

# 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

Discharge

Fast Track Land Use\*

Change of Consent Notice (s.221(3))

Subdivision

Extension of time (s.125)

Consent under National Environmental Standard  
(e.g. Assessing and Managing Contaminants in Soil)

Other (please specify)

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

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

Yes  No

## 4. Consultation

Have you consulted with iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

## 5. Applicant details

**Name/s:**

Danielle Bullen (married name = Danielle Lanigan)

**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:**

Nina Pivac C/- Logiplan Limited

**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.

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## 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:**

Bradley Lanigan and Danielle Bullen

Property address/  
location:


## 8. Application site details

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

Name/s:

Site address/  
location:

  
  
  
 Postcode

Legal description:

Val Number:

Certificate of title:

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

## 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.

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

## 10. Would you like to request public notification?

Yes  No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Assessment of environmental effects:

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

Your AEE is attached to this application  Yes

## 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)

**Email:**

**Phone number:**

**Postal address:**

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

**Postcode**

### 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)

Danielle Bullen

**Signature:**

(signature of bill payer)

**Date** 14-Apr-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](http://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)

Njina Pivac

**Signature**

**Date** 14-Apr-2026

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

*See overleaf for a checklist of your information...*

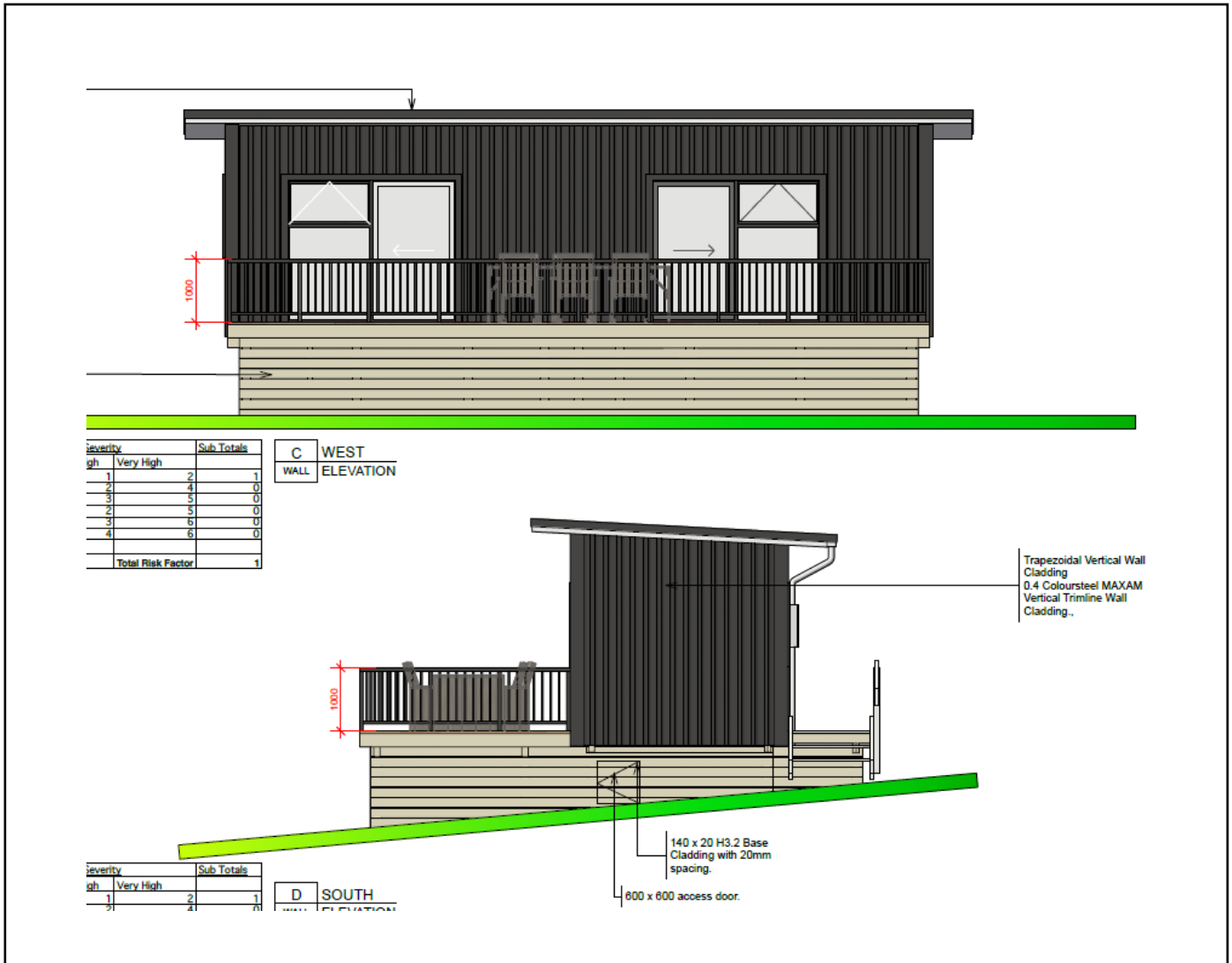
## Checklist

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*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.



## LANDUSE RESOURCE CONSENT APPLICATION

337 RANGIPUTA ROAD, RANGIPUTA

Lot 2 DP 512992

## ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:

**DANIELLE LANIGAN**

Rev A

14 April 2026

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Appendix B – Certificate of Title and Interests

Appendix C – Landscape Visual Assessment (Simon Cocker)

Appendix D – TP58 Report (Vision Consulting)

## 1.0 THE APPLICANT AND PROPERTY DETAILS

<b>To:</b>	Far North District Council
<b>Site address:</b>	337 Rangiputa Road, Rangiputa
<b>Applicant's name:</b>	Danielle Lanigan
<b>Address for service:</b>	Tohu Consulting Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
<b>Legal description:</b>	Lot 2 DP 512992
<b>Site area:</b>	3.798ha
<b>Site owner/s:</b>	Danielle and Bradley Lanigan
<b>Operative District Plan zoning/overlays:</b>	General Coastal Zone
<b>Proposed District Plan zoning/overlays:</b>	Rural Production NRC Coastal Environment
<b>Brief description of proposal:</b>	To construct a new dwelling and pole shed in the General Coastal Zone breaching the following rules: <ul style="list-style-type: none"><li>• 10.6.5.1.1 Visual Amenity</li></ul>
<b>Summary of reasons for consent:</b>	Overall, resource consent is required as a <b>Restricted Discretionary Activity</b> under the Far North District Plan.

### **AUTHOR**



**Nina Pivac**

Director | BAppSC | PGDipPlan | Assoc. NZPI

**Date: 14 April 2026**

## 2.0 PROPOSAL

The applicant, Danielle Lanigan, proposes to construct a 30m<sup>2</sup> dwelling, and 108m<sup>2</sup> pole shed, on the subject site which is located in the General Coastal Zone. Resource consent is required under the following rules:

### Operative Far North District Plan (ODP):

- 10.6.5.1.1 Visual Amenity

Overall, the application is assessed overall as a **Restricted Discretionary Activity** under the operative District Plan.

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

## 3.0 SITE CONTEXT

### Site Characteristics

The subject site is located at 337 Rangiputa Road, Karikari, and is legally described as Lot 2 DP 512992 (RT 791223). The site has a land area of 3.798ha. A copy of the relevant Certificate of Title is attached as **Appendix B**. The site is subject to Consent Notice 10916485.2 with conditions relating to wastewater disposal, archaeology, water supply, landscaping, and conservation. The proposed development has been carefully designed so as to adhere to all relevant consent notice conditions as discussed below:

- Wastewater disposal – a TP58 Report has been prepared by Vision Consulting in accordance with the report prepared by Kaitaia Plumbing and submitted with RC2170289 (see **Appendix D**)
- Water supply for firefighting purposes – as per the site plan, 3 x 25,000 litre water tanks will be provided. The subject site is also located in close proximity to the CMA which could serve as an alternative water supply.
- Archaeology – the site contains one registered archaeological site. As per the site plan, all proposed development will be located outside of the extent of this feature.
- Conservation/planting – the applicant will continue to comply with the planting schedule contained within the Landscape Assessment of RC2170289.
- Building design guidelines – as discussed in the AEE below, the proposed development has been carefully designed to comply with all relevant design guidelines outlined within the Landscape Assessment of RC2170289.
- Landscape planting – the applicant agrees to continue to comply with the planting schedule contained within the Landscape Assessment of RC2170289.
- Stock-proof fence – the boundary dividing the subject site and adjacent conservation area currently has a stock-proof fence which will be maintained for the duration of the consent.



*Figure 1: Map showing subject site (Premise)*

### **Surrounding Environment**

The subject site is located in an area largely characterised by coastal/rural-residential development. Adjoining sites to the north-west are similarly zoned General Coastal, while adjoining properties to the south-east are zoned Rural Production.

### **Access**

Access to the site is currently gained via an existing vehicle crossing and internal accessway off Rangiputa Road. Access arrangements will remain unchanged.

### **Zoning and Resources**

The subject site is zoned General Coastal. There are no other resource features or overlays relevant to the site.

In terms of heritage and archaeology, the site contains one archaeological site (O04/1056) as stated in the original subdivision RC 2170289. All proposed development will be located outside of these archaeological sites as per the site plan.

## 4.0 FAR NORTH DISTRICT PLAN ASSESSMENT

### OPERATIVE DISTRICT PLAN

**Table 1 – Coastal Living Zone – land-use performance standards**

Coastal Living Zone Rule	Permitted Standards	Compliance
10.6.5.1.1 Visual Amenity	<p>(a) any new building(s) with max GFA of 50m<sup>2</sup>; or</p> <p>(b) any alteration/addition to an existing building which does not exceed 30% of the gross floor area of the building which is being altered or added to, provided that any alteration/addition does not exceed the height of the existing building and that any alteration/addition is to a building that existed at 28 April 2000; or</p> <p>(c) replacement of any building so long as the replacement does not exceed the building envelope occupied by the previous building; or</p> <p>(d) renovation or maintenance of any building.</p>	<p>The proposed dwelling has a GFA of 113.72m<sup>2</sup> and is unable to comply with clause (a).</p> <p>In terms of the controlled activity standards, there is an approved building platform. However, part of the wastewater disposal system will be located outside of the approved building envelope. The proposal is therefore unable to comply with the controlled activity permitted standards.</p> <p><b>Restricted Discretionary Activity</b></p>
10.7.5.1.2 Residential Intensity	1 unit per 4ha of land.	<p>Based on a site area of 29.3697ha, up to 7 dwellings can be constructed on the site as a permitted activity. The proposal falls well within this threshold</p> <p><b>Permitted</b></p>
10.7.5.1.3 Scale of Activities	1 Person per 2000m <sup>2</sup> of land.	Not applicable
10.7.5.1.4 Building Height	The maximum height of any building shall be 8m	<p>The proposed building height is less than 8m.</p> <p><b>Permitted</b></p>
10.7.5.1.5 Sunlight	2m + 45-degree recession plane	<p>The dwelling will not encroach the recession plane.</p> <p><b>Permitted</b></p>

Coastal Living Zone Rule	Permitted Standards	Compliance
10.7.5.1.6 Stormwater Management	The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m <sup>2</sup> whichever is the lesser.	Existing impermeable surfaces already exceed 1500m <sup>2</sup> , which will be increased by the proposed development. The proposal is therefore unable to comply with the permitted and restricted discretionary thresholds.  <b>Discretionary Activity</b>
10.7.5.1.7 Setback from boundaries	Buildings shall be set back a minimum 10m from any site boundary, except that on any site with an area less than 5,000m <sup>2</sup> this set back shall be 3m from any site boundary.	The proposed dwelling is located at least 20m from nearest boundary.  <b>Permitted</b>
10.7.5.1.9 Transportation	Two onsite parking spaces  Max TIF = 20	As per the site plan, adequate parking will be provided on site.  <b>Permitted</b>

Overall, the proposal requires resource consent as a **Restricted Discretionary Activity** under the Far North District Plan.

### **PROPOSED DISTRICT PLAN**

The Proposed Far North District Plan (PDP) was notified on Wednesday 27 July 2022. Rules in a Proposed Plan have legal effect once the council makes a decision on submissions relating to that rule and publicly notified this decision, unless the rule has immediate legal effect in accordance with section 86(3) of the Resource Management Act 1991 (the Act).

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, only rules in the PDP with immediate legal effect are relevant. These rules are identified with a 'hammer' in the plan. Rules that do not have immediate legal effect do not trigger the need for a resource consent under the PDP.

An assessment of the proposal against the rules with immediate legal effect has been undertaken. In this case there are none that are relevant to the proposal. Therefore, no consideration needs to be given to any of the rules under the PDP.

## 5.0 NATIONAL ENVIRONMENTAL STANDARDS CONTAMINATED SOILS (NESCS)

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES Contaminated Soils. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

Based on a search of Council records, historic aerial images, and the documentation provided in support of this application, there is no evidence to suggest that a HAIL activity is, has been, or is more than likely to not have been undertaken on any part of the site. Therefore, the NES Contaminated Soils is not applicable in this instance.

## 6.0 NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER (NES FRESHWATER)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. Therefore, no further assessment is required under the NES Freshwater.

## 7.0 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPSHPL)

The subject site contains LUC 4 soils which are not deemed as 'highly productive' under the NPSHPL. Therefore, no further consideration needs to be given under the NPSHPL.

## 8.0 NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY (NPS-IB)

The subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna which would require protection under the NPS-IB. Therefore, no further consideration needs to be given under the NPS-IB.

## 9.0 NOTIFICATION

### **Public Notification**

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

### **Step 1: Mandatory public notification is required in certain circumstances**

Under Section 95A(3) an application must be publicly notified if:

- a) *the applicant has requested that the application be publicly notified;*
- b) *public notification is required under Section 95C.*

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

### **Step 2: If not required by Step 1, public notification precluded in certain circumstances**

Under Section 95A (4) an application must not be publicly notified if:

- a) *the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
- b) *the application is for a resource consent for 1 or more of the following, but no other, activities:*
  - i. *a controlled activity;*
  - ii. *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;*

None of the above criteria apply, therefore public notification is not precluded in this instance. Step 3 must be considered.

### **Step 3: If not precluded by step 2, public notification required in certain circumstances**

Under Section Under Section 95A(7), public notification is required if:

- a) *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;*
- b) *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

Clause (a) does not apply in this situation.

An assessment of environmental effects in accordance with s95D has been undertaken in Section 8.0 below which concludes that any adverse effect arising as a result of the proposed development will be less than minor. Public notification is therefore not required in this instance.

### **Step 4: Public notification in special circumstances**

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

*Special circumstances are those that are:*

- *exceptional or unusual, but something less than extraordinary; or*
- *outside of the common run of applications of this nature; or*

- *circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.*

Based on the assessment of environmental effects below, it is considered that there is nothing out of the ordinary that could give rise to special circumstances.

### **Public Notification Conclusion**

Based on the above, it is considered that this application can be processed without public notification.

### **Limited Notification**

Under Section 95B, if an application is not publicly notified, the Council must decide if there are any 'affected persons' and undertake limited notification to those persons. Under Section 95E(1) a person is considered 'affected' if the adverse effects of the activity on that person are 'minor or more than minor'. If the application is not publicly notified, the consent authority must follow the following steps to determine whether to give limited notification of an application.

#### **Step 1: Certain affected protected customary rights groups must be notified**

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

#### **Step 2: If not required by step 1, limited notification precluded in certain circumstances**

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

None of the above apply in this instance.

#### **Step 3: if not precluded by step 2, certain other affected persons must be notified**

In the case of a boundary activity, Council shall determine in accordance with section 95E whether an owner of an allotment with an infringing boundary is an affected person.

In the case of any other activity, Council shall determine whether a person is an affected person in accordance with section 95E.

If yes to any of the above, Council shall notify each affected person identified under subsections (7) and (8) of the application.

The assessment of environmental effects in Section 7.0 below concludes that there are no other adversely affected parties.

#### Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

As previously discussed, special circumstances are not considered to apply to this proposal.

#### Limited Notification Conclusion

Having undertaken the s95B limited notification tests, it is considered that this application can be processed without limited notification.

## 10.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

### 10.6.5.3.1 Visual Amenity in the General Coastal Zone

Assessment Criteria	Comment
(i) the location of the building;	<p>The subject site contains an approved building envelope created by the original subdivision, Council reference 2170289-RMACOM. This building envelope was identified by the original developer, in consultation with Simon Cocker, as the most suitable location to preserve visual amenity values.</p> <p>As per the site plan, the proposed development has been carefully designed so as to situate the dwelling and pole shed entirely within the approved building envelope. The only part of the building that is located outside of this extent is the wastewater disposal fields which, based on my interpretation of definitions contained within the ODP, is classed as a 'building' hence the Restricted Discretionary status. However, the effluent disposal field will not be visible and will therefore not affect visual amenity values of the site.</p>
(ii) the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;	<p>The proposed development has been designed to comply with design controls outlined in the Landscape Assessment prepared by Simon Cocker as part of the original subdivision. These have been attached as <b>Appendix C</b>, and include controls around building height, location, design, materials, earthworks, infrastructure and accessory buildings.</p>
(iii) the colour and reflectivity of the building;	<p>As per the above, the proposed buildings have been designed in accordance with Condition (v) of Consent Notice 10916495.2 and the Landscape Assessment submitted with RC2170289. Refer to Appendix D for the design guidelines for colour and reflectivity.</p>

(iv) the extent to which planting can mitigate visual effects;	Condition (iv) of Consent Notice 10916495.2 requires that the planting schedule contained within the Landscape Assessment of RC2170289 is to be adhered to and maintained for the duration of the consent. The applicant accepts and will continue to comply with this condition.
(v) any earthworks and/or vegetation clearance associated with the building;	Minimal earthworks and vegetation clearance is required to create the house platform and internal driveway.
(vi) the location and design of associated vehicle access, manoeuvring and parking areas;	As shown in the site plan, the internal driveway has been carefully designed so as to avoid sensitive areas on the site including registered archaeological sites, and areas subject to planting and conservation covenants. Adequate manoeuvring and parking areas will be provided for both the dwelling and pole shed.
(vii) the extent to which the building will be visually obtrusive;	As per the above, the proposed buildings have been designed in accordance with Condition (v) of Consent Notice 10916495.2 and the Landscape Assessment submitted with RC2170289. Refer to Appendix D for the design guidelines around the bulk, scale and location of the buildings.
(viii) the cumulative visual effects of all the buildings on the site;	As per the above, the proposed buildings have been designed in accordance with Condition (v) of Consent Notice 10916495.2 and the Landscape Assessment submitted with RC2170289. This building envelope was originally selected as the most appropriate, with design controls in place so as to avoid cumulative visual effects to a degree that is more than minor.
(ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;	As per the above, the proposed buildings have been designed in accordance with Condition (v) of Consent Notice 10916495.2 and the Landscape Assessment submitted with RC2170289. The proposed development will comply with all recommended design guidelines which were anticipated to retain the qualities that give the surrounding landscape its naturalness, visual and amenity values.
(x) the extent to which private open space can be provided for future uses ;	As shown on the subject site, ample open space will be maintained for the enjoyment of residents and for future uses.
(xi) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;	Refer to clauses (i) to (iv) above.
(xii) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.	Refer to clauses (i) to (iv) above.

## Conclusion

Based on the above, it is considered that any adverse effects as a result of the proposal will be less than minor.

## 11.0 CONSIDERATION OF APPLICATIONS (SECTION 104)

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- any actual and potential effects on the environment of allowing the activity;
- any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- any other matter a council considers relevant and reasonably necessary to determine the application.

As a Restricted Discretionary activity, section 104C of the Act states that:

- 1) *When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which-*
  - a) *A discretion is restricted in national environmental standards or other regulations;*
  - b) *It has restricted the exercise of its discretion in its plan or proposed plan.*
- 2) *The consent authority may grant or refuse the application.*
- 3) *However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which-*
  - a) *A discretion is restricted in national environmental standards or other regulations;*
  - b) *It has restricted the exercises of its discretion in its plan or proposed plan.*

## 12.0 EFFECTS ON THE ENVIRONMENT (SECTION 104(1)(A))

An assessment of effects on adjacent properties has been provided and it was concluded that any adverse effects will be less than minor.

Further, it is considered that the proposal will result in positive effects including the efficient use of surplus land while maintaining character and amenity values intrinsic to the local community.

