, reducing adverse visual amenity effects on the coastal environment and OLF and OL. It is due to this noncompliance that the development would be considered Discretionary.

It is also of the opinion of the author that The Site as it sits currently is in a poor state of naturalness and does not contribute much in the way of providing indigenous flora or fauna, further taking away from the potential benefits The Site could add to the CE, OL, and OLF. Through mitigation, the proposed development would address the promotion and enrichment of this through weed control and mitigation planting.

It is considered that the proposed development complies with and meets the desired intent of all other objectives and policies within UE, RZ, CE, and NPR sections of the FNDP.

8.0 CONCLUSION

The proposal will result in a single residential dwelling within an existing residential environment on the lower slopes of Maunga Whangatauatia. While earthworks and retaining walls up to 4 m in height are required, these effects can be mitigated through design controls and mitigation planting.

The development will retain the qualities that make the landscape outstanding, including naturalness, visual coherence, and amenity values, while enhancing ecological values through revegetation and pest control.

From a landscape and visual perspective, the proposal is considered appropriate and will not result in more than minor adverse effects on the Outstanding Landscape Feature or Outstanding Landscape.

The Applicant seeks to gain Resource Consent to undertake the construction of a dwelling on The Site. This will involve the following:

- Irregular building frontage to reduce large flat surfaces
- Large eaves to create a shadow on the building frontage
- Recessive colours and low RV surfaces (as specified above)
- Low-pitched monopitch roof line
- The building layout will run along the contours to tie into the existing topography.

Mitigation Planting, including systematic pest and weed removal to improve local biodiversity, stabilise soil, and further reduce adverse visual amenity effects.

Any adverse visual effects caused by the construction staging of retaining walls and the building of the dwelling are temporary and will be effectively mitigated through measures and planting after all works are completed.

Several 4m high specimen trees are scattered around the property to help settle the building into the site.

Of special note, The Site already is considered to have a very low visual catchment, where effected properties are oriented to look north away from The Site.

Considering the above, the combined activities of the proposed development will have a low potential for adverse effects on the landscape and landscape character, and a very low effect on visual amenity.

It is the opinion of the author that despite the noncompliance of NPR 12.1.6.1.4 (a) and (b) regarding earthworks and retaining walls, the intention for such an action meets the applicable objectives of NPR by Protecting the amenity values of the OLF and OL by reducing the visual impact of the dwelling and enhancing native biodiversity through mitigation planting; and the development meets all other statutory requirements where they apply within the scope of this assessment.

It is the opinion of the author that the proposal is appropriate from a landscape and visual perspective.

APPENDIX 1 - Assessment Methodology

Introduction

The intention of the landscape and visual effects assessment is to provide the tools and framework for assessing and identifying potential effects that may occur as a result of actions from a proposed development and the ways in which a proposed development may affect the physical makeup of the landscape, or the landscape character and the way people experience it.

Landscape Effects: Physical changes in the landscape that directly change its characteristics.

Visual Effects: Changes to views that may alter the visual amenity experienced by people.

With an assessment, it is also likely that a mitigation design plan may be included with the intention to avoid, reduce, or mitigate foreseen effects on the landscape and landscape character from a proposal.

Landscape and Visual effect assessments should be structured and consistent. This will help ensure that findings are clear and objective. Findings should also be supported with explicit evidence and a reasoned argument.

A Landscape Context or similar should be assessed and provided in the assessment to determine a ‘baseline’ of the existing environment for changes to be assessed and measured against. The Landscape context should include the key landscape features, characteristics and qualities. This helps determine the sensitivity and importance of The Site to be developed.

Landscape Effects

To assess the landscape effects, an understanding of the existing nature of the landscape resource and the level of change it will undergo due to the actions of a proposed development.

Nature of the Landscape Resource

The assessment of The Site and the nature of its landscape resource needs to consider the value of the landscape and its susceptibility to change. The following factors will help determine this:

- 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 value or importance placed on the landscape, particularly those confirmed in statutory documents, and
- The scope for mitigation is appropriate to the existing landscape.

Landscape value can be difficult to ascertain, as a lot of value is based on people and their perception of a landscape.

Different people with different values, backgrounds and ethnic groups may have varying values for a landscape.

