



Our Reference: 10905 (FNDC)

23 September 2026

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

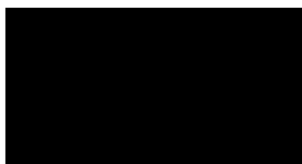
**RE: Proposed replacement toilet block – Ipipiri Nature Conservancy Trust, Elliot Bay
(Te Akau), Rawhiti Road**

I am pleased to lodge application on behalf of the Ipipiri Nature Conservancy Trust for the construction of replacement toilet facilities at Te Akau. The replacement toilets will be located on land zoned General Coastal under the Operative District Plan (ODP), with Outstanding Landscape overlay; and Rural Production under the Proposed District Plan Appeals Version (PDP-AV), with a coastal environment and outstanding natural landscape overlay. The toilet block has a gross floor area of less than 10m². It is a dry vault system with no disposal area required.

The application is a discretionary activity under the ODP and a restricted discretionary activity under the PDP-AV.

The application fee has been paid separately.

Regards



Lynley Newport
Senior Planner
THOMSON SURVEY LTD

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

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|--|
| ☒ Land Use | ☐ Discharge: Total volume = <input type="text"/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| ☐ Fast Track Land Use* | |
| ☐ Change of Consent Notice (s.221(3)) | ☐ Subdivision |
| ☐ Certificate of Compliance (s.139) | ☐ Existing Use Certificate (s.139A) |
| ☐ Extension of time (s.125) | ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| ☐ Other (please specify) <input type="text"/> | |

**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?

Ngati Kuta - as Trustees of the Ipipiri Nature Conservancy Trust

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Chris Jenkins as Trustee of Ipipiri Nature Conservancy Trust

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:

Lynley Newport at Thomson Survey Ltd

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Ipipiri Nature Conservancy Trust

Property address/
location:

refer above

8. Application site details

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

Name/s:	see items 5 & 7 above		
Site address/ location:	1077A Rawhiti Road		
	Rawhiti		
	Russell	Postcode	0184
Legal description:	Lot 1 DP 83827	Val Number:	
Certificate of title:	NA40A/1111		

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

Site visit requirements:

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

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

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

Please contact applicant prior to any site visit in order that they can advise the Farm Manager of any pending visit, and b whom.

9. Description of the proposal

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

Land use consent to replace existing toilets with new double unit Dry Vault toilet block (<10m2) on land zoned General Coastal with Outstanding Landscape (ODP); and Rural Production with coastal environment overlay and Outstanding Natural Landscape (PDP-AV).

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☐ 2023

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. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☐ Yes ☒ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. 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.

16. 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)

Chris Jenkins

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Christopher Michael Jenkins (Trustee)

Signature:

(signature of bill payer)

Date

14/08/2026

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full)

Christopher Michael Jenkins (Trustee)

Signature

Date

14/09/2026

See overleaf for a checklist of your information...

Checklist of your information

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.*

Ipipiri Nature Conservancy Trust

**LAND USE CONSENT FOR
NEW/REPLACEMENT TOILET FACILITIES**

ELLIOT BAY (TE AKAU), RAWHITI ROAD

**PLANNER'S REPORT &
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 The Proposal

The proposal involves the replacement of existing long drop toilets, with new Dry Vault toilets, at the same location within the site.

Since acquiring the 655ha Elliot farm at Te Akau/Elliot Bay (in two titles), the Ipipiri Nature Conservancy Trust has been progressively transitioning the site such that biodiversity conservation and recreation will be its primary functions. The applicants have already redeveloped and enhanced the public area at Elliot Beach, pursuant to a previously issued land use consent RC 2250342-RMALUC, attached in Appendix 5.

This saw the relocation of the existing house and addition of an associated garage/office next to its new location, the construction of public toilets, an extension to the public carparking area, and the development of a picnic area, all subject to a comprehensive landscaping plan.

This current proposal represents the next step in the re-development of Te Akau, namely the replacement of the long drop toilets servicing the camping area with a new two-unit Permaloo facility the same as that consented by RC 2250342 and that are working so well in the day visitor area. The new toilet facilities are to be located so as to also serve walking trail users.

The application is supported by a Landscape and Visual Assessment (LVA) – refer to Appendix 3. This contains photographs showing the proposed location of the new Permaloo facilities in relation to the overall Te Akau site. Please note, however, that the LVA refers to

two x two unit facilities, not one. The LVA was written when the Trust was looking to the future when another block might be established. That is not in the near future and this application is only for a single 2 unit block.

Attached, in Appendix 1, are plans and specifications of the Permaloo facilities, and in Appendix 4 a Site Suitability Report – with site plan(s) incorporated.

The application site for the new Permaloo facilities is Record of Title NA40A/1111, legally described as Lot 1 DP83827, and 100ha in area.

The new toilet facilities will replace aging long drop facilities. The building will have a small footprint and be conveniently located in relation to beach and track access users.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent as a discretionary activity under the ODP and restricted discretionary activity under the PDP-AV. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. The name and address of the owner of the property is contained in the Form 9 Application form.

2.0 PROPERTY DETAILS

Location: 1077A Rawhiti Road, Russell – refer Appendix 2 for Location Map

Legal description: Lot 1 DP 83827, contained in Record of Title NA40A/1111. Refer to Appendix 6.

3.0 SITE DESCRIPTION

3.1 Physical characteristics

The location of the proposed new toilet facilities is as shown and described in the Landscape and Visual Assessment (LVA) provided in Appendix 3. The site is in grass pasture adjacent to fencing and hiking trail. It is set well back from the beach and coastal marine area, upslope. There is an area of trees nearby and downslope of the proposed location for the new toilets.

Te Ākau/Elliot Bay is a renown surf beach, with dunes rising from the beach and grassed area beyond. The land rises from there into pastoral hill farming with extensive secondary native forest, dominated by kanuka. The new toilets are to be located in an area of pasture.

A group of 21 pohutukawa, some within the area of development, are identified in the Council's Proposed District Plan, as 'notable trees', and subject to protection. The new toilets do not impact on any of these trees.

3.2 Mapped features relevant to the site

Operative District Plan

The overall site has a split zoning of *General Coastal* and *Rural Production*, with an *Outstanding Landscape* notation applying over the entire site. The area within which the toilets are to be located is entirely within the General Coastal zoned portion of the site.

Proposed District Plan Appeals Version (PDP-AV)

The site is zoned *Rural Production* in its entirety with a *coastal environment overlay* applying over the 'coastal' (eastern) portion. The area of development is entirely within the 'coastal environment' as mapped.

The same area shown as 'coastal environment' is mapped as *Outstanding Natural Landscape*.

Whilst the foreshore and some inland drainage areas are mapped as Zone 1 and 2 (50 and 100 year scenario) Coastal Flood areas, the proposed new toilet facilities have intentionally been located clear of, and elevated from, those areas.

The site is mapped as having Notable Trees # 150 – effectively the pohutukawa (21 trees). The location of the new toilets is clear of these trees and will not impact on them.

Regional Policy Statement for Northland (RPS)

The RPS maps show the same 'coastal environment' notation as well as 'outstanding landscape' and 'high natural character' areas.

Other

The Regional Council's on-line hazard maps are what the PDP's coastal flood area mapping was derived from, so they show the same extent as the PDP.

Several NZAA recorded archaeological sites are mapped within the application site. None are in the vicinity of the proposed new toilets, however out of an abundance of caution, advice has been sought from the same archaeologist that carried out the initial survey and assessment several years ago. Refer to Section 7 below.

The entire beach area is mapped as a Protected Natural Area (PNA) – Q05/008 Elliot-Pahi-Umuheke Beaches. The proposed new toilets are outside of this area.

3.3 Legal Interests

Lot 1 DP 83827 (Record of Title NA40A/1111) is subject to a pedestrian right of way, and has appurtenant electricity and telecommunications easements. There are two land covenants registered on the title in relation to providing public access to the area adjoining the beach as well as access in favour of adjacent land. The covenants will be unaffected by this proposal.

3.4 Consent History

The property file contains a number of resource and building consents, but not all are related to the development area and north side of Rawhiti Road. Relevant consents include:

79965-TCPBIC, issued in 1981, for a dwelling.

RC 1970411, issued in 1996, for the construction of a farm shed (of 200m²). This shed is within the overall 'development area' and will remain. Consent was required due to coastal setting and amenity (a condition imposed to require recessive colours).

RC 1990357, issued in 1998, also for a farm shed. Consent required for the same reasons and the same condition applied.

3001530-LGA348, issued in 2020 for pedestrian right of way.

RC 2230242, issued in 2022 for the construction of a temporary file set. None of the built environment associated with this consent is within the current proposed development area.

BP 4023909, issued in 1985 for a dwelling (manager's residence).

The earlier Resource Consent RC 2250342-RMALUC, issued in 2024 (attached in Appendix 5).

4.0 PROPOSAL IN DETAIL

The proposed toilet facilities block is small and compact, accommodating one ordinary toilet cubical and one accessible toilet cubicle. See picture on following page of the already constructed toilet facilities built pursuant to RC 2250342.

Further details of the toilet facilities can be found in the Site Suitability Report in Appendix 4. The building will have a footprint of less than 10m². It will be less than 3m in height. It will have a mono pitch roof. It is proposed to utilise a colour scheme in keeping with the already constructed facilities, and a 'beachy' theme. The doors are *Resene double fossil* which was approved in the last consent and has a 55% LRV. The toilet wood cladding is *kwila* which when freshly cut has an estimated 25-40% LRV and when it weathers to a silver grey it will have a 40-55% LRV.

It is proposed to utilise a Dry Vault system for the toilets. This does not use running water and has no disposal area as such. Effluent goes to a dry vault immediately below the toilet block. It is periodically emptied. A truck with hose system can reach the tank from an existing well used gravel road beside the toilets.



Photograph of new toilet facilities recently constructed by the public carpark on the site.

Dry vault public toilets are not new to the district, with the Council itself utilising them on at least three sites that I am aware of – Lake Manuwai, Te Paki Stream and Matauri Bay. Photos of the Lake Manuwai and Te Paki Stream Dry Vault toilets follow below.



Te Paki Stream



Lake Manuwai

5.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

(1) An application for a resource consent for an activity must include the following:

(a) a description of the activity:

Refer Sections 1 & 4 of this Planning Report.

<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 7 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	The application is for land use consent pursuant to the FNDC's ODP and PDP-AV.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	No other resource consent is required.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 8 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i> <i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i>	Refer to Section 8 of this Planning Report.
<i>(3) An application must also include any of the following that apply:</i>	
<i>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):</i>	Refer to section 8.
<i>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):</i>	Not applicable.

<i>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</i>	The site is not within an area subject to a customary marine title group. Not applicable.
<i>(4) An application for a subdivision consent must also include information that adequately defines the following:</i>	
<i>(a) the position of all new boundaries: (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan: (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips: (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips: (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A: (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A): (g) the locations and areas of land to be set aside as new roads.</i>	N/A

Clause 6: Information required in assessment of environmental effects

<i>(1) An assessment of the activity's effects on the environment must include the following information:</i>	
<i>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i>	Refer to Section 7 of this planning report. The activity will not result in any significant adverse effect on the environment.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 7 of this planning report.
<i>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</i>	Not applicable as the application does not involve hazardous installations.
<i>(d) if the activity includes the discharge</i>	The proposal does not involve any discharge of contaminant.

<i>of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i>	
<i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i>	Refer to Section 7 of this planning report.
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Section 9 of this planning report. No affected persons have been identified.
<i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i>	No monitoring is required as the scale and significance of the effects do not warrant it.
<i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i>	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Sections 7 & 9 of this planning report and also to the assessment of objectives and policies in Section 7.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Section 7.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Section 7.
<i>(d) any effect on natural and physical resources having aesthetic,</i>	Refer to Section 7. The site has no aesthetic or scientific values that I am aware of, that will be adversely affected by the

<i>recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	proposal. No archaeological sites are adversely affected.
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The proposal will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The development area within the larger site is not subject to hazard. The proposal does not involve hazardous installations.

6.0 COMPLIANCE ASSESSMENT – RESOURCE CONSENT REQUIREMENTS

6.1 Operative District Plan (ODP)

The site has a split zoning of *General Coastal* and *Rural Production*, with an *Outstanding Landscape* notation applying over the entire site. The site of the new toilet facilities is entirely within the *General Coastal* zoned portion of the site.

The ODP defines a 'building' as:

Any structure or part of a structure, whether temporary or permanent, movable or immovable, which would require a building consent under the Building Act 2004, including additions to buildings. Notwithstanding the provisions of Schedule 1 of the Building Act 2004

As with the previously constructed toilets, the applicants intend to apply for a building consent exemption for the toilets (noting the small size).

An assessment of the proposal against rules in the ODP identifies the following breaches:

GENERAL COASTAL ZONE RULES:		
Permitted Standards	Comment	Compliance Assessment
10.6.5.1.1 VISUAL AMENITY The following are permitted activities in the General Coastal Zone: (a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m ² or for human habitation provided that the gross floor area does not exceed 25m ² ; and	The building is not for human habitation and has a floor area of less than 10m ² . Part (a) is therefore complied with. Part (b) cannot be complied with given the proposed LRV exceeds 30% - see below comment.	Complies with part (a). Cannot comply with part (b).

(b) the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range; or (c) any alteration/addition to an existing building which does not exceed 50m ² , 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 (d) renovation or maintenance of any building.	The doors are Resene double fossil which was approved in the last consent and has a 55% LRV. The toilet wood cladding is kwila which when freshly cut has an estimated 25-40% LRV and when it weathers to a silver grey it will have a 40-55% LRV. Parts (c) and (d) are not applicable.	
Controlled Activity Standards		
<u>10.6.5.2.2 VISUAL AMENITY</u> Any new building(s) or alteration/additions to an existing building that does not meet the permitted activity standards in Rule 10.6.5.1.1 are a controlled activity where the new building or building alteration/addition is located entirely within a building envelope that has been approved under a resource consent.	There is no pre approved building envelope.	Cannot comply
Restricted discretionary standards		
<u>10.6.5.3.1 VISUAL AMENITY</u> The following are restricted discretionary activities in the General Coastal Zone: (a) any new building(s); or (b) alteration/addition to an existing building that do not meet the permitted activity standards in Rule 10.6.5.1.1 where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.		Application required under 10.6.5.3.1 – restricted discretionary activity rule.
DISTRICT WIDE RULES		
Landscape & Natural		

Features		
Only rules applying to Outstanding Landscapes are relevant		
12.1.6.1.4 EXCAVATION AND/OR FILLING WITHIN AN OUTSTANDING LANDSCAPE Excavation and/or filling on any site within an Outstanding Landscape as shown on the Resource Maps, is permitted provided that: (a) it does not exceed 300m³ in any 12 month period per site; and (b) it does not involve a cut and/or filled face exceeding 1.5m in height i.e. the maximum permitted cut and/or fill height may be 3m; and (c) any cut or fill areas that will be visible from a viewing point on a public road, public reserve, coastal marine area or the foreshore shall be stabilised using mulch, hydroseeding, or other rapid effective stabilisation technique. All other cut and fill areas will be revegetated as soon as practicable in the spring or autumn immediately following construction	Excavation/filling estimated at 100m³ over an area of 100m². Maximum cut estimated at 1.8m (at max 26 degrees). This breaches part (b).	Does not comply with part (b). Consent required as a discretionary activity.
12.1.6.1.5 BUILDINGS WITHIN OUTSTANDING LANDSCAPES The following are permitted activities in an Outstanding Landscape, as shown on the Resource Maps: (a) where the zoning of the building platform is General Coastal any new building(s) not for human habitation provided that the gross floor area of any new building or buildings permitted under this rule, does not exceed 25m² ; and; (b) where that building will be visible from a viewing point on a public road, public reserve, coastal marine area or the foreshore that is within 500m of that building, the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or is constructed of natural materials which fall	Building less than 25m². Can be seen from coastal marine area. Part (b) cannot be complied with given the proposed LRV exceeds 30%. The doors are Resene double fossil which was approved in the last consent and has a 55% LRV. The toilet wood cladding is Kwila which when freshly cut has an estimated 25-40% LRV and when it weathers to a silver grey it will have a 40-55% LRV.	Cannot comply. Consent required pursuant to 12.1.6.2.1 (Restricted Discretionary activity rule).

within this range; or....		
Soils and Minerals		
<u>12.3.6.1.2 EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE GENERAL COASTAL ZONES</u> Excavation and/or filling, excluding mining and quarrying, on any site in the, General Coastal Zones is permitted, provided that: (a) it does not exceed 300m³ in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.	Refer to comments earlier in this table, related to excavation and/or filling within Outstanding Landscape. Part (b) cannot be complied with.	Cannot comply with part (b). Discretionary activity.

The toilet block complies with all bulk and location related rules, including setback from the coastal marine area. There are no areas of indigenous vegetation and no heritage sites. There are no coastal hazards.

Summary of rule breaches pursuant to the Operative District Plan:

10.6.5.1.1 Visual Amenity and 106.5.2.2 Visual Amenity – part (b) only – restricted discretionary activity;

12.1.6.1.5 Buildings within Outstanding Landscapes – part (b) only – restricted discretionary activity;

12.1.6.1.4 Excavation/Filling in Outstanding Landscapes – part (b) only - discretionary activity status;

12.3.6.1.2 Excavation/Filling in General Coastal Zone – part (b) only - discretionary activity status.

6.2 Proposed District Plan Appeals Version (PDP-AV)

The site is zoned *Rural Production* in its entirety with a *coastal environment overlay* applying over the 'coastal' (eastern) portion. The area of development is entirely within the 'coastal environment' as mapped. The same area shown as 'coastal environment' is mapped as *Outstanding Natural Landscape*.

The fore dune area is mapped as Zone 1 and 2 (50 and 100 year scenario) Coastal Flood areas. The toilet block is outside this area.

The site is mapped as having Notable Trees # 150 – effectively the mature pohutukawa (21 trees). The proposed toilet facilities are outside of any area of trees.

The PDP-AV defines a “building” as meaning a temporary or permanent movable or immovable physical construction that is:

- a. Partially or fully roofed; and
- b. Fixed or located on or in land.

An assessment of the proposed facilities against rules in the PDP-AV identifies the following breaches:

Coastal Environment provisions		
CE-R1 New buildings PER-2 is the only relevant standard: * If a new building or structure and relocated building is not located within any of the zones referred to in PER-1 it: 1. is not used for a residential activity; 2. is no greater than: a. 25m² within an outstanding natural character area; b. 50m² within a high natural character area; and c. 110m² in all other areas of the coastal environment; and 3. complies with: a. CE-S1 Maximum height; b. CE-S2 Colour and materials; and c. CE-S4 Setbacks from MHWS.	Building is less than 10m² and not residential. Building is less than 5.5m in height. Building (at least in part) will have a reflectance value exceeding 30% and does not appear to utilise the colours in Groups A, B or C as defined within the BS5252 colour palette in Appendix 6 of the PDP. Building is more than 30m from MHWS.	Cannot meet 3(b). Defaults to restricted discretionary activity status.
CE-R2 – earthworks or indigenous vegetation clearance. * Where the relevant standard is CE-S3 Any earthworks must (where relevant): 1. not occur in outstanding natural character areas; 2. not exceed a total area of: a. 50m² within a calendar year in an area of high natural character; b. 100m² within a calendar year in an area outside high or outstanding natural character areas; 3. not exceed a cut height or fill depth of 1m, or 1.5 where this relates to telecommunication facilities; and 4. screen any exposed faces visible from a public place.	Building is not in an outstanding natural character area. The area of earthworks is 100m², therefore part 2(a) is not complied with. The cut face behind the buildings, although sloped, has a maximum height of 1.8m, therefore part 3 is not complied with. Part 4 will be complied with.	Cannot meet 2(a) and 3. Defaults to restricted discretionary activity status.

No other rules in the Coastal Environment appear applicable.		
Outstanding Natural Landscape provisions		
NFL-R1 new buildings * PER-1 Any new building or structure and relocated building, if it is: 1. not used for a residential activity; 2. complies with NFL-S1 and NFL-S2; and 3. no greater than: a. 50m2 in ONL in the coastal environment, including in ONL – South located within the Waitangi Estate zone; b. 110m2 in ONL outside the coastal environment; c. 50m2 in category 'A' ONF in the coastal environment; d. 100m2 in category 'A' ONF outside the coastal environment; e. 25m2 in ONF (excluding category 'A' ONF); and f. 10m2 in ONL – North located within the Waitangi Estate zone. NFL-S1 restricts height to 5.5m which is complied with. NFL-S2 cannot be met because the reflectance value of part of the building exceeds 30% and it appears the colours are not in NS5252, Groups A, B or C.	Part 1 complied with. Part 2 cannot be met because NFL-S2 is not met. Part 2 is met as building is less than 10m2.	Cannot comply with part 2 of PER-1, defaulting to restricted discretionary activity status.
NFL-R2 earthworks or indigenous vegetation clearance * PER-2 requires that NFL-S3 be complied with. NFL-S3 Any earthworks must (where relevant) not: a. in an ONL, exceed a total area of: i. 50m2 in the coastal environment within any calendar year; d. exceed a cut height or fill depth of: i) 1m in ONL within the coastal environment;	Area of earthworks is 100m2, so part 1 (a) cannot be met. In addition part (d) (i) cannot be met because the cut face height is maximum 1.8m.	Cannot comply with two parts of NFL-S3, defaulting to restricted discretionary activity status.

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No indigenous vegetation clearance is occurring; no notable trees are being affected. There are no areas of natural character or wetland, lake or river margins affected.

The earthworks thresholds applying generally to the Rural Production Zone are superceded by the above more restrictive thresholds applying to the coastal environment and outstanding natural landscape. However, EW-S3 requires adherence to the ADP – which will be done; and EW-S5 requires appropriate Erosion and Sediment controls to be in place, which will also be done. EW-S4 requires site re-instatement within 6 months, which will be done. EW-S6 specifies setback requirements, which are all met. EW-S7 – the Site Suitability Report accompanying the application found no site stability issues. EW-S9 – the area of earthworks is outside any flood and coastal hazards.