Overall, it is considered that when taking into account the positive effects, any actual and potential adverse effects on the environment of allowing the activity are appropriate.

## 13.0 DISTRICT PLAN AND STATUTORY DOCUMENTS (SECTION 104(1)(B))

The following planning documents prepared under the RMA are considered relevant to this application.

### **Regional Policy Statement for Northland**

The Northland Regional Policy Statement (RPS) covers the management of natural and physical resources across the Northland region. The provisions within the RPS give guidance at a higher planning level in terms of significant regional issues, therefore providing guidance to consent applications and the development of District Plans on a regional level. Given the nature and scale of the proposed subdivision, being a restricted discretionary activity, it is considered that this level of development is compatible with the intent of the RPS.

## **Operative Far North District Plan – Objectives and Policies**

The relevant objectives and policies of the District Plan can be found in the General Coastal and Coastal Environment Chapters. As a restricted discretionary activity, the proposal is considered to be generally consistent with the relevant objectives and policies. The proposed development will be located within an approved building envelope created as a result of the original subdivision (ref. 2170289-RMACOM), with the exception of the associated effluent disposal system which is located just outside of the approved building envelope but not visible. Minimal earthworks are required. The coastal character of the site will therefore not be eroded by the proposed subdivision.

## **Proposed Far North District Plan – Objectives and Policies**

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only 'have regard to' the relevant objectives and policies in the PDP.

Relevant objectives and policies in the PDP are contained within the Rural Production Zone chapter. Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- RPROZ-01 – RPROZ-04
- RPROZ-P1 – RPROZ-P7

## **Conclusion**

For the reasons outlined above, it is considered that the proposal is consistent with the relevant objectives and policies of the RPS, ODP, and PDP.

## **14.0 PART 2 MATTERS**

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

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of "other matters" to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be less than minor, and the proposal accords with the relevant objectives and policies of the RPS, and the Operative District Plan provisions. Accordingly, it is considered that the proposal will not offend the general resource management principles set out in Part 2 of the Act.

## 15.0 OTHER MATTERS (SECTION 104(1)(C))

There are no other matters considered relevant to this proposal.

## 16.0 CONCLUSION

The applicant, Danielle Lanigan, proposes to construct a 30m<sup>2</sup> dwelling, and 108m<sup>2</sup> pole shed, on the subject site which is located in the General Coastal Zone. Resource consent is required under Rule 10.6.5.1.1 Visual Amenity. Overall, the application is assessed overall as a **Restricted Discretionary Activity** under the operative District Plan.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

### AUTHOR



### **Nina Pivac**

Director | BAppSC | PGDipPlan | Assoc. NZPI

**Date: 14 April 2026**

### **APPENDICES:**

**Appendix A – Site, Floor and Elevation Plans**

**Appendix B – Certificate of Title and Interests**

**Appendix C – Landscape Visual Assessment (Simon Cocker)**

**Appendix D – TP58 Report (Vision Consulting)**

## Appendix A – Site, Floor and Elevation Plans

commercial &amp; industrial development – structural design – residential design – new homes – alterations – extensions – garages

Sheet No.	Sheet Name	Rev. No.
1	SCHEDULE OF NOTES-1	None
2	SCHEDULE OF NOTES-2	None
3	SCHEDULE OF NOTES-3	None
A01	SITE PLAN	None
A01.1	CLOSE UP SITE PLAN	None
A01.2	GROUND SUITABILITY TEST	None
A02	FLOOR PLAN	None
A03	FOUNDATION/BRACING PLAN	None
A03.1	6KN/12KN CONNECTION	None
A03.2	ANCHORPILE DETAIL	None
A03.3	PILE TO PILE BRACE DETAIL	None
A03.4	TYPICAL STEP DETAIL-EXTERIOR	None
A04	SUBFLOOR FRAMING PLAN	None
A04.1	TYPICAL DETAILS	None
A04.2	LOAD & NON LOADBEARING DETAIL-TIMBER	None
A04.3	LAPPED OR BUTTED JOINTS IN FLOOR JOISTS	None
A04.4	TYPICAL FLOOR JOIST LAYOUT NZS3604:2011	None
A05	PLUMBING & DRAINAGE LAYOUT	None
A05.1	GULLY TRAP BEDDING DETAILS	None
A06	WALL BRACING PLAN	None
A06.1	WALL BRACING CALCS	None
A06.2	SUBFLOOR BRACING CALCS	None
A06.3	HANDBRAC DETAIL	None
A06.4	DRAGON TIE DETAIL	None
A07	ROOF FRAMING PLAN	None
A07.1/T	LINTEL/STUD FIXINGS-TIMBER	None
A08	ROOF PLAN	None
A09	ELECTRICAL PLAN	None
A10	ELEVATIONS	None
A11	ELEVATIONS	None
A12	RISK MATRIX	None
A13	CROSS SECTION A-A	None
A13.1	ARCHITECTURAL DETAILS A-A	None
A13.2	ARCHITECTURAL DETAILS A-A	None
A14	LONG SECTION 1-1	None
A14.1	ARCHITECTURAL DETAILS 1-1	None
A15	UNEX BALUSTRADE	None
A16	UNEX BALUSTRADE	None
A17	UNEX BALUSTRADE	None
A18	HEAD, TRIMLINE/CAVITY CLADDING DETAIL	None
A19	SILL, TRIMLINE/CAVITY CLADDING DETAIL	None
A20	JAMB, TRIMLINE/CAVITY CLADDING DETAIL	None
A21	EXTERNAL CORNER TRIMLINE/CAVITY DETAIL	None
A22	BASE, TRIMLINE/CAVITY CLADDING DETAIL	None
A22.1	SOFFIT, TRIMLINE/CAVITY CLADDING DETAIL	None
A23	TYPICAL TRIMLINE TO DECK DETAIL	None
A23.2	CLADDING PENETRATION DETAIL	None
A24	TYPICAL CAVITY FIXING	None
A25	WINDOW/DOOR SCHEDULE	None
B01	E3-BATHROOM DETAILS	None
B02	BATHROOM DETAILS-TIMBER	None
B03	BATHROOM TILED DETAILS	None
B04	GIB AQUALINE SHOWER DETAILS	None
B05	GIB AQUALINE KITCHEN DETAILS	None
M02	LUMBERLOK DECK CONNECTION DETAILS	None
M03	BEDDING AND BACKFILLING	None
M04	WATER FILTRATION DEVICE	None
M05	WATER ATTENUATION	None
M06	STUD-PLATE FIXING	None
M07	STUD-PLATE FIXING	None
M08	FIXING TYPE & CAPACITY	None
M09	BOWMAC STUD/TOP PLATE FIXING	None
M10	MITEK LINTEL/STUD FIXINGS	None
M11	MITEK-OPTIONAL STUDLOCK LINTEL FIXINGS	None
M12	MITEK-OPTIONAL STUDLOCK LINTEL FIXINGS	None
M13	DEKTITE DETAIL	None
M14	OUTRIGGER DETAIL	None
H01	GAS CALIFONT DETAILS	None
H02	GAS CALIFONT DETAILS	None
H03	GAS CALIFONT DETAILS	None
WC01	GIB AQUALINE INSTALLTION DETAILS	None
WC02	GIB AQUALINE INSTALLTION DETAILS	None
WC02.1	GIB AQUALINE INSTALLTION DETAILS	None
WC03	GIB INSTALLTION DETAILS	None
WC04	GIB INSTALLTION DETAILS	None
WC05	GIB INSTALLTION DETAILS	None

Proposed New Dwelling

For

D Bullen & B Lanigan

337 Rangiputa Road,

Karikari Peninsula







DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

REVISION AMENDMENTS

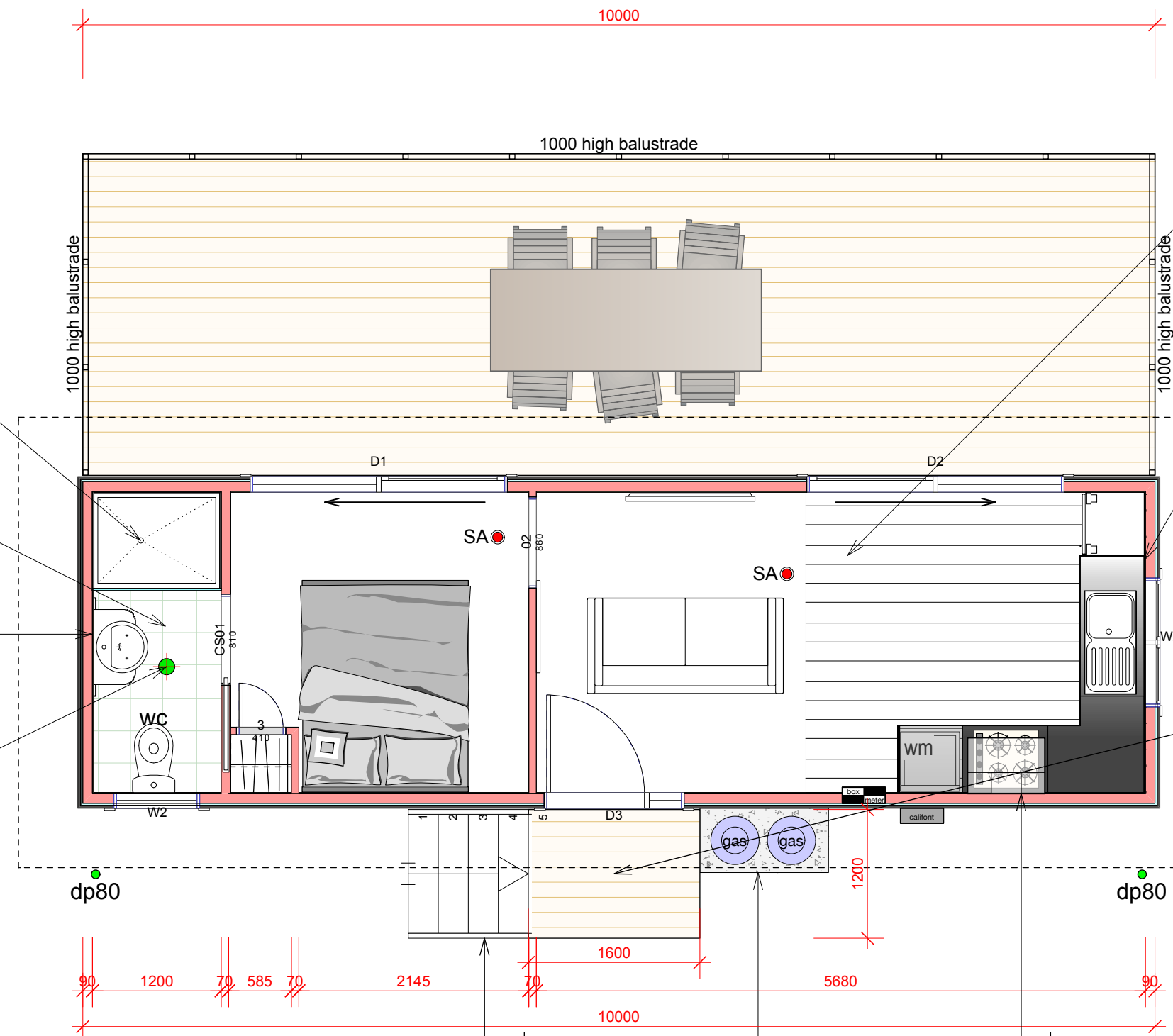
NOTE:  
FLOOR COVERINGS TO KITCHEN AND LAUNDRY TO BE ARMSTRONG  
NATURAL CREATIONS LONGPLANK

Acrylic shower tray insert.

Tiles or any other impervious floor covering. If Tiles apply ARDEX WPM 001 liquid floor membrane to cover the Splash Area.

E3/AS1 3.2.2 Joints between fixtures and wall linings Where baths, basins, tubs or sinks abut impervious linings, the joint between fixture and lining shall be sealed to prevent water penetration to concealed spaces or behind linings. (See Figures 3 (a) and (b).) REFER TO SHEET B01

FANTECH Rapid Response Extraction/Ducted Ceiling thru soffit fan in bathroom. Light activated.



Armstrong Flooring - Vinyl Plank - NATURAL CREATION LONG PLANK to Kitchen and Laundry.

G3/AS1 1.6 Wall linings (Kitchen)  
Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.

The access route is designed and constructed to achieve slip resistance in accordance with the current NZBC D1/AS1, for walking surfaces likely to be wet.  
Slip resistance is achieved through the following integrated design and material measures:

- Decking boards to be installed with a grooved or ribbed profile, oriented perpendicular to the direction of travel where practicable.
- Decking to be laid with minimum 5-7 mm gaps between boards to promote drainage and rapid surface drying.
- Decking surface to be finished with a penetrating, non-film-forming exterior decking oil (no paint or film-forming coatings), maintaining the natural timber grain and slip-resistant texture.

The completed access route provides a slip-resistant walking surface suitable for external wet conditions, consistent with the performance intent of NZBC D1/AS1.  
Installation and ongoing maintenance of the decking surface are to be carried out in accordance with the timber and oil manufacturer's recommendations to ensure continued slip resistance.

**STAIRS**  
Risers @ 180mm.  
Tread 280mm.  
20mm Nosing.  
Selected handrail as per D1/AS1.  
900-1000 above pitch line handrail to be in accordance with NZBC D1/AS1.

1000h safety rail to one side of stairs. D4/AS1 Compliant.

2/45g LPG bottles on 600 min x 400 x 100 thick concrete pad. Bottles to be secured to building with safety chains. Ensure any bolts penetrating wall cladding have waterproofing EPDM or Neoprene gasket.

Extraction Hood over hob vented through soffit, wall or roof.

**FLOOR PLAN NOTES**  
Contractor is to check all dimensions on site before commencing work. Confirm kitchen layout with owner & kitchen manufacturer before commencing pipework. All dimensions to timber framing not finished room sizes. All framing & bottom plates to be H1.2 treated unless specified otherwise. All structural timber has been designed using SG8 timber unless otherwise specified.

**Interconnected Smoke Alarms**  
Refer to NZS 4514:2021

The location of Interconnected Smoke Alarms shall be as follows:

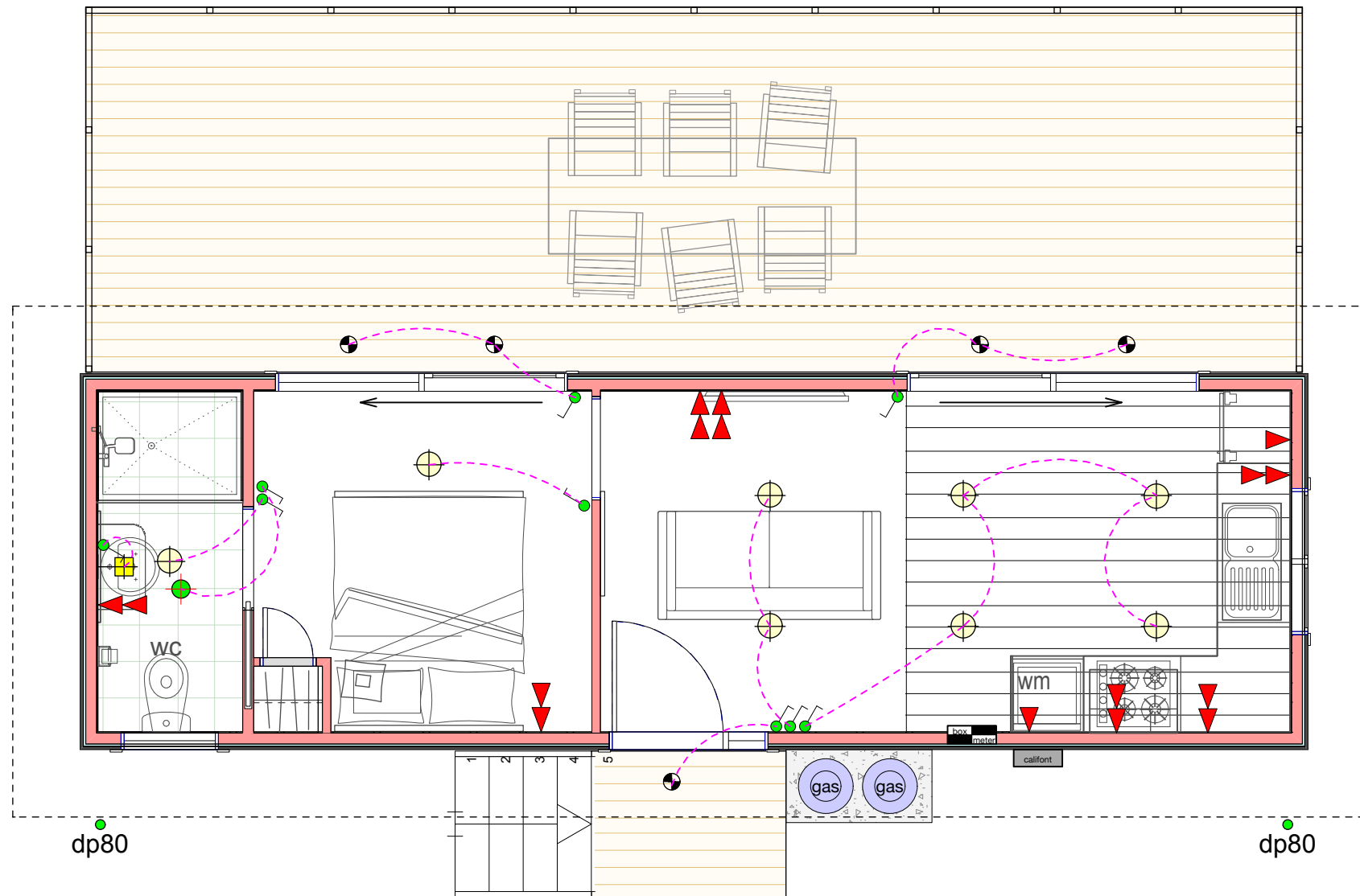
- Smoke alarms shall be located on or near the ceilings;
- Smoke Alarms shall be located in all bedrooms, living spaces, hallways, and landings within the building;
- Where a kitchen is separated from the living spaces and hallways by doors that can be closed, an alarm specified by it's manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations;
- In a multi-level household unit, there shall be at least one smoke alarm on each level; and
- Where more than one smoke alarm is needed to meet the requirements of this standard, these smoke alarms shall all be interconnected so that when one activates, all smoke alarm devices in the household unit will sound.

**REFER TO BRACING PLAN FOR WALL FRAMING MANUFACTURING PLEASE ALLOW FOR GIB HANDIBRACS FOR BRACING WIDTHS AS NOTED**

CLIENT:	B Lanigan & D Bullen		PROJECT #	DB-1225
PROJECT:	337 Rangiputa Road, Karikari Peninsula		DATE #	12/02/2026
DWG	FLOOR PLAN	SCALE @ A3	1:50	DWG #
		DRAWN	KB/TB/DB	
		CHKD	KB/TB/DB	



DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.