This may include the classification of Outstanding Natural Landscape (RMA s.6(b)) based on important biophysical, sensory/aesthetic and associative landscape attributes, which have the potential to be affected by a proposed development.

The susceptibility to change of a landscape needs to take into account the current landscape context of The Site, and the characteristics and activities of the proposed development. It must then consider to what degree and type of change the landscape can undergo before generating adverse effects and/or achieving the goals of landscape planning policies and strategies.

Magnitude of Landscape Change

This is an assessment or judgement of the scale and type of change that will likely occur to the existing 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 judgments.

Contributing Factors		**Higher**	**Lower**
Nature of Landscape Resource	Susceptibility to change	The landscape context has limited existing landscape detractors, which make it highly vulnerable to the type of change that could result from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to the landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and associative attributes. The landscape requires protection as a matter of national importance (OLF/OL).	The landscape lacks any important biophysical, sensory or associative 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 changes. The majority of key features or elements are retained.	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

To assess the visual effects of a proposed development, an understanding of the existing ‘baseline’ character of the landscape must be determined. This visual baseline 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.

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 visual influence’ of The Site and Proposal. Where possible, computer modelling can assist in determining the theoretical extent of visibility, together with field work undertaken to confirm this. Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

Nature of the Viewing Audience The nature of the viewing audience is assessed in terms of the susceptibility of the viewing audience to change and the value attached to views. The susceptibility of the viewing audience 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 focused 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 focused on the landscape and on particular views, visitors to heritage assets or other important visitor attractions and communities where views contribute to the landscape setting.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change that 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 NZILA4.

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 2 has been prepared to help guide this process:

Contributing Factors		Higher	Lower
Nature of Landscape Resource	Susceptibility to change	Views from dwellings and recreation areas where attention is typically focused on the landscape.	Views from places of employment and other places where the focus is typically incidental to their landscape context. Views from transport corridors.
	The value of the landscape	Viewpoint is recognised by the community, such as an important viewpoint, 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.
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 the view are 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.
	Geographical extent	Front on views. Near distance views; Change is visible across a wide area.	Oblique views. Long-distance views. A small portion of the change is visible.
	Duration and reversibility	Permanent. Long-term (over 15 years).	Transient/temporary. Short term (0-5 years).

Table 2: Determining the level of visual effects

Nature of Effects

It is also important to consider the nature of effects that a proposed development may have on the landscape. The nature of the effect is best described as positive (beneficial), negative (adverse), or benign (neutral) effects, where visual change is considered to occur.

This assessment of the nature effects can be further guided by Table 3 set out below:

Nature of effect	Use and Definition
Adverse (negative)	The proposed development 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 proposed development would complement (or blend in with) the scale, landform, and pattern of the landscape, maintaining existing landscape and/or visual amenity values
Beneficial (positive)	The proposed development would enhance the landscape and/or visual amenity through removal or restoration of existing degraded landscape uses, and/or addition of positive elements or features

Table 3: Determining the Nature of Effects

Cumulative Effects

During the scoping of an assessment, where appropriate, agreement should be reached with the relevant local authority as to the nature of cumulative effects to be assessed. This can include effects of the same type of development (e.g. wind farms) or the combined effect of all past, present and approved future development 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 to which cumulative landscape effects are assessed can cover the entire landscape character area within which The Proposal is located, or 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 the 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 Effects

The assessment of the landscape and visual effects should conclude with a final summary that has an overall assessment of the nature of effects and the effectiveness of any proposed mitigation.

This step informs an overall judgement identifying what level of effects is likely to be generated, as indicated in Table 4 below. This table, which can be used to guide the level of landscape and visual effects, uses an adapted seven-point scale derived from NZILA's Best Practice Note.