The Rural Production Zone is activities based rather than effects based. Toilet facilities are not a listed activity within the zone. RPROZ-R35 states that “activities not otherwise listed in this chapter” are a discretionary activity (as a default activity category). Technically, therefore, the provision of toilet facilities would be a discretionary activity. However, the facilities are replacement toilets as opposed to new facilities, and therefore not a ‘new’ activity. I do not believe, therefore, that should be assessed and attributed an activity category as if it were a new, stand alone activity.

The following breaches of rules in the PDP-AV have been identified:

CE-R1; PER-2, part 3(a), defaulting to restricted discretionary activity status;
CE-RW; CE-S3, parts 2(a) and 3, defaulting to RD activity status;
NFL-R1; PER-1, part 2, defaulting to RD activity status; and
NFL-R2; PER-2; NFL-S2, defaulting to RD activity status.

6.3 Weighting Assessment

The PDP-AV has progressed to the point of having legal effect alongside the ODP. Where there are provisions in the PDP-AV that have not been appealed and are effectively beyond challenge, they may be treated as ‘operative’ by a consent authority. However, the majority of the rules affecting the proposed activity are under Appeal of some sort or another, so a weighting assessment is required.

The activity is in the coastal environment and an outstanding natural landscape and as such stricter earthworks thresholds apply than in the underlying Rural Production Zone, just as they do to the General Coastal Zone and Outstanding Landscape area in the ODP. Predominant weight cannot yet be afforded the PDP-AV earthworks rules as they apply to the coastal environment and outstanding natural landscape due to appeals and the ODP should still therefore be given some consideration.

Visual considerations are addressed in rules applying to the coastal environment and outstanding natural landscapes in both plans. There is a common denominator in terms of

breaches insofar as building colour and materials only, with activity status defaulting to restricted discretionary in both instances.

In summary, whilst the ODP forces full discretionary activity status because of the height of cut face breach, this breach is less than minor given the battered slope (diminishing the visible height of face when viewed from the water) and minimal exceedance – maximum 1.8m and variable, compared with permitted 1.5m height. The same type of breach in the PDP-AV defaults to restricted discretionary activity only and it would be hoped that the Council would look to assessing potential adverse effects solely related to the visual appearance/height of the cut face as opposed to full discretionary assessment.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

7.1 Positive Effects

Since purchase in 2020 by the Ipipiri Nature Conservancy Trust, the property is being transitioned into a wonderful public space with access to the beach, picnic area and walkways. It is an asset for the district and greater region. It has potential to be even more so. This proposal is focused on replacing and improving facilities for users of the site.

The proposed improvements are low key and low impact and will have minimal adverse impact on natural character values and visual amenity, and no adverse effect on cultural values and water quality.

7.2 Landscape, natural character and visual amenity

A Landscape and Visual Assessment is contained in Appendix 3. This has been prepared by Simon Smale, Landscape Architect, with reference to the NZ Institute of Landscape Architects' *Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines*.

Buildings in the General Coastal Zone and in an Outstanding Landscape are subject to rules in the Operative District Plan. Consent is required in this instance for breaches of the following rules:

The General Coastal Zone and Rules 10.6.5.1.1 (permitted) and 10.6.5.2.2 (Controlled) **Visual Amenity**;

The Outstanding Landscape overlay and Rule 12.1.6.1.5 (Permitted) **Buildings within Outstanding Landscapes**.

However, it is the colour scheme and LRV that breach, as opposed to bulk, size and scale of the proposed building. The Landscape and Visual Assessment in Appendix 3 describes the proposal in detail; describes assessment methodology; provides site context; outlines the landscape values exhibited by the site; and assesses landscape effects.

Built form, although exceeding the permitted maximum LRV on part of the building, will be visually recessive and will be integrated into the landscape through the proposed landscape plantings detailed in the LRV. This consists of a single large specimen Pohutukawa on the south side of the proposed toilets, thereby reducing the apparent scale of the structure without obscuring their visibility or compromising functioning or security. Further assisting in mitigating against visual effects, is the recommended/proposed covering and planting on the battered slope behind the toilet block. The cover is to consist of Coconut Biocoir matting or similar erosion protection blanket and planted in two rows of Vetiver grass.

The materials and colours used, whilst not as low as 30% LRV as required in the ODP and PDP-AV, will nonetheless be sufficiently recessive to ensure less than minor visual impact, and in keeping with this particular site.

7.3 Effects on Indigenous vegetation and habitat

The proposal is to replace aging long drop toilets with a Dry Vault Permaloo facility. The location chosen is in pasture with no indigenous vegetation or habitat affected by the proposal. Landscaping is proposed, and this is indigenous. The development of replacement toilets will have no adverse impact on freshwater or coastal habitat.

7.4 Access to the Coastal Marine Area

The proposed facility replaces aging toilet facilities. The proposal does not necessitate or hinder access to the coastal marine area. There are existing instruments registered on the title ensuring such access – refer to title information in Appendix 6.

7.5 Earthworks and construction effects

Minor breaches of the ODP's and PDP's excavation/filling rules have been identified. Although breaching rules, earthworks will be minimal with no large scale cut or batter required, and minimal volume involved. Bare earth will be planted / covered within 6 months. Earthworks will be subject to the Accidental Discovery Protocol and be carried out in accordance with Erosion and Sediment Control measures in compliance with GD05.

The Site Suitability Report assesses earthworks in its section 6 and makes several recommendations.

7.6 Stormwater & wastewater

Stormwater & Drainage

There is no breach of the zone's Stormwater Management permitted activity threshold, given the total site area is over 100ha. No stormwater designs have been undertaken as part of this application. The Site Suitability Report also addresses site drainage, recommending two drains in order to protect the short term and long term drainage measures proposed for the project. These consist of a swale drain to be constructed around the toilet block at the base

of the cut to discharge to the existing drains, and a surface water diversion drain above the cut to take any upslope stormwater flows to the existing drains away from the toilet block.

Wastewater (Effluent Disposal)

The toilet block is fully enclosed and does not discharge effluent. It is proposed to utilise a Dry Vault system for the public toilets. This does not use running water and has no disposal area as such. Effluent goes to a dry vault immediately below the toilet block. It is periodically emptied.

As stated earlier, Dry Vault public toilets are not new to the District, with the Council itself utilising them at several sites.

7.7 Archaeological/cultural Effects

An archaeological site assessment was commissioned and paid for by the Trust. The work was undertaken by a qualified archaeologist from Geometria. Being a site bulldozed in the past for a top-dressing airstrip unsurprisingly no evidence of archaeological features was found.

The Ipipiri Trust is a charitable trust, established alongside local iwi. Te Akau is an area of cultural and historical significance to Maori, and home to Rawhiti-based iwi Ngati Kuta and Te Patu Kahu. Trustees include Robert Willoughby and George Riley, both of Ngati Kuta descent. The redevelopment proposal has been discussed and e-mail response received - attached in Appendix 6. They have no objections.

In summary I do not believe there will be adverse effects on heritage or cultural values of a more than minor nature.

7.8 Natural Hazards

Whilst the foreshore area is mapped as subject to coastal flooding, the site of the new toilets is not subject to coastal erosion or flooding, nor river flooding. The Site Suitability Report assesses relevant hazards in its section 4 and makes recommendations in regard to foundations accordingly.

After carrying out their geotechnical study, the authors of the Site Suitability Report concluded that the site can be developed in a sustainable manner without compromising the stability of the proposed structure.

7.9 Precedent & Cumulative Effects

Given that the proposal is a replacement of existing facilities, I do not consider there to be any adverse cumulative effects as a result. The consideration of precedent effects is generally reserved for non complying activities rather than discretionary activities. In any

event, I do not believe this proposal, which will have predominantly positive effects, creates any adverse precedent for the Council in administering its district plans.

8.0 STATUTORY ASSESSMENT

8.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are predominantly those listed in Chapter 10 and in particular 10.6 General Coastal Zone. These are discussed below where particularly relevant to this proposal. Also of relevance are objectives and policies in Chapter 12.1 of the District Plan. Refer also the Landscape Assessment report in Appendix 3.

10.3 OBJECTIVES

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

The proposal is to replace existing toilet facilities. It is an appropriate use on the site. Adverse effects are readily avoided, 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).

The natural character of the coastline and coastal environment, and outstanding landscape values, will not be compromised by the proposal which involves a very small building, with landscape plantings. Open space and amenity values are maintained and water quality will not be adversely affected.

10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.

Local iwi are represented on the Trust and involved in discussions.

10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety; and

10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.

The proposal has no impact on existing public access to and along the coast.

10.4 POLICIES

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

(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.

A replacement toilet is hardly 'development'. The building is less than 10m² in size. Whilst not precisely meeting LRV restrictions, it is nonetheless in keeping with the character of the area and replicates the colour and design of the already consented and completed toilet facilities elsewhere on the site. The proposal is an "appropriate" use on the site, and therefore consistent with the Policy. Refer to Assessment of Effects section of this report. The proposal gives effect to the NZ Coastal Policy Statement and Regional Policy Statement. Refer to Sections 8.4 and 8.6 later in this report.

10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.

The proposal replaces existing toilets and is neither sprawling nor sporadic development.

10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.

The proposal does not adversely impact on ecological values of significant coastal indigenous vegetation or significant habitats.

10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.

See earlier comment in regard to related Objectives.

10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".

See above comments. Archaeological sites have been previously identified and none are located within the area of the proposed toilets.

10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

See above comments.

10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.

No development is taking place in any area mapped as being subject to coastal hazard.

10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.

The site will continue to be reliant on on-site water supply.

10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.

Sediment and erosion control measures in compliance with GD05 will be implemented when carrying out earthworks. Stormwater will be managed and no wastewater will enter the coastal marine area.

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.

All of the above matters have been considered in the design of the proposed toilets. The building is small, well below the ridgeline, and will have plantings as a back drop. Whilst it does not utilise a colour scheme entirely consistent with the ODP or PDP-AV reflectance values or colour range, I do not believe this minor breach creates minor or more than minor effects. No vehicular access, manoeuvring or parking areas are proposed.

The objectives and policies applying to the General Coastal Zone are repetitive of those applying to the Coastal Environment, particularly to those parts of the coast that still display a degree of natural character. Consistent with my commentary under the Coastal Environmental Objectives and Policies above, I believe the proposal to be consistent with the General Coastal objectives and policies. Those of particular relevance are:

OBJECTIVES

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

And

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

I consider the proposal to be appropriate for the site and one that will continue to protect the natural character values of the site.

POLICIES

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

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

10.6.4.3 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;

(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)");

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

and

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

I consider the proposal to be appropriate. It replaces existing toilets and is therefore not a new activity. It does not compromise natural character values, has minimal visual impact and entails only minor earthworks and no indigenous vegetation clearance. Earthworks will be carried out subject to appropriate erosion and sediment control measures, and will not create adverse effects.

The location has no impact on existing public access. I believe the proposal respects heritage and cultural values. There are no listed heritage buildings or objects in the area where the new toilets are proposed, as listed in the District Plan's schedules. Regardless of this the Accidental Discovery Protocol (ADP) will apply.

I believe that the proposed landscape planting, the use of colours and materials colour that will allow buildings to 'blend' in with their background, and modest (low level) design, are appropriate and sufficient mitigation measures to ensure adverse effects are avoided, remedied or mitigated.

Also relevant, in regard to breaches of Part 3 (District Wide rules), are the following objectives and policies relating to Chapters 12.1 (Outstanding Landscapes).

12.1.3 OBJECTIVES

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

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

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

and

12.1.4 POLICIES

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

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

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

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

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

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

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

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

- (a) the rarity or value of the landscape and/or landscape features;
- (b) the visibility of the development;
- (c) important views as seen from public vantage points on a public road, public reserve, the foreshore and the coastal marine area;
- (d) the desirability of avoiding adverse effects on the elements that contribute to the distinctive character of the coastal landscapes, especially outstanding landscapes and natural features, ridges and headlands or those features that have significant amenity value;
- (e) the contribution of natural patterns, composition and extensive cover of indigenous vegetation to landscape values;
- (f) Maori cultural values associated with landscapes;

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

Refer to Landscape Assessment in Appendix 3. The proposed new toilets will retain, conserve and enhance the natural character and landscape values of the site.

Earthworks objectives and policies

The proposal involves earthworks that, whilst not exceeding volume thresholds, do involve cut faces exceeding 1.5m in height. However, the PDP-AV's earthworks objectives and policies have not been appealed and the only rule appealed involves the thresholds applying to zones other than the application site's zone or overlay. I believe those parts of the PDP-AV's earthworks chapter relevant to the proposal can be treated as if operative and replace the ODP's provisions accordingly. As there is no breach of the the PDP-AV's earthworks rules, I have not assessed the proposal against the ODP's earthworks objectives and policies, nor the PDP-AV's.

8.2 Proposed District Plan (Appeals Version) -PDP-AV - Objectives and Policies –

The property has a Rural Production Zone under the PDP-AV and has a Coastal Environmental Overlay. The objectives and policies applying to the RP Zone are of limited value or relevance to this specific proposal given its location adjacent a hiking track, and very small footprint. It does not impact on productive use in any way.

Objectives (all subject to Appeal)

RPROZO1

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

RPROZO2

The Rural Production zone is used for primary production activities, ancillary activities that support primary production, lawfully established existing activities and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3

Land use and subdivision in the Rural Production zone:

- a.protects highly productive land from sterilisation and enables and prioritises it to be used for farming and forestry activities;*
- b.protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
- c.does not compromise the use of land for primary production activities, particularly farming and forestry activities on highly productive land;*
- d.does not exacerbate any natural hazards; and*
- e. is able to be serviced by on-site infrastructure.*

RPROZ-O4

The rural character and amenity associated with a rural working environment is maintained.

There is no highly productive land in the area of the new toilets, which is beside a hiking track and existing small shed. The proposal does not impact on the productivity of the site. There are no reverse sensitivity effects. The toilets will not exacerbate any natural hazards. The toilets are on-site infrastructure.

Policies

RPROZP1

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

RPROZP2

Ensure the Rural Production zone provides for activities that require a rural location by:

- a. enabling primary production activities as the predominant land use;*
- b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation, small-scale educational facilities and home businesses; and*
- c. enabling the maintenance, operation or upgrade of any lawfully established existing activities, provided any loss of highly productive land from those activities is minimised*

The proposal is to replace existing toilet facilities. This is not a primary production activity, which is what the above two policies are aimed at addressing.

RPROZP3

Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities, particularly the reverse sensitivity effects of rural lifestyle development on highly productive land.

No new 'sensitive' activity is proposed and the land is not highly productive.

RPROZP4

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

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

The site features a large farming area, which is unaffected. The building is extremely small and has no adverse effect on rural character or amenity values.

RPROZP5

Avoid land use that:

- a. is incompatible with the purpose, character and amenity of the Rural Production zone;*
- b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*

- c. would result in the loss of availability and productive capacity of highly productive land over the long term;
- d. would exacerbate natural hazards; and
- e. cannot provide appropriate on-site infrastructure.

Refer to earlier comments under the objective covering the same issues as those above.

RPROZP6

Avoid subdivision that:.....

Not applicable.

RPROZP7

Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Production Zone:

- a. whether the proposal will increase production potential in the zone;
- b. whether the activity relies on the productive nature of the soil;
- c. consistency with the scale and character of the rural environment;
- d. location, scale and design of buildings or structures;
- e. for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation
- f. at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
- g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
- h. the adequacy of roading infrastructure to service the proposed activity;
- i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
- j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The activity considers the above matters where relevant. There is no subdivision and no zone interface. It is not a new activity, but instead replaces an existing facility.

Of more relevance in assessing this proposal are objectives and policies in the PDP relevant to the coastal nature of the site, and to the notable trees within the redevelopment area.

Coastal Environment Objectives and Policies (under Appeal):

CE-O1

The natural character of the coastal environment is preserved and protected from inappropriate land use and development.

CE-O2

Land use and subdivision in the coastal environment:

- a. Is undertaken in an integrated and coordinated manner;
- b. Is compatible with the surrounding land use;

-
- c. *does not result in urban sprawl occurring outside of urban zones;*
 - d. *promotes restoration and enhancement of the natural character of the coastal environment;*
and
 - e. *recognises and provides for the relationship of tangata whenua with their ancestral lands in the coastal environment.*

The background to the site has been outlined earlier in this report. The site has natural character and landscape / habitat values that have been, and continue to be recognised. The long term goal for this site is to preserve and protect those values for current and future generations. The proposed replacement toilets do not adversely impact on natural character values.

The proposal is not a 'new' activity. The building will be consistent with the already consented and constructed toilets elsewhere on the site. I believe the proposal recognises tangata whenua needs.

Only some policies applying to the coastal environment have relevance to the application site and proposal.

CE-P2

Avoid adverse effects of land use and subdivision on the characteristics, qualities and values that make an area an outstanding natural character area in the coastal environment.

The location of the replacement toilets is within the area mapped as Outstanding Natural Landscape. The redevelopment successfully avoids adverse effects on the characteristics and qualities of the outstanding landscape in this location.

CE-P8

Encourage the restoration and enhancement of the natural character of the coastal environment.

The redeveloped toilets includes backdrop landscaping and planting that will enhance natural character values.

CE-P9

Consider the following matters where relevant when assessing and managing the effects of land use and subdivision on the coastal environment:

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

The proposal has taken into account the few of the matters above that have relevance. The building is exceedingly small and visual effects are easily absorbed into the wider landscape. Earthworks will be carried out in accordance with Erosion and Sediment Control mitigation measures to minimise effects on water quality, with landscaping and planting will then be established and will further mitigate any ongoing visual effects. The proposal does not exacerbate natural hazards, nor adversely affect water quality.

In summary I believe the proposed development to be consistent with the PDP's coastal environment objectives and policies where these are relevant.

Objectives and Policies relevant to Outstanding Natural Landscapes – relevant to the proposal

NFL-O1

ONF and ONL are protected from inappropriate land use and development.

NFL-O2

The ancestral relationships Tangata Whenua has with the land is recognised and provided for as a part of the characteristics, qualities and values of ONL and ONF.

Replacement toilet facilities with a very small footprint is an appropriate use of the site. As far as I can ascertain, the works will not adversely impact on ancestral relationships.

NFL-P2

Avoid adverse effects of land use and subdivision on the characteristics, qualities and values that make ONL and ONF within the coastal environment outstanding.

NFL-P3

Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics, qualities and values that make ONL and ONF outside the coastal environment outstanding.

The proposed facilities will have nil adverse effect on the characteristics, qualities and values that make the ONL outstanding.

NFL-P4

Recognise that lawfully established activities form part of ONL and ONF and allow these activities to continue without undue restriction.

The facilities are part of the existing activities on the site and are replacement facilities, not a new activity.

NFL-P7

Consider the following matters where relevant when assessing and managing the effects of land use and subdivision on the characteristics, qualities and values that make ONL and ONF outstanding:

- a. the presence or absence of buildings, structures or infrastructure;*
- b. the temporary or permanent nature of any adverse effects, including cumulative effects;*
- c. the location, scale and design of any proposed development;*

-
- d. any means of integrating the building, structure or activity into the wider landscape;
 - e. the ability of the environment to absorb change;
 - f. the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures;
 - g. the operational or functional need of infrastructure to be sited in the particular location;
 - h. any alternative locations or methods for the activity or development where significant adverse effects may arise;
 - i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;;
 - j. the characteristics, qualities and values of the landscape or feature;
 - k. the physical and visual integrity of the landscape or feature;
 - l. the natural landform and processes, including geological processes, of the location;
 - m. any positive contribution the development has on the characteristics, qualities and values;
 - n. the visibility of impacts viewed from public places;
 - o. the visual effect of the building, structure or activity on in relation to ridgelines, headlands or peninsula within ONL or ONF; and
 - p. whether the activity is on a previously approved building platform.

Refer to comments under the Coastal Environment objectives and policies.

8.3 Part 2 Matters

5 Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal is considered to provide for the sustainable management of natural and physical resources.

6 Matters of national importance

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

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;

- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:
- (g) the protection of protected customary rights:
- (h) the management of significant risks from natural hazards.

I consider the proposal to be an appropriate level of development for a site of this nature in the coastal environment. The site is mapped as an Outstanding Landscape in the ODP, and Outstanding Natural Landscape in the PDP-AV and the redevelopment has been assessed as having no adverse effects on landscape values. No areas of significant indigenous vegetation are required to be cleared, and no habitats adversely affected. The site provides public access already. The proposal has had regard to the relationship of Maori with their ancestral lands, water and sites. There are no significant risks from natural hazards associated with the development

7 Other matters

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

- (a) kaitiakitanga:
- (aa) the ethic of stewardship:
- (b) the efficient use and development of natural and physical resources:
- (ba) the efficiency of the end use of energy:
- (c) the maintenance and enhancement of amenity values:
- (d) intrinsic values of ecosystems:
- (e) [Repealed]
- (f) maintenance and enhancement of the quality of the environment:
- (g) any finite characteristics of natural and physical resources:
- (h) the protection of the habitat of trout and salmon:
- (i) the effects of climate change:
- (j) the benefits to be derived from the use and development of renewable energy.

The entire premise of the Ipipiri Nature Conservancy Trust is to promote kaitiakitanga and an ethic of stewardship. The proposed redevelopment of toilet facilities will ensure the ongoing maintenance and enhancement of amenity values and the overall quality of the environment, and respects the intrinsic values of ecosystems.

8 Treaty of Waitangi

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

The principles of the Treaty of Waitangi have been considered and it is believed that this proposal does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

8.4 NZ Coastal Policy Statement

The NZ Coastal Policy Statement (NZCPS) has relevance to this proposal due to the property's location. It is currently zoned General Coastal in the Far North District Plan, and is shown as being within the "coastal environment" on the Regional Policy Statement for Northland's maps. It is within the coastal environmental overlay in the PDP-AV. The following objectives and policies are considered relevant to the proposal.

Objective 2: *To preserve the natural character of the coastal environment and protect natural features and landscape values through.....*

The proposal replaces existing facilities and will continue to preserve and protect those values.

Objective 6: *To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:*

- *the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;*

I consider the redevelopment to be entirely appropriate and an opportunity to enhance enjoyment of an already beautiful site.

Policy 6: *Activities in the coastal environment*

(1) In relation to the coastal environment:

.....(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;

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

I believe that the proposed replacement toilets are consistent with both of parts (h) and (i) above. Adverse visual impact is minimal, with no built development on headlands or ridgelines. The building is set well back from the coastal marine area boundary.