Electrical Legend	
	Light Switch
	Mirror light
	Recessed Down light
	Double Power Socket (Switched 230v)
	Single Power Socket (Switched 230v)
	150w Exterior Porch light
	Television Jack
	Smoke Alarm
	Combined Meterbox

CLIENT:	B Lanigan & D Bullen	PROJECT #	DB-1225
PROJECT:	337 Rangiputa Road, Karikari Peninsula	DATE #	12/02/2026
DWG	ELECTRICAL PLAN	SCALE @ A3	1:50
		DRAWN	KB/TB/DB
		CHKD	KB/TB/DB
		DWG #	A09





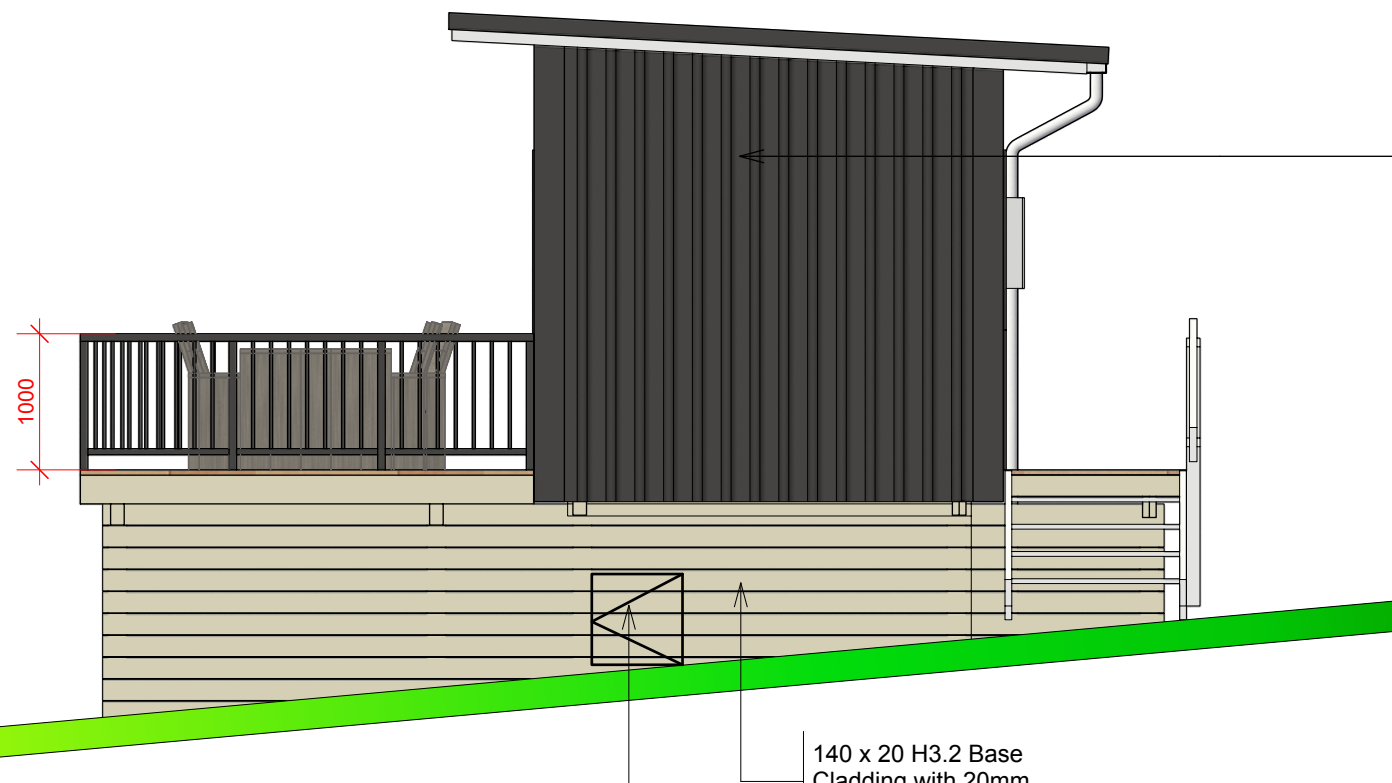
Trapezoidal Roof Cladding  
0.4 Coloursteel MAXAM Trimline Roofing.



140 x 20 H3.2 Base Cladding with 20mm spacing.

West Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				<b>Total Risk Factor</b>	<b>1</b>

**C** WEST WALL ELEVATION



Trapezoidal Vertical Wall Cladding  
0.4 Coloursteel MAXAM Vertical Trimline Wall Cladding.,

140 x 20 H3.2 Base Cladding with 20mm spacing.

600 x 600 access door.

South Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	1
Decks	0	2	4	6	0
				<b>Total Risk Factor</b>	<b>2</b>

**D** SOUTH WALL ELEVATION

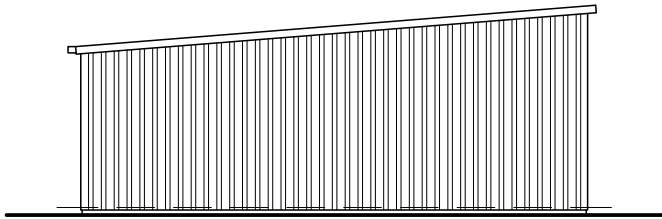
CLIENT:	B Lanigan & D Bullen	PROJECT #	DB-1225
PROJECT:	337 Rangiputa Road, Karikari Peninsula	DATE #	12/02/2026
DWG	ELEVATIONS	SCALE @ A3	1:50
		DRAWN	KB/TB/DB
		CHKD	KB/TB/DB

A11

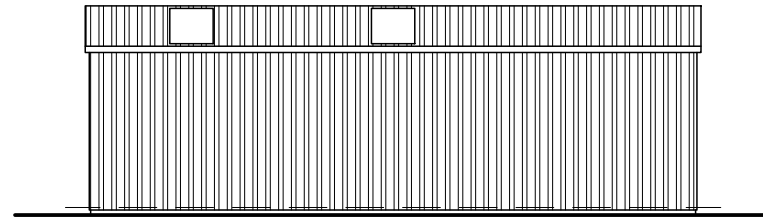


DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

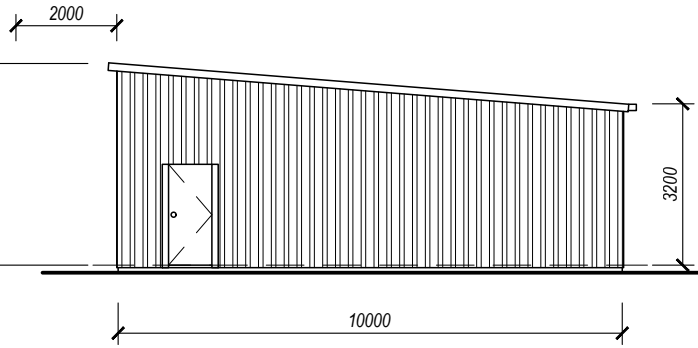
REVISION AMENDMENTS  
BY DATE



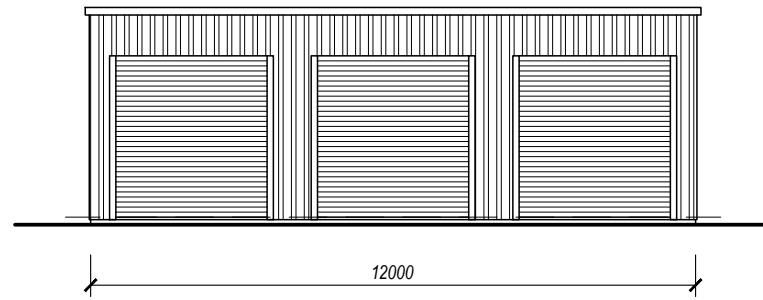
ELEVATION D  
SCALE 1:150



ELEVATION C  
SCALE 1:150



ELEVATION B  
SCALE 1:150



ELEVATION A  
SCALE 1:150

PRELIMINARY DRAWING. NOT FOR CONSTRUCTION.

- Roof Pitch: 4.58 Degrees
- Design Wind Speed: 42.28 m/s (High)
- Snow Load: 0 Kpa
- Earthquake Zone: Zone 1
- Timber Grade: Structural
- Rafter Size/Span: See Plans
- All materials and workmanship to be in accordance with the relevant Building Code requirements.
- The contractor shall verify all dimensions on site before commencing work.

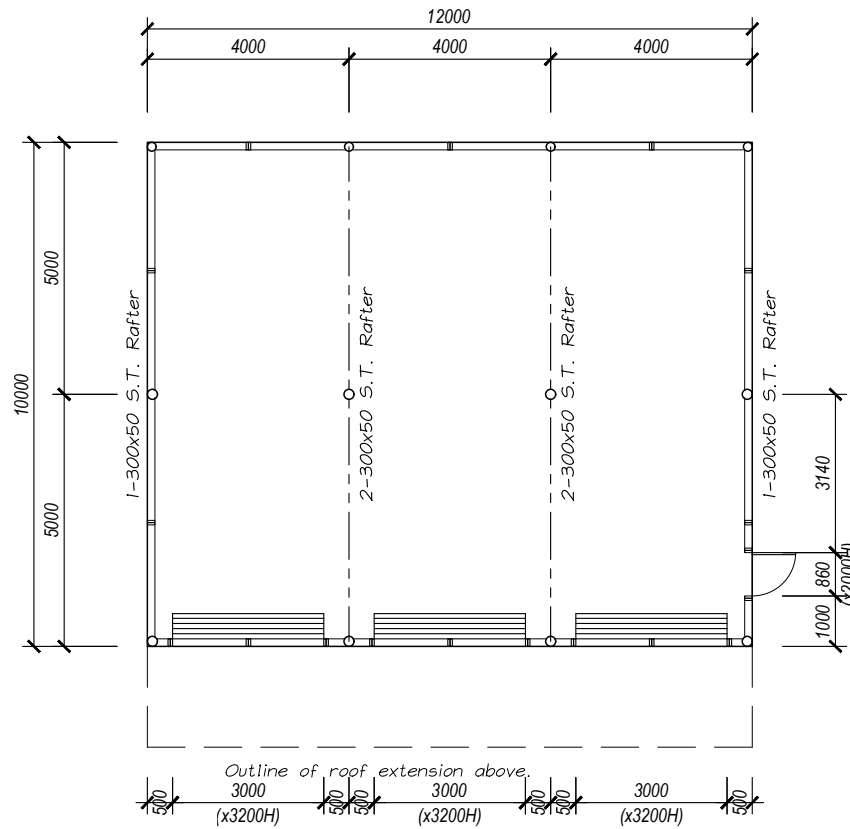
- Purlin Size/Centres: 200 ST @ 900c/c
- Girt Front/Rear Size/Centres: 150 @ 0.9c/c
- Girt Ends Size/Centres: 150 @ 0.9c/c
- Wind Column Size: 2/150
- Pole Size/Embedment for ST rows: 175/1200
- Pole Size/Embedment for LVL rows: N/A
- Pole Size/Embedment for Steel rows: N/A
- Props Required: Single
- Floor Type: Concrete

No.	Issue - Variations	Date

This drawing is copyright and may not be reproduced wholly or in part without the permission of Harrier Sheds.

Project :	POLE SHED
Drawing Title :	

Client :	-
Drawn :	Harrier Sheds
Scales :	as shown at A4
Drawing Number :	A1.2



FLOOR PLAN  
SCALE 1:150

PRELIMINARY DRAWING. NOT FOR CONSTRUCTION.

- Roof Pitch: 4.58 Degrees
- Design Wind Speed: 42.28 m/s (High)
- Snow Load: 0 Kpa
- Earthquake Zone: Zone 1
- Timber Grade: Structural
- Rafter Size/Span: See Plans
- All materials and workmanship to be in accordance with the relevant Building Code requirements.
- The contractor shall verify all dimensions on site before commencing work.

- Purlin Size/Centres: 200 ST @ 900c/c
- Girt Front/Rear Size/Centres: 150 @ 0.9c/c
- Girt Ends Size/Centres: 150 @ 0.9c/c
- Wind Column Size: 2/150
- Pole Size/Embedment for ST rows: 175/1200
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- Pole Size/Embedment for Steel rows: N/A
- Props Required: Single
- Floor Type: Concrete

No.	Issue - Variations	Date

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Project :	POLE SHED
Drawing Title :	

Client :	-
Drawn :	Harrier Sheds
Scale :	as shown at A4
Drawing Number :	A1.1

## **Appendix B – Certificate of Title and Interests**

# View Instrument Details



**Instrument No** 10916495.2  
**Status** Registered  
**Date & Time Lodged** 28 September 2017 12:17  
**Lodged By** Fountain, David Robin  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



---

Affected Computer Registers	Land District
791222	North Auckland
791223	North Auckland

---

**Annexure Schedule:** Contains 2 Pages.

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## Signature

Signed by David Robin Fountain as Territorial Authority Representative on 28/09/2017 12:16 PM

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



**Far North  
District Council**

Private Bag 752, Manatani Ave  
Kaitiaki 0440, New Zealand  
Freephone: 0800 920 029  
Phone: (09) 401 5200  
Fax: (09) 401 2132  
Email: [inf.en@fndc.govt.nz](mailto:inf.en@fndc.govt.nz)  
Website: [www.fndc.govt.nz](http://www.fndc.govt.nz)

*Te Kaunihera o Tai Tokerau Ki To Raki*

## **THE RESOURCE MANAGEMENT ACT 1991**

### **SECTION 221: CONSENT NOTICE**

#### **REGARDING RC 2170289**

Being the Subdivision of Lot 4 DP 178955  
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**

#### **Lot 2 DP 512992**

- i. In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by Kaitiaki Plumbing and submitted with Resource Consent 2170289.  
  
Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.  
  
Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.
- ii. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting 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.





**Far North  
District Council**

Private Bag 752, Memorial Ave  
Kokohu 0440, New Zealand  
Freephone: 0800 920 029  
Phone: (09) 401 5200  
Fax: (09) 401 2137  
Email: [ask.us@fnrc.govt.nz](mailto:ask.us@fnrc.govt.nz)  
Website: [www.fnrc.govt.nz](http://www.fnrc.govt.nz)


*Te Kaunihara o Tai Tokerau Ki Te Raki*

- iii. An archaeological Assessment was undertaken as part of RC2170289. Two archaeological sites 004/1055 & 004/1056 have been registered on Lot 2. It is a legal requirement to apply for a general archaeological authority under Section 56 of the Heritage NZ Pouhere Taonga Act 2014 to modify these sites and any unrecorded sites also subsequently affected.
- iv. To ensure the protection of the conservation area the use of invasive species in the landscaping of the site is prohibited (Refer to NRC National Pest Plant Accord & Plant me instead booklet. The planting schedule contained within the Landscape Assessment of RC2170289 is to be adhered to and maintained for the duration of the consent.
- v. Any built structures within the area identified in Appendix 4 of the Landscape Assessment as 'residential build area' are to be in accordance with the recommended design guidelines contained within the Landscape Assessment submitted with RC2170289.
- vi. Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.
- vii. The landscape planting is to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1<sup>st</sup> May to 30<sup>th</sup> September).

Lot 1 & 2 DP 512992

- viii. To ensure the protection of the conservation area a stock proof fence dividing the site boundary and the conservation area is to be maintained for the duration of the consent. The fence is to be wholly on private property and not within the marginal strip.

SIGNED:

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

DATED at KERIKERI this

19<sup>th</sup> day of September 2017



## **Appendix C – Landscape Visual Assessment (Simon Cocker)**

# William Blount

2170289RMACOM.

321 Rangiputa Road, Rangiputa

Proposed subdivision of Lot 4 DP 178955

assessment of landscape, natural character  
and visual effects



April 2017

# 1 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by the applicant to undertake a landscape, natural character and visual assessment for a subdivision application at 321 Rangiputa Road, Rangiputa. Preparation of this document is in response to a s92 request received from Far North District Council dated 18 January 2017. The application, identified as 2170289-RMACOM, is described in detail in the application documents<sup>1</sup>. The property is legally described as Lot 4 DP 178955. The s92 letter requested the following:

*The 'good building site' identified on the site plan appears to be located on one of the highest and most visible points of the site. In addition to this the site is identified as being within the RPS Coastal Environment and adjoins a coastal marine area that is identified as being outstanding natural character. Please provide;*

- *a plan showing indicative contours and*
- *a visual/landscape assessment by a suitably qualified person*

In addition, the s92 letter states that correspondence has been received from the Department of Conservation requesting that the following be addressed:

- *Identify proposed building sites and other features such as driveways with a landscape assessment to demonstrate they do not detract from the natural character of the area, including as viewed from the Marginal strip and adjoining Conservation Area.*
- *More information is requested on the measures proposed to restore and enhance the natural character of the area and support improved public access to the Coastal Marine Area.*

The dominant land use on the property is pastoral agriculture. The applicant seeks to establish an additional residential site.

The site is located within the General Coastal zone, and the Harbour and its margins – to the east of, and separated from the site by a steep coastal escarpment, has an Outstanding Natural Character overlay identified in the Regional Policy Statement (RPS).

This following assessment will describe the site and its context, the characteristics of the proposal and will provide an analysis of the landscape. It will identify any affected parties or individuals, and assess the landscape, rural character, natural character and visual effects of the activity. It concludes that the landscape, natural character and visual amenity effects of the proposal are at most low and therefore 'translate' to less than minor effect.

The assessment has been prepared by a Registered Landscape Architect with reference to the Quality Planning Guidelines Note<sup>2</sup> and its signposts to examples of best practice<sup>3</sup>. An outline of the effects ratings and definitions used are provided in Table 1 in Appendix 1 as is a comparison to the Resource Management Act (1991) terminology of 'minor' and 'less than minor' and how these 'translate' with regard to the effects ratings used in this assessment.

<sup>1</sup> Application for subdivision consent prepared by Bay of Islands Planning Ltd., and dated 19 December 2016

<sup>2</sup> <http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape>

<sup>3</sup> Including Guidelines for Landscape and Visual Assessment ("GLVIA") 3<sup>rd</sup> Edition. Landscape Institute (UK) and IEMA 2013

In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct<sup>4</sup>.

## 2 CONTEXT OF THE SITE

The site is illustrated in Figure 1 in the attachments to this document, and is located on the western side of the Karikari peninsula. It extends between Rangiputa Road and the esplanade reserve adjoining the Rangaunu Harbour, and as is illustrated by photos 1, 2 and 3, has an undulating and hummocky landform. Although the site is primarily under pasture, the shallow 'swales' which separate the hummocks are vegetated with a mix of pasture grasses and native wetland species.

Figure 2 provides an indication of the context of the site and demonstrates that the landform of the site is similar in character to that of the neighbouring properties, and these neighbouring properties generally share the exposed and open character that is experienced within the site. The properties to the north and south so, however display a greater coverage of native vegetation – primarily manuka shrubland – whilst the steep coastal escarpment has been recently cleared of tall exotic tree species and is beginning to revegetate with native coastal species, albeit with a high proportion of exotic tree seedlings such as wattle (refer to photo 4).

The Far North District Landscape Assessment<sup>5</sup> identifies the coastal edge of this site as adjoining Unit C35 (Rangaunu Harbour), with the coastal escarpment at the site's western end forming the inland boundary of this unit. The unit is described as being characterised by a sense of detachment from the open coastline with a strong degree of shelter and enclosure, and a rather serene quality. The coastal edge, below the site on its western side does reflect this description, but the elevation of the site tends to negate the 'shelter' and enclosure' attributed to the C35 unit. Photo 4 and 5 show views from the western end of the site down to the coastal flats, and evidence the elevated ecological values of the coastal margins which display a gradation of native vegetation communities from the terrestrial though to the maritime.

The site is elevated above the coastal edge and forms part of the 'Gently undulating pasture / scrub' landscape category, being identified as Unit T51 (Karikari Peninsula Undulating Farmland). These units are grouped on the basis of the rolling terrain that underlies them, although they vary from very subtly undulating topography through to more dramatically rolling country. Generally, these landforms are derived from coastal processes and the rolling form reflects the relict dunes that have been cleared of their vegetation cover and modified as pasture.

The assessment describes the vegetation within the units is variable, extending from dense Manuka scrubland through to open pasture. Broadly spaced shelterbelts, predominantly of pine, are a feature of many of the units, although the assessment determines that one of the characterising features of the unit is that of a simplicity of form and appearance and thereby a limited level of visual interest. It determines that the sensitivity of the unit is 3 (being low to moderate, on a scale of 1-7).

This generally describes the character of the site and its context, with a mix of open pasture, and regenerating shrubland on the immediately adjoining lots. These properties are visible from Rangiputa Road, and views from the road are directed across the properties and toward the Harbour as a result of the enclosure provided along the north eastern edge of the road by a pine shelterbelt. The shelterbelt forms a backdrop to the site when viewed from the Harbour to the west.

As can be seen in Figures 2 and 3, built development has occurred along the seaward side of Rangiputa Road, with dwellings being set back some 100 metres from the road, and located such that occupant take advantage of views to the Harbour. Built development is however, of a density and appearance that it remains subservient to the rural character of the

<sup>4</sup> Contained in Appendix 1 of: [http://www.nzila.co.nz/media/50906/registered\\_membership\\_guide\\_final.pdf](http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf)

<sup>5</sup> LA4 Landscape Architects. *Far North District Council Landscape Assessment*. 1995

landscape. To the north west of the existing dwelling within the subject site, a dwelling within Lot 5 DP 171739 is spatially separated by some 80 metres, and visually separated by a low ridge landform which partially precludes views between the two buildings (refer to photo 6). The occupants of this property have undertaken extensive native revegetation and enhancement within their property.