Effect Rating	Use and Definition
Very High:	Total loss of key elements/features/characteristics, i.e. amounts to a complete change of landscape character.
High:	Major modification or loss of most key elements/features/characteristics, i.e. little of the pre-development landscape character remains. 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. Moderate: Partial loss of or modification to key elements/features/characteristics of the baseline, i.e. new elements may be prominent but not necessarily uncharacteristic within the receiving landscape. Concise Oxford English Dictionary Definition

Moderate:	Partial loss of or modification to key elements/features/characteristics of the baseline, i.e. new elements may be prominent but not necessarily uncharacteristic within the receiving landscape. Concise Oxford English Dictionary Definition Moderate: adjective- average in amount, intensity, quality or degree
Moderate - Low:	Minor loss of or modification to one or more key elements/features/characteristics, i.e. new elements are not prominent or uncharacteristic within the receiving landscape.
Low:	Low: A low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or has a low effect on the perceived amenity derived from it. Oxford English Dictionary Definition Low: adjective- 1. Below average in amount, extent, or intensity.
Very - Low:	Very low or no modification to key elements/ features/ characteristics of the baseline or available views, i.e. approximating a 'no change' situation.

Table 4: 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 or an adverse effect on the environment is no more than minor. 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 resource 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 effects on the wider landscape resource. In relation to this assessment, moderate-low level effects would generally equate to 'minor'.

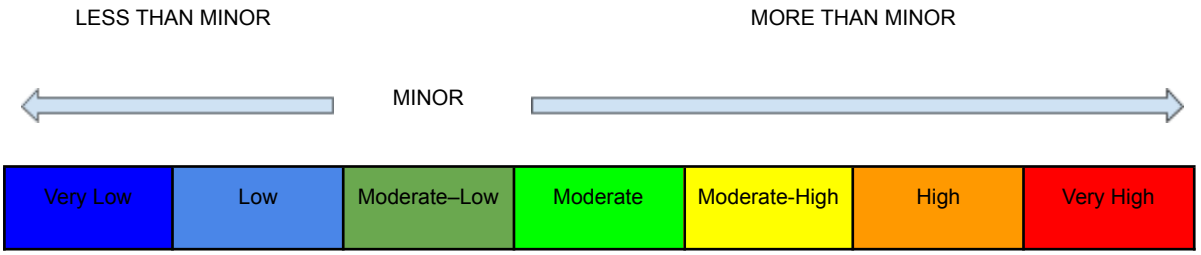

Table 5: Determining minor effects for notification determination and non-complying activities

This Assessment Methodology has been based off the resources and reports as highlighted below:

http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape

Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

Best Practice Note Landscape Assessment and Sustainable Management 10.1, NZILA

Landscape and Visual Amenity Effects Assessment Methodology prepared by Boffa Miskell

APPENDIX 2 - Design Guidelines

A series of design guidelines is proposed to provide appropriate mitigation measures for future built development on The Site to ensure that future built development is integrated successfully into the surrounding environment.

Building Areas:

- All dwellings shall be generally contained within the building envelope defined at the time of survey in general accordance with the scheme plan approved.

Building Form, Design and Finishing:

- A height limit of 8 metres above existing ground level (rolling height method to be utilised),
- Glazing is to be non-reflective;
- The houses and accessory buildings shall be constructed out of materials that complement the rural character and setting and shall be designed to fit in with the natural contours/topography of the site, including consideration of rooflines.
- Bulk and scale of dwellings shall be considered; building scale can be reduced by creating smaller built blocks or wings. Buildings that link indoor and outdoor spaces through courtyards, decks, and pergolas are preferred.
- Refer to BS2525 – The colour of all buildings and structures must be made from the following indicators:
    - Hue (colour) All the colours from 00-24 are acceptable
    - Reflectance Value (RV) and Greyness Groups. The predominant wall colours have a RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C;
    - Roofs – An RV rating of no more than 40% within the greyness groups A, B and C[1]

Fencing:

Clearing vegetation for fences is not a permitted activity as outlined in Part 3 - District-wide Provisions 12.1.6.1.2 INDIGENOUS VEGETATION CLEARANCE IN OUTSTANDING LANDSCAPES of the FNDP. Fencing should be avoided as the definition of lots within an OLF and OL disrupts the natural form of the surrounding landscape character.

Retaining Walls

Exposed retaining walls taller than 3m in height shall be considered one of the following.

- Timber, concrete or concrete block retaining walls should be painted, referring to BS5252, Hue (Colour); All the colours from 00 – 24 are acceptable, Reflectance Value (RV) and Greyness Groups. The predominant wall colours have an RV rating of no more than 30% for greyness groups A and B, and no more than 30% for greyness group C.