Policy 13: *Preservation of natural character*

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

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

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

Policy 14 *Restoration of natural character*

Promote restoration or rehabilitation of the natural character of the coastal environment, including by :

....

And

Policy 15 Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

(a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and

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

The above three policies are all relevant to the proposal. The site, whilst mapped as an being within an outstanding landscape, is not mapped as having any high or outstanding natural character values. The proposal is intended to replace/ improve existing facilities, whilst continuing to maintain and enhance indigenous biodiversity and natural character values associated with the coastal environment.

I believe the proposal gives effects to the relevant objectives and policies in the NZ Coastal Policy Statement.

8.5 Other National Policy Statements and Environmental Standards

I have not identified any other National Policy Statements of relevance. The redevelopment has no adverse impact on freshwater bodies or indigenous biodiversity. As far as I am aware, the land has never been used for an activity listed in the Hazardous Activity and Industry List.

8.6 Regional Policy Statement for Northland

In preparing this application, the Regional Policy Statement for Northland has been considered, in particular those Objectives and Policies relevant to land identified as being within the "coastal environment", and within an area identified as outstanding landscape.

The site's heritage and cultural values were explored and assessed as part of application for a temporary file set. I do not believe any archaeological or cultural sites are affected by this redevelopment. I believe the proposal to be consistent with any relevant objectives and policies in the Regional Policy Statement relating to these matters. Archaeological sites identified elsewhere on the property will continue to be protected.

None of the land in the application site is considered to contain "highly versatile soils" and productive potential is low in this regard. Building/development will not be taking place within any area mapped as being subject to natural hazard (flooding).

Other relevant objectives and policies are discussed below.

Objective 3.5 Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

I believe the proposed development is a sustainable use of the site, which provides for public enjoyment of recreational space.

4.6.1 Policy – Managing effects on the characteristics and qualities natural character, natural features and landscapes

(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.*

The site is coastal and is mapped as outstanding landscape. I believe the redevelopment proposal is able to avoid adverse effects on the characteristics and qualities that make up the outstanding values of the area.

9.0 s95A-E ASSESSMENT**9.1 S95A Public Notification Assessment**

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. No such circumstances exist. Step 2 of s95A specifies the circumstances that preclude public notification. No such circumstance exists and Step 3 of s95A must be considered. This specifies that public notification is required in certain circumstances. The application is not subject to a rule or national environmental standard that requires public notification. This report and AEE concludes that the activity will not have,

nor is it likely to have, adverse effects on the environment that are more than minor. In summary public notification is not required pursuant to Step 3 of s95A.

9.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. None exist in this instance. Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstance exists and Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified. The application is not for a boundary activity (by definition in the Act). The s95E assessment below concludes that there are no affected persons to be notified. There is no requirement to limited notify the application pursuant to Step 3.

9.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor.

9.4 S95E Affected Persons

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity. No written approvals have been sought in this instance as none are considered necessary. The proposal is simply replacing (and improving) existing facilities. The end result will be improved visual amenity and improved wastewater facilities (positive effects).

10.0 CONCLUSION

The site is considered suitable for the proposed redeveloped toilet facilities, and effects on the wider environment are less than minor. The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans, the NZ Coastal Policy Statement, and the Regional Policy Statement, as well as Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to the land use consent, on a non notified basis, subject to appropriate conditions.



Lynley Newport
Senior Planner
Thomson Survey Ltd

Date 23rd September 2026

11.0 APPENDICES

Appendix 1	Plans & specifications
Appendix 2	Location Map
Appendix 3	Landscape and Visual Assessment
Appendix 4	Site Suitability Report (PK Engineering)
Appendix 5	RC 2250342-RMALUC
Appendix 6	Consultation
Appendix 7	Title Information

Appendix 6

Consultation

lynley@tsurvey.co.nz

From: Chris Jenkins <mail@chrisjenkins.co.nz>
Sent: Tuesday, 8 September 2026 12:38 pm
To: Lynley Newport
Subject: Fwd: Proposed new toilet block at Te Akau

FYI - See Robert Willoughby's comment below.

Chris

----- Forwarded Message -----

Subject:Re: Proposed new toilet block at Te Akau
Date:Tue, 8 Sep 2026 10:37:19 +1200
From:Huri Rewha <huri.rewha@gmail.com>
To:Chris Jenkins <mail@chrisjenkins.co.nz>
CC:george.riley88 <george.riley88@me.com>, Murray Reade <murrayreade@gmail.com>

Hi Chris,

Nothing of cultural significance from Ngati Kuta. The toilets are already established. An upgrade is being proposed on the same footprint. No objections. Rbt

On Tue, Sep 8, 2026 at 9:41 AM Chris Jenkins <mail@chrisjenkins.co.nz> wrote:

Tena koutou,

We now have a draft planing report for the proposed new toilet block in the camping area. We should be able to lodge the application shortly. As you may recall this will replace two "long drop" type toilets (at the location shown by a red line in the aerial below and the other photo shows what eh site looks like) with a sealed vault system. NB: Sewage will be pumped out and disposed of in a Council run sewage works. The new toilet block will look identical to the one we put in next to the car park.

Appendix 7

Title Information



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




R.W. Muir
Registrar-General
of Land

Identifier **NA40A/1111**
Land Registration District **North Auckland**
Date Issued 29 September 1977

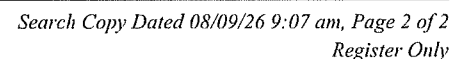
Prior References

NA1111/297 NA1850/20

Estate Fee Simple
Area 100.0400 hectares more or less
Legal Description Lot 1 Deposited Plan 83827
Registered Owners
Ipipiri Nature Conservancy Trust

Interests

Subject to Section 206 Land Act 1924 (affects part formerly in CT NA1111/297)
Subject to Section 8 Coal Mines Amendment Act 1950 (affects part formerly in CT NA1850/20)
Subject to a right of way (Pedestrian access only) over part marked A and B on DP 549408 created by Easement Instrument 12225259.1 - 3.9.2021 at 1:02 pm
Appurtenant hereto is a right to convey electricity and telecommunications created by Easement Instrument 12225259.2 - 3.9.2021 at 1:02 pm
Land Covenant in Covenant Instrument 12225259.3 - 3.9.2021 at 1:02 pm (affects part marked B, C and D on DP 549408)
Land Covenant (in gross) in favour of Far North District Council created by Covenant Instrument 12432478.5 - 2.5.2022 at 12:33 pm
Appurtenant hereto is a right to convey electricity and telecommunications created by Easement Instrument 13408924.6 - 16.9.2025 at 5:12 pm
The easements created by Easement Instrument 13408924.6 are subject to Section 243 (a) Resource Management Act 1991





View Instrument Details

Instrument No. 12225259.1
Status Registered
Date & Time Lodged 03 Sep 2021 13:02
Lodged By Savage, Tony John
Instrument Type Easement Instrument



Affected Records of Title	Land District
958432	North Auckland
NA40A/1111	North Auckland

Annexure Schedule Contains 6 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒
- I certify that the Charge Holder under Statutory Land Charge 5589933.1 has consented to this transaction and I hold that consent ☒
- I certify that the Caveator under Caveat 11810324.1 has consented to this transaction, which is subject to the Caveat, and I hold that consent ☒

Signature

Signed by Tony John Savage as Grantor Representative on 02/09/2021 02:55 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Tony John Savage as Grantee Representative on 02/09/2021 02:55 PM

*** End of Report ***

Form 46

ANNEXURE SCHEDULE - CONSENT FORM¹

(Regulation 6 Land Transfer Regulations 2018)

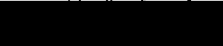
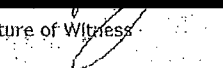
Person giving consent <i>Surname must be underlined</i> Far North District Council	Capacity and Interest of Person giving consent <i>eg. Mortgagee under Mortgage no.)</i> Statutory Land Charge Holder Instrument 5589933,1
---	--

Consent*Delete words in [] if inconsistent with the consent**State full details of the matter for which consent is required*

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the Person giving consent hereby consents to: the registration of a pedestrian right of easement shown as area "A" & "B"; a right to convey electricity shown as area "E" and a land covenant on areas "B", "C", & "D" all on DP 549408

Dated this 12th day of MAY 2021**Attestation**

	Signed in my presence by the Person giving consent 
	Signature of Witness 
	Witness to complete in BLOCK letters (unless legibly printed): Witness name DEIRDRE HEALY Occupation EA Address 116 Dandridge Road, Kerikeri.

¹ An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.

Appendix D

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

J.N. Elliot & Co (Farms) Limited

Grantee

J.N. Elliot & Co (Farms) Limited

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A
Schedule, if required

Continue in additional Annexure

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way (Pedestrian access only)	Marked "A" and "B" on DP 549408	Lot 1 DP83827 RT NA40A/1111	Lot 1 DP 552950 RT 958432

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Appendix D

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby ~~varied~~ ~~negated~~ ~~added to~~ or **[substituted]** by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in Annexure Schedule]

Appendix D

Form L

Annexure Schedule

Page 3 of 3 Pages

Insert instrument type

Easement Instrument

Appendix D

RIGHT OF WAY (PEDESTRIAN ACCESS ONLY)

The provisions of the Fifth Schedule to the Land Transfer Regulations 2018 and the 5th schedule to the Property Law Act 2007 are negated and replaced as follows:

References in this instrument to the easement facility are references to the area of the burdened land which is subject to the right of way easement hereby created.

Terms of Right of Way

1.The right of way is limited to the right for the Grantee and the Grantee's occupiers, in common with the Grantor, at all times, to go over and along the easement facility on foot only without vehicles or machinery or animals of any kind .

2.Neither the Grantor nor the Grantee have any obligation to maintain the easement facility and the Grantee may not improve the easement facility provided that the Grantee may clear any obstructions to the extent necessary to be able to pass and repass on foot and mow the easement area from time to time with lawn mowing machinery.

3.The Grantee may not use the easement facility to facilitate any business or commercial activity

4.The Grantor must not do and must not allow to be done on the burdened land anything that may interfere with or restrict the rights of the Grantee .The Grantor will not erect any structure on the area marked "A" on the attached plan save for posts fences gates or other things required in respect of the farming or security of the burdened land nor will the Grantor allow any vegetation on the area to grow to a height which exceeds the height of Rawhiti Road at the point where it intersects the easement facility.

5.The Grantee must not do and must not allow to be done on the benefited land (if any) or the burdened land anything that may interfere with or restrict the rights of any other party or interfere with the efficient operation of the easement facility provided that the Grantee may erect a locked gate to restrict unauthorised access to the easement facility. If the Grantee chooses to erect a locked gate the Grantee will supply keys or access codes to the Grantor to enable the Grantor to continue to have uninterrupted access to the easement facility.

6.The Grantee will promptly collect any rubbish left by the Grantee on the easement facility.

Form 46

ANNEXURE SCHEDULE - CONSENT FORM¹

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent*Surname must be underlined***Capacity and Interest of Person giving consent***eg. Mortgagee under Mortgage no.}*

Ipipiri Nature Conservancy Trust

Caveator under caveat No 11810324.1

Consent*Delete words in [] if inconsistent with the consent**State full details of the matter for which consent is required*

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the **Person giving consent hereby consents** to: the registration of a pedestrian right of easement shown as area "A" & "B", a right to convey electricity shown as area "E" and a land covenant on areas "B", "C", & "D" all on DP 549408.

Dated this 31 day of August 2021

Attestation**Signed in my presence by the Person giving consent**

Signature of Witness

*Witness to complete in BLOCK letters (unless legibly printed):***Witness name**

S. A. Sutherland

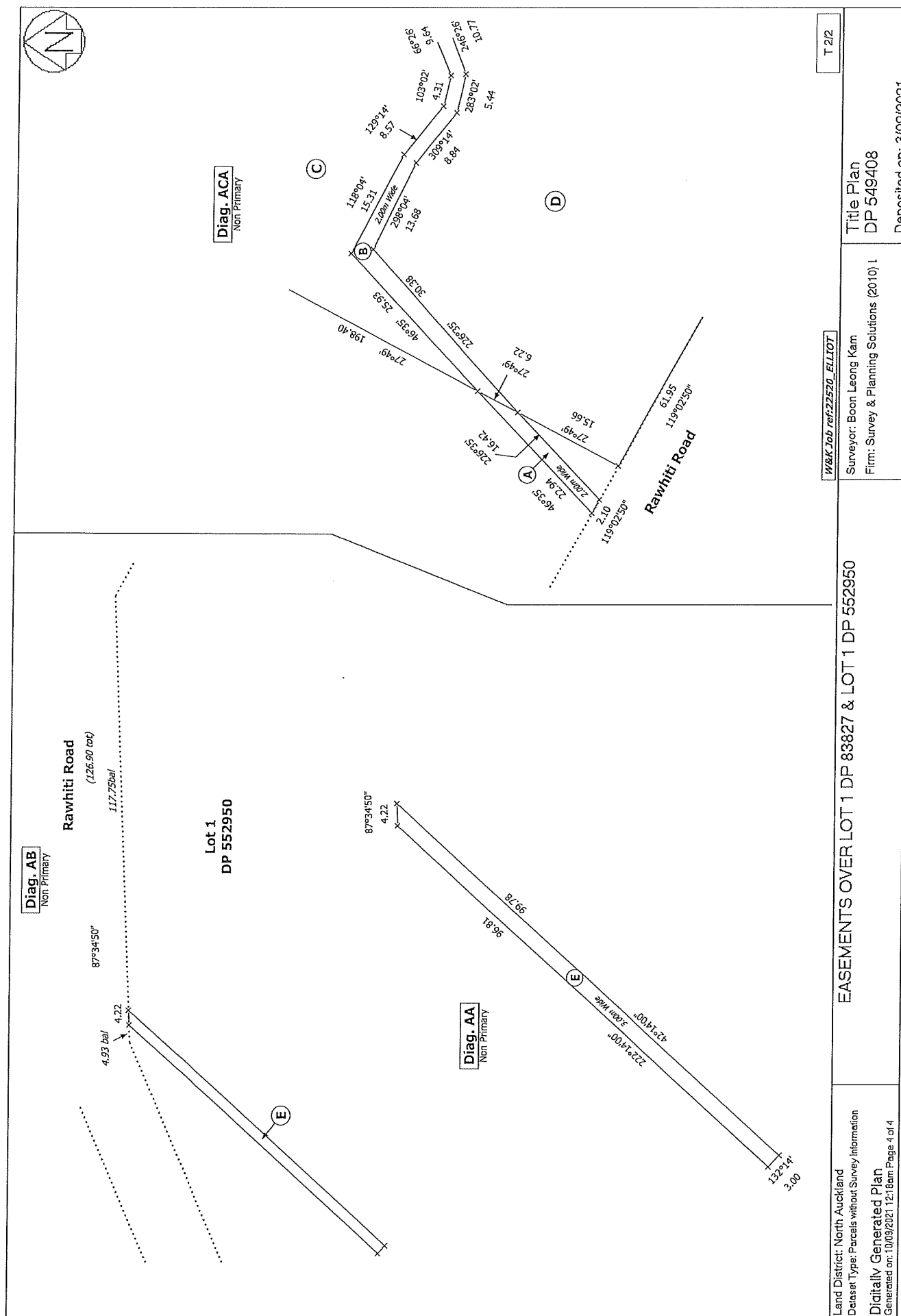
Occupation

Executive Assistant

Address

Auckland

¹ An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.





View Instrument Details

Instrument No. 12432478.5
Status Registered
Date & Time Lodged 02 May 2022 12:33
Lodged By Walsh, Bronwyn Ann
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Toitu te
Land whenua
Information
New Zealand



Affected Records of Title	Land District
NA40A/1111	North Auckland

Annexure Schedule Contains 4 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Bronwyn Ann Walsh as Covenantor Representative on 02/05/2022 12:32 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Bronwyn Ann Walsh as Covenantee Representative on 02/05/2022 12:32 PM

*** End of Report ***

Form 26**Covenant Instrument to note land covenant**

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

IPIPIRI NATURE CONSERVANCY TRUST (the **Covenantor**) is registered as proprietor of the Burdened Land described in Schedule A (the **Burdened Land**).

Covenantee

FAR NORTH DISTRICT COUNCIL (the **Covenantee**) is a local authority (within the meaning of the Local Government Act 2002) in whose district the Burdened Land is located.

Grant of Covenant

The Covenantor, being the registered owner of the Burdened Land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights, powers, conditions, or provisions set out in the Annexure Schedule(s).

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
The purpose of this Covenant is to provide in perpetuity for the benefit of present and future generations of Aotearoa New Zealand, access to and use of the Burdened Land on the terms set out in the Annexure Schedule(s).	All	The land in Record of Title NA40A/1111 more particularly described in the Annexure Schedule(s)	In gross

ANNEXURE SCHEDULE(S)

Burdened Land

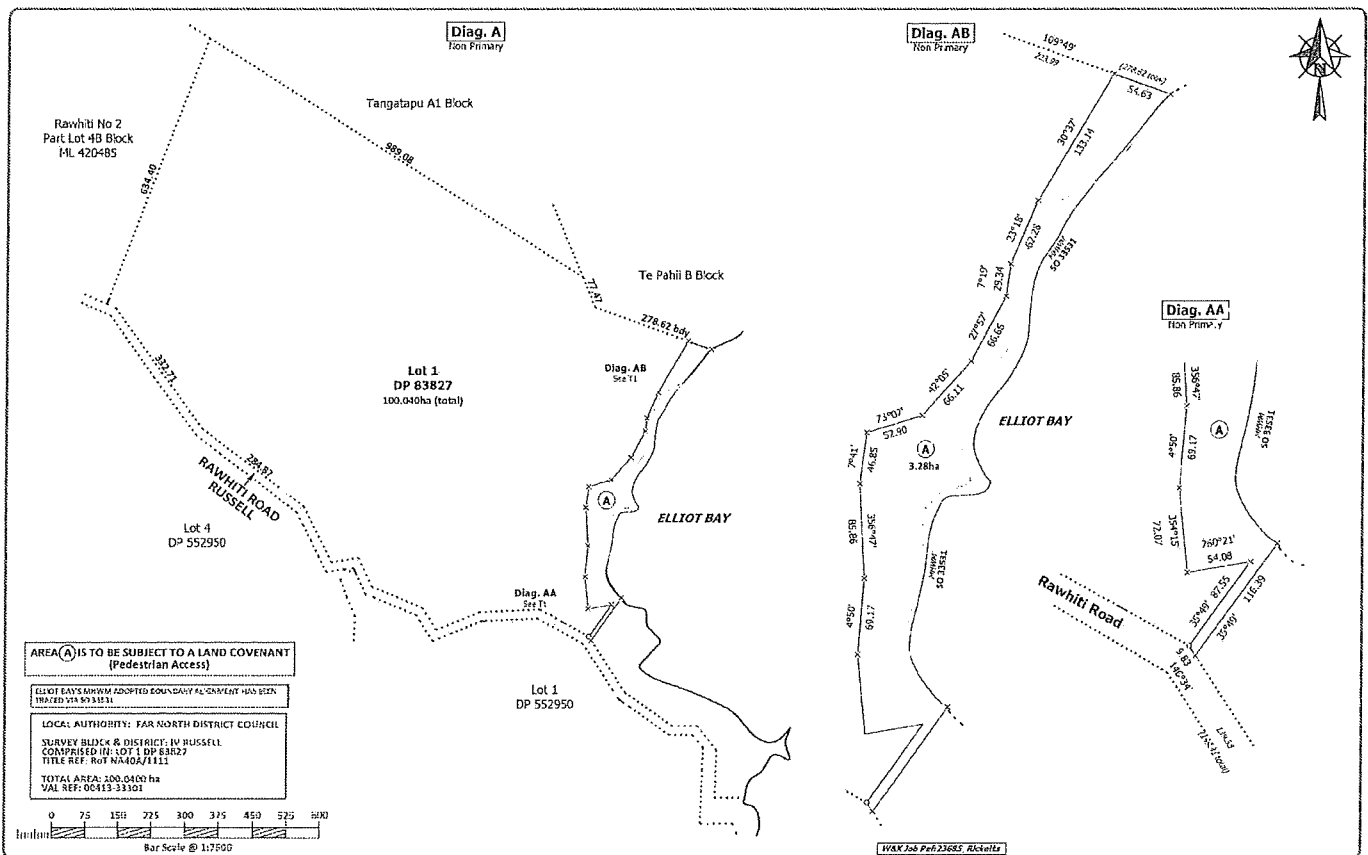
1. For the purposes of this Covenant, Burdened Land means the land in Record of Title NA40A/1111 including the beach shown as area A on the attached plan (**the Beach**).