Approximately 350 – 400 metres to the south east, a single storey white dwelling is situated on a low rise and offers views across to the subject site and existing dwelling (refer to photo 7).

Some 450 metres to the north west, a dwelling (visible in photo 6) offers panoramic views to the west, north west and south west.

Distant views area possible from the settlement of Kaimaumu, some 5 km to the south west (refer to photo 8).

### **3 THE SITE AND ITS IMMEDIATE CONTEXT.**

The site is approximately 8.50ha in area, and as described previously, extends between Rangiputa Road to the edge of the coastal escarpment. With a gently undulating topography, gradually falling away from the Rangiputa Road boundary to the coastal boundary, the site is lent a legible structure by natural drainage swales that snake between the hummocks – visible on Figure 3. The western and northern portions of the site are drained into the adjoining property to the north, whilst the swale which drains the eastern quarter of the site discharges across the south western boundary. Also within this western quarter, the site accommodates three dune lakes.

A single dwelling has been constructed within the site, set back some 100 metres from Rangiputra Road (refer to photo 2)

### **4 THE APPLICATION**

The proposal seeks to subdivide the property into two lots; Lot 1 containing the existing dwelling will be 4.69ha in area, whilst Lot 2 will be 3.84ha. Of relevance to this assessment is future development within proposed Lot 2. The scheme plan illustrates a 'good building site' at the western end of this lot. In Figure 4 in my attachments I have refined this proposed building area. The intent is that a future building within this lot is situated on the lower lying landform on the south western side of the slightly elevated dam / dune lake.

The design of the future building and its associated infrastructure will be controlled by design guidelines, crafted to assist with the integration of the building into the landscape. These measures will include height controls, and controls on exterior colours and materials. These guidelines are included within Appendix 2.

Mitigation planting is proposed to assist with the integration of the building, as well as for the enhancement of landscape and natural character values. The proposed planting has been design so that it mimics the natural vegetation patterns – reflecting the drainage patterns within the site, and will be composed of locally appropriate native coastal species. Mitigation planting is illustrated on Figure 4, and detailed in Appendix 3.

### **5 STATUTORY MATTERS**

#### **5.1 New Zealand Coastal Policy Statement**

The New Zealand Coastal Policy Statement (2010) includes several objectives and policies of relevance to landscape and visual considerations. These cover a number of principle themes, being the preservation and enhancement of the natural

character of the coastal environment, and the preservation of natural features and landscapes. Objective 1 and policy 13 are concerned with the preservation and avoidance of adverse effects in areas with outstanding natural character, and the avoidance, remedying or mitigation of all effects on natural character in all other areas.

Policy 14 promotes restoration or rehabilitation of the natural character of the coastal environment.

## 5.2 Northland Regional Policy Statement

Similar themes are promoted within the Northland Regional Policy Statement (2016), with Parts 3.14, 4.5 and 4.6 considering natural character and outstanding natural landscapes. Policy 4.6.1(1) states:

*(1) In the coastal environment:*

- a) *Avoid adverse effects of subdivision use, and development on the characteristics and qualities which make up the outstanding values of areas of outstanding natural character, outstanding natural features and outstanding natural landscapes.*
- b) *Where (a) does not apply, avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes. Methods which may achieve this include:*
  - (i) *Ensuring the location, intensity, scale and form of subdivision and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins; and*
  - (ii) *In areas of high natural character, minimising to the extent practicable indigenous vegetation clearance and modification (including earthworks / disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area and their margins; and*
  - (iii) *Encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised.*

Policy 4.6.1(3) expands on the theme.

*(3) When considering whether there are any adverse effects on the characteristics and qualities of the natural character, natural features and landscape values in terms of (1)(a), whether there are any significant adverse effects and the scale of any adverse effects in terms of (1)(b) and (2), and in determining the character, intensity and scale of the adverse effects:*

- a) *Recognise that a minor or transitory effect may not be an adverse effect;*
- b) *Recognise that many areas contain ongoing use and development that:*
  - (i) *Were present when the area was identified as high or outstanding or have subsequently been lawfully established*
  - (ii) *May be dynamic, diverse or seasonal;*
- c) *Recognise that there may be more than minor cumulative adverse effects from minor or transitory adverse effects; and*
- d) *Have regard to any restoration and enhancement on the characteristics and qualities of that area of natural character, natural features and/or natural landscape*

Policy 4.7.3 focuses on improving natural character:

*Except where in conflict with established uses promote rehabilitation and restoration of natural character in the manner described in Policy 4.7.1 in the following areas:*

- (a) *Wetlands, rivers, lakes, estuaries, and their margins;*
- (b) *Undeveloped or largely undeveloped natural landforms between settlements, such as coastal headlands, peninsulas, ridgelines, dune systems;*
- (c) *Areas of high natural character;*
- (d) *Land adjacent to outstanding natural character areas, outstanding natural features, and outstanding natural landscapes;*
- (e) *Remnants of indigenous coastal vegetation particularly where these are adjacent to water or can be linked to establish or enhance ecological corridors.....*

### 5.3 Far North District District Plan

The subject site is zoned General Coastal in the operative District Plan.

In setting the context for the General Coastal zone, the District Plan includes the following:

The General Coastal Zone includes controls on development to preserve the natural character of the coastal environment and protect it from inappropriate subdivision and use. Due to the potential vulnerability of the natural environment, more is expected from developers of land in this zone in the way of preserving, and restoring the environment as part of development proposals.

The General Coastal Zone has controls aimed at preserving natural character and the restoration and enhancement of areas which may have been compromised by past land management practices. These controls reflect its coastal location and the inherent sensitivity of the coastal and adjoining marine environment and the vulnerability of these areas to change and development.

The overarching objectives contained within chapter 10 (coastal environment) of the Plan are:

*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:*

- (a) the natural character of the coastline and coastal environment;*
- (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- (c) outstanding landscapes and natural features;*
- (d) the open space and amenity values of the coastal environment;*
- (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).*

Policies of relevance include consideration of the minimising of adverse effects on the natural character of the coastal environment, and includes recognition of the need to restore and / or enhance natural character, and identifies mechanisms for achieving the minimisation of effects.

*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:*

- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*

- (b) *is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*
- (c) *has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
- (d) *avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*
- (e) *promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*
- (f) *recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and*
- (g) *where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and*
- (h) *gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

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*

Similar themes emerge within objectives and policies for the General Coastal zone

#### **10.6.4 POLICIES**

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

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

- (a) *clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;*
- (b) *minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;*
- (c) *providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;*

**Comment:**

The primary themes that arise from the provisions of the District Plan encompass the maintenance of rural amenity values, landscape values and the requirement that the application does not result in cumulative effects that compromise these themes. These, and the previously identified matters are addressed in the following section of this assessment.

In the opinion of the author, the proposal reflects the pattern of subdivision within the context of the site. The additional proposed building site will result in a dwelling which maintains the dispersed and scattered settlement pattern and will ensure that built development remains subservient to the rural character of the area.

The proposed building will occupy a location set back slightly from the edge of the coastal escarpment, but contained on its eastern and north eastern sides by gently rising landform. This rising landform on the eastern and north eastern sides provides the opportunity, in combination with mitigation planting, to integrate a building into its context such that it will not intrude on the amenity of neighbouring residential properties to the north, north west and north east.

The prominence of the building in relation to the low-lying Harbour margins to the west, the Harbour and distant views from Kaimaumu will be mitigated by virtue of the set back from the lip of the escarpment (such that views of the building from the coastal edge will be blocked by landform), the proposed design controls which will limit the height, exterior colour and design of the dwelling, and the mitigation planting. The building will form a low profile and recessive element, and will be seen against a part landform, and part vegetation backdrop which will ensure that its prominence is minimised.

As such it is the opinion of the author that the proposal will not detract from the existing landscape character, rural character of the area, it will not diminish the natural character of the area and will result in less than minor adverse visual and visual amenity effects.

It is the opinion of the author that the proposal is consistent with the provisions of the relevant objectives and policies listed above.

## **6 ASSESSMENT OF LANDSCAPE, RURAL CHARACTER AND VISUAL EFFECTS**

### **6.1 Background**

Preceding sections describe the characteristics of the property and site, its setting and the proposal (including mitigation). The purpose of this section is to define the effects of the application upon the site and setting, to consider how the proposal would impact upon the experience of people viewing the development from outside of the site, and to comment upon the level of landscape, rural character, and visual effects.

### **6.2 Landscape Effects**

To enable an accurate and objective assessment of the landscape values of the site it is useful to apply the NZILA Best Practice Guidance and recent Environment Court decisions<sup>6</sup> which have grouped assessment criteria to identify three broad categories or 'landscape attributes' which should be considered. These are as follows:

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<sup>6</sup> Refer to: C11/2009 - Unison Networks Limited v Hastings District Council; C103/2009 - Maniototo Environmental Society Incorporated and others v Central Otago District Council and Otago Regional Council; and Decision of Board of Inquiry (2011) Hauāuru mā Raki Wind Farm and Infrastructure Connection to Grid

- Biophysical elements, patterns and processes;
- Associative meanings and values including spiritual, cultural or social associations; and
- Sensory or perceptual qualities.

These criteria lay a clear foundation for describing the landscape, assessing the values that can be ascribed to the landscape and evaluating the potential effects.

I have previously described the existing landscape character of the site and its context. Whilst the landscape retains the underlying topographical form, which clearly relates the formative processes, the landscape on the landward side of the coastal escarpment has been cleared of its native vegetation cover to facilitate the establishment of pasture. This, and the introduction of built elements into the landscape has resulted in a diminishing of its landscape values – a fact reflected in the score of 3 assigned in the Far North District Landscape Assessment.

The proposal will have very limited impacts on the biophysical elements, patterns and processes within the site. It will require a minimal volume of earthworks to construct the access and provide a building platform and curtilage, the site being generally flat. It will not require the removal of native or other vegetation and will not necessitate any changes to the hydrological network within the site.

Conversely, the proposal includes revegetation planting within a natural drainage swale which will assist with the strengthening of natural patterns and will benefit (to a small degree) natural processes.

It is not known whether the site has associative meanings or cultural and social associations, however it is understood that the proposal will not affect any sites of archaeological importance.

Turning to sensory and perceptual qualities, the proposal will result in the construction of an additional building within a landscape within which, built structures are present and form a component of the landscape character, but are subservient to the prevailing rural character of the landscape. The existing development pattern within the immediate context of the site comprises dwellings set back from the edge of the escarpment, and closer to Rangiputa Road. In this respect the proposal runs contrary to that pattern of development. This said, whilst some of the existing dwellings are successfully integrated into their landscape setting, others – such as the dwelling within the adjoining property to the south – tend to be more prominent and exert a stronger influence on the landscape character.

Although the proposal seeks to provide for a building relatively close to the escarpment edge, the proposed mitigation measures will ensure that the building is successfully integrated, and that its prominence is minimised from both private and public view locations within the visual catchment. It will not detract from the character of the coastal and rural landscape, will not intrude on views from neighbouring properties, and will not reduce the privacy, or sense of spaciousness for those properties.

In the opinion of the author, the level of landscape effect resulting from the proposal will be low.

### 6.3 Natural character Effects

Section 6(a) of the Resource Management Act (1991) states that the following matter of national importance shall be recognised and provided for:

*“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.”*

Appendix 1 of the Northland Regional Policy Statement (refer to Appendix 1) provides guidance with regard to assessment of natural character values in Northland. This lists a number of natural character attributes which are based on Policy 13(2) of the New Zealand Coastal Policy Statement 2010 (RPS), and are as follows:

- Natural elements, processes and patterns;
- Biophysical, ecological and geomorphological aspects;
- Natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
- The natural movement of water and sediment;
- The natural darkness of the night sky;
- Places or areas that are wild or scenic; and
- Experiential attributes, including the sounds and smell of the sea; and their context or setting.

Appendix 1 states that these attributes are to be used in assessment of outstanding and high natural character in Northland. Appendix 1 further provides the following guides to defining outstanding, high and less than high natural character:

- Outstanding natural character generally means entirely natural (such as near to pristine indigenous land cover, negligible human features e.g. buildings, structures, paved surfaces, roading or vehicle tracks) and a very strong experience of naturalness.
- High natural character generally means a high proportion of indigenous vegetation cover, visually unobtrusive land management (e.g. low intensity pasture), few and visually subservient human features and a strong experience of naturalness.
- Areas where natural character is less than high generally means one or more of the following: Mostly modified land cover (e.g. pasture, plantations), limited remnant indigenous vegetation, obvious land management patterns, obvious or prominent human structures, and a modest experience of naturalness.

The attributes identified above are similar to those listed with respect to the landscape assessment, and this reflect the fact that natural character is a subset of landscape character.

The existing level of natural character has been affected as a result of modification of the original vegetation cover for pasture and this has resulted in a marked diminishing in the level of natural pattern and natural processes within the site. This analysis is supported by the Regional Policy Statement maps which, whilst identifying the Rangaunu Harbour and its margins as having outstanding levels of natural character, the escarpment, site and adjoining properties are not ranked. I am of the opinion that the site displays no more than a moderate level of natural character.

As described above, the proposal will not adversely affect natural elements, processes and patterns, it will not affect biophysical, ecological and geomorphological aspects of the landscape, it will not affect natural landforms, nor will it affect the natural movement of water and sediment. The proposal will specifically avoid intruding on or affecting the dune lake, and the proposed planting will strengthen the hydrological pattern. This latter element of the proposal will have the potential to enhance natural character values to a limited degree.

The existing landscape is rural, with a productive character, and dwellings, whilst dispersed, are an element of the overall character. The pastoral nature of the site and its context, and the presence of dwellings has the effect of diminishing the wild and scenic character of the landscape, although it is recognised that views toward, and of the Harbour are valued, and regarded as highly scenic. As such, subdivision, use and development on the margins of the Harbour, seen within the context of the Harbour has the potential to detract from its scenic values, and this includes diminishing the sense of wildness through the introduction of night time lighting.

The design and appearance of the proposed dwelling will however, be carefully controlled so that it will not be a prominent, or detracting element within the landscape. Conversely, the building will be a recessive element. With regard to night time lighting, existing dwellings are located in more elevated locations along the coastal margin of the Harbour, and these properties already generate a level of night time lighting. IN the opinion of the author, the addition of an additional light source will not increase the lit character of the landscape to any more than a very small degree.

The final considerations, being - experiential attributes, including the sounds and smell of the sea; and their context or setting, have been discussed in the previous section in relation to landscape effects.

Overall, it is the opinion of the author that the potential adverse effect on natural character will be low.

## 6.4 Visual Effects

This section considers adverse effects on visual amenity values. The RMA defines amenity values as:

- a. *“those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”*

Section 7 of the RMA specifically requires those with functions and powers under the RMA to have particular regard to *“the maintenance and enhancement of amenity values”*. Amenity, as a resource management issue, is comprised of two components. First, amenity *attributes* – these are the tangible and measurable matters such as noise, odour, and density of development, shading, and landscape that together contribute to the amenity character of an area. The second component is *perceptions and expectations* that people hold about amenity. Visual effects are, thus a subset of amenity values.

Visual *impacts* are considered to constitute an intrusion into, or change to an existing view, with the significance of the impacts –the *effects* – measured as the bearing of that impact upon identified viewing audiences.

The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the

landscape may evoke. Visual sensitivity is influenced by a number of factors including its visibility, the nature and extent of the viewing audience, the visual qualities of the proposal, and the ability to integrate any change within the landscape setting where applicable. Other matters such as the attitude of the individual to an activity can affect the response of that individual to the activity.

The nature and extent of visual effects is determined by a systematic analysis of the visual intrusion and qualitative change that a proposal may bring, specifically in relation to aesthetic considerations and visual character and amenity. Visual effects can be positive, negative or benign.

The degree of adverse visual effect generated by the proposal depends upon the character of the surrounding landscape (the context), existing levels of development on the application site, the contour of the land, the presence or absence of screening and/or backdrop vegetation, and the characteristics of the proposed structure.

For the purposes of explaining the gradation of effects used in the assessment, a table setting out the classification used is included as Table 1 in Appendix 1.

#### 6.4.1 Visual catchment

As described previously, the landward visual catchment of the site is relatively constrained by vegetation and landform, with views into the site being restricted to the adjoining property to the south (Lot 13 DP 172526), and a small number of properties to the north (Lot 5 DP 171739, Lot 3 DP 178955, and Lot 2 DP 178955). Transitory glimpses across the site to the Harbour are possible from Rangiputa Road, but views from further to the east are screened by vegetation.

More extensive views are possible from the Harbour to the north west, west and south west, with distant views from across the Harbour within Kaimaumu.

#### 6.4.2 Effects assessment

The following discussion details the potential adverse visual and visual amenity effects of the proposal. The potential viewing audience comprises four broad groups; these being:

1. Occupants of dwellings to the north and north west of the site;
2. Occupants of a dwelling to the south of the site;
3. Users of Rangiputa Road, and;
4. Viewers on the Rangaunu Harbour

#### Occupants of dwellings to the north and north west of the site

##### Existing situation

Located within Lot 2 DP 178955, Lot 3 DP 178955, and Lot 5 DP 171739, these three dwellings have a strong focus to the south east and east toward the Harbour. The nearest dwelling, at Lot 5 DP 171739 is separated from the existing dwelling by some 100 metres, and offers peripheral views across the site. The existing dwelling within the subject site is largely screened by landform, and by hedge plantings along the shared boundary with the site. Views across the site toward the proposed Lot 2 building site and the Harbour beyond are possible through a length of the boundary which appears to have been planted more recently (refer to photo 6).

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The dwelling within Lot 3 DP 178955, also visible in photo 6 is separated from the existing dwelling by some 300 metres. Views to the site from this property are also peripheral to the main south westerly focus of views, but these views are unimpeded by vegetation or landform.

Located adjacent to Rangiputa Road, the dwelling within Lot 2 DP 178955 is approximately 500 metres to the north of the existing dwelling within the site and offers filtered views through trees and other vegetation toward the site.

#### **Affect of the proposal**

The future dwelling within proposed Lot 2 has the potential to be visible from all of the above mentioned dwellings, to varying degrees. Limited views of the future dwelling would be afforded occupants of the dwelling within Lot 5 DP 171739, some 300 metres to the north east of the proposed building site. It is anticipated that only the roof will be visible over the rising landform and mitigation planting to the north east and east of the proposed building site. Views from this property are likely to gradually diminish as the more recently planted vegetation on the shared boundary with the site increases in height. It is the opinion of the author that the potential adverse visual amenity effect for these individuals will be low.

The dwelling within Lot 3 DP 178955 is approximately 450 metres to the north of the proposed building site. The proposed dwelling will be visible, but will feature as a low and dark structure with a contextual buffer of vegetation on its eastern side. The southerly outlook from this dwelling is a peripheral view and consequently, the future building will result in a small appreciable change. It is the opinion of the author that the potential adverse visual amenity effect for these individuals will be low.

Similarly, occupants of the dwelling within Lot 2 DP 178955 will notice only a very slight change in the character of their southerly outlook. Separated from the proposed building site by some 640 metres, and partially screened by vegetation, it is the opinion of the author that the potential adverse visual amenity effect for these individuals will be nil to low.

#### **Occupants of a dwelling to the south of the site**

##### ***Existing situation***

The dwelling within Lot 13 DP 172526 is located approximately 300 metres to the south east of the existing dwelling, and is visible in photo 7. This white coloured dwelling appears to be orientated to the north, and is located on a low rise which facilitates unimpeded views across the site. This outlook is strongly rural in character, although views to the existing dwelling within the site, and the dwellings to the north do influence the northerly outlook.

#### **Affect of the proposal**

This neighbour is located approximately 380 metres from, and elevated slightly above the proposed Lot 2 building site, and the future dwelling within proposed Lot 2 will be visible initially from this dwelling. As the revegetation planting becomes established however, the future building will be gradually screened from view. Notwithstanding this, the future dwelling will comprise a low and dark structure that, whilst initially visible, will not intrude on the view from this neighbouring dwelling. The change will be noticeable, but at a separation distance of 380 metres, it will not detract from the visual amenity of these individuals to any real level. It is the opinion of the author that the potential adverse visual amenity effect for these individuals will be nil to low.