- Concrete or concrete block retaining walls shall have 8kg per 100kg of charcoal oxide to reduce the RV of the wall. Concrete block retaining walls may also have a honed finish to reduce the flat look of the retaining wall's face.

- Vegetation may be used to screen and soften exposed retaining wall faces. This may be accomplished by planting trees or shrubs in front of the retaining wall, having climbers cover the retaining wall, having cascading plants hang down from the top of the wall, or a combination of the above.

1. Reference: Extract from City of Auckland District Plan Hauraki Gulf Islands Section Review – Colour for Buildings, September 2006, Prepared by Hudson Associates Landscape Architects.

Mitigation Planting

Along with the proposal of this development, as part of the consent notice, a Mitigation Planting Plan by a suitable and qualified Landscape Architect is proposed to be developed. Mitigation Planting of the remainder of the site with native species commonly found within the local environment has several positive effects, ranging from enhancing native flora biodiversity, enhancing the local landscape character, and screening and softening the proposed future development. Mitigation planting is to include large grade native specimen trees, which are to be planted mainly along the Northern boundary of The Site, to enhance the character of the site, along with providing screening to the built structure.

Suggested specimen trees include:

- *Corynocarpus laevigatus* - Karaka
- *Myoporum laetum* - Ngaio
- *Rhopalostylis sapida* - nikau palm

Lighting

- Exterior lighting shall be discreet

Infrastructure Services

- Where ground conditions allow, water tanks shall be situated predominantly underground and located at the rear of the dwelling and shall be screened by vegetation;
- Any utilities such as refuse collection and small detachable sheds shall be located within close proximity to the dwelling and be situated in a manner or screened to ensure that this is not visible from adjacent sites or from public vantage points;
- Where ground conditions allow, water tanks shall be buried underground. If ground conditions are not suitable, tanks are to be located at the rear of the dwelling unless doing so will have serious adverse landscape character or amenity effects and shall be screened by vegetation from adjoining sites or public vantage points.
- Any fencing shall be restricted to rural fencing typology, e.g. post and rail or post and wire fencing, to complement the rural character of the site.
- Retaining Structures / Walls
- Any retaining structures or walls shall be constructed of materials or finished in dark recessive colours or screened by vegetation.

Accessways

- Proposed accessways and driveways should follow the natural contour of the land and not be situated on any prominent ridgeline.
- Roads, accessways and driveways should suit the rural character of the site. Chip seal or metal with natural swales is considered to be more suitable than concrete or asphalt. If concrete is used, concrete with a black oxide additive or exposed aggregate finish is required.

Earthworks

- Cut and fill batters shall be contoured to naturally fit into the original landscape
- Earthwork cut and fill batters should be re-grassed and revegetated as soon as practical following earthworks.

Implementation of the Design Guidelines:

It is envisaged that these guidelines are to be enforced by way of a consent notice requirement and are required to be met at the time of building consent to the satisfaction of the Council.