Terms of Covenant

2. The Covenantor covenants with the Covenantee to allow members of the public access to and use of the Burdened Land on and subject to the following terms and conditions:
 - a. Unless expressly authorized by the Covenantor access is to be on foot only and during normal daylight hours for non-commercial recreation and limited to the extent that access is practical. Access to the Beach over and from the balance of the Burdened Land or to designated camping areas is restricted to such route or routes as the Covenantor may designate from time to time. The Covenantor has no obligation to undertake any works to facilitate access and the right of access is subject to the terms and conditions set out in this Covenant.
 - b. Access is at the user's risk. The Covenantor is not liable for any loss or damage suffered by a person using the Burdened Land and the Burdened Land is not a shared workplace under the Health & Safety at Work Act 2015 (**the HSA**) and the Covenantor and the Covenantee do not have overlapping duties under the HSA.
 - c. The following actions are prohibited on the Burdened Land:
 - (i) Lighting fires,
 - (ii) Camping other than during periods when camping is expressly permitted by the Covenantor or in areas designated by the Covenantor for camping or exceeding the number of campers expressly permitted by the Covenantor from time to time,
 - (iii) carrying any firearm or discharging or shooting any firearm,
 - (iv) taking a dog or other animal onto, or having charge of an animal on, the Burdened Land,
 - (v) taking a vehicle or other means of transportation onto or driving or having charge or control of a vehicle or other means of transportation on, the Burdened Land (whether the vehicle or other means of transportation is motorised or not), unless authorised by the Covenantor,
 - (vi) willfully damaging, removing or planting any tree, plant or vegetation on the Burdened Land unless authorised by the Covenantor,
 - (vii) laying poison or setting a snare or trap unless authorised by the Covenantor,
 - (viii) disposing or depositing any human effluent, rubbish, litter or disused articles of any description or kind, or earth, sand, rock, shingle or similar materials on the Burdened Land,
 - (ix) willfully endangering, disturbing, or annoying a lawful user of the Burdened Land (including the Covenantor or person deriving rights of occupation or use from the Covenantor),
 - (x) willfully damaging or interfering with a structure adjoining or on the Burdened Land (including a building, fence, gate, stile, marker, bridge, or notice),
 - (xi) willfully interfering with or disturbing livestock permitted by the Covenantor to be on the Burdened Land,
 - (xii) willfully interfering with or disturbing birdlife on the Burdened Land and in particular where hatchlings or fledglings are located,
 - (xiii) willfully interfering with or disturbing the farming operations on the Burdened Land,
 - (xiv) willfully interfering with or disturbing the campground operations on the Burdened Land,
 - (xv) such other actions as the Covenantor in its sole discretion acting reasonably may prohibit from time to time.
 - d. The Burdened Land, or any part thereof, may be closed to public access at any time when access, in the reasonable opinion of the Covenantor, needs to be restricted for farming purposes, for protecting or avoiding the disturbance of livestock or wildlife, for fire protection, for adverse weather, soil conditions, to avoid erosion or for other environmental purposes, for development or maintenance purposes, for

campground operations, for health and safety, or similar circumstances or for such other purposes as the Covenantor acting reasonably determines may be necessary for the protection of or avoidance of damage or harm to the Burdened Land, people or the environment generally.

- e. The Covenantor shall be responsible for the day to day management of the Burdened Land subject to the provisions of this Covenant at the Covenantor's cost.
- f. The Covenantor shall be entitled to require any member of the public who is in breach of the terms of this Covenant to leave the Burdened Land and to prevent them from returning to the Burdened Land by such legal means as are available to the Covenantor including but not limited to issuing them with a notice under the Trespass Act 1980.
- g. If the car parking available on the date of this Covenant, ceases to be available within the road reserve or on other land adjoining the road, the Covenantor will provide car parking of such size and in such location on the Burdened Land, as the Covenantor determines in its absolute discretion as reasonably adequate to provide parking and access to the Beach for members of the public. The Covenantor may charge a reasonable daily fee for such car parking.
- h. The Covenantor(s) shall pay the costs of preparation and registration of this Covenant.



WILLIAMS AND KING
 Registered Land Surveyors, Planners &
 Land Development Consultants
 P.O. Box 427 6800
 Fax: (06) 427 6800
 Email: w.k@wills.co.nz
 27 Hobson Ave
 PO Box 937, Tairāwhiti

PROPOSED LAND COVENANT OVER LOT 1 DP 83827 (Pedestrian Access)

Survey	Name	Date
Design		
Drawn	BK	2022.04.22
Rev		
File	23685_Ricketts_Scheme.Icd	

ORIGINAL
 SCALE: 1:7500
 SHEET: A3
 Surveyors Ref. No: 23685
 Series
 Sheet of 1/1

Appendix 1

Plans & specifications

THIS UNIT IS MANUFACTURED COMPLETE AT THE PERMACRETE MANUFACTURING FACILITY IN GISBORNE.

THE UNIT COMES COMPLETE WITH ALL FIXTURES & FITTINGS INSTALLED, FINISH TILED & PAINTED INSIDE & OUT, AND WITH A CODE COMPLIANCE CERTIFICATE FROM THE GISBORNE DISTRICT COUNCIL, DOCUMENTATION ACCOMPANYING THE UNIT IS: CCC, P51 & P53, AND ECOC TO BE SUPPLIED TO OUR CLIENTS.

THE FINISHED UNITS ARE TRANSPORTED TO SITE, LOWERED IN PLACE, CONNECTED TO HOLDING TANKS ARE TRANSPORTED TO SITE, LOWERED IN PLACE AND CONNECTED)

BOX UP FOR PAVING SLAB AND INSTALL REINFORCING STEEL AS SHOWN ON DRAWINGS. CONCRETE PAVING SLAB TO SECURE UNIT IN PLACE & TO FINISH.

GENERAL ON-SITE INSTALLATION INSTRUCTIONS

1. REMOVE TOPSOIL UNTIL THE AREA BELOW PERMALOQ AND CONCRETE PAVING TO LEVEL FROM NATURAL GROUND-MINIMUM 100KPa DEFENDABLE BEARING CAPACITY.
2. EXCAVATE, INSTALL HOLDING TANKS (IF DRY TANKS OVER 150mm OF COMPACTED HARDFILL, AND PLACE A MINIMUM OF 150mm COMPACTED HARDFILL TO 300mm OUTSIDE PERIMETER OF PAVING TO FORN UTILITY TO PAVING BASE.
3. INSTALL PERMANENT FORMWORK FRAME, FILL & LEVEL THE AREA WITHIN THE PERMANENT FORMWORK BUILT UP WITH COMPACTED HARD FILL AND SAND BLINDING (max 20mm) TO FINE TUNE LEVEL.
4. LOWER PERMALOQ IN PLACE AND CONNECT TO DRAINAGE & OTHER SERVICES.

MATERIALS

[illegible]10.75 Tonnes
WT (ton/unit)=[illegible]

Head Office
48 Dunstan Road, Matawhero, Gisborne 4071.
Tel: 06 868 8082
email: sales@dermacrete.co.nz

Design Office

442 Andrew Baxter Drive, Mangore, Auckland 202

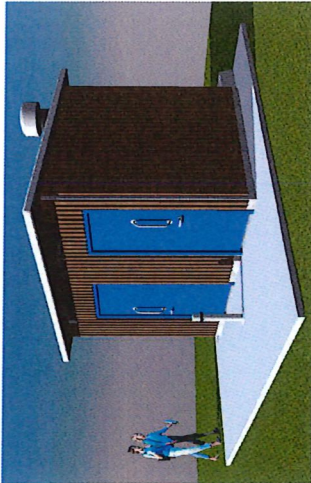
This drawing is the property of PERMACRETE. Not to be disclosed to any other person without permission from PERMACRETE. It is submitted for use only in connection with proposals and contracts of PERMACRETE upon the express condition that it is not to be reproduced or copied in any form. Data to be used only with reference to products manufactured and supplied by PERMACRETE.



PROJECT DESCRIPTION

Service Detail
New (3x2) 2 Pan Dry Vault Toilet
Dry Vault ACC Pan & Ordinary Pan

SCALE: AS SHOWN	NOTE: Do Not scale drawing If in doubt ASK!!!	DATE: 10 February 2025
PAPER SIZE: A3	SHEET NUMBER 00 of 00	REVISION NUMBER 0
DRAWING NUMBER PL000-00		



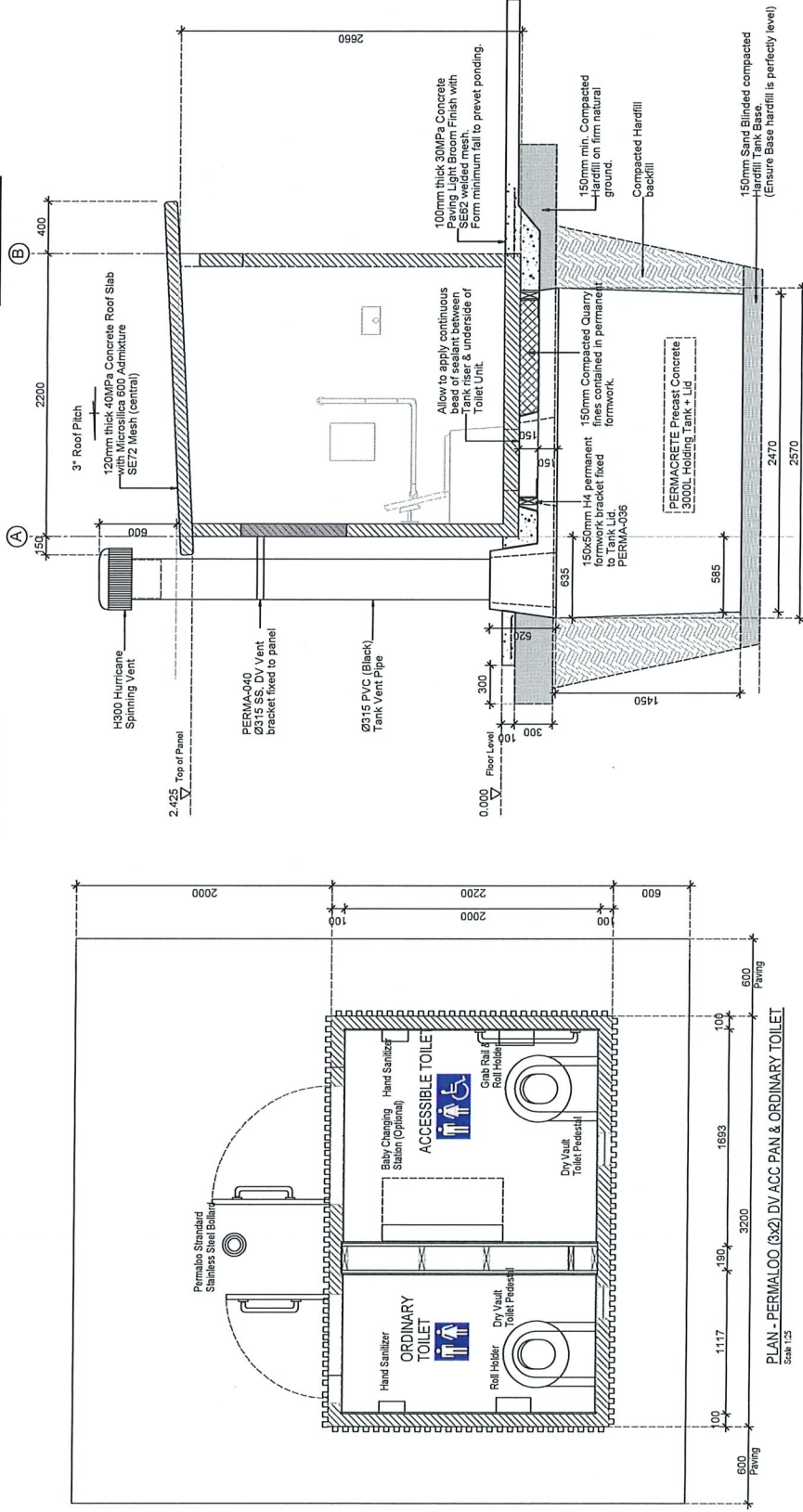
SIDE ELEVATION



REAR ELEVATION



SIDE EVALUATION



TYPICAL CROSS SECTION
Scale 1:25

FOR RESOURCE CONSENT

Appendix 2

Location Map



Appendix 3

Landscape and Visual Assessment

LANDSCAPE AND VISUAL ASSESSMENT OF PROPOSED NEW CAMPGROUND TOILETS AT IPIPIRI NATURE CONSERVANCY TRUST'S PROPERTY AT TE ĀKAU/ELLIOT BAY

May 2026



Simon Smale
513 Hamurana Rd
RD7 Rotorua 3097
simonsmale@gmail.com
0220477871

1. THE PROPOSAL

The Ipipiri Nature Conservancy Trust's acquisition of the 700-hectare Elliot farm at Te Ākau/Elliot Bay, referred to through the remainder of this document as Te Ākau, has instigated a progressive transitioning of its coastal landscape to one that has biodiversity conservation and recreation as its primary functions. The area of entry to the property off Rawhiti Road at Te Ākau serves as its gateway, and has multiple functions including accommodation for the site managers, visitor administration, day visitor parking and beach access for surfers and other users, and picnicking. The entrance area redevelopment already consented and largely now completed is functioning as designed to locate key use zones in logical relationship with each other, to adequately provide for those uses, and to protect and enhance environmental values at the site and visitors' enjoyment of them.

A key objective has been to maintain separation between the area providing for day visitors immediately inside the reserve entrance, and the camping area adjoining it to the west. The day visitors' and campers' areas are accordingly each provided with their own beach access through the dunes, and separate toilet facilities. The new Permaloo toilets that are located at the eastern end of the day visitor parking area to discourage use by campers are working well. Long drop toilets servicing the camping area are an improvement on the unregulated camper toileting that prevailed at the site for many years, but are not satisfactory in the longer term as usage inevitably increases. It is now proposed to replace them with two of the two-unit Permaloo facilities that are working so well in the day visitor area. Walking trails are under development on the property to extend the range of recreational opportunities available in the coastal environment of Te Ākau, and the new toilet facilities are proposed to be located so as to also serve trail users.



Photo 1. The entrance area redevelopment already consented and largely now completed is functioning as designed.

2. ASSESSMENT METHODOLOGY

This assessment is prepared by a qualified landscape architect, and with reference to the New Zealand Institute of Landscape Architects' Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines¹, described in that document as '*Guidelines for landscape assessment in a statutory planning context including:*

- *landscape character and values*
- *landscape effects*
- *outstanding natural features and landscapes*
- *natural character'*

In compiling this assessment, a site visit was undertaken on 12 and 13 May 2026.

3. SITE CONTEXT: THE EXISTING ENVIRONMENT



Photo 2. Intensive use area of the Ipipiri Trust property showing location of existing new toilet facilities obscured by notable pohutukawa near the entrance off Rawhiti Rd, and of proposed new toilets adjacent to both camping area and walkway.

Informed by a design-led approach to redevelopment, the Ipipiri Trust's transitioning of the former Elliot farm to coastal reserve is progressing well. Redevelopment is being undertaken in such a way as to protect and enhance all significant natural and cultural values, to achieve efficient functioning of the site with minimal conflict between uses and use zones, and to ensure that built structure is contained to the minimum necessary and is designed to complement the natural character of its coastal location. The 21 notable pohutukawa trees on the site that are protected under the Far North District Plan are the most significant component of its natural character. The notable trees have recently had the attention of a qualified arborist, with large quantities of deadwood and old branch stubs removed to enhance their health. They are complemented by specimen pohutukawa established as the main vegetation structure within the reconfigured parking area.



Photo 3. Notable pohutukawa have been attended recently by a professional arborist, with root plates of the two in the parking area protected from vehicle impact by placement of large river boulders around the dripline.

Clad with vertical timber slats that will weather gradually, the new sealed-vault Permaloo toilets are unobtrusive, are functioning well and easy to clean, and are greatly appreciated by day visitors.



Photo 4. The new sealed-vault Permaloo toilets are unobtrusive and are working well.

4. STATUTORY PLANNING CONTEXT

The Far North Operative District Plan contains the following objectives for its Coastal Environment that are directly relevant to this assessment:

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).*

10.3.3 To engage effectively with Māori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.

10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Māori cultural values, and public health and safety.

In addition, Policy NFL-P8 in the Far North Proposed District Plan relating to Outstanding Natural Landscapes provides a useful checklist against which to assess the effects of the proposed development:

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

- a. the presence or absence of buildings, structures or infrastructure;*
- b. the temporary or permanent nature of any adverse effects;*
- c. the location, scale and design of any proposed development;*
- d. any means of integrating the building, structure or activity;*
- e. the ability of the environment to absorb change;*
- f. the need for and location of earthworks or vegetation clearance;*
- g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;*
- h. any viable alternative locations for the activity or development outside the landscape or feature;*
- i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
- j. the characteristics and qualities of the landscape or feature;*
- k. the physical and visual integrity of the landscape or feature;*
- l. the natural landform and processes of the location; and*
- m. any positive contribution the development has on the characteristics and qualities.*

Objectives and policies in the plan relating to the protection of the natural character of the coastal environment to a large extent traverse these same matters.

5. ASSESSMENT OF LANDSCAPE EFFECTS

Siting criteria for the proposed toilets include:

- The facilities need to be in a relatively open location for both functional (solar access to the black venting system and dissipation of any odours) and security reasons.
- They should be conveniently close to both the camping area and the walkway, without impinging directly on the former in particular.
- They are ideally located at the opposite end of the intensive use area from the existing toilets so as to maintain functional separation between day visitors and campers.
- To the extent that it is practical, they should be visually integrated with other structure and vegetation in the intensive use 'node'.

A location meeting these criteria has been selected at the western end of the camping area, and adjacent to the walkway, and is shown on the **cover photograph** and on **Photo 2**. The proposed toilet facilities will replace the two existing long drop toilets in this location.

Two sealed-vault two-unit Permaloo facilities are proposed, matching the timber slat-clad toilet facility servicing the day visitor area. Visual integration and apparent reduction of scale of the buildings will be achieved by the simple expedient of establishing a single large specimen pohutukawa on the south side where it will not impede solar access to the black venting ducts. The toilets need to be clearly visible, but their impact as structures in the landscape will be significantly reduced by this measure. The huge old pohutukawa Te Waha o Rerekohu at Te Araroa very effectively reduces apparent scale of an entire school, as shown in **Photo 5** below. Establishment of a large pohutukawa adjacent to the new toilet facilities will also build on the existing framework of notable pohutukawa within which all development in the intensive use area is integrated.



Photo 5. An early photograph of Te Waha o Rerekohu in the grounds of the school at Te Araroa.

Provision of sealed-vault toilets in this location supports in particular Objective 10.3.4 for the Coastal Environment in the Far North Operative District Plan:

To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Māori cultural values, and public health and safety.

Safe, hygienic, presentable toilet facilities are an essential concomitant to public access and enjoyment of outdoor environments. Provision of these additional facilities at Te Ākau will prevent the potential contamination of groundwater that may occur through either unregulated toileting or long drop toilets, and the potential for cultural offence resulting from that, and will ensure public health and safety.

Photos 6, 7 and 8 below show the proposed location of the new toilets beside the existing long drop toilet that will be removed, and views of the site approaching on the walkway from the beach and coming down the hill from the viewing area. Note in both **Photos 7 and 8** that establishment of a single large specimen pohutukawa adjacent to the new facilities will extend the existing framework of mature pohutukawa within which all structure in the intensive use area is integrated.



Photo 6. Proposed location of new toilets to left of existing long drop and trough.



Photo 7. View of new toilet location approaching on walkway from the beach.



Photo 8. View of new toilet location approaching on walkway down from viewing area.

6. SUMMARY

Installation of two new Permaloo toilet facilities at the western end of the Ipipiri Trust's Te Ākau campground and adjacent to the walkway currently under development will support the maintenance and enhancement of public access to and along the coastal marine area on the Te Ākau coast. Sealed-vault facilities will ensure the protection of water quality, Māori cultural values, and public health and safety. The facilities will be the same as the existing timber slat-clad toilets in the day visitor area near the reserve entrance, maintaining consistency of design theme through the site. Establishment of a single large specimen pohutukawa on the south side of the proposed toilets will reduce apparent scale of the structures without obscuring their visibility or compromising functioning or security, and by building onto the existing vegetation framework of pohutukawa in the intensive use area will integrate the facilities with other built structure on the site.

REFERENCES

1. Tuia Pito Ora New Zealand Institute of Landscape Architects: *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, July 2022.

Appendix 4

Site Suitability Report (PK Engineering)



SITE SUITABILITY REPORT

FOR

PROPOSED TOILET BLOCK

AT

NA40A/1111

ELLIOT BAY CAMPGROUND

FOR

IPIPIRI NATURE CONSERVANCY TRUST

Job No:	26-023
Date: Rev0	26/08/2026

Revision	Date of issue	Description
Rev 0	26/08/2026	First Issue

Prepared By: Jonty White	Reviewed and Authorized By: Pradeep Kumar
	
Engineering Geologist (BSc, Geology)	B.E hons, NZCE, MIPENZ, IntPE, CPEng. (Structural, Geotechnical)

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1. INTRODUCTION

This report was requested by Ipiripiri Conservancy Trust and has been prepared to assess the geotechnical and site suitability aspects for the proposed position of a Perma Loo toilet block at the Elliot Bay Campgrounds, Rawhiti Road, legal description NA40A/1111.

This report assesses the site regarding, land stability, foundation requirements, stormwater management, earthworks, drainage and can be used to support resource and building consent applications to the local territorial authority. It has been prepared for the sole use of our client. It shall not be used, reproduced or copied in any manner or form without the permission of PK Engineering Ltd.

2. DESKTOP STUDY

2.1 GENERAL SITE DESCRIPTION AND SUITABILITY

The proposed location of the Perma Loo accessibility toilet block is at the northern portion of the Elliot bay campground, accessed off Rawhiti Road. The site is located along the lower position of a gently sloping landform which intersects the low-lying parts of the campground, and is easily accessible by campers. The slopes surrounding the toilet range from 5-10 degrees and consist of residual silts and clays of the weathered Waipapa series, greywacke (Refer to geological map figure 4). The site consists of grassy pastures with no tree cover, and no distinct erosional features are present in the vicinity of the site. The location sits at the base of the old rural airstrip which, provides further suitability to the location as the shape of the airstrip allows for water to shed away from the location of the toilet block. The location is East facing and provides suitable elevation from any flood or coastal inundation as projected by Northland Regional Council Hazard mapping (Refer to Hazard map figure 2). Minimal cutting and stability are required to suitably found the toilet block within the proposed location (refer to cut and fill plans in appendix A), and adequate access can be provided to comply with the building code, clause D1. Reference should be made to the Site Plan on Sheet SG1 in Appendix A and Figures 1 and 2 below.

A site topographic survey has been conducted by a registered surveyor and the locations and dimensions of all features as shown on the accompanying plans and discussed in this report are from the survey.

The subsurface conditions discussed in this report have been determined at very specific locations and will not identify any variations in ground strength or composition at other locations on this site. During construction should ground conditions be found to vary significantly from those described in this report PK Engineering Ltd. is to be notified immediately.