## Users of Rangiputa Road

### *Existing situation*

Photos 1 and 2 illustrate the nature of views from Rangiputa Road. Such views are transitory, experienced as a moving tableau, and offering the observer views across the hummocky pastoral landscape to the Harbour. Buildings also form part of this outlook, albeit as an occasional feature.

### *Affect of the proposal*

The future building within Lot 2 will be some 250 metres from the nearest viewpoint on the road, and will be largely hidden by landform initially, with the proposed revegetation planting fully screening the structure as it becomes established. At this distance, and experienced as a transitory view, the future dwelling will be a largely insignificant element within the outlook and it is the opinion of the author that the potential adverse visual amenity effect that would be experienced by these viewers will be nil to low.

## Viewers on the Rangaunu Harbour

### *Existing situation*

This viewer group includes visitors to the low-lying Harbour margins, occupants of boats on the Harbour and land-based viewers on the western Harbour edge. Views from the low-lying Harbour margins at the foot of the coastal escarpment tend to be restricted in their ability to gain views of the landscape at the crest of the escarpment by virtue of the shape of the landform. Although the crest of the escarpment is visible as a skyline elements, the flatter landscape beyond tends to be hidden.

Locations on the Harbour offer the potential to gain views of the hummocky landscape beyond the crest of the escarpment, with the landform rising to the shelterbelt, which defines the eastern edge of Rangiputa Road. The existing dwellings are visible from these locations, sitting against a landform backdrop, and as such, the darker coloured buildings tend to recede into that backdrop, whilst the pale or more reflective coloured buildings (particularly where roofs are of a pale or reflective finish) are more prominent.

As is evident from photo 8, the hues associated with the escarpment are darker than those evident within the pasture beyond.

### *Affect of the proposal*

The proposal will not be visible from the majority of locations within the low-lying Harbour edges close to, or within 100 metres of the foot of the escarpment, and these areas appear to only intermittently frequented. The building will be visible from the low-lying land adjoining the Harbour beyond 100 metres from the escarpment foot, and from locations on the Harbour; appearing as a low, dark coloured structure that will 'merge' with the dark hues of the escarpment face. In merging with the darker hued escarpment, the building will be less prominent than those dwellings situated within the lighter coloured pastured areas and it is the opinion of the author that, as the revegetation planting begins to develop as a backdrop to the dwelling, the visibility of the structure will diminish to a greater level.

Seen from more distant locations, such as on the western edge of the harbour at Kaimaumu, the building will be difficult to discern, being separated by some 5 kilometres.

It is the opinion of the author that the potential adverse visual amenity effect that would be experienced by these viewers will be low at worst.

## 7 CONCLUSIONS

The subject site comprises an area of some 8.50ha, and comprises a hummocky pastoral landscape extending between Rangiputa Road and the coastal escarpment above the Rangaunu Harbour. This landscape displays a strong rural character, although dispersed dwellings do form a component of the character, albeit one that is subservient to the rural character.

The proposal seeks to subdivide the site into two lots, and a residential building area has been delineated within proposed Lots 2. Also included in the proposal are design controls (set out in Appendix 2), that will govern the appearance of built structures and landscape elements. These are intended to reduce the prominence of these elements and thereby mitigate potential adverse effects. In addition, mitigation planting is also proposed.

The assessment concludes that the proposal will not detract from the landscape values of the Harbour, and will generate potential adverse landscape, rural character and visual effects that are low (less than minor).

The proposal is consistent with the appropriate provisions of the District Plan.

**Simon Cocker**

Registered Landscape Architect.

5 April 2017



## APPENDIX 1: Effects ranking and descriptor

Note: Shaded cells potentially represent more than minor effects under the RMA.

<i>Report descriptor</i>	<i>RMA equivalent</i>	<i>Explanation</i>
No Effect	No effects.	<i>No part of the proposal is discernable. And / or - The proposal will have no effect on the character or key attributes of the receiving environment. And / or - The proposal will have no effect on the perceived amenity derived from it.</i>
Low Effect	Less than minor effect under RMA.	<i>The proposal constitutes only a minor component of, or change to the wider view. Awareness of the proposal would not have a marked effect on the overall quality of the scene. And / or - The proposal will have low level of effect on the character or key attributes of the receiving environment. And / or - The proposal will have a low level of effect on the perceived amenity derived from it.</i>
Low – Moderate Effect	Minor effect under RMA	<i>The proposal may form a visible and recognisable change or new element within the overall scene which may be noticed by the viewer, but which does not detract from the overall quality of the scene. And / or - The proposal will have a low to moderate level of effect on the character or key attributes of the receiving environment. And / or - The proposal will have a low to moderate level of effect on the perceived amenity derived from it.</i>
Moderate Effect	Effects of some significance.	<i>The proposal may form a visible and recognisable change or new element within the overall scene and may be readily noticed by the viewer and which detracts from the overall quality of the scene. And / or - The proposal will have moderate level of effect on the character or key attributes of the receiving environment.</i>
High Effect	Significant effect.	<i>The proposal forms a significant and immediately apparent part of, or change to the scene that affects and changes its overall character. The proposal will have high level of effect on the character or key attributes of the receiving environment. And / or - The proposal will have a high level effect on the perceived amenity derived from it.</i>
Very High Effect	Very significant effects	<i>The proposal becomes the dominant feature of the scene to which other elements become subordinate and it significantly affects and changes its character. And / or - The proposal will significantly change the characteristics or key attributes of the receiving environment. And / or - The proposal will have a significant effect on the perceived amenity derived from it.</i>

Table 1

## APPENDIX 2: Design Controls

The design controls for landscape and architecture are to ensure that built development within Lots 1, 2, and 3 is sympathetic to the landscape; the landscape character of the area and that integration between the buildings and the immediate landscape, including neighbours is achieved. It is the intent that the open pastured and rural residential character of the area be maintained.

<b>Building location</b>	Buildings within Lot 2 shall be contained within the identified residential build area as defined in Figure 4, appended to this assessment.
<b>Building design</b>	The design of buildings on all lots shall incorporate features that assist with reducing their prominence. These may include architectural features such as verandahs, pergolas and wide eaves (500 – 600mm) located on the northern / north eastern façades, modulated roof forms and modulated / stepped façades.
<b>Building height</b>	The maximum height of buildings (excluding chimneys) on Lot 2 shall be 4.5 metres above natural ground level, measured using the rolling height method.
<b>Materials</b>	Refer to BS5252. The colour selection for buildings and structures must be made from the following indicators.
Walls / facades and joinery	Reflectance Value (RV) and Greyness Groups. The predominant wall colours, have a RV rating of no more than 30% for greyness groups A and B, no more than 30% for Greyness Group C, and no more than 30% for Greyness Group D. Colours from Greyness Group E are not permitted.
Roof	Roofs: An RV rating of no more than 25% within greyness groups A, B and C. Colours from Greyness Groups D and E are not permitted.
Glazing	Mirrored glazing is not permitted.
Surfaces	All vehicle driveways and manoeuvring areas shall be formed with recessive materials, e.g. blue metal, or concrete with a black oxide additive.
<b>Infrastructure</b>	
Utilities	All utilities shall be undergrounded
Water tanks	Water tanks shall be buried, and or screened with plants / vegetation. Tanks shall be coloured a dark, natural and recessive colour.
Lighting	Exterior floodlights or permanent lighting are not permitted.
<b>Earthworks and retaining structures</b>	Individual retaining walls shall be no greater than 1200mm in height unless hidden by a building. The finish for retaining walls shall be a natural, dark, and recessive colour. Any wall greater than 900mm in height shall be screened by planting in front of the wall. The maximum height of exposed batter faces shall be 2.0m with a finished angle of repose no steeper than 1 in 3. Cut and fill batters shall be shaped to feather naturally into the natural angle of slope. All cut and fill batters shall be grassed or otherwise vegetated to ensure complete coverage of exposed soils.
<b>Accessory buildings</b>	Accessory buildings, shall be located within the identified residential build area and shall be constructed in the same materials and/or colours as the principal dwelling.

## APPENDIX 3: Mitigation planting

### Planting Philosophy

The principal objective of the mitigation planting is to integrate the future dwelling within proposed Lot 2 with the contextual landform and existing framework of native vegetation, and provide screening to views from the east, south and north east.

All areas of mitigation planting must either be fenced with stock proof fencing consistent with the Fencing Act (1978), or stock must be excluded from the property. The areas must also be managed to exclude exotic weed species in perpetuity.

### Scope

The scope is as follows:

- preparation of planting areas;
- timing of planting;
- plant material;
- siting of plants in accordance with the planting plan;
- planting;
- watering in newly planted shrubs, and;
- general maintenance, and;
- weed pest and disease control.

### Preparation of planting areas

Existing areas of vegetation are visible on Figure 4. No native vegetation will be removed.

The initial weed control should be carried out during the autumn months prior to the winter planting, when plants are still active. Weed control shall either be undertaken using organic methods, or chemical methods. If chemical methods are proposed then the following shall be applicable.

Blanket spray planting areas three weeks before planting. A follow up spray should be applied if required.

The main potential weeds that may occur, and are present in isolated locations within the wider property are privet, gorse and pampas. For gorse the following is recommended:

- Spray with 5g metsulfuron-methyl (600g/kg e.g. Escort®) + 10 ml penetrant per 10 litres water; or
- Gun and hose at a rate of 35g metsulfuron-methyl + 100ml penetrant per 100 litres water.

For pampas the following is recommended:

- Spray 100ml glyphosate (e.g. Round-up®) + 20ml penetrant per 10 litres water; or
- Spray 150ml haloxyfop (100g/litre e.g. Gallant®) per 10 litres water; or
- Weed-wipe year round with 200ml glyphosate + 2ml penetrant per litre water.

For Chinese privet and tree privet the following is recommended:

- Cut the tree down or make downward cuts around the base of the tree and apply undiluted glyphosate (360g/l e.g. Round-up®), or 5g metsulfuron-methyl (e.g. Escort®) per 1 litre water, to the point of runoff; or Vigilant® gel, within 10 minutes of cutting; or
- Drill holes at 200mm intervals around the trunk and fill with 10-15mls of undiluted glyphosate or 5g metsulfuron-methyl per 1 litre water; or
- Spray with 100mls glyphosate per 10 litres water or 5g metsulfuron-methyl per 10 litres water.

### Timing of planting

Planting shall only be undertaken between the months of April to September. If planting is undertaken early or late in the season, plants should be irrigated during dry periods.

### Plant material

All plants shall be best nursery stock, being healthy and vigorous and shall be sourced from the Aupouri Ecological District. Root systems shall be well developed and in balance with the amount of foliage growth of the plant. Root-bound plants or those with badly spiraling root systems shall not be acceptable. Plants should have a rootball of fine, fresh root growth. This should be sliced through vertically with a sharp knife when removing the planter bag.

Plant size is largely specified by planter bag size. Plants are expected to be of typical size for specimens typically sold in the specified container size, being neither excessively large nor particularly small.

Plants are to be planted as soon as possible after delivery and no later than 3 days after delivery.

All necessary pruning shall be done at time of planting.

### Siting of plants

Planting is to be in the locations shown on Figure 4 and to the densities listed below.

Layout and spacing is to be confirmed with the owner or his representative.

### Planting

Holes for the larger (pb3) plants should be dug approximately 1.5 times wider than the root ball, so that the roots are not cramped. Some loose soil should be left in the bottom of the hole to aid root growth and drainage.

Approximately one tablespoon of good quality eighteen to twenty-four month slow-release fertiliser should be placed in the bottom of the plant hole, and mixed in with the loose soil, ensuring that the fertiliser is not sitting directly on the roots (as it may burn them). This will help to kick start the plants for a couple of years.

Soil returned around the roots should be firmed with the foot, with a small amount of loose soil left at the top of the hole.

Plants should be well watered in their containers prior to planting.

Holes for large plants may exceed the depth of topsoil. In these cases the subsoil is to be thoroughly broken and well mixed with compost, which has been added as a 100mm layer to the bottom of the planting hole. Any compacted soil pan is to be thoroughly broken by relevant measures ensuring good root penetration and drainage.

The base of the planting hole is to be filled and firmed with backfilling material to a level where the top of the plant root ball is level with surrounding ground

All care shall be taken to keep the root ball of the plant intact during placement.

### Watering in

Immediately after planting all plants are to be thoroughly watered until the planting hole is saturated. The foliage of plants is also to be thoroughly wetted. This is to be done even if soil conditions are already wet.

### General maintenance

Maintenance weed control should commence within three months following the planting, and then twice annually (Spring and Autumn). Maintenance shall be undertaken for a minimum period of 36 calendar months following practical completion in accordance with this specification and the accompanying plan.

Care should be taken to identify and control any weeds that may have been introduced to the property in potting mix associated with the new plants.

All weeds should be cleared from the site by appropriate physical and chemical control. The majority of weeds growing close to the plant can be pulled by hand (taking care not to damage the roots of the plant) or, if appropriate, sprayed with herbicide by an experienced operator.

During this three-year maintenance programme, any dead plants will need to be replaced.

### Weed, pest and disease control

Maintenance shall include such watering, weed control, cultivating, and the control of insects, fungus and other diseases by means of spraying of an approved herbicide, insecticide or fungicide, as is required to maintain plants in optimal health.

All spraying (including site preparation work) shall be carried out in cool, still, dry conditions in accordance with recognised trade practice, as documented by the User Safety and Application sections of the New Zealand Agrichemical Manual. Particular care shall be taken to avoid drift onto desirable plants, waterways and adjacent properties.

### Plant schedule

Wetland revegetation planting					
common name	species	grade	spacing	percentage	comments
purei	<i>Carex virgata</i>	7cm tube	800mm	10%	Plant throughout
cabbage tree	<i>Cordyline australis</i>	0.5L	As shown	10%	Plant groups 5-9
kahikatea	<i>Dacrycarpus dacrydioides</i>	1.5L	4000mm	5%	Min spacing
Edgars rush	<i>Juncus edgariae</i>	0.5L	750mm	5%	Plant groups 5-9
manuka	<i>Leptospermum scoparium</i>	0.5L	1400mm	45%	Plant on drier margins
orange nutsedge	<i>Machaerina rubiginosa</i>	0.5L	750mm	5%	Plant groups 5-9
swamp flax	<i>Phormium tenax</i>	0.45L	1400mm	15%	Plant throughout
manatu	<i>Plagianthus regius</i>	1.5L	4000mm	5%	Min spacing
Dryland revegetation planting					
common name	species	grade	spacing	percentage	comments
karamu	<i>Coprosma robusta</i>	0.5L	1400mm	10%	Plant groups 5-9
cabbage tree	<i>Cordyline australis</i>	0.5L	1400mm	10%	Plant groups 5-9
kanuka	<i>Kunzea ericoides</i>	7cm tube	1400mm	30%	Plant throughout
manuka	<i>Leptospermum scoparium</i>	7cm tube	1400mm	40%	Plant throughout
swamp flax	<i>Phormium tenax</i>	7cm tube	1400mm	10%	Plant in wet pockets

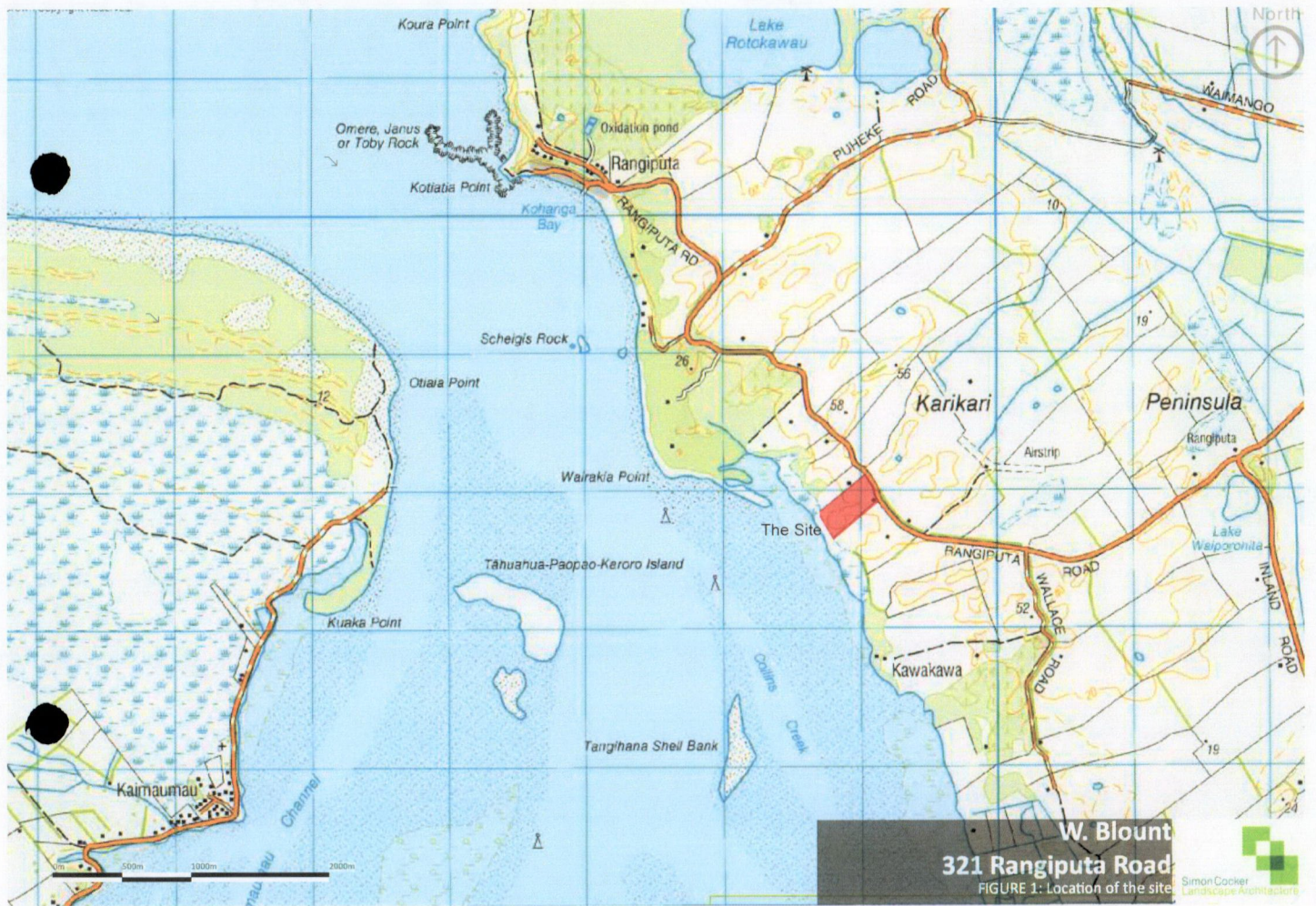
**William Blount**  
321 Rangiputa Road, Rangiputa

Proposed subdivision of Lot 4 DP 178955

Appendix 4 - Figures

April 2017





W. Blount  
 321 Rangiputa Road  
 FIGURE 1: Location of the site







**W. Blount**  
**321 Rangiputa Road**  
FIGURE 3: The site







Photo 1: View from south eastern corner of the site

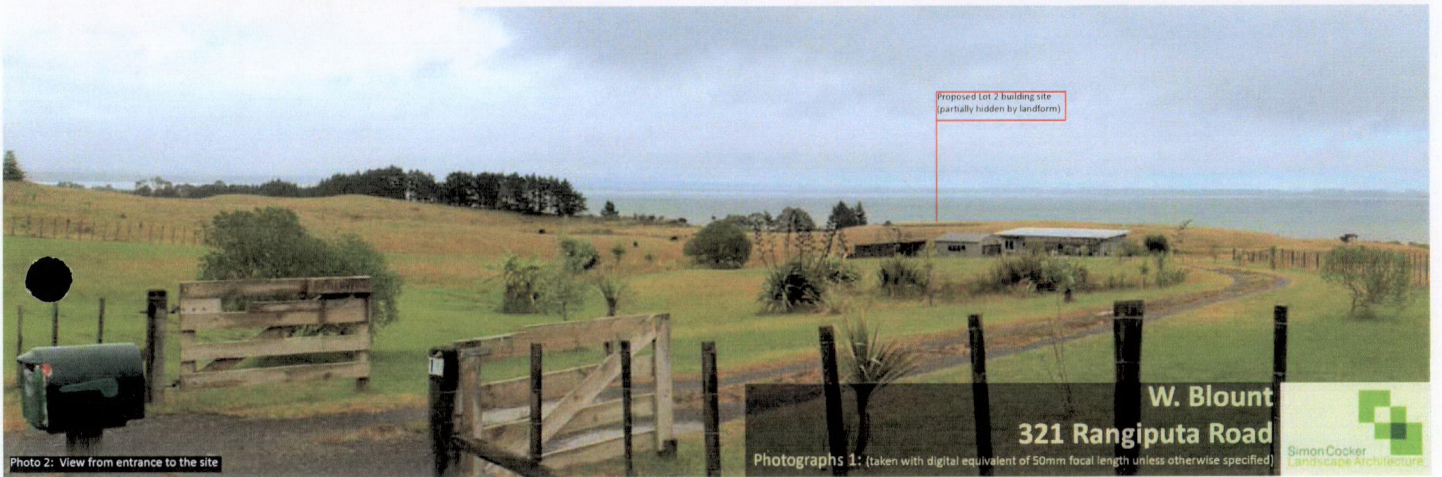


Photo 2: View from entrance to the site

Photographs 1: (taken with digital equivalent of 50mm focal length unless otherwise specified)