APPENDIX 3 - Assessment Against Operative Far North District Plan

Assessment Against Outstanding Landscape / Outstanding Landscape Feature

Criterion	Assessment
The rarity of the landscape, landscape features or natural features	Maunga Whangatauatia is recognised as an Outstanding Landscape Feature due to its distinctive volcanic landform, prominence within the coastal landscape, and strong visual relationship with Ninety Mile Beach. These characteristics are uncommon within the Far North District and contribute to the feature's rarity at a district scale.
The visibility of outstanding landscapes, outstanding landscape features or outstanding natural features	The Outstanding Landscape Feature is widely visible from public viewpoints, including coastal areas and elevated locations. The Site itself occupies a lower hillside position and is partially screened by landform and existing vegetation, resulting in limited visibility of the proposed development from key public viewpoints.
The aesthetic, heritage, cultural and natural values	The landscape holds high aesthetic and natural values derived from its landform, coastal setting, and relatively undeveloped character. While the broader landscape has cultural and heritage significance, the proposal avoids physical effects on culturally sensitive areas and maintains the visual integrity of the Outstanding Landscape Feature.
Elements contributing to distinctive character	The distinctive character of the Outstanding Landscape Feature is defined by its volcanic form, steep slopes, dominance within the coastal environment, and visual connection to surrounding dunes and coastline. These defining elements will remain unchanged by the proposal.
Extent of visible change resulting from the activity	The proposal will result in localised and small-scale visual change limited to the immediate site. No discernible change to the wider Outstanding Landscape Feature is anticipated.
Mitigation through screening or other means	Visual effects will be mitigated through careful siting, building design, and the implementation of mitigation planting using appropriate species. These measures will assist in integrating the development into the surrounding landscape.
Degree of visual intrusion	Due to the site's location, scale of development, and mitigation measures, the proposal will not result in an obtrusive or visually dominant intrusion within the Outstanding Landscape Feature.
Siting in relation to ridgelines or natural features	The dwelling is sited below prominent ridgelines and avoids visually sensitive landform features, ensuring the dominant landform of Maunga Whangatauatia remains visually intact.
Design of buildings, structures, or landforms	The proposed design responds to the sloping landform through terracing and scale control. Building form and materials are intended to be recessive and compatible with the surrounding landscape context.
Vehicle access, manoeuvring, and parking	Vehicle access is located to minimise visual exposure. Manoeuvring and parking areas are contained within the site and will be visually softened through planting where practicable.
Potential for more than minor adverse effects	With mitigation measures in place, the proposal is not anticipated to result in more than minor adverse effects on the Outstanding Landscape Feature.
Protection and enhancement of the outstanding feature	The proposal avoids modification of the defining elements of the Outstanding Landscape Feature and includes opportunities for landscape enhancement through planting and ongoing site management.
Effects on ecological values	Indigenous vegetation removal is limited, and ecological effects are assessed as minor. Mitigation planting will support local ecological values and contribute to habitat enhancement.

Permanent legal protection provisions	No formal legal protection is proposed as part of this application. However, the development footprint is limited and avoids areas that contribute most strongly to the Outstanding Landscape Feature.
Residential intensity versus protection benefits	The proposal represents a single dwelling within an existing residential zoning. The scale and intensity are consistent with zoning expectations and do not compromise the values of the Outstanding Landscape Feature.
Revegetation and long-term sustainability	The proposal includes mitigation planting aimed at visual integration and ecological enhancement. Long-term sustainability will be supported through appropriate species selection and ongoing site maintenance.
Site characteristics	The site is approximately 1,289 m² in area and characterised by steep topography and established vegetation. These characteristics have informed the design and siting of the development.
Pest control effectiveness	Pest and weed management is anticipated to form part of ongoing site maintenance, supporting the establishment and longevity of mitigation planting.
Relationship of people and communities	The Outstanding Landscape Feature contributes strongly to community identity and sense of place. The proposal respects this relationship by maintaining public views and avoiding adverse effects on the wider landscape experience.

Assessment in Relation to the Proposed Building / Dwelling

Matter	Assessment
Location of the building	The dwelling is located to minimise visual exposure and avoid sensitive landscape features.
Size, bulk and height	Building scale is modest relative to the landform and does not interrupt ridgelines or prominent vegetation.
Retention of outstanding qualities	The qualities of naturalness, visual coherence, and amenity associated with the Outstanding Landscape Feature will be retained.
Building design	The design is responsive to site constraints and seeks visual integration rather than dominance.
Vehicle access and parking	Access and parking are follow contours.
Planting mitigation	Planting will effectively soften built form and assist integration with the surrounding landscape.
Permanent screening from public viewpoints	Landform, distance, and planting combine to screen the development from key public viewing locations.
Cumulative visual effects	Given the scale of development and existing residential context, cumulative visual effects are assessed as low.

APPENDIX 4 - Supporting Documentation

1. **29504-GEO-Assessment_Report-Lot_1_Tasman_Heights_659831-17**
   Geotechnical assessment
   Prepared by LDE Limited
2. **251031 Jones Prelim**
   Proposed Home Design
   Prepared by Mason St Architectural Drafting Limited
3. **1 Tasman Hts Str Dwgs 251129 Draft**
   Retaining engineering draft
   Prepared by T&A Structures
4. **D0811 LVA LOT 1 DP 535628 TASMAN HEIGHTS**
   Landscape Visual Assessment
   Prepared by JD Landscape Architecture Limited