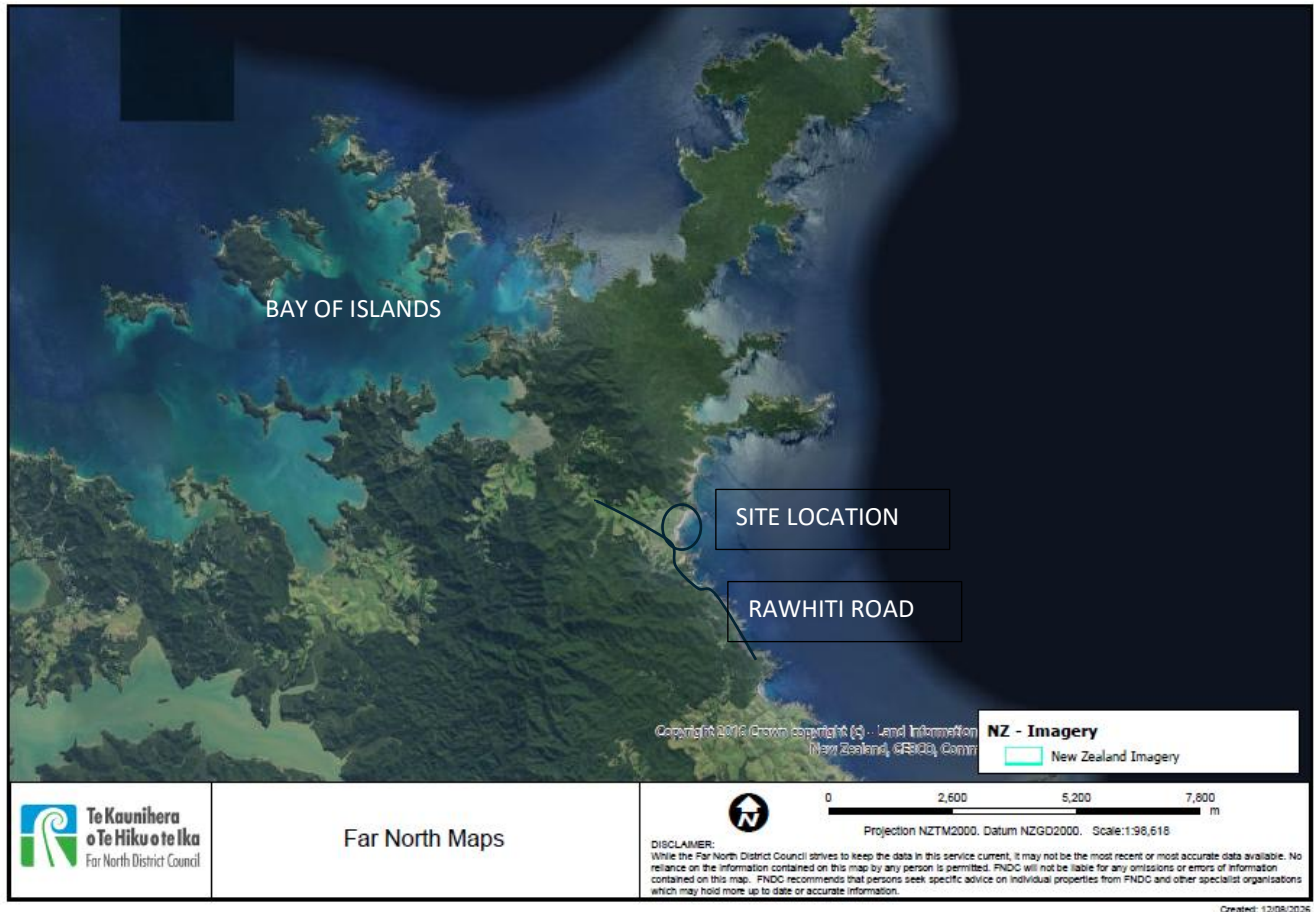


Figure 1. FNDC maps - Site location

2.2 COUNCIL NATURAL HAZARDS

A review of the Northland Regional Council Hazard Maps indicates the location of the proposed location for the toilet block falls outside of the 1 in 100 year +CC river and coastal flood hazard zones. Refer to figure 3 below.



Figure 2. Hazard Maps - Site location

2.3 GEOLOGICAL MAPPING

The site has a thin veneer of clayey topsoil, (average depth 200mm) overlaying a layer of silty CLAY with varying amounts of silt and rock inclusions <1cm approximately 3.0m + metres deep. This is the end product of the weathering down of coastal Greywacke and argillite rock, which has been classified according to NZMS 290 Soil Maps (See Figure 3) as being Marua light brown clay loam (MRH). The underlying rock is comprised of Waipapa composite terrane, (Greywacke and argillite SM6) as mapped by NZMS 290 Rock Maps (See figure 4).

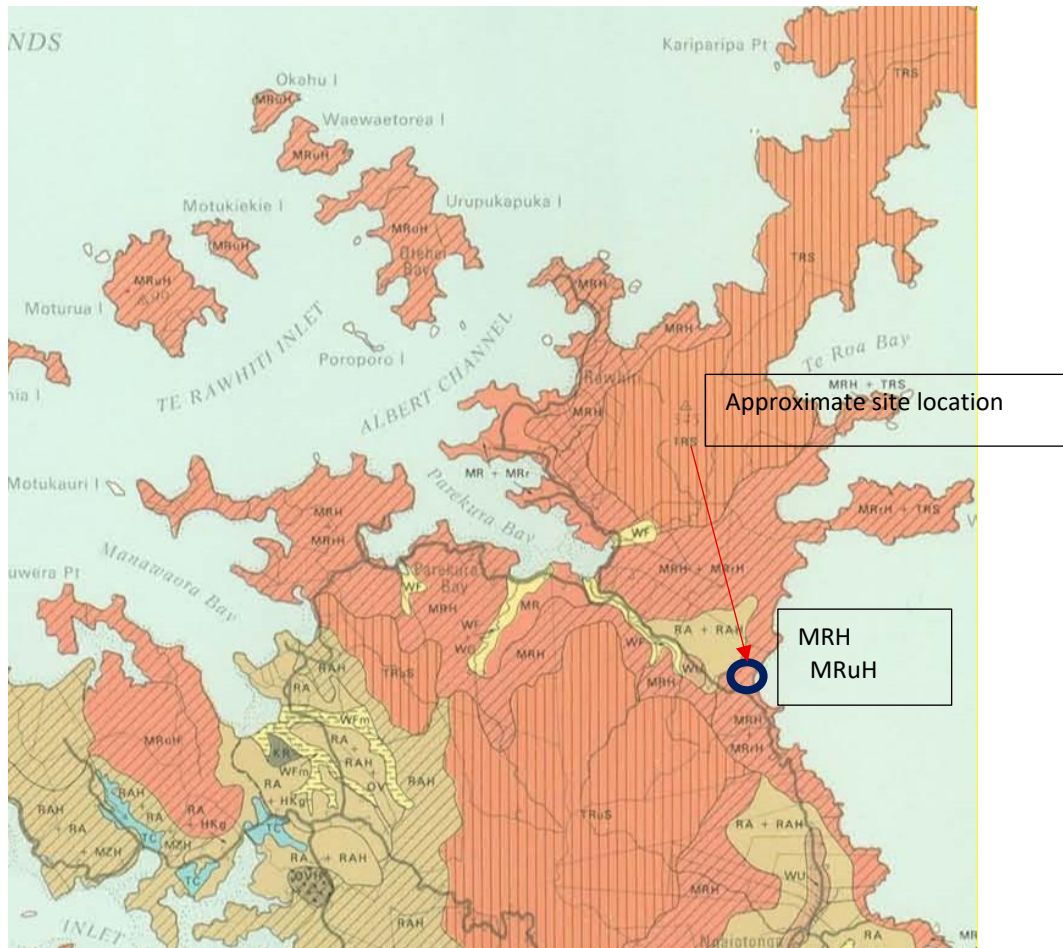


Figure 3: Extract from NZMS 290 Soil Maps, Bay of Islands, Sheet Q04/05



Figure 4: Extract from NZMS 290 Rock Maps, Bay of Islands, Sheet Q04/05

2.4 PREVIOUS REPORTING

No previous reporting was provided or has been identified as relevant to this report

3. SITE INVESTIGATIONS AND SOIL CLASSIFICATION

3.1 VISUAL INVESTIGATION

A thorough walkover of the site was undertaken, and geotechnical features related to site stability and stormwater flows and any hazards was identified.

3.2 SUBSURFACE INVESTIGATIONS.

2 subsurface exploratory auger holes have been drilled on the site shown on the attached site plan as AH1-AH2. In situ undrained shear strength readings were taken at 300mm intervals in each hole. These holes were drilled with a 50mm hand auger to a target depth of 3.0 metres or until refusal.

A table summarising the data is provided below.

Table 1: Subsurface data

Item	Auger Depth (m)	Rock Intercept (m)	Scala Depth (m)	GWL
AH1	3.0	-	-	2.0
AH2	3.00	-	-	2.0

Auger holes AH1 – AH2 both intercepted stiff silty clays with undrained shear strengths exceeding 75kPa. Lower undrained shear strengths were encountered in both locations between 1.5-2.4m approximately below ground level. The base of the auger holes encountered very stiff silt layers with lesser portions of clay.

It should be noted that the weaker soils between 1.50-2.4 metres below the existing ground level were mostly present in the influence zone of the ground water table and show weaker properties due to the presence of higher moisture content.

The auger hole inferred subsoil profiles have been illustrated on cross section A-A. Reference should be made to sheets SG2 and SG3 in Appendix A and the auger hole logs sheets in appendix A.

3.3 GROUND WATER AND MOISTURE CONDITIONS

At the time of the investigation the winter weather had produced significant amounts of rainfall in the locality. The soils we encountered were predominantly moist and plastic to approximately 1.5m depth below existing ground level. From 1.5m the soils became wetter and a ground water table was encountered at 2.0m at both locations.

3.4 LABORATORY TESTING

No Laboratory testing was undertaken as part of this investigation.

3.5 SEISMIC SUBSOIL CLASS

This site is considered Subsoil Class C – Shallow soil site as defined by NZS 1170.5 (2004) “Structural Design Actions) Part 5: Earthquake actions – New Zealand “based on the greater than 3 metres of soil encountered on the site.

4. SITE STABILITY

4.1 DEFINITION AND LEGISLATION

This section provides information that relates to section 71 (3) of the Building Act (2004), which in purpose is set out to assess the geotechnical hazards and their limitations and restrictions on buildings on land subject to natural hazards. Those hazards are:

- Erosion (including coastal erosion, bank erosion, and sheet erosion)
- Falling debris (including soil, rock, snow and ice)
- Subsidence
- Inundation (including flooding, overland flow, storm surge, tidal effects, and ponding).
- Slippage.

The relevant hazards and their relationship to the site and buildings are outlined in the remainder of this section below.

4.2 EARTHQUAKE AND TSUNAMI HAZARDS

This site is located in the low-risk zone for earthquakes due to its distance from known active faults and the Hikurangi subduction zone. Earthquake design criteria is not considered necessary for the proposed development. Tsunami effects would need to be large in order to affect this development.

4.3 LIQUEFACTION

This site has low risk of liquefaction due to the known properties of the soil type encountered. The significant cohesive clay fraction ensures that the critical property of a soil that leads to liquefaction has a very low probability of occurring on this site. Liquefaction prone soils are largely granular in nature and have elevated groundwater tables.

4.4 GROUND DEFORMATION OR SETTLEMENT

The soils on this site generally exhibit high strength and low compressibility. The weaker Lense between 1.50- 2.4m below ground level however could present differential settlement risks to foundations seated directly on top of it. Embedment should be at RL4.0m to place the foundations below this particular weaker layer.

4.5 SOIL EXPANSIVITY.

The soils on this site can be classified as “**highly expansive**” based on tactile descriptions made on site and experience in the locality. It is recommended to limit the exposure of any cut surfaces to excessive wetting and drying over the seasons. This can lead to desiccation cracking and instability. Any cut faces should be vegetated with plants such as vetiver grass or any locally hard-wearing deep-rooted plant known to provide erosion control. A suitable geomesh such as CIRTEX BIOCOIR Coconut Matting (0800 247 839) may also be used to prevent excessive drying of exposed cut faces.

4.6 SLOPE STABILITY

Due to the location of the proposed toilet block on slopes less than 10 degrees and the nature of the soils, which do not historically slip on slopes that gently sloping, the risk of slope instability is considered negligible.

5. ENGINEERING RECOMMENDATIONS

After carrying out my site investigation and geotechnical study, I make the following recommendations.

5.1 TOILET FOUNDATIONS

PERMACRETE TANK FOUNDATION RECOMMENDATIONS

- The cut for the foundation is to be made to RL 4.0m, and 0.5m minimum around the tanks as shown on the drawings.
- The subgrade is verified as having minimum 75kPa undrained shear strength by site engineer
- 300mm of compacted GAP40 hardfill to IT 20 + is made prior to placement of sand blinding.
- All compacted hardfill around the tanks for the backfilling is well compacted GAP40 to IT 20+ verified by an engineer.
- The cut should be undertaken in the drier months and undertaken after an extended period of dry weather to avoid instability to the cut.
- Adequate subsurface drainage should be provided during construction to ensure that the tanks are protected from floatation risks. Temporary pumping may be required to achieve this.

PERMALOO TOILET BLOCK FOUNDATION RECOMMENDATIONS

- Any compacted hardfill to the form the final slab levels is to be compacted GAP40 minimum IT 25+ and compacted 1.0m past the toilet block foundations.
- Any services such as sanitary pipes or water pipes are to have flexible joins to account for any differential settlement or impacts of expansivity.
- A swale drain is to be provided around the full perimeter of the toilet block to drain any accumulation of water away from the slopes and foundations.

5.2 FOUNDATION PARAMETERS

The following parameters should be utilized for the design of all foundations:

IN STIFF CLAY:

Bulk Density	= 18kN/m ³
Ultimate Bearing Capacity	= 225kPa
Allowable Bearing Capacity (F.O.S = 3)	= 75kPa
Dependable Bearing Capacity ($\phi = 0.5$)	= 150kPa

5.3 RETAINING WALLS.

No retaining walls are required as part of this design. Any retaining greater than 1.0 metre of height or subject to surcharge loading (buildings, driveways, or backslope exceeding 15 degrees) should be designed by a suitably experienced chartered professional engineer. Where applicable retaining walls are to provide support to cut faces. All retaining wall heights should be verified prior to structural design.

5.4 ACCESS

Access to the toilet block will need to be made to comply with the New Zealand Building Code D1, as per the code accessibility ramp must be no steeper than 1 in 12. Our drawings indicate the potential location of the accessibility ramp to the proposed toilet. A minimum Ø375 culvert is required under the access ramp to convey the stormwater runoff to the outflow point.

6. EARTHWORKS RECOMMENDATIONS

6.1 SITE PREPARATION AND EARTHWORKS

All topsoil or fill must be removed, and subgrade should be approved by a suitably qualified engineer prior to placement of any fill. These surfaces are also recommended to be proof rolled prior to placement of hardfill or clay fill.

It is the responsibility of the designer, project manager and contractor to read this report and ensure that the following recommendations are adhered to prior to any construction. Undertaking earthworks carefully and as per recommendations is critical to the short term and long-term stability of the site. Failure to comply with the following recommendations could undermine either of those aspects.

PK Engineering Ltd is of the view that any earthworks undertaken in winter months is not recommended. If the project manager requires a winter construction, they should submit a construction methodology for review prior to the start of any work. The person or persons in charge of this methodology should be familiar with documents such as GD05 - "Erosion and sediment control for land disturbing activities in the Auckland region"

6.1.1 BULK EARTHWORKS

A earthworks plan has been provided in appendix A with the approximate earthwork's extent and cross section which indicate the cut and fill extents. A summary of the earthworks cut, and fill areas and volumes are provided in the table below and on sheet SG4 and SG6 in appendix A.

TABLE 2:

TYPE	EARTHWORKS AREA	EARTHWORKS VOLUME
FILL	100m ²	5m ³ (+ o – 0.5m ³)
CUT		95m ³ (+ OR – 10m ³)

6.1.2 CONTROL OF EARTHWORKS BYLAW

The scale of earthworks required for this building consent is such that an earthworks permit is required as per the clause 7 Far North District Council control of earthworks bylaw 2019.

Information regarding the extent of fill, depth and sediment control measures are within the drawings in Appendix A.

6.1.3 TEMPORARY ENVIRONMENTAL SILT CONTROL MEASURES

It is a requirement to have silt control measures in place prior to any bulk earthworks in order to limit sediment runoff from the site. The temporary sediment fences and contour drains. All these measures have been designed as per GD05 and have been presented in appendix A- sheet SG4 -SG5. An engineer familiar with these plans should inspect these measures prior to earthworks bulk cutting. The silt control measures should remain in place for the duration of the construction.

6.1.4 CUT BATTER SLOPES

Maximum cut batters up to 1.8m may be used in developing this site provided they have a maximum slope of 1 vertical to 2 horizontal (Approx 25 degrees). A cut design has been made and provided within the drawings. Following construction of the cut batter, it should be covered with Coconut Biocoir matting or similar erosion protection blanket and planted in two rows of Vetiver grass, to stitch the slope soils together. The Vetiver plants should be planted at maximum 250mm centres. In order to maintain the stability of the proposed cut batter, a concrete or rock lined swale drain should be provided along the base of the batter with minimum 1 in 50 slope to the existing drains.

6.1.5 ENGINEERED FILL

All fill is to be well compacted GAP40 and should be compacted with a suitable vibratory compactor. A site engineer should verify the compacted hardfill meets the specifications presented in the drawings.

6.1.5 SITE DRAINAGE

Drainage measures should be in place so that no pooling or concentrated water is on or around the toilet block during construction and after construction. Two drains are recommended in order to protect the short term and long-term drainage measures as shown in appendix A, these should consist of:

- A swale drain should be constructed around the toilet block at the base of the cut to discharge to the existing drains. This drain should be minimum 300 wide x 50mm deep and have Minimum 1 in 50 slopes. Refer to the drawing sheet SG1 for the location.
- A surface water diversion drain above the cut to take any upslope stormwater flows to the existing drains away from the toilet block should be constructed and should be broad and deep enough to catch the runoff.

6.1.4 FOUNDATION PREPARATION

All foundations should be free of excessive soil spoils or water prior to approval by an engineer to pour concrete. Foundations should be protected from direct water; stormwater flows in the event that they cannot be poured prior to rainfall. All excavated pits must be free of stationary water prior to placement of tanks to ensure flotation risks are eliminated.

7. STORMWATER

The site is well within its permitted site coverage; no stormwater designs have been undertaken as part of this study.

8. WASTEWATER

The toilet block is fully enclosed and doesn't discharge effluent. No wastewater design is required as part of this scope.

9. RECOMMENDATIONS

I recommend the following:

- The construction of the toilet block follows the recommendations made in this report and the drawings in appendix A.
- A site engineer familiar with this report and drawings be engaged in order to verify the subgrade of the cut to verify the soil strength, and provide any further recommendations that may be required
- All foundation inspections be tested and approved by the site engineer prior to any installation element for the components of the precast elements and concrete pour elements of the design.
- The cut batter recommendations are followed as per section 7.1.4 in order to ensure the long-term stability of the cut batters.
- All excavations must be undertaken after an extended period of dry weather (minimum 1 week).

10. CONCLUSION

After carrying out our geotechnical study, we conclude that this site can be developed in a sustainable manner without compromising the stability of the proposed structures and that stormwater can be managed sustainably provided the recommendations in this report are diligently followed.

11. LIMITATIONS

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

This report has been prepared exclusively for Ipiripiri Nature Conservancy Trust in accordance with the brief given to us and the agreed scope and will be deemed exclusive to the owner. Information, opinions, and recommendations contained in this report can only be used for the purposes with which it was intended. PK Engineering Ltd accepts no liability or responsibility for any use or reliance on this report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities. This report is not to be used for purposes beyond those for which it was intended for. This report was prepared in general accordance with current standards, codes and best practice at the time of this report. These may be subject to change.

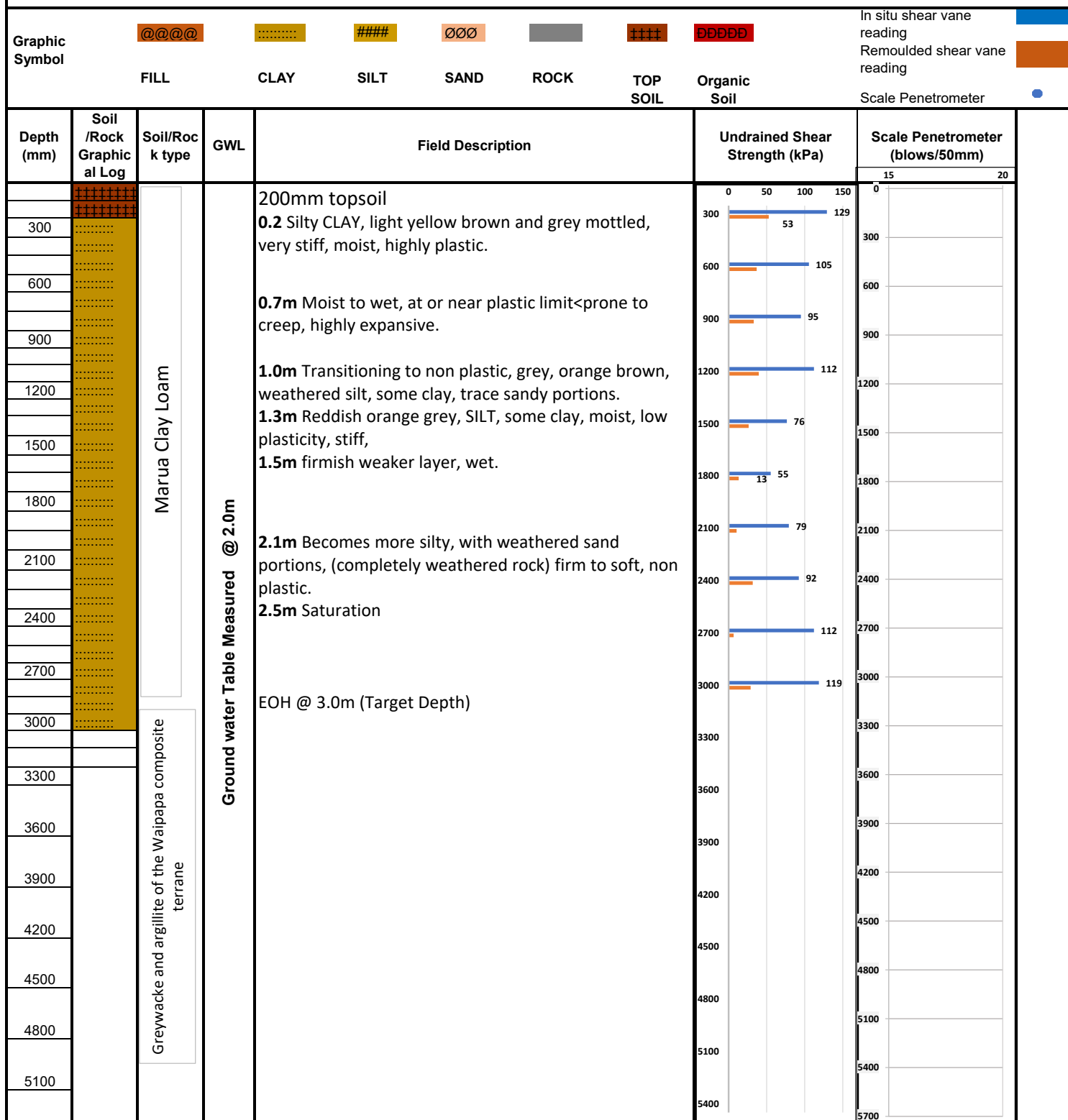
The description of soils and analysis is based upon soil mapping in set locations on the site. It has been assumed that soil conditions are consistent with the discoveries in their location - there may be unforeseen variation in between. If any variation is found during the construction phase, then PK Engineering Ltd must be notified as soon as possible to advise on any changes to foundations that may be necessary.