**W. Blount**  
**321 Rangiputa Road**





Proposed lot 2 building site  
(partially hidden by landform)

Photo 3: View from deck of existing dwelling

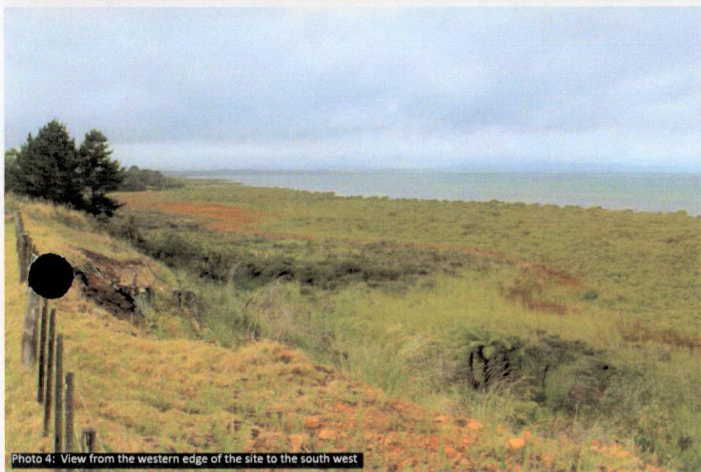


Photo 4: View from the western edge of the site to the south west

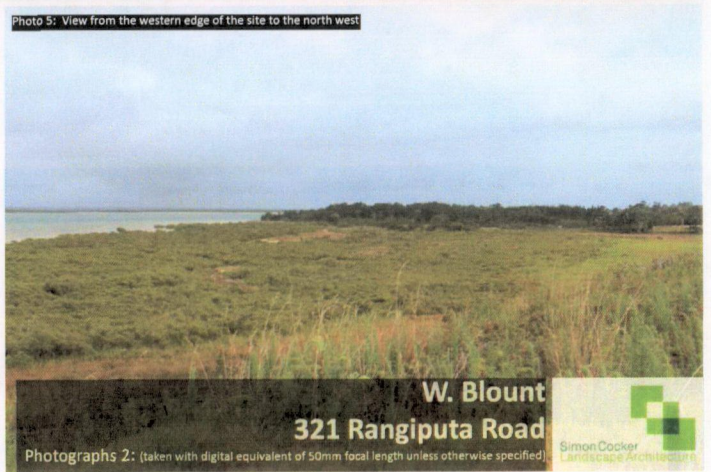


Photo 5: View from the western edge of the site to the north west

**W. Blount**  
**321 Rangiputa Road**

Photographs 2: (taken with digital equivalent of 50mm focal length unless otherwise specified)



Simon Cocker  
Landscape Architecture

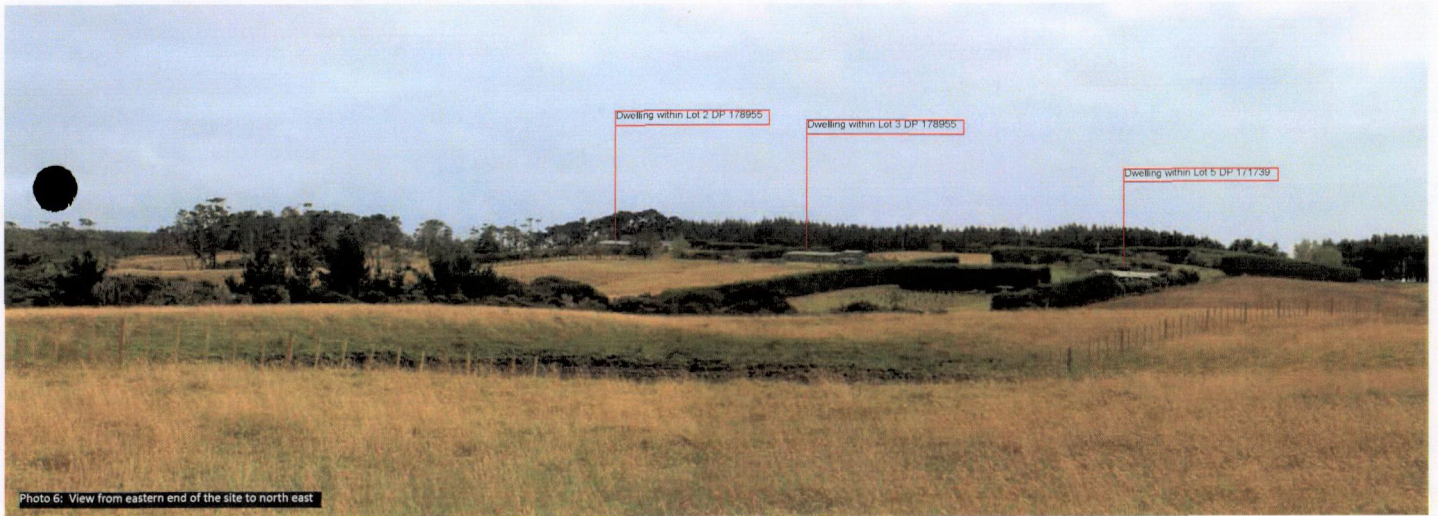


Photo 6: View from eastern end of the site to north east



Photo 7: View from east edge of building site to south east

W. Blount  
 321 Rangiputa Road  
 Photographs 3: (taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 8: View to the site from Kaimaumu



Photo 9: View to proposed building site

**W. Blount**  
**321 Rangiputa Road**  
Photographs 4: (taken with digital equivalent of 50mm focal length unless otherwise specified)



## **Appendix D – TP58 Report (Vision Consulting)**



ON-SITE WASTEWATER MANAGEMENT REPORT (TP58)

# 337 Rangiputa Road, Karikari Peninsula

*Prepared for*

Danielle Bullen



24/02/2026

## Report Information Summary

<b>Job no.</b>	J16003
<b>Report Author</b>	Siddhesh Wagh
<b>Report Reviewer</b>	Ben Perry
<b>Version No.</b>	1
<b>Status</b>	Final
<b>Date</b>	24/02/2026

Version No.	Date	Description
1	24/02/2026	Final issued to client.

### Document Acceptance

Action	Name	Signed	Date
Author	Siddhesh Wagh	 Graduate Engineer, M.Constr.(QS) (Dist.), BE(Hons) (Civil)	24/02/2026
Reviewer	Ben Perry	 Managing Director, FEngNZ, IntPE(NZ) / APEC Engineer, CPEng, RecEng(PIC), RecEng(DSAP)	24/02/2026

### Limitations

This report has been prepared by Vision Consulting Engineers Limited (VISION) based on the scope of our engagement. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. VISION does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by VISION for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source. The nature and continuity of the subsurface conditions given in this report are based on visual methods and subsurface investigations carried out at discrete locations. The nature and continuity of the subsurface materials between these locations is inferred and may differ from that described herein. We should be contacted immediately if variations are encountered. It is possible that further investigation or modification of the design is required.



Vision Consulting Engineers Ltd  
Level 1, 62 Kerikeri Road, Kerikeri 0230  
P: 09 401 6287 E: info@vce.co.nz

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**Appendix A VISION Wastewater Application Plan**

**Appendix B VISION Field Logs**

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**Appendix D Certificate of Title; Consent Notice**

## Tables

**Table 1. Advanced Secondary Treatment Plant Servicing**

## Figures

**Figure 1. Pressure Compensating Drip Irrigation Layout**



## 1 Producer Statement

### 1.1 Design: On-Site Effluent Disposal Systems (T.P.58)

ISSUED BY Vision Consulting Engineers Ltd (approved qualified design professional)  
TO Danielle Bullen  
TO BE SUPPLIED TO Far North District Council  
PROPERTY LOCATION 337 Rangiputa Road, Karikari Peninsula  
LEGAL DESCRIPTION Lot 2 DP 512992

TO PROVIDE: Design an on-site effluent disposal system in accordance with Technical Paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been developed in accordance with G13 (Foul Water) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- The site verification of the soil types.
- All proprietary products met the performance requirements.

The proposed design will meet the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.



(Signature of approved design professional)

FEngNZ CPEng

(Professional qualifications)

CPEng, Member Number: 98351

(Licence Number or professional Registration number)

Name: Ben Perry  
Company: Vision Consulting Engineers Limited  
Address: Level 1, 62 Kerikeri Road, Kerikeri 0230  
Phone: 09 401 6287  
Email Address: [info@vce.co.nz](mailto:info@vce.co.nz)  
Date: 24/02/2026

VISION Producer Statement Number: J16003 /01

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.



## 2 Owner & Consultant Details

### 2.1 Applicant Details

Applicant Name: Danielle Bullen  
Company Name: N/A  
Property Owner: Danielle Bullen  
Mobile:  
Email Address: [danielle.eden7@hotmail.com](mailto:danielle.eden7@hotmail.com)

### 2.2 Consulter/Evaluator

Name: Ben Perry  
Company: Vision Consulting Engineers Limited  
Address: Level 1, 62 Kerikeri Road,  
Kerikeri 0230  
Phone: 09 401 6287  
Email Address: [info@vce.co.nz](mailto:info@vce.co.nz)

## 3 Previous/Related Consents

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

Yes ✓                      No

If yes, give Reference Numbers and Description: Consent Notice 10916495.2 is registered on the Record of Title. Condition (i) of the schedule in the Consent Notice requires that any building requiring a wastewater disposal system must install a system as detailed in a report prepared by Kaitaia Plumbing. However, as that specific report is unavailable, this new TP58 report has been commissioned to provide an updated site and soil evaluation and a specific design for the proposed dwelling and shed.

This report serves as the required new TP58 / Site and Soil Evaluation Report to satisfy the Far North District Council's building consent requirements for the current development proposal.

Are there any other consents in relation to this proposal site?

Yes ✓                      No

This TP58 report has been prepared to support a Building Consent application for the proposed new dwelling and shed.



## 4 Site Information

Physical Address:	337 Rangiputa Road, Karikari Peninsula
Territorial Authority:	Far North District Council
Regional Council:	Northland Regional Council
Legal Status of Activity:	Permitted ✓    Restricted    Discretionary
Total Property Area:	37,980m <sup>2</sup>
Legal Description:	Lot 2 DP 512992
DP Zone:	Rural Production
CT No.	791223
Consent Notice:	10916495.2

### 4.1 Occupancy Design

Status of structure to be serviced	New ✓	Existing
<i>Proposed 1 Bedroom Dwelling</i>	<i>2 People/Day</i>	
<i>Proposed Shed with Toilet</i>	<i>2 People/Day</i>	

Notes: This TP58 Design is for the proposed 1 bedroom dwelling and the proposed shed with toilet only.

Occupancy design is based off information provided to VISION by the client. The design occupancy has been determined in accordance with Table 6.1 of the Auckland Regional Council Technical Publication 58 (TP58), On-site Wastewater Systems: Design and Management Manual (2004), which specifies a minimum design occupancy of 4 persons for existing rural residential cluster developments.



## 5 Site Assessment - Surface Evaluation

### 5.1.1 Site Characteristics

<b>Performance of adjacent systems</b>	Unknown
<b>Estimated annual rainfall &amp; Seasonal variation (mm)</b>	1400mm (typically per year)
<b>Vegetation cover</b>	Grass
<b>Slope shape</b>	Linear Planar
<b>Slope angle</b>	Flat to gently sloping (approx. 9-10°)
<b>Surface water drainage characteristics</b>	The site is generally flat to gently sloping. The north-east portion of the property slopes towards a surface water overland flow path flowing east to west from Rangiputa Road. The south-west portion of the property, where the proposed disposal area is located, surface sheet flow enters the site from the north-east and exits to the south-west.
<b>Flooding potential:</b> <i>If Yes, show on wastewater plan flood levels relative to disposal area</i>	Yes                      No ✓
<b>Site Geology</b>	The 1:250,000 geological map, Geology of Whangarei (Edbrooke and Brook et al 2009) indicates that the site is underlain by the Karioitahi Group comprising weakly cemented and partly consolidated sand in parabolic dunes. Interdune lake and swamp deposits.

### 5.1.2 Site aspect of proposed disposal field

North	West
North-West	South-West ✓
North-East	South-East
East	South



### 5.1.3 Site Clearances

As shown on the Wastewater Application plan included in Appendix B, the following clearances apply:

Setback Feature	TP58 required Separation Distance (m)	NRC Proposed Regional Plan (m)	Achieved Disposal Field Separation Distance (m)
<b>Exclusion areas</b>			
Floodplain	1% AEP	5%AEP	>25 m to 1%AEP >25m to 5% AEP
<b>Horizontal setback distances</b>			
Boundaries	>1.5	>1.5	>1.5
Open drains/kerb and channels	>15	>5	>15
River, lake, stream, pond, dam or natural wetland	>15	>20	>20
Coastal marine area	-	>20	N/A
Stands of Trees / Shrubs	N/A	-	N/A
Wells/Water Bores	>20	>20	>500
Embankments / Retaining Walls	N/A / >3	-	N/A
Buildings	>3.0		>3.0
<b>Vertical separation distances</b>			
Ground Water	>0.6	>0.6	>0.6
<b>Other:*</b>	N/A		N/A

**Please identify any site constraints applicable for this property, and indicate how the design process is to deal with these:**

- The primary site constraint is a variable depth to a hardpan layer. Multiple hand augers were put down at the site. INV1-INV3 refused at a depth of 0.5m bgl. While INV4 progressed to a depth of 2m bgl.

Additional constraints include:

- Surface water sheet flow enters the disposal site from north-east and exits to south-west. To prevent hydraulic overloading of the receiving soils, a surface water cutoff drain will be installed immediately upslope of the disposal area to divert clean stormwater away from the field.
- Client preference for the location of the system.
- An existing pond near the western boundary of the property. To protect the water quality and ecological health of this feature, the disposal area has been positioned to maintain a minimum horizontal setback of 20 metres.

## 5.2 Site Geology

The 1:250,000 geological map, Geology of Whangarei (Edbrooke and Brook et al 2009) indicates that the site is underlain by the Karioitahi Group comprising weakly cemented and partly consolidated sand in parabolic dunes. Interdune lake and swamp deposit.

Landcare Research have mapped the site as being underlain by Tangitiki series (TT +TEK) being Soils of the rolling and hilly land, well to moderately well drained.



## 6 Site Assessment - Subsoil Investigation

### 6.1.1 Soil Profile Determination Method

	Depth (m)	No. of
Borehole	Up to 2.0 m	4

### 6.1.2 Fill Material Interception

Yes ✓                  No

If Yes, please specify the effect of the fill on the wastewater disposal: The intercepted fill material has been identified as being the same Category 4 Soil as the natural in-situ soils found across the site. Because the fill is consistent with the surrounding natural soil properties, it is considered suitable for wastewater application, provided the design loading rates remain conservative.

### 6.1.3 Permeability Testing

Has a constant head permeability test been carried out?

Yes ✓                  No

Please see attached logs.

A falling head permeability test was carried out. The test data indicates a Design Loading Rate (DLR) of 10.56 mm/day. See the attached Appendix A.

For the disposal area calculations, a more conservative basal loading rate of 10 mm/day has been adopted from TP58:2004 Table 10.2.

### 6.1.4 Surface Water

Are surface water interception/diversion drains required?

Yes ✓                  No

Surface water sheet flow enters the disposal site from north-east and exits to south-west. To prevent hydraulic overloading of the receiving soils, a surface water cutoff is required.

### 6.1.5 Depth of Seasonal Water Table

Winter	>2.0 m	Measured	Estimated	✓
Summer	>2.0 m	Measured	Estimated	✓

### 6.1.6 Short Circuit Paths

Are there any potential storm water short circuit paths?

Yes                  No ✓

### 6.1.7 Soil Category

Is topsoil present? Yes

If yes, to what depth? 150-200 mm



The soil tests and falling head tests undertaken on site indicate that the soil is Category 4 as defined by ARC TP58.

Category	Description	Drainage	Tick
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good draining	
4	Sandy loam, loam & silt loam	Moderate draining	✓
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow draining	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay & hardpan	Poorly or non-draining	

Reason for placing in the above soil category:

Results from test pit/borehole	✓
Cut/exposed face	
Geotech report	
Falling head test	✓

## 7 Discharge Details

### 7.1.1 Water supply source for the property

Rainwater (roof collection)	✓
Bore/Well	
Public Supply	

### 7.1.2 Are water reduction features being used?

Yes	No ✓
-----	------

### 7.1.3 Water Recycling

Yes	No ✓
-----	------



#### 7.1.4 Daily Wastewater Discharge Volume

(Refer TP58:2004 - Table 6.1 and 6.2)

Source	Daily Occupancy	Per Capita Flow Allowances	Daily Wastewater Production (litres/day)
Proposed 1 Bedroom Dwelling	2	180 Litres/person/day (Source: Household with Standard Fixtures including 11 litre flush water cisterns; automatic washing machine and dishwasher)	360
Proposed Shed with Toilet	2	40 Litres/person/day (Source: Commercial Flow Allowances for Standard Fixtures; Day Staff; For All Standard Facilities)	80
<b>Total Daily Wastewater Production</b>			<b>440 Litres/day</b>

#### 7.1.5 Is the daily wastewater discharge more than 2000 litres?

Yes      No ✓

(Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required)

#### 7.1.6 Gross Lot Area to Discharge Ratio

Gross Lot Area	37,980	m <sup>2</sup>
Total Daily Wastewater Production	440	Litres/day
Lot Area to Discharge Ratio		N/A

#### 7.1.7 Northland Regional Council Gross Lot Area to Discharge Ratio

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

Yes      No      N/A ✓

This rule is no longer enforced.

#### 7.1.8 Northland Regional Council Discharge Consent Required?

Yes      No ✓



## 8 Treatment Type

### 8.1 Advanced Secondary Treatment.

Please indicate the type of additional treatment, if any, proposed to be installed in the system:

Secondary Treatment	
Home aeration plant	<input checked="" type="checkbox"/>
Commercial aeration plant	<input type="checkbox"/>
Intermediate sand filter	<input type="checkbox"/>
Recirculating sand filter	<input type="checkbox"/>
Recirculating textile filter	<input type="checkbox"/>
Clarification tank	<input type="checkbox"/>
Tertiary Treatment	<input type="checkbox"/>
Ultraviolet disinfection	<input type="checkbox"/>
Chlorination	<input type="checkbox"/>
Other (specify)	<input checked="" type="checkbox"/> Advanced Secondary System

## 9 Land Disposal

### 9.1.1 Indicate the proposed loading method

Gravity Dose	<input type="checkbox"/>
Dosing Siphon	<input type="checkbox"/>
Pump	<input checked="" type="checkbox"/>

### 9.1.2 High water level alarm to be installed in pump chambers

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	-----------------------------

If not to be installed, explain why:

### 9.1.3 Pump Details

Total Design Head	Refer to Appendix C	(m)
Pump Chamber Volume	Refer to Appendix C	(Litres)
Emergency Storage Volume	Refer to Appendix C	(Litres)



### 9.1.4 Land disposal method proposed

Surface Dripper Irrigation	
Sub-surface Dripper irrigation	
Standard Trench	
Deep Trench	
Mound	✓
Evapo-transpiration Beds	
Other (specify)	

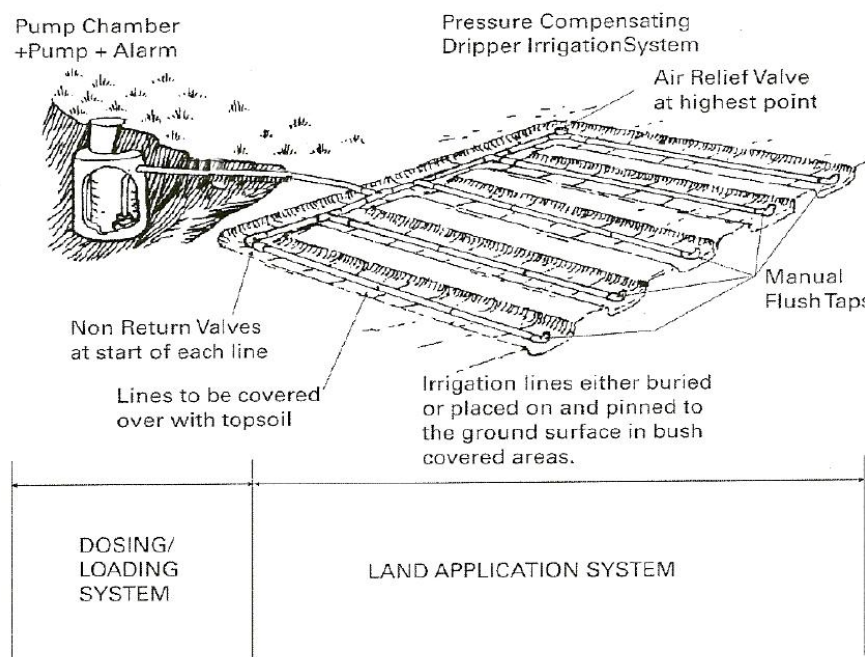
### 9.1.5 Loading Rate

<b>Loading Rate</b> (Secondary Effluent TP58:2004 Table 9.2)	Aerial	10	Ltrs/m <sup>2</sup> /day
<b>Disposal Area</b>	Design	44	m <sup>2</sup>
<b>Reserve 100 %</b>		44	m <sup>2</sup>

Reasons for the selected loading rate: As per Falling head test results (see Appendix B)

## 9.2 Land Disposal Details -Sub-surface dripper Irrigation Raised Mound

Raised mound with Pressure Compensating Drip Irrigation (PCDI) - typical layout as follows



Note: Above is one example, there are alternatives to the layout shown

Figure 1. Pressure Compensating Drip Irrigation Layout

At this site, the dripper lines are to be placed on a raised mound. The mound would consist of a minimum of 200mm site won Category 4 soil lightly packed above the existing ground level (EGL). The area of the mound will need to be stripped of topsoil prior to placing the category 4 soil. Once at the



design height of 200mm above EGL, the PCDI lines can be pinned to the surface and covered with a minimum 100mm layer of topsoil or mulch.

It is recommended that the mound is shaped so that it sheds water and extends a minimum of 0.5m past the outer dripper before battering down at 1V:2.0H to the existing ground level.

### 9.2.1 Disposal Area required:

We recommend a minimum area of 44 square metres for the top surface of the mound, not including batter slopes; that the disposal area be clear of any fill supporting structures. A reserve area of 44 square metres (100%) has been allowed.

### 9.2.2 Distribution field pipework:

We recommend that a 120 micron mesh filter (or as specified by the PCDI manufacturer) be placed in-line between the advanced secondary treatment system and PCDI lines.

The distribution field would consist of 44 lineal metres of pressure compensating drip irrigation lines laid at lateral lengths no greater than 75 metres long, with flushing valves at the terminal end of each lateral. Lines should be laid at 1m centres with 1.6L/hr drippers at 0.5 to 0.6m centres generally on the contour. See conceptual schematic above.

## 10 Monitoring, Operation and Maintenance

The owner should be responsible for the operation and maintenance of the household system, which shall include full operational and maintenance details and service provider attendance and actions as shown in the table below.

**Table 1. Advanced Secondary Treatment Plant Servicing**

Level of attendance and responses.	3 Monthly	Annually
1. Site Inspection - Visual assessment of overall system for unusual noise, odour, damage, potential infiltration ex gully trap, access lids, vents etc. Rectify any issues.	✓	
2. Septic Tank - Clean filter Check lids Check and log sludge and scum levels (arrange for ST desludging when sludge or scum levels exceed 300mm)		✓
3. Recirculation Tank - Clean filter Check lids Check sludge and scum levels Check pump Current draw Floats Pump cycle time noise		✓



---

4. Textile POD (if applicable) ✓  
Check lids integrity  
Check even distribution of flow over textile

---

5. Irrigation Pump ✓  
Check lids  
Visual check of effluent quality  
Check pump  
Current draw  
Floats  
Pump cycle time  
Pump flow rate  
Noise  
Check high level alarm initiates telemetry call-out

---

6. Irrigation Field ✓  
Walk entire area and check for signs of breakout or non-uniform discharge  
Purge all laterals  
Check air/vacuum valves

---

7. Alarm Responses  
Determine and rectify the fault. If fault cannot be rectified immediately arrange for offsite tankering for effluent until fault repaired.  
If alarm is due to excessive flows:  
Visit site and confirm that treatment and disposal system is coping.  
Identify reason for high flows and rectify if possible.  
If the fault is considered to be a gross failure, and results in poor treatment performance and / or effluent breakout which may discharge to receiving waters, then arrange for off-site tankering of effluent until the problem is rectified.

---

**10.1.1 Maintenance Agreement**

Has a maintenance agreement been made with the treatment and disposal system suppliers?

---

Yes	No	✓
-----	----	---

---

**10.1.2 Assessment of Environmental Effects required**

---

Yes	No	✓
-----	----	---

---

If No, explain why: A less than minor effect on the environment is anticipated, provided the installation adheres to the recommendations outlined in this form.

If yes, see attached.

**11 Stormwater Management**

Stormwater flows from any sealed driveways and water tank overflows to be piped and discharged a minimum distance of 5.0m away from the lowest point of the active wastewater disposal trench.



## 12 Declaration

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

**Name :** Ben Perry

**Signature**

**Position :** Managing Director

**Date:** 24/02/2026



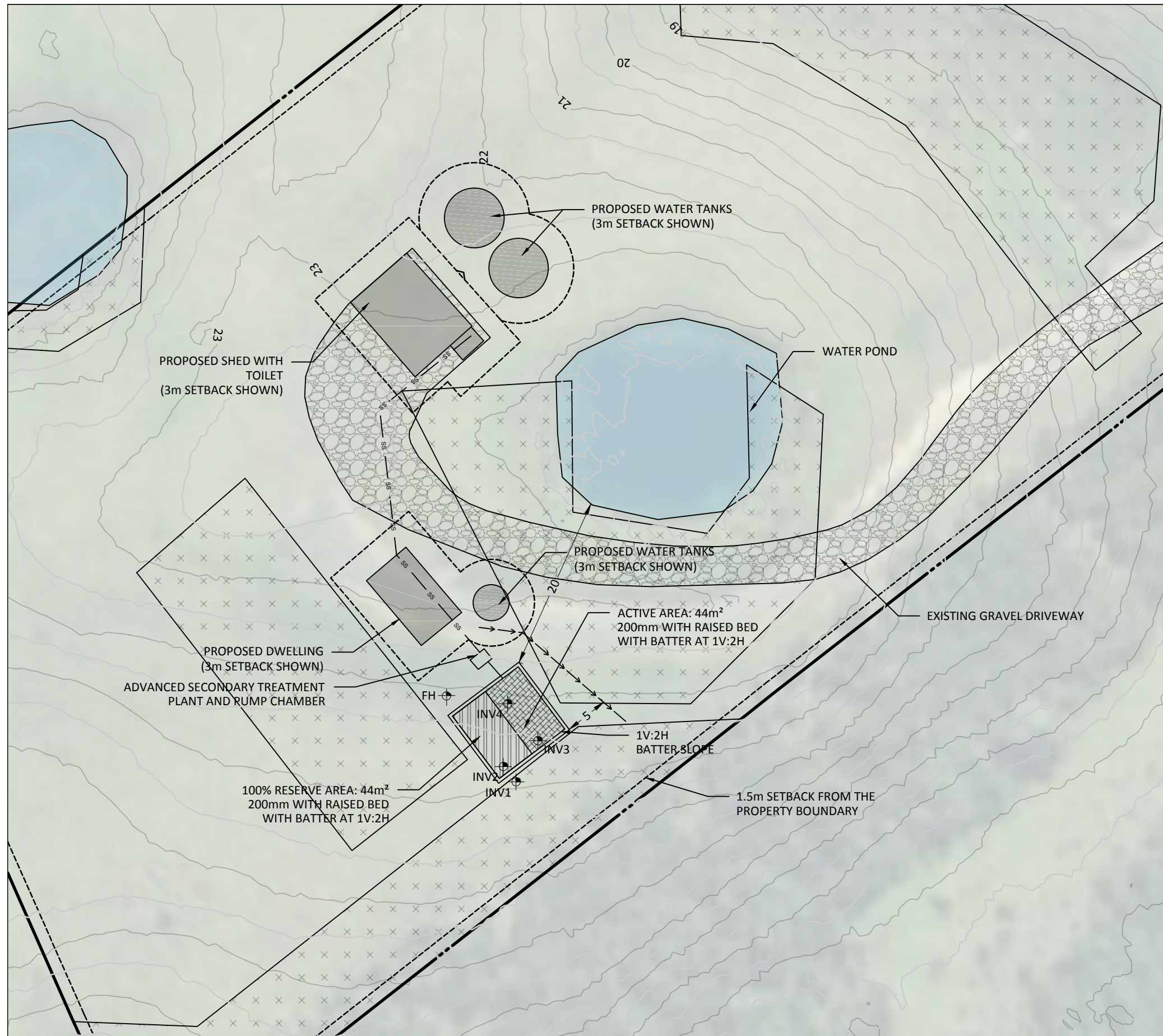
Note: Any alteration to the site plan or design after approval will result in non compliance.



# Appendix A

## VISION Wastewater Application Plan





**LOCALITY MAP**

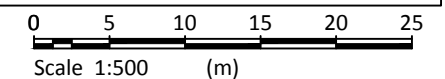
SCALE A3 NTS

LEGEND	
ACTIVE AREA = 44 m <sup>2</sup>	
100% RESERVE AREA = 44 m <sup>2</sup>	
WW SETBACK DISTANCE BOUNDARY	
OPEN DRAIN/CUT OFF DRAIN	
PIPED WASTEWATER	
SITE BOUNDARY	
ADJOINING BOUNDARY	
FALLING HEAD TEST	
INVESTIGATION BOREHOLE	

**NOTE:**

1. AREA REQUIRED BASED ON 4 PERSON (EQUIVALENT TO A 1 BEDROOM HOUSE AND SHED WITH TOILET) WITH TANK WATER AND STANDARD FIXTURES WITH 180 LITRES PER PERSON PER DAY ALLOWANCE FOR DWELLING, 40 LITRE PER PERSON PER DAY ALLOWANCE FOR SHED AND A DESIGN IRRIGATION RATE OF 10 LITRES PER METER SQUARED PER DAY.
2. THE ADVANCE SECONDARY TREATMENT PLANT SHALL BE BURIED TO A DEPTH SUFFICIENT TO ACHIEVE GRAVITY SEWER IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE FROM THE PROPOSED SHED AND PROPOSED DWELLING.
3. CONSTRUCT A CUT-OFF DRAIN TO INTERCEPT AND DIVERT ALL SURFACE WATER RUNOFF AWAY FROM THE WASTEWATER DISPOSAL AREA.
4. PIPE PROTECTION BEDDING AS PER FNDC ENGINEERING STANDARD NEED TO PROVIDED FOR THE WASTEWATER PIPE UNDER DRIVEWAY.

WASTEWATER SETBACKS: 1.5m MIN. FROM BOUNDARY; 3m MIN. FROM BUILDINGS; 20m MIN. FROM OPEN DRAINS AND PONDS



- NOTE:**
1. ALL STRUCTURES AND FEATURES ARE APPROXIMATE IN LOCATION AND SIZE AND HAVE BEEN BASED FROM A SITE PLAN BY BEARD ONLINE ARCHITECTURE, DATED 12/02/2026, REF. DB-1225, SITE WALKOVER AND USE OF AERIAL IMAGE
  2. 1m CONTOURS, from 2018 LIDAR SUPPLIED BY NORTHLAND REGIONAL COUNCIL, DATUM ONE TREE POINT 1964
  3. LINZ BASEMAP AERIAL IMAGE



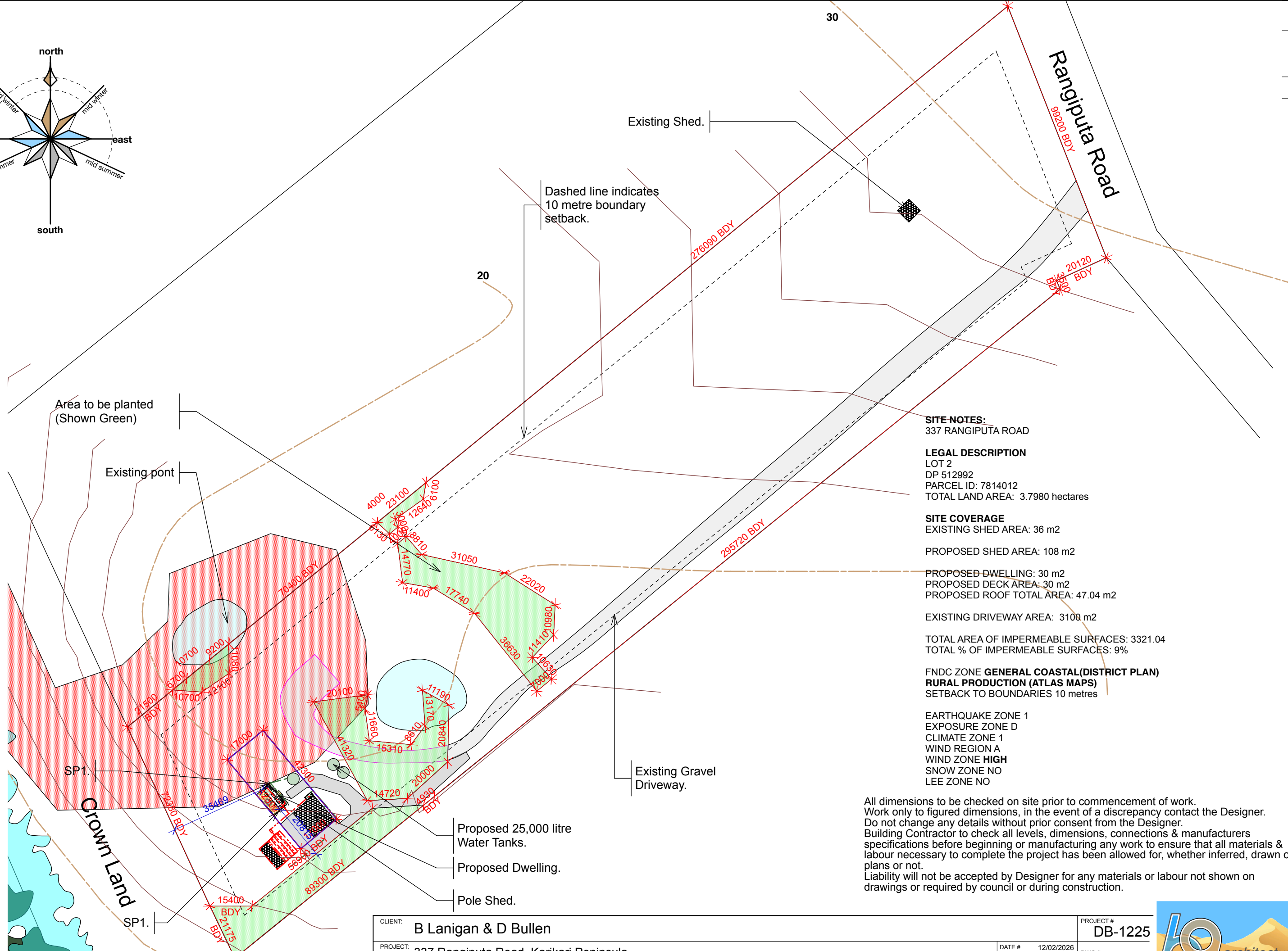
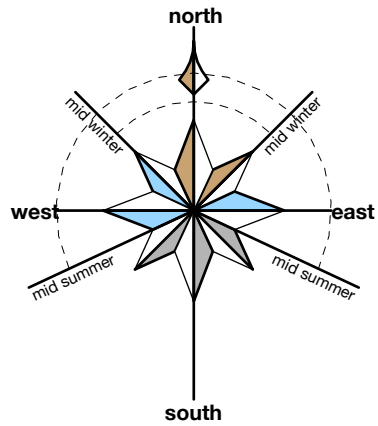
CLIENT  
DANIELLE BULLEN

PROJECT  
LOT 2 DP 512992  
337 RANGIPUTA ROAD,  
KARIKARI PENINSULA

DRAWING TITLE  
WASTEWATER APPLICATION PLAN

SURVEY			FOR BC	
DESIGN	SW	18/02/2026	A	FOR BUILDING CONSENT
DRAWN	SW	18/02/2026	BCP	23/02/2026
CHECKED	BCP	19/02/2026	SCALE	1:500
APPROVED	BCP	23/02/2026	SHEET	S-01
			PROJECT	J16003
			THIS ARTWORK IS THE COPY RIGHT MATERIAL OF VCEID	REV A

DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.



**SITE NOTES:**  
337 RANGIPUTA ROAD

**LEGAL DESCRIPTION**  
LOT 2  
DP 512992  
PARCEL ID: 7814012  
TOTAL LAND AREA: 3.7980 hectares

**SITE COVERAGE**  
EXISTING SHED AREA: 36 m<sup>2</sup>  
PROPOSED SHED AREA: 108 m<sup>2</sup>  
PROPOSED DWELLING: 30 m<sup>2</sup>  
PROPOSED DECK AREA: 30 m<sup>2</sup>  
PROPOSED ROOF TOTAL AREA: 47.04 m<sup>2</sup>  
EXISTING DRIVEWAY AREA: 3100 m<sup>2</sup>  
TOTAL AREA OF IMPERMEABLE SURFACES: 3321.04  
TOTAL % OF IMPERMEABLE SURFACES: 9%

**FNDC ZONE GENERAL COASTAL (DISTRICT PLAN)  
RURAL PRODUCTION (ATLAS MAPS)**  
SETBACK TO BOUNDARIES 10 metres

EARTHQUAKE ZONE 1  
EXPOSURE ZONE D  
CLIMATE ZONE 1  
WIND REGION A  
WIND ZONE HIGH  
SNOW ZONE NO  
LEE ZONE NO

All dimensions to be checked on site prior to commencement of work.  
Work only to figured dimensions, in the event of a discrepancy contact the Designer.  
Do not change any details without prior consent from the Designer.  
Building Contractor to check all levels, dimensions, connections & manufacturers specifications before beginning or manufacturing any work to ensure that all materials & labour necessary to complete the project has been allowed for, whether inferred, drawn on plans or not.  
Liability will not be accepted by Designer for any materials or labour not shown on drawings or required by council or during construction.