BOREHOLE LOG NO - AH1

Project: Geotechnical Investigation and Report

Client: Ipipiri Nature Conservancy Trust - Elliot Bay

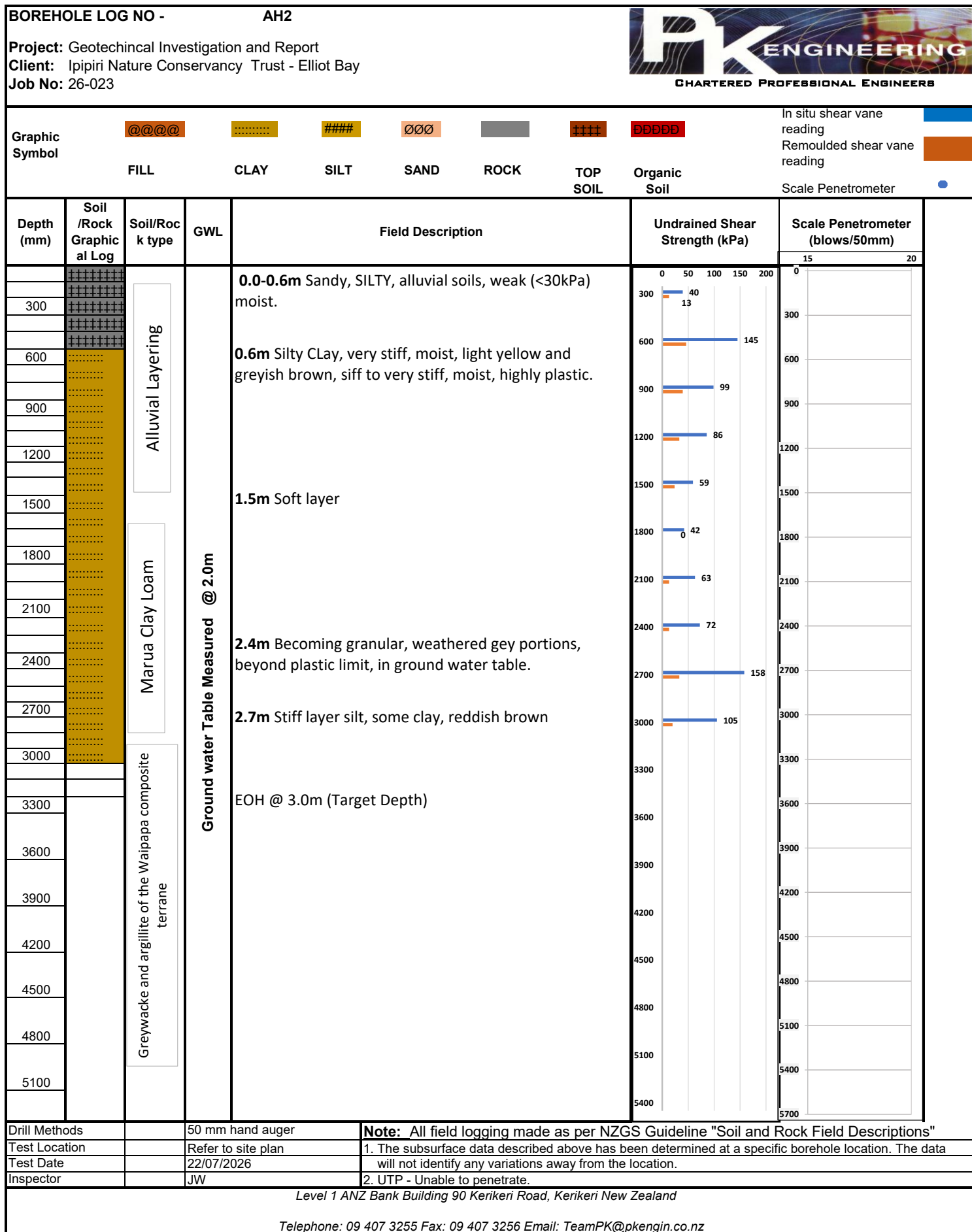
Job No: 26-023



Drill Methods	50 mm hand auger	Note: All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions"
Test Location	Refer to site plan	1. The subsurface data described above has been determined at a specific borehole location. The data will not identify any variations away from the location.
Test Date	22/07/2026	
Inspector	JW	2. UTP - Unable to penetrate.

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri New Zealand

Telephone: 09 407 3255 Fax: 09 407 3256 Email: TeamPK@pkengin.co.nz





CHARTERED PROFESSIONAL ENGINEERS

ISSUED FOR CONSENT

PROJECT:

**GEOTECHNICAL DRAWINGS
FOR PROPOSED TOILET BLOCK
FOR IPIRIPIRI NATURE CONSERVANCY TRUST**

PROJECT ADDRESS:

**ELLIOT BAY CAMPGROUND
RAWHITI ROAD**

LEGAL DESCRIPTION

NA40A/1111

JOB NO:

26-023

DATE OF FIRST SUBMISSION:

26/08/2026

DRAWING INDEX:

SG0 LOCALITY PLAN

GEOTECHNICAL

SG1 PROPOSED SITE PLAN
SG2 GEOTECHNICAL CROSS SECTION
SG3 PROPOSED CROSS SECTION
SG4 CUT AND FILL PLAN
SG5 SILT CONTROL DETAILS
SG6 CUT AND FILL REPORT



LEVEL 2
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Elliot Bay Campground

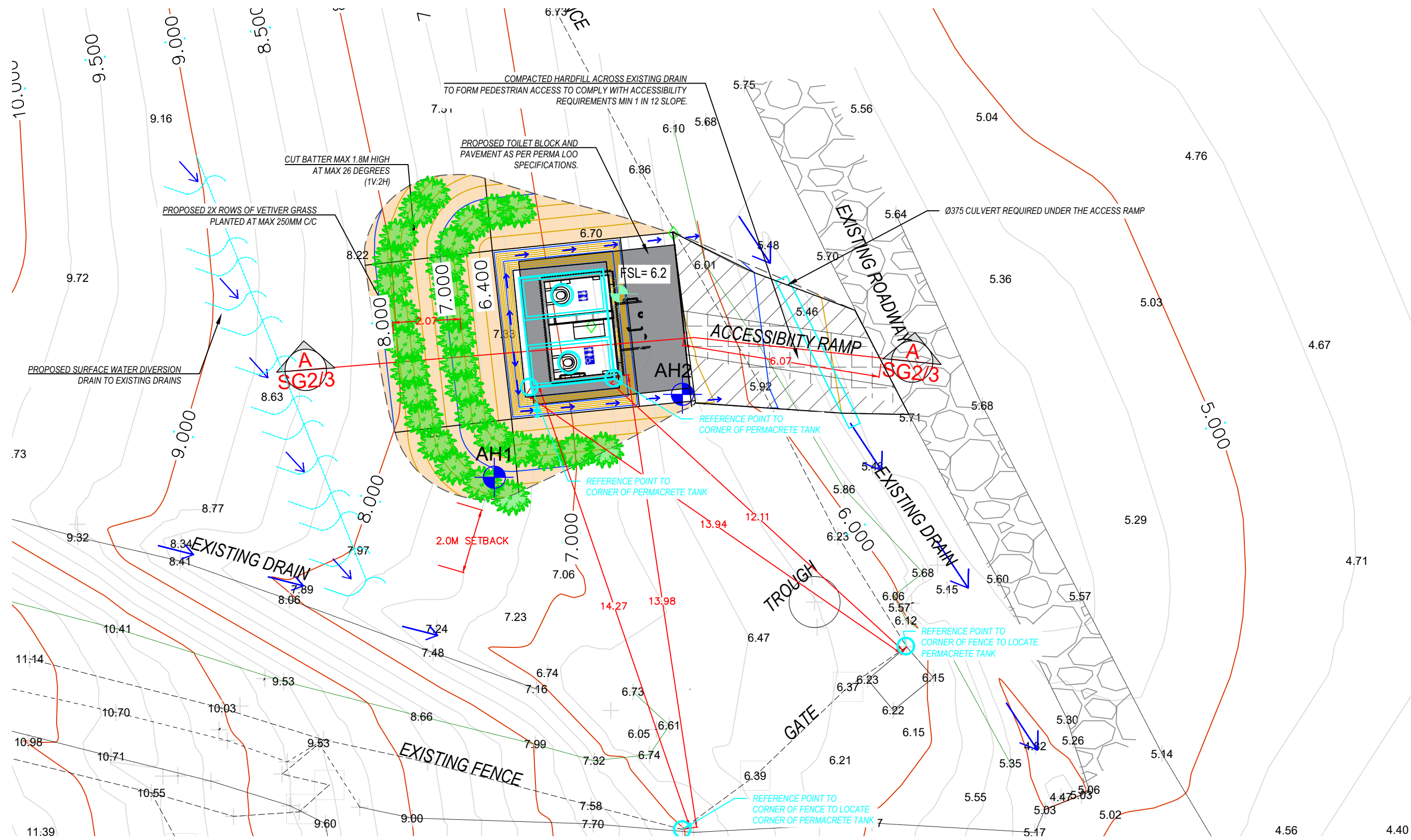
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SITE LOCALITY PLAN

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PROJECT NO: 26-023	DRAWING NO: A3/SG0	REVISION: R1	

REV: DESCRIPTION: BY: DATE:
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Notes:

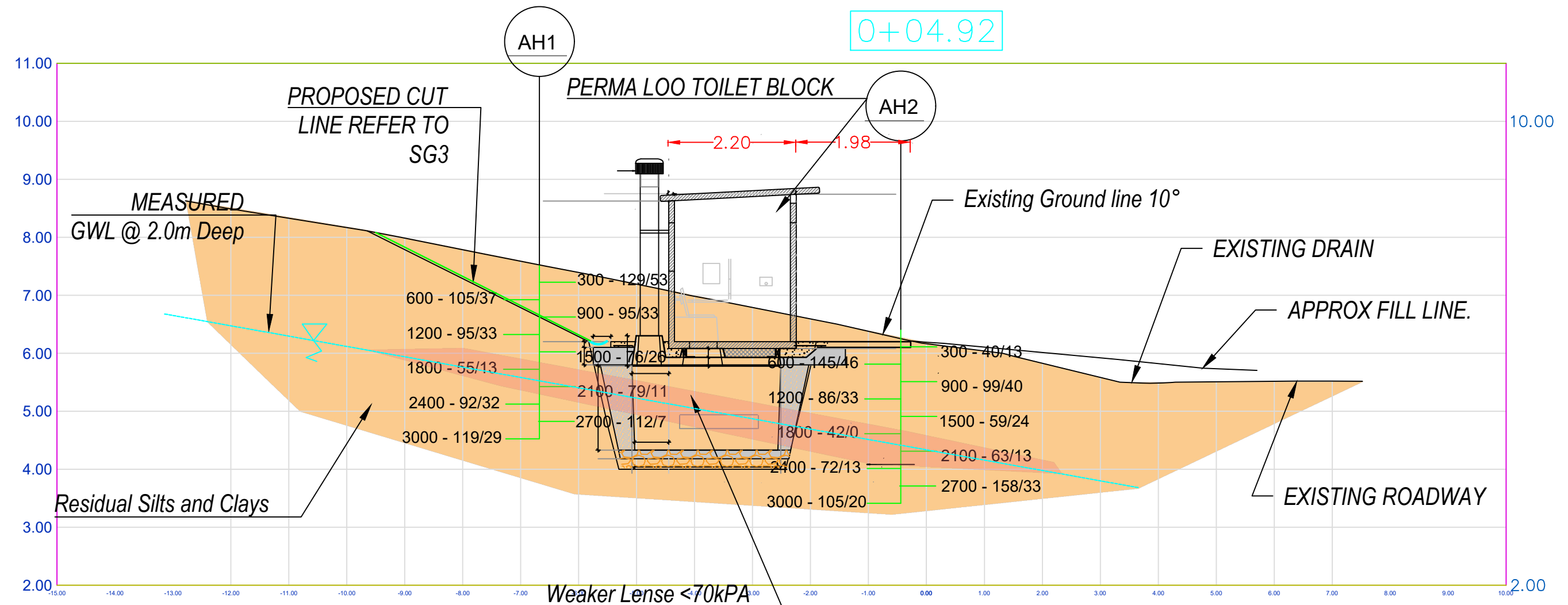
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SITE: NA40A/1111 Elliot Bay Campground			
TITLE: PROPOSED TOILET BLOCK PROPOSED SITE PLAN			
SCALE AT A3: 1:150	DATE: AUG 2026	DRAWN: JW	CHECKED: PK
PROJECT NO: 26-023	DRAWING NO: A3/SG1	REVISION: R1	

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CLIENT: Ipiripiri Nature Conservancy Trust

SITE: NA40A/1111
Elliot Bay Campground

TITLE: PROPOSED TOILET BLOCK
GEOTECHNICAL CROSS SECTION

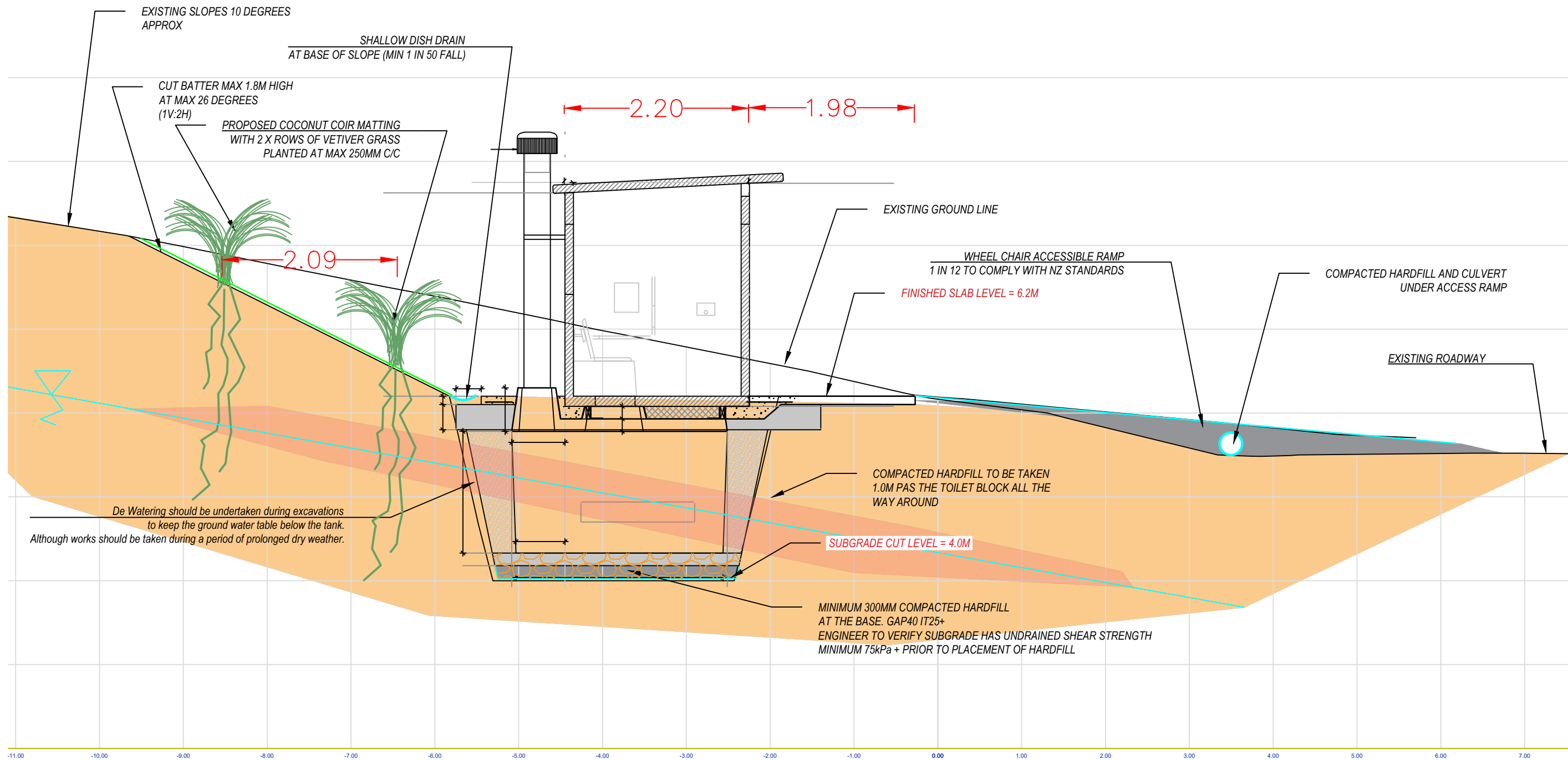
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PROJECT NO: 26-023	DRAWING NO: A3/SG2	REVISION: R1	

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SITE: NA40A/1111
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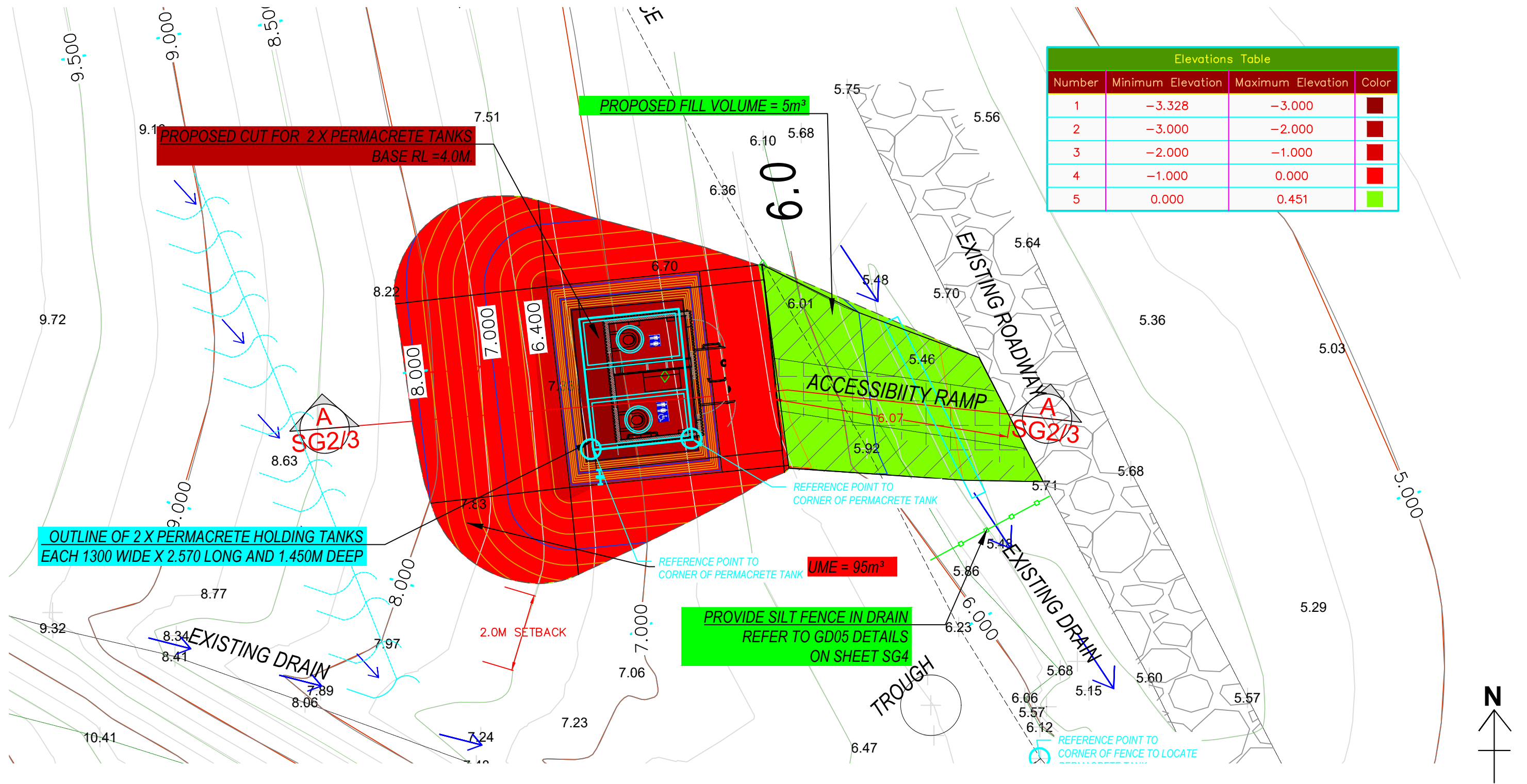
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PROPOSED CROSS SECTION

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PROJECT NO: 26-023	DRAWING NO: A3/SG3	REVISION: R1	