CLIENT:	B Lanigan & D Bullen		PROJECT #	DB-1225
PROJECT:	337 Rangiputa Road, Karikari Peninsula		DATE #	12/02/2026
DWG	SITE PLAN		SCALE @ A3	1:1250
			DRAWN	KB/TB/DB
			CHKD	KB/TB/DB



REV	
DATE	
BY	
REVISION AMENDMENTS	

# Appendix B

## VISION Field Logs



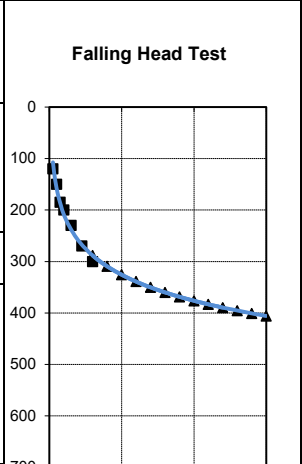
# BOREHOLE LOG

# -Falling Head Test FH1



Client: Danielle Bullen	Project: Lot 2 DP 512992	Project No.: J16003
Project Location: 327 Rangiputa Road, Karikari Peninsula	Borehole Location: See Plan	Drilled by: SW Logged by: SW
Hole started: 16/09/2025	Drill method: 100mm handauger	
Hole completed: 16/09/2025		

Depth (m)	Graphic	Moisture	Soil Description	Geology
0.00 0.05 0.10 0.15 0.20		D-M	Silty SAND, fine grained; grey, trace rootlets, loosely packed	FILL
0.25 0.30		M	dark brown, loosely packed	TOPSOIL
0.35 0.40 0.45 0.50 0.55 0.60 0.65			brown  light brown	KARIOITAHU GROUP



0.70			End of borehole at 0.7 metres	
0.75			Groundwater not encountered	
0.80			Target depth achieved	
0.85				
0.90			This data indicates a percolation rate of : 15.1 mm/day	
0.95			Indicative KSAT : 0.36 m/day	
1.00			DLR: 10.56 mm/day	
1.05				
1.10				
1.15				
1.20				
1.25				
1.30				
1.35				
1.40				
1.45				
1.50				
1.55				
1.60				
1.65				
1.70				
1.75				
1.80				
1.85				
1.90				
1.95				
2.00				
2.05				
2.10				
2.15				
2.20				
2.25				
2.30				
2.35				
2.40				
2.45				
2.50				
2.55				
2.60				
2.65				
2.70				
2.75				
2.80				
2.85				
2.90				
2.95				

# BOREHOLE LOG - INV1



**VISION  
CONSULTING  
ENGINEERS**

Client: Danielle Bullen	Project: Wastewater Feasibility	Project No.: J16003
Project Location: 337 Rangiputa Road, Karikari Peninsula	Borehole Location: See Wastewater Plan	Drilled by: SW Logged by: SW
Hole started: 19/02/2026	Drill method: 50mm handauger	
Hole completed: 19/02/2026		

Depth (m)	Graphic	Moisture	Soil Description	Geology & other notes
0.00 0.05 0.10 0.15		D-M	Silty SAND, fine grained; black, trace dark brown, trace rootlets, loosely packed	TOPSOIL
0.20 0.25 0.30 0.35 0.40 0.45		M	Silty SAND, fine grained; dark brown, trace light brown, loosely packed becoming light brown light brown, trace brown  brown	KARIOITAHU GROUP   Hard drilling from 0.5m bgl
0.50 0.55 0.60 0.65 0.70 0.75 0.80 0.85 0.90 0.95 1.00 1.05 1.10 1.15 1.20 1.25 1.30 1.35 1.40 1.45 1.50 1.55 1.60 1.65 1.70 1.75 1.80 1.85 1.90 1.95 2.00 2.05 2.10 2.15 2.20 2.25 2.30 2.35 2.40 2.45 2.50 2.55 2.60 2.65 2.70 2.75 2.80 2.85 2.90 2.95			End of hole at 0.5 m bgl Target depth not achieved Groundwater not encountered	

# BOREHOLE LOG

## - INV2



**VISION  
CONSULTING  
ENGINEERS**

<b>Client:</b> Danielle Bullen		<b>Project:</b> Wastewater Feasibility		<b>Project No.:</b> J16003	
<b>Project Location:</b> 337 Rangiputa Road, Karikari Peninsula		<b>Borehole Location:</b> See Wastewater Plan		<b>Drilled by:</b> SW	<b>Logged by:</b> SW
<b>Hole started:</b>		19/02/2026		<b>Drill method:</b> 50mm handauger	
<b>Hole completed:</b>		19/02/2026			

Depth (m)	Graphic	Moisture	Soil Description	Geology & other notes
0.00	[Brown bar]	D-M	Silty SAND, fine grained; grey, trace dark brown, trace rootlets, loosely packed	FILL
0.05				
0.10				
0.15				
0.20				
0.20	[Yellow bar]	M	Silty SAND, fine grained; dark brown, trace light brown, loosely packed light brown with some redish brown  brown	KARIOITAHU GROUP     Hard drilling from 0.5m bgl
0.25				
0.30				
0.35				
0.40				
0.45				
0.50			End of hole at 0.5 m bgl	
0.55			Target depth not achieved	
0.60			Groundwater not encountered	
0.65				
0.70				
0.75				
0.80				
0.85				
0.90				
0.95				
1.00				
1.05				
1.10				
1.15				
1.20				
1.25				
1.30				
1.35				
1.40				
1.45				
1.50				
1.55				
1.60				
1.65				
1.70				
1.75				
1.80				
1.85				
1.90				
1.95				
2.00				
2.05				
2.10				
2.15				
2.20				
2.25				
2.30				
2.35				
2.40				
2.45				
2.50				
2.55				
2.60				
2.65				
2.70				
2.75				
2.80				
2.85				
2.90				
2.95				

# BOREHOLE LOG

## - INV3



**VISION  
CONSULTING  
ENGINEERS**

<b>Client:</b> Danielle Bullen		<b>Project:</b> Wastewater Feasibility		<b>Project No.:</b> J16003	
<b>Project Location:</b> 337 Rangiputa Road, Karikari Peninsula		<b>Borehole Location:</b> See Wastewater Plan		<b>Drilled by:</b> SW	<b>Logged by:</b> SW
<b>Hole started:</b> 19/02/2026		<b>Drill method:</b> 50mm handauger			
<b>Hole completed:</b> 19/02/2026					

Depth (m)	Graphic	Moisture	Soil Description	Geology & other notes
0.00	D-M		Silty SAND, fine grained; grey, trace dark brown, trace rootlets, loosely packed	FILL
0.05				
0.10				
0.15				
0.20				
0.20	M		Silty SAND, fine grained; dark brown, trace light brown, loosely packed light brown with some redish brown  brown	KARIOITAHU GROUP     Hard drilling from 0.5m bgl
0.25				
0.30				
0.35				
0.40				
0.45				
0.50			End of hole at 0.5 m bgl	
0.55			Target depth not achieved	
0.60			Groundwater not encountered	
0.65				
0.70				
0.75				
0.80				
0.85				
0.90				
0.95				
1.00				
1.05				
1.10				
1.15				
1.20				
1.25				
1.30				
1.35				
1.40				
1.45				
1.50				
1.55				
1.60				
1.65				
1.70				
1.75				
1.80				
1.85				
1.90				
1.95				
2.00				
2.05				
2.10				
2.15				
2.20				
2.25				
2.30				
2.35				
2.40				
2.45				
2.50				
2.55				
2.60				
2.65				
2.70				
2.75				
2.80				
2.85				
2.90				
2.95				

# BOREHOLE LOG

## - INV4



**VISION  
CONSULTING  
ENGINEERS**

**Client:** Danielle Bullen      **Project:** Wastewater Feasibility      **Project No.:** J16003

**Project Location:** 337 Rangiputa Road, Karikari Peninsula      **Borehole Location:** See Wastewater Plan      **Drilled by:** SW  
**Logged by:** SW

**Hole started:** 19/02/2026      **Drill method:** 50mm handauger  
**Hole completed:** 19/02/2026

Depth (m)	Graphic	Moisture	Soil Description	Geology & other notes
0.00		D-M	Silty SAND, fine grained; black, trace rootlets, loosely packed	TOPSOIL
0.05				
0.10				
0.15				
0.20				
0.20		D-M	Silty SAND, fine grained; dark brown, loosely packed	KARIOITAHU GROUP
0.25				
0.30				
0.35				
0.40				
0.45				
0.50				
0.55				
0.60				
0.65				
0.70				
0.75				
0.80				
0.85				
0.90				
0.95				
1.00				
1.05				
1.10				
1.15				
1.20				
1.25				
1.30				
1.35				
1.40				
1.45				
1.50				
1.55				
1.60				
1.65				
1.70				
1.75				
1.80				
1.85				
1.90				
1.95				
2.00			End of hole at 2.0 m bgl Target depth achieved Groundwater not encountered	
2.05				
2.10				
2.15				
2.20				
2.25				
2.30				
2.35				
2.40				
2.45				
2.50				
2.55				
2.60				
2.65				
2.70				
2.75				
2.80				
2.85				
2.90				
2.95				

# Appendix C

## VISION Calculations



Project No.: J16003  
 Project: 337 Rangiputa Road, Karikari Peninsula  
 Client: Danielle Bullen  
 Date: 23/02/2026  
 By: SW  
 Checked: BCP



COMPONENT	HEAD LOSS (m)	COMMENTS
Emitter	4.0	Minimum pressure required.
Lateral	0.0	Head loss insignificant for short run.
Submain	0.5	Using 19mm LPED x 6.5 m length.
Main (Note 1)	3.5	Using 19mm LDPE x 46 m length.
Valve	0.0	No Valve
Filter	4.0	For a semi blocked (3m) to blocked (5m) filter
Tank Depth (Note 2)	2.0	OR actual depth.
Water Meter (Note 3)	0.0	
<b>Elevation:</b>		
Septic Tank	22.6	Height of the septic tank lid
Upslope	22.4	Height to uppermost point of field pipework
Downslope	21.7	Height of lowest point of field pipework
<b>Head Loss Range</b>	<b>13-14</b>	(Note 5)
<b>Total plus 10%</b>	<b>11-16</b>	
<b>Note:</b>		
1. Depends on distance from treatment plant to irrigation systems. 2. Actual depth to pump to be used if more than 2.0m. 3. Depends on type of water meter used. 4. Include antisiphoning measures at pump station when pumping downhill. 5. Calculation based on Irrigation Technology Services "Drip Irrigation Effluent Disposal Fields Design Manual" for standard pressure compensation irrigation lines. ITS 2001 and Netafim design guidelines. For the use of alternative pressure compensating irrigation systems the design/installer is to confirm the manufacturers recommended head loss guideline values.		

Where the land disposal application system is located downslope of the pump it is important to ensure the system does not empty the tank by uncontrolled siphoning. Where the system is uphill of the pump the difference in elevation between top of the pump and the highest point of elevation is to be added to the head loss calculation.

Project No.: J16003  
 Project: 337 Rangiputa Road, Karikari Peninsula  
 Client: Danielle Bullen  
 Date: 23/02/2026  
 By: SW  
 Checked: BCP



COMPONENT	Pipe diam (mm)	Total Length (m)	Volume (Ltr)	COMMENTS
Lateral w/ emitters	12.9	44	5.8	lateral emitter pipe total length per pump cycle
Submain	19	6.5	1.8	submain dimensions
Main (Note 1)	19	46.0	13.0	main dimensions
Pump			1.0	volume of water in pump
<b>TOTAL</b>			<b>22</b>	approx. Pipework Volume
<b>Rec. Pump Volume</b>			<b>43</b>	recommended duty volume
<b>Min. Pump Volume</b>			<b>29</b>	minimum recommended duty volume
<b>Note:</b>				
1. Assumes gridded lateral lines over entire Unit Loading Area.				
2. Actual volume of pump to be used if more than 1.0 litres.				
3. Calculation based a unit loading area, the total field size may be larger with sequencing valves cycling to each unit area.				

System and Pump Volume Checks

It is important to ensure that the volume of the effluent in the pipes is replaced each cycle. We generally recommend that the volume within the pipes is half of the pump chamber duty volume.

Project No.: J16003  
 Project: 337 Rangiputa Road, Karikari Peninsula  
 Client: Danielle Bullen  
 Date: 23/02/2026  
 By: SW  
 Checked: BCP



COMPONENT	Value	Units
Design Daily Flow	440	litres per day
Total Design Area	44	m <sup>2</sup>
No. Unit Areas	1	
Unit Loading Area	44	m <sup>2</sup>
Unit Application rate	10.0	litres per m <sup>2</sup>
Pump-out Volume	43	litres (pump chamber)
Dripper rate	1.6	litres per hour
Dripper spacing	0.4	m
lateral spacing	1.0	m
Total Design flow rate	176.0	litres per hour (main)
Unit Area flow rate	No Submain	litres per hour (submain)
Pump-on time	14.8	minutes
<p><b>Note:</b></p> <ol style="list-style-type: none"> <li>1. Assumes gridded lateral lines over entire Unit Loading Area.</li> <li>2. Actual volume of pump to be used if more than 1.0 litres.</li> <li>3. Calculation based a unit loading area, the total field size may be larger with sequencing valves cycling to each unit area.</li> </ol>		

Pump on-time and total area flow calculations.

# Appendix D

## Certificate of Title; Consent Notice





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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **791223**  
**Land Registration District** **North Auckland**  
**Date Issued** 28 September 2017

**Prior References**  
NA125B/998

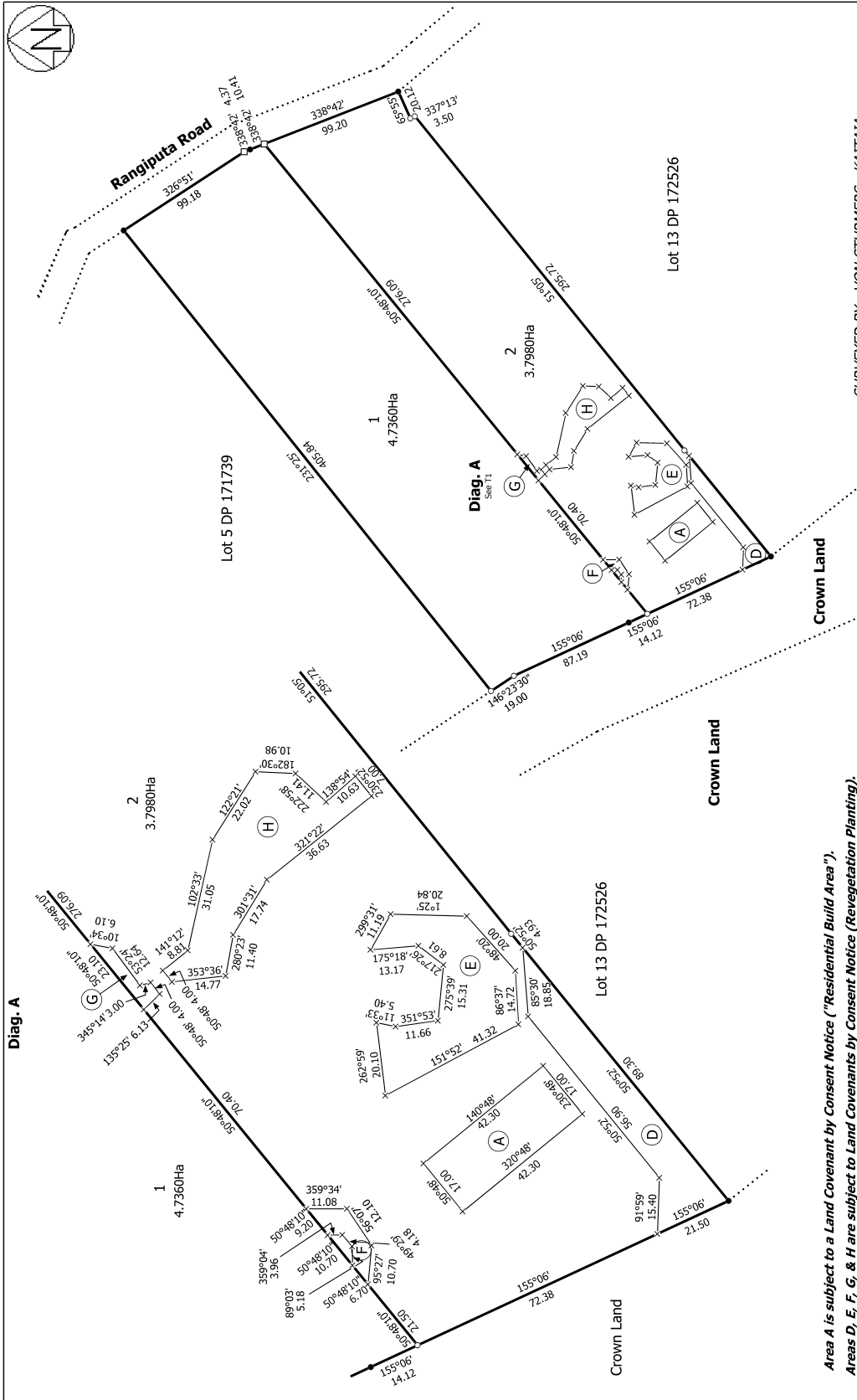
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**Estate** Fee Simple  
**Area** 3.7980 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 512992

**Registered Owners**  
Bradley John Lanigan as to a 1/2 share  
Danielle Eden Bullen as to a 1/2 share

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**Interests**  
10916495.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.9.2017 at 12:17 pm  
13436334.3 Mortgage to ANZ Bank New Zealand Limited - 29.10.2025 at 12:36 pm



SURVEYED BY : VON STURMERS - KAITIATA  
 Surveyors Ref: 13798 Blount RC 2170289

T 1/1

<p>Land District: North Auckland</p>	<p>Surveyor: David Brett King                  Firm: Survey &amp; Planning Solutions (2010) L</p>	<p>Title Plan                  DP 512992</p>
<p>Lots 1 &amp; 2 Being A Subdivision Of Lot 4 DP 178955</p>		<p>Deposited on: 28/09/2017</p>

Area A is subject to a Land Covenant by Consent Notice ("Residential Build Area").  
 Areas D, E, F, G, & H are subject to Land Covenants by Consent Notice (Revegetation Planting).

Digitally Generated Plan  
 Generated on: 12/10/2017 08:39am Page 2 of 2

# View Instrument Details



**Instrument No** 10916495.2  
**Status** Registered  
**Date & Time Lodged** 28 September 2017 12:17  
**Lodged By** Fountain, David Robin  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Computer Registers	Land District
791222	North Auckland
791223	North Auckland

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**Annexure Schedule:** Contains 2 Pages.

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## Signature

Signed by David Robin Fountain as Territorial Authority Representative on 28/09/2017 12:16 PM

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



**Far North  
District Council**

Private Bag 752, Manatani Ave  
Kaitiaki 0440, New Zealand  
Freephone: 0800 920 029  
Phone: (09) 401 5200  
Fax: (09) 401 2132  
Email: [enr.enr@fndc.govt.nz](mailto:enr.enr@fndc.govt.nz)  
Website: [www.fndc.govt.nz](http://www.fndc.govt.nz)

*Te Kaunihera o Tai Tokerau Ki To Raki*

## **THE RESOURCE MANAGEMENT ACT 1991**

### **SECTION 221: CONSENT NOTICE**

#### **REGARDING RC 2170289**

Being the Subdivision of Lot 4 DP 178955  
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**

#### **Lot 2 DP 512992**

- i. In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by Kaitiaki Plumbing and submitted with Resource Consent 2170289.  
  
Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.  
  
Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.
- ii. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting 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.





**Far North  
District Council**

Private Bag 752, Memorial Ave  
Kakaho 0440, New Zealand  
Freephone: 0800 920 029  
Phone: (09) 401 5200  
Fax: (09) 401 2137  
Email: [ask\\_us@fnrc.govt.nz](mailto:ask_us@fnrc.govt.nz)  
Website: [www.fnrc.govt.nz](http://www.fnrc.govt.nz)


*Te Kaitiaki o Tai Tokerau Ki Te Raki*

- iii. An archaeological Assessment was undertaken as part of RC2170289. Two archaeological sites 004/1055 & 004/1056 have been registered on Lot 2. It is a legal requirement to apply for a general archaeological authority under Section 56 of the Heritage NZ Pouhere Taonga Act 2014 to modify these sites and any unrecorded sites also subsequently affected.
- iv. To ensure the protection of the conservation area the use of invasive species in the landscaping of the site is prohibited (Refer to NRC National Pest Plant Accord & Plant me instead booklet. The planting schedule contained within the Landscape Assessment of RC2170289 is to be adhered to and maintained for the duration of the consent.
- v. Any built structures within the area identified in Appendix 4 of the Landscape Assessment as 'residential build area' are to be in accordance with the recommended design guidelines contained within the Landscape Assessment submitted with RC2170289.
- vi. Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.
- vii. The landscape planting is to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1<sup>st</sup> May to 30<sup>th</sup> September).

Lot 1 & 2 DP 512992

- viii. To ensure the protection of the conservation area a stock proof fence dividing the site boundary and the conservation area is to be maintained for the duration of the consent. The fence is to be wholly on private property and not within the marginal strip.

SIGNED:

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

DATED at KERIKERI this

19<sup>th</sup> day of September 2017