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Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-3.328	-3.000	Dark Red
2	-3.000	-2.000	Red
3	-2.000	-1.000	Light Red
4	-1.000	0.000	Yellow
5	0.000	0.451	Green

Notes:

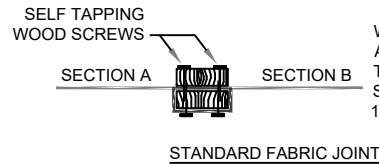
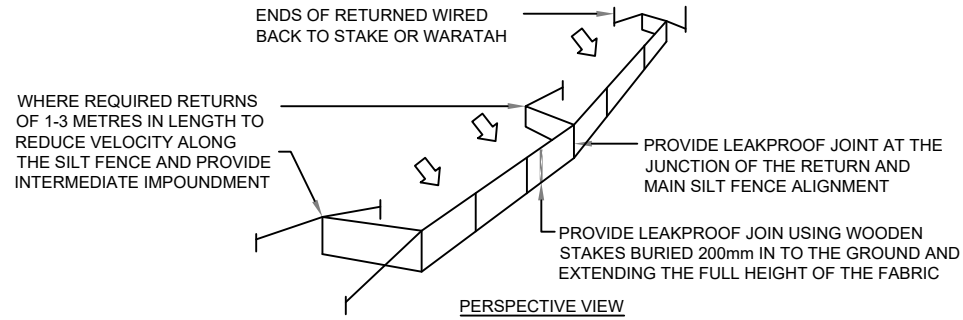
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CLIENT: Ipiripiri Nature Conservancy Trust			
SITE: NA40A/1111 Elliot Bay Campground			
TITLE: PROPOSED TOILET BLOCK CUT AND FILL PLAN			
SCALE AT A3: 1:100	DATE: AUGUST 26	DRAWN: JW	CHECKED: PK
PROJECT NO: 26-023	DRAWING NO: A3/SG4	REVISION: R1	

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED FOR CONSENT		



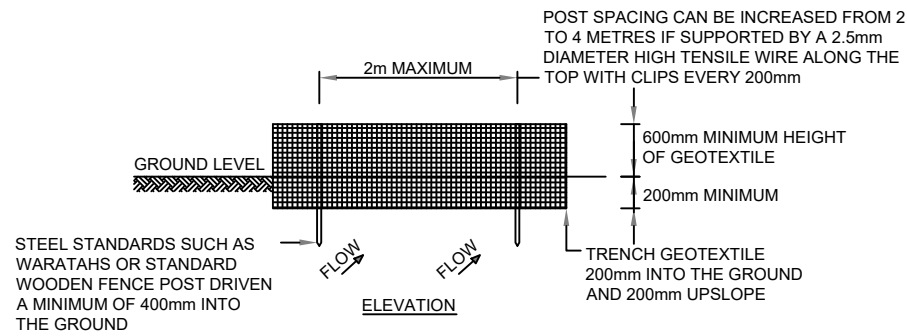
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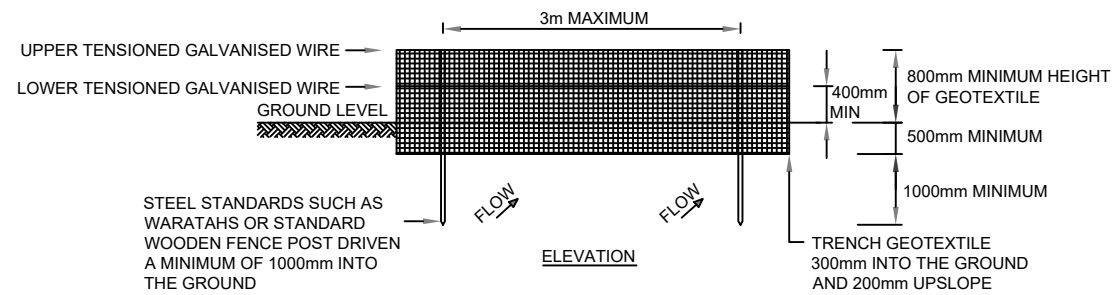
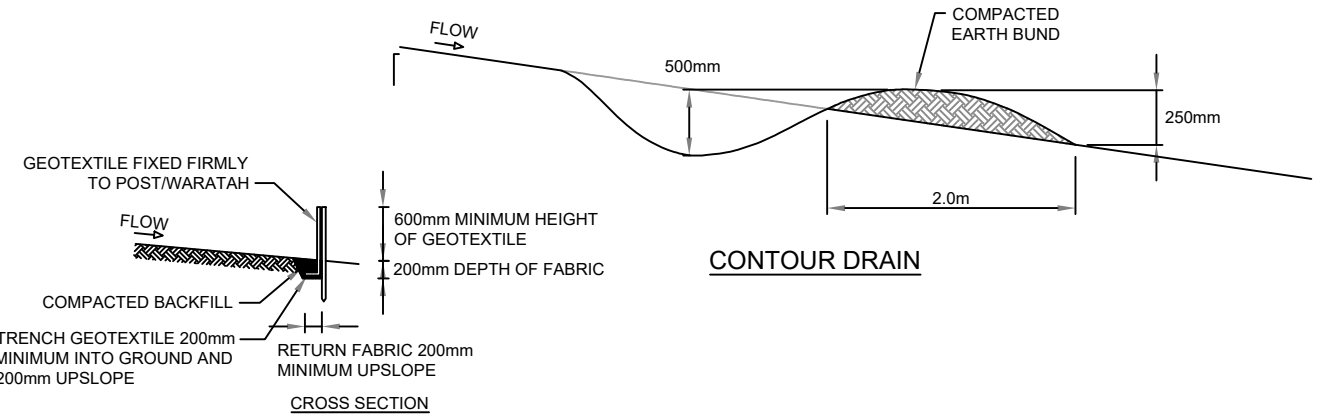
SILT FENCE DESIGN CRITERIA:

SLOPE STEEPNESS %	SLOPE LENGTH (m) (MAX)	SPACING OF RETURNS (m)
< 2%	N/A	UNLIMITED
2-10%	40	60
10-20%	30	50
20-33%	20	40
33-50%	15	30
>50%	6	20

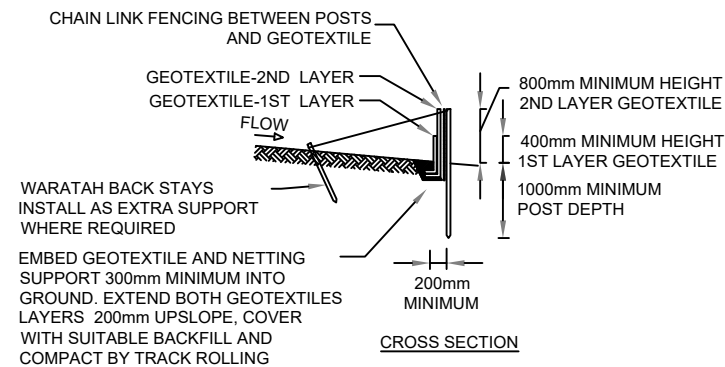
GRAB TENSILE STRENGTH: >440N (ASTM D4632)
TENSILE MODULUS: 0.140 pa (MINIMUM)
APPARENT OPENING SIZE: 0.1-0.5mm (ASTM D4751)



SILT FENCE CONSTRUCTION



SUPER SILT FENCE CONSTRUCTION



SUPER SILT FENCE DESIGN CRITERIA:

SLOPE STEEPNESS %	SLOPE LENGTH (m) (MAX)	SPACING OF RETURNS (m)
0-10%	UNLIMITED	60
10-20%	60	50
20-33%	30	40
33-50%	30	30
>50%	15	20

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CLIENT: Ipiripiri Nature Conservancy Trust

SITE: NA40A/1111
Elliot Bay Campground

TITLE: PROPOSED TOILET BLOCK
SILT CONTROL DETAILS

SCALE AT A3: NTS	DATE: AUGUST 26	DRAWN: JW	CHECKED: PK
PROJECT NO: 26-023	DRAWING NO: A3/SG5	REVISION: R1	

REV: DESCRIPTION: BY: DATE:

STATUS: ISSUED FOR CONSENT



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Cut/Fill Report

Generated:2026-08-12 13:20:32

By user:Jonty White

Drawing:C:\Users\Jonty White\PK Engineering\Engineering - Documents\Clients\Clients F - JM\pipiri Nature Conservancy Trust 26-023\4. Geotech\1. Prelim Versions\C:\Users\Jonty White\PK Engineering\Engineering - Documents\Clients\Clients F - JM\pipiri Nature Conservancy Trust 26-023\4. Geotech\1. Prelim Versions\26-023 Ipiri Trust Main.dwg

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (sq.m)	Cut (Cu. M.)	Fill (Cu. M.)	Net (Cu. M.)
Cut Fill	full	1.300	1.000	100.69	95.71*	4.84	90.87*

Totals				
	2d Area (sq.m)	Cut (Cu. M.)	Fill (Cu. M.)	Net (Cu. M.)
Total	100.69	95.71*	4.84	90.87*

* Value adjusted by cut or fill factor other than 1.0

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CLIENT: Ipiripiri Nature Conservancy Trust			
SITE: NA40A/1111 Elliot Bay Campground			
TITLE: PROPOSED TOILET BLOCK CUT FILL REPORT			
SCALE AT A3: NTS	DATE: AUGUST 26	DRAWN: JW	CHECKED: PK
PROJECT NO: 26-023	DRAWING NO: A3/SG6	REVISION: R1	

REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED FOR CONSENT			
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Appendix 5

RC 2250342-RMALUC

**DECISION ON LAND USE CONSENT APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991**

Decision

Pursuant to section 34(1) and sections 104, 104B, 106, 108 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use resource consent for a Discretionary activity, subject to the conditions listed below to:

Applicant: Ipipiri Nature Conservancy Trust
Council Reference: 2250342-RMALUC
Property Address: 1077A Rawhiti Road, Russell 0272
Legal Description: LOT 1 DP 83827 BLK IV RUSSELL SD

The activities to which this decision relates are listed below:

To redevelop public facilities at Elliot Bay/Te Akau including the relocation of a manager's dwelling, construction of a new garage/office, public toilet/changing facilities, and expanded carpark in the General Coastal Zone, breaching the Visual Amenity, Scale of Activities, and Buildings within Outstanding Landscapes rules as a Discretionary activity.

Conditions

Pursuant to sections 108 of the Act, this consent is granted subject to the following conditions:

1. The activity must be carried out in general accordance with the following approved plans:

(i) Prepared by Vision Consulting Engineers, referenced:

- a) Proposed Site Plan – REV A, Sheet 02 of 07, Project J15679, Dated 12/02/2025
- b) Proposed Site Plan – REV B, Sheet C-101, Project J15679, Dated 17/03/2025
- c) Earthworks Plan –
- d) REV A, Sheet 05 of 07, Project J15679, Dated 12/02/2025
- e) EW Plan – REV B, Sheet C-202, Project J15679, Dated 17/03/2025
- f) Carpark Layout Plan – REV B, Sheet C-101, Project J15679, Dated 12/03/2025
- g) Carpark Section Overview Plan – REV B, Sheet C-301, Project J15679, Dated 17/03/2025
- h) Pavement Plan – REV B, Sheet C-303, Project J15679, Dated 17/03/2025
- i) Typical Details – REV B, Sheet C-305, Project J15679, Dated 17/03/2025
- j) Eastern and Western Elevations – REV A, Sheet 07, Project J15679, Dated 24/02/2025
- k) Northern and Southern Elevations – REV A, Sheet 08, Project J15679, Dated 24/02/2025

(ii) Submitted in RC 2250342-RMALUC document, referenced:

- a) "TOILETS AND CHANGING FACILITY FLOOR PLAN"
- b) "TOILETS AND OPEN-ROOFED CHANGING SPACES FRONT ELEVATION"

c) "OPEN-ROOFED CHANGING SPACES FRONT ELEVATION"

and attached to this consent with the Council's "Approved Stamp" affixed to them.

2. The cladding, roofing and windows shall be finished in the following schedule of colours and materials (as provided in the application):

Resene "Double Fossil"	55% LRV
Resene "Half Rickshaw"	48% LRV

The buildings are to be finished in general accordance with this schedule within six months of the construction of any new buildings or the relocation of the manager's dwelling, and the approved schedule must be adhered to on an ongoing basis. Photographic evidence of this to be sent to Council's Monitoring team (RcMonitoring@fndc.govt.nz).

3. At least two (2) weeks prior to the commencement of any on-site works, the consent holder must submit to Council's duly delegated officer (planning.support@fndc.govt.nz) a detailed landscape plan for certification. The plan must be in general accordance with the document "Te Ākau Elliot Bay Planting", dated 19/05/2025, and must include:
- The location, species, size, and spacing of all proposed planting;
 - Site preparation methods (including weed control and soil treatment);
 - A planting programme including timing (noting that primary planting is proposed for winter 2026);
 - Details of mulch, irrigation (if any), and moisture retention techniques;
 - A three-year maintenance programme including replacement of dead or dying plants.
4. The certified plan in Condition 3 must be fully implemented no later than the end of the planting season immediately following the approval of the landscape plan and maintained on an ongoing basis. Evidence of implementation, including dated photographs and a planting summary, must be provided to Council's duly delegated officer (RcMonitoring@fndc.govt.nz) within 10 working days of planting being completed.

Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
- a) The consent is given effect to; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Right of Objection

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

Archaeological Sites

3. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an

archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

General Advice Notes

4. During the assessment of your application, it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.
5. Pursuant to Section 128 of the Resource Management Act 1991, the Far North District Council may, at any reasonable time(s), review any or all of the conditions of this consent for the following purposes:
 - To deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
 - If the information made available to the Council by the applicant for the consent for the purposes of the application contained inaccuracies which materially influenced the decision made on the application and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

The costs of any such review will be borne by the Consent Holder.

6. For any queries regarding compliance with these conditions or to arrange site inspections, please contact Council's Resource Consents Monitoring Team (RcMonitoring@fndc.govt.nz).
7. The consent holder is advised that all earthworks and sediment control measures are required to be designed, implemented, and maintained in accordance with the Auckland Council's Guideline Document GD05 "*Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*."

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Discretionary activity resource consent as such under section 104 the Council can consider all relevant matters.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:

- a. The activity largely redevelops and enhances existing public facilities within an already modified area. Development is kept generally consolidated, limiting intrusion into undisturbed parts of the sensitive General Coastal Zone and Outstanding Landscape.
 - b. New and relocated buildings are single-storey, which helps to reduce their perceived bulk and maintain a scale that is generally in keeping with the existing character of development at the site.
 - c. While the AEE indicates an intention to use colours like 'Resene Double Fossil' (LRV approx. 55%) or 'Resene Half Rickshaw' (LRV approx. 48%) for some wall claddings, which exceed the District Plan's 30% LRV threshold for the General Coastal Zone, the adverse visual effects from this can be made acceptable as there will be comprehensive screening by mature landscaping, ensuring the buildings do not visually dominate and are integrated into the Outstanding Landscape and General Coastal zone.
 - d. A site-specific archaeological assessment confirmed no archaeological sites or features within the proposed development footprint. An Accidental Discovery Protocol forms part of this consent as an advice note.
 - e. Pohutukawa trees on the site will be protected during construction through specific measures detailed in the landscaping information and secured by consent conditions.
 - f. The project will result in upgraded and safer public facilities (toilets, changing rooms, picnic areas) and formalised, expanded carparking, which is a positive effect for the community and visitors to Elliot Bay.
 - g. Initial advice from Ngāti Kuta hapū indicated no opposition to the proposal. The Accidental Discovery Protocol also includes notification of relevant tangata whenua.
4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
 5. The applicant agreed in principle to the conditions above.
 6. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Operative Far North District Plan 2009,
 - b. Proposed Far North District Plan 2022

Operative Far North District Plan

The activity has been evaluated against the guiding Objectives and Policies of the Operative District Plan, particularly those designed to manage development within the sensitive coastal environment and Outstanding Landscapes.

General Coastal Zone:

Within the General Coastal Zone, Objective 10.6.3.1 aims to protect the Zone's natural character, landscape, amenity, and biodiversity values from inappropriate development. The activity, being a redevelopment of an existing activity area, seeks to improve public facilities. While it introduces new and altered built forms, the consent holder has commitment to extensive native landscaping, as detailed in their landscape architect's specifications (will be a condition of consent), is considered sufficient to integrate these structures into the environment. The intended "beach theme" colours

for the buildings, while having higher Light Reflectance Values (LRVs) than the 30% LRV permitted threshold, are appropriate for the coastal setting and, in conjunction with the comprehensive landscaping, are taken as managing potential visual effects to an acceptable level. The consolidation of development and enhancements to public amenity, alongside these mitigation efforts, allow the activity to be appropriate and consistent with this protective Objective.

Further Policies in the General Coastal Zone guide the specifics of development. Policy 10.6.3.2.1 requires the scale, intensity, location, and design to be appropriate, considering the restoration of natural character, landscape contributions, visual quality, and functional need. The scale is seen as compatible with the existing node of activity, and there is a clear functional need for the upgraded facilities. The planned (conditioned) native planting is a direct measure towards restoring natural character and enhancing landscape values. The consent holder's chosen "beach theme" colours, supported by the comprehensive landscaping, maintain an acceptable visual quality for this specific coastal context. Policy 10.6.3.2.2 requires buildings to avoid visual dominance and be visually absorbed. The single-storey design and the detailed landscaping (species, density, and intended growth) are sufficient to ensure the buildings are visually absorbed into the surrounding environment over time, preventing them from becoming dominant features. Overall, the activity meets the intended direction of the Objectives and Policies of the General Coastal Zone.

Landscapes and Natural Features Chapter:

The site's location within an Outstanding Landscape brings Objective 12.1.3.1 (protection of Outstanding Landscapes from inappropriate development) and related Policies into focus. The activity is deemed appropriate in this context due to its nature as an enhancement of existing public recreational facilities and the substantial mitigation offered. Policy 12.1.4.1 prioritises avoiding adverse effects on Outstanding Landscapes. While new structures inherently have some effect, the redevelopment approach within an existing disturbed area, coupled with the significant investment in native landscaping designed to screen and integrate the development, is considered to effectively mitigate adverse effects to an acceptable degree for the Outstanding Landscape. The consent holder's rationale for the "beach theme" colours is noted, and it is accepted that the comprehensive landscaping will ensure these do not detract from the Outstanding Landscape's overall qualities. Policy 12.1.4.2 calls for sensitive siting and design, including recessive colours and the use of vegetation. The siting is within an existing activity hub, building scale is modest, and the extensive planting is the primary means of achieving visual absorption and integration, which is deemed sufficient to address the Policy intent for sensitive design, accommodating the consent holder's colour choices through effective landscape screening. Overall, the activity meets the intended direction of the Objectives and Policies of the Landscapes and Natural Features chapter.

Proposed Far North District Plan

Rural Production Zone:

The activity is also consistent with the Objectives and Policies of the Rural Production zone because, although the redevelopment is not a primary production activity, it is a type of activity that already exists on-site, which enhances public recreational access and provides ancillary site management for the Ipipiri Nature Conservancy Trust. Its consistency with the zone's Objectives (RPROZ-O1 to RPROZ-O4) and policies (RPROZ-P1 to RPROZ-P7) rests on its status as a compatible activity with a clear

functional need for its coastal-rural setting (RPROZ-O2, RPROZ-P2, RPROZ-P5). The proposal maintains a low-density character within the wider landholding, aligning with the desire to preserve rural character and amenity (RPROZ-O4, RPROZ-P4). While not agricultural, the enhanced public access and conservation-focused site management can be seen as compatible with the broader rural landscape, provided adverse effects are managed. Key to this is the sensitive scale of the single-storey buildings and the comprehensive native landscaping, which will address visual integration and effects on natural features (RPROZ-P7). With robust conditions securing these mitigation measures, including the implementation of a detailed landscaping plan, the development can be integrated into the rural setting without unduly compromising the Zone's primary focus or its associated character and amenity values. The project provides necessary on-site infrastructure and is consolidated within an existing area of modification, further supporting its alignment, thereby meeting the Objectives and Policies of the Rural Production zone.

For this resource consent application, the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

7. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application
8. Based on the assessment above the activity will be consistent with Part 2 of the Act. The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.
9. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Gio Alagao, Intermediate Resource Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Date: 27/06/2025

Resource Consents Team Leader

EXISTING POWER POLE

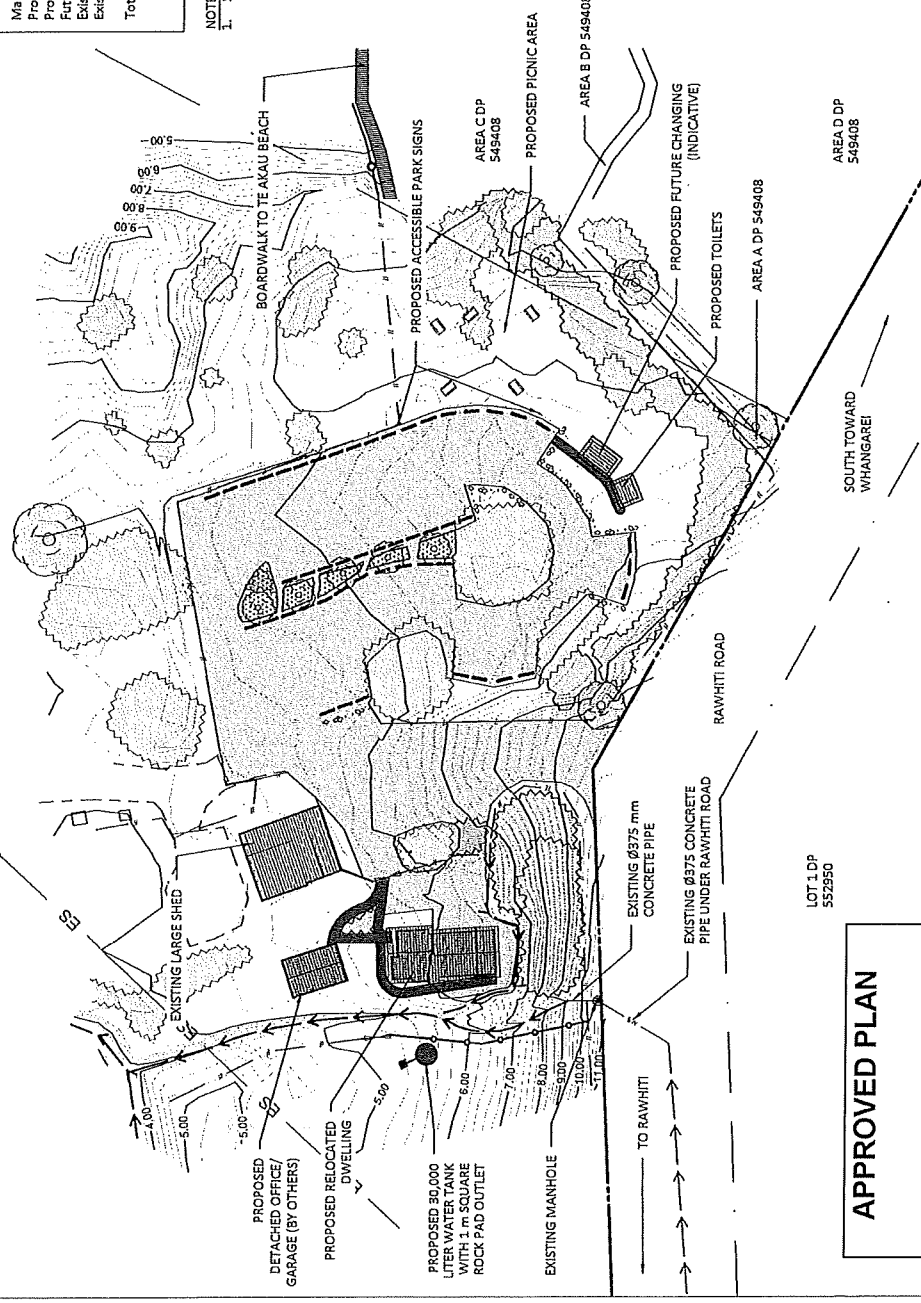
LOT 1 DP 83827

7673 PP

SITE INFORMATION:
Lot 1 DP 83827
Area: 1,000.400 m²
Address: 1077A Rawhiti Road, Rawhiti

SITE IMPERMEABLE AREA INFORMATION:
Managers House Area: 157 m²
Proposed Garage/Office: 57 m²
Proposed Toilet Block: 17.5 m²
Future Changing Block (indicative): 25 m²
Existing Large Shed: 151 m²
Existing Small Shed: 11.5 m²
Total Impermeable Coverage:
Buildings: 419 m²
Pavements: 331.2 m²

NOTE:
1. SITE IMPERMEABLE AREA INFORMATION FOR STRUCTURES IS TAKEN AS THE ROOF AREA.



APPROVED PLAN
Planner: Galagao
RC: 2250342-RMALUC
Date: 27/05/2025

LEGEND	
EXISTING TREES/SHRUBS AND VEGETATION	
PROPOSED TREES/SHRUBS AND VEGETATION	
EXISTING FENCES TO REMAIN	
PROPOSED FENCES	
BUILDINGS/STRUCTURES	
METAL PAVEMENT	
TIMBER WHEEL STOPS	
LANDSCAPED VEHICLE BARRIERS (SEE LANDSCAPE PLAN BY OTHERS FOR DETAILS)	
OPEN DRAIN	
STORMWATER CULVERT	
STORMWATER MANHOLE	
OVERHEAD POWER LINE	
PROPERTY BOUNDARY	
ADJOINING PROPERTY BOUNDARY	
GATE	
PROPOSED TREE INFILTRATION WELL	

0 7.5 15 22.5 30 37.5
Scale 1:750
(m)

 VISION CONSULTING ENGINEERS	CLIENT	IPIPIRI NATURE CONSERVANCY TRUST	PROJECT	CARPARK DESIGN TE AKAU (ELLIOT BAY) RUSSELL	DRAWING TITLE	FOR RESOURCE CONSENT			
						SURVEY	CS	25/02/2025	SCALE 1:750
						DESIGN	CS	25/02/2025	PROJECT C-101
						DRAWN	CS	12/03/2025	
						CHECKED	BCP	12/03/2025	735729
						APPROVED	BCP	17/03/2025	735729
						REVISIONS		REV	DATE



Depth Range (m) (-Cut +Fill)	Area (m ²)	Volume (m ³)	Color
-0.50 to -0.25	17.9	0.7	
-0.25 to 0.00	138.2	18.4	
0.00 to 0.25	43.4	6.6	
0.25 to 0.50	10.9	2.6	
0.50 to 0.75	5.8	0.7	
0.75 to 1.00	1.1	0.1	

EARTHWORKS NOTES:

1. AREAS AND VOLUMES SHOWN IN THE CUT/FILL TABLE ARE TAKEN FROM EXISTING GROUND SURFACE LEVEL TO PROPOSED FINISHED SURFACE LEVEL AND DONT TAKE INTO ACCOUNT REMOVAL OF ANY UNSUITABLE MATERIAL.

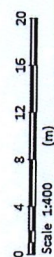
APPROVED PLAN

Planner: Galagao

RC: 2250342-RMALUC

Date: 27/05/2025

LEGEND	
BUILDINGS/STRUCTURES	
PROPERTY BOUNDARY	—————
ADJOINING PROPERTY BOUNDARY	- - - - -

[illegible]

NOTE: .

1. ALL EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS' TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
2. COORDINATES ARE WITH REFERENCE TO MOUNT EDEN
3. PROPOSED 0.2 m CONTOURS WITH REFERENCE TO NZVD 2016 VERTICAL DATUM.

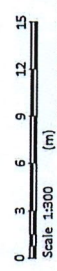


CUT/FILL Table			
Depth Range (m) (-Cut +Fill)	Area (m²)	Volume (m³)	Color
-0.2 to -0.1	74.7	3.3	Orange
-0.1 to 0.0	100.2	10.5	Yellow
0.0 to 0.1	123.2	45.7	Light Green
0.1 to 0.2	210.8	29.8	Green
0.2 to 0.3	120.3	12.4	Dark Green
0.3 to 0.4	68.1	3.2	Blue
0.4 to 0.5	3.5	0.0	Dark Blue

NOTE:
1. EARTHWORKS VOLUMES AND AREAS SHOWN ARE THE DIFFERENCE BETWEEN EXISTING GROUND SURFACE LEVEL AND PROPOSED FINISHED SURFACE LEVEL.
2. THE EARTHWORKS VOLUMES AND AREAS AROUND THE EXISTING MANAGERS HOUSE, THAT WAS UNABLE TO BE SURVEYED, IS NOT SHOWN.

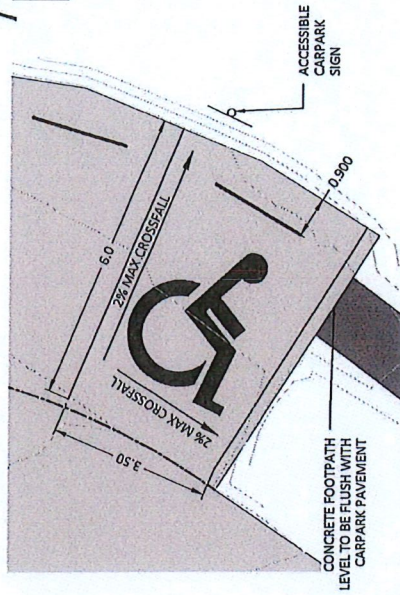
APPROVED PLAN
Planner: GALagao
RC: 2250342-RMALUC
Date: 27/05/2025

LEGEND	
BUILDINGS/STRUCTURES	[Symbol]
PROPERTY BOUNDARY	[Symbol]



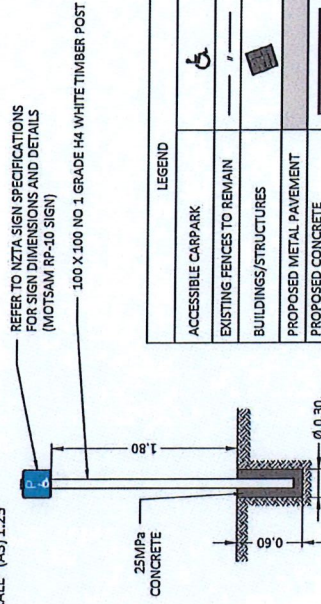
	CLIENT	IPIPIRI NATURE CONSERVANCY TRUST	PROJECT	CARPARK DESIGN TE AKAU (ELLIOT BAY) RUSSELL	DRAWING TITLE	EW PLAN	FOR RESOURCE CONSENT			
	SURVEY	DESIGN	CS	25/02/2025	CS	12/03/2025	CS	12/03/2025	CS	12/03/2025
	CHECKED	BCP	13/03/2025	APPROVED	BCP	27/03/2025	DATE	DATE	DATE	DATE
	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE

ACCESSIBLE CARPARK TYPICAL PLAN DIMENSIONS AND LEVELS SCALE (A3) NTS



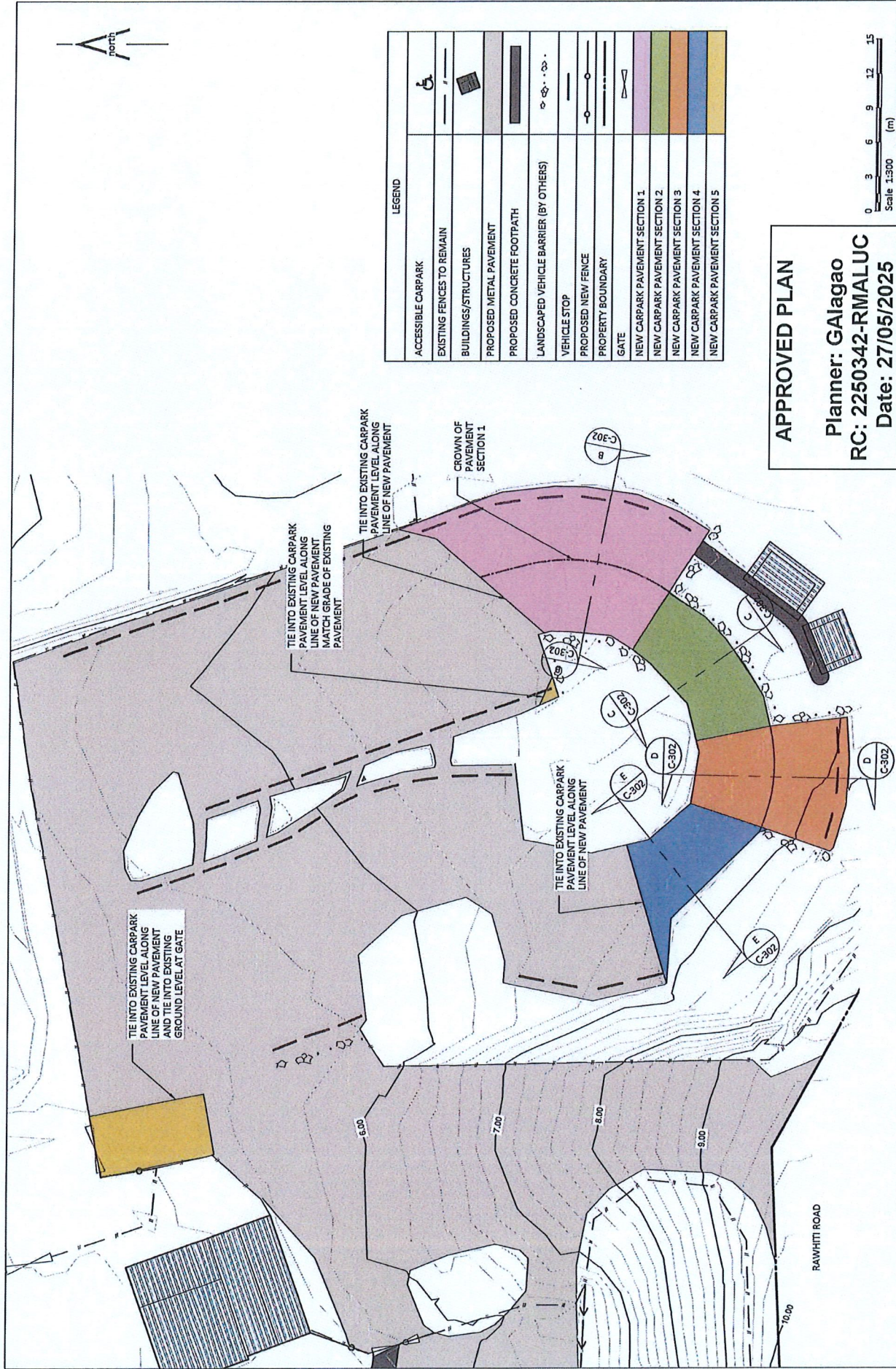
- NOTE:
1. ACCESSIBLE CARPARK SPACES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH NZBC D1 AND AS/NZS4121:2001
 2. ACCESSIBLE SIGNS TO BE IN ACCORDANCE WITH MOTSAM PARTS 1 AND 2

TYPICAL DETAILS ACCESSIBLE SIGN SCALE (A3) 1:25

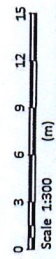


APPROVED PLAN
Planner: GALAGAO
RC: 2250342-RMALUC
Date: 27/05/2025

4. CARPARK LINE MARKING THAT IS SHOWN IS USED TO INDICATE SPECIFIC CARPARK AREAS. NO LINE MARKING IS PROPOSED.	 VISION CONSULTING ENGINEERS	CLIENT	IPHIRI NATURE CONSERVANCY TRUST	PROJECT	CARPARK DESIGN TE AKAU (ELLIOT BAY) RUSSELL	DRAWING TITLE	CARPARK LAYOUT PLAN	FOR RESOURCE CONSENT			
								SURVEY			
								DESIGN			
								DRAWN			
								CHECKED			
								APPROVED			
								BY			
								DATE			
								PURPOSE			
								SCALE			
SHEET											
PROJECT											
THESE DRAWINGS ARE THE PROPERTY OF VISION CONSULTING ENGINEERS											



LEGEND	
ACCESSIBLE CARPARK	
EXISTING FENCES TO REMAIN	
BUILDINGS/STRUCTURES	
PROPOSED METAL PAVEMENT	
PROPOSED CONCRETE FOOTPATH	
LANDSCAPED VEHICLE BARRIER (BY OTHERS)	
VEHICLE STOP	
PROPOSED NEW FENCE	
PROPERTY BOUNDARY	
GATE	
NEW CARPARK PAVEMENT SECTION 1	
NEW CARPARK PAVEMENT SECTION 2	
NEW CARPARK PAVEMENT SECTION 3	
NEW CARPARK PAVEMENT SECTION 4	
NEW CARPARK PAVEMENT SECTION 5	



APPROVED PLAN
Planner: Galagao
RC: 2250342-RMALUC
Date: 27/05/2025

 VISION CONSULTING ENGINEERS	CLIENT	IPIPIRI NATURE CONSERVANCY TRUST	PROJECT	CARPARK DESIGN TE AKAU (ELLIOT BAY) RUSSELL	DRAWING TITLE				FOR RESOURCE CONSENT							
					CARPARK SECTION OVERVIEW PLAN				SURVEY		1 TO 100 PERCENT	SCALE	1:300			
									DESIGN	CS	25/02/2025	DATE	13/03/2025			
									DRAWN	CS	12/03/2025	PROJECT	115579			
									CHECKED	BCP	13/03/2025	THE APPROVED BY				
		APPROVED	BCP	17/02/2025	DATE	17/02/2025	THE APPROVED BY		THE APPROVED BY		DATE		THE APPROVED BY		DATE	

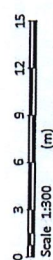


Planner: GALAGAO
RC: 2250342-RMALUC
Date: 27/05/2025

LEGEND	
PAVEMENT TYPE 1 - NEW CARPARK METAL PAVEMENT	
PAVEMENT TYPE 2 - CONCRETE FOOTPATH	
EXISTING CARPARK METAL PAVEMENT TO BE REMOVED	
EXISTING CARPARK METAL PAVEMENT TO REMAIN	
EXISTING FENCES TO REMAIN	
PROPOSED VEHICLE STOP	
PROPOSED NEW FENCE	
PROPERTY BOUNDARY	
GATE	

NOTE:

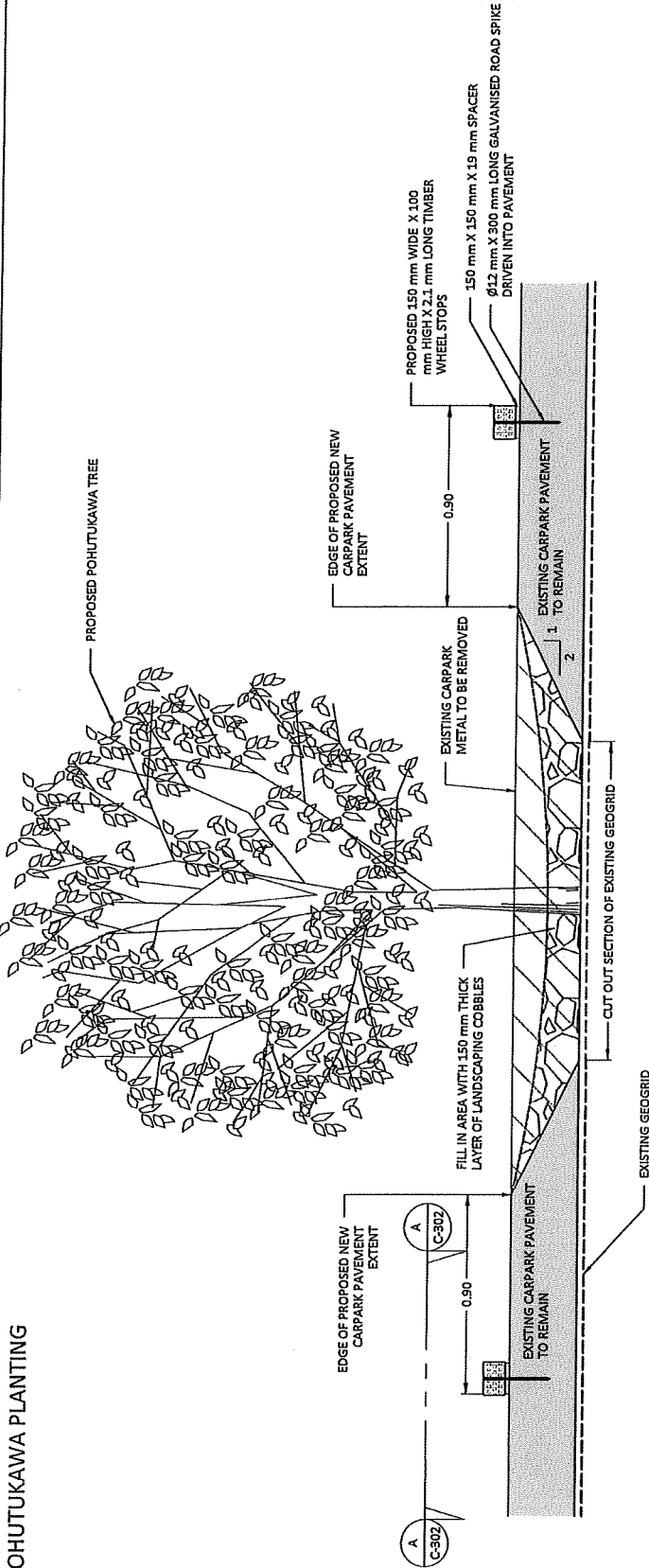
1. EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS "TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
2. COORDINATES ARE WITH REFERENCE TO MOUNT EDEN



 VISION CONSULTING ENGINEERS	CLIENT	PROJECT	DRAWING TITLE	SURVEY	A TO A APPROXIMATE NOT LIMITED SCALE	FOR RESOURCE CONSENT
	IPIPIRI NATURE CONSERVANCY TRUST	CARPARK DESIGN TE AKAU (ELLIOT BAY)		DESIGN	CS 25/02/2025	NOT LIMITED SCALE
		RUSSELL		DRAWN	CS 12/03/2025	PROJEST J15679
				CHECKED	BGP 13/03/2025	THIS DRAWING IS NOT VALID FOR THE PROJECT
				APPROVED	BGP 17/03/2025	BY ANTHONY DE VILLIERS FOR B

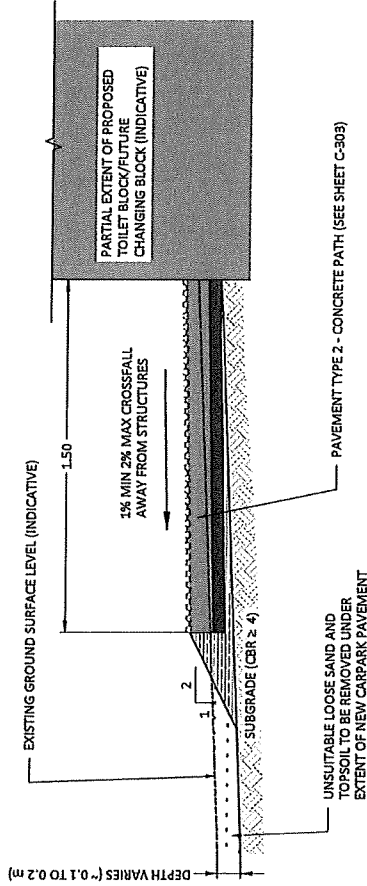
PROPOSED NEW POHUTUKAWA PLANTING
TYPICAL SECTION

SCALE (A3) NTS



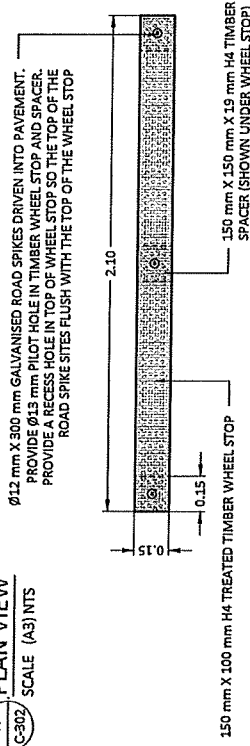
PROPOSED CONCRETE FOOTPATH DETAILS
TYPICAL SECTION

SCALE (A3) NTS



VEHICLE STOP DETAILS
PLAN VIEW

SCALE (A3) NTS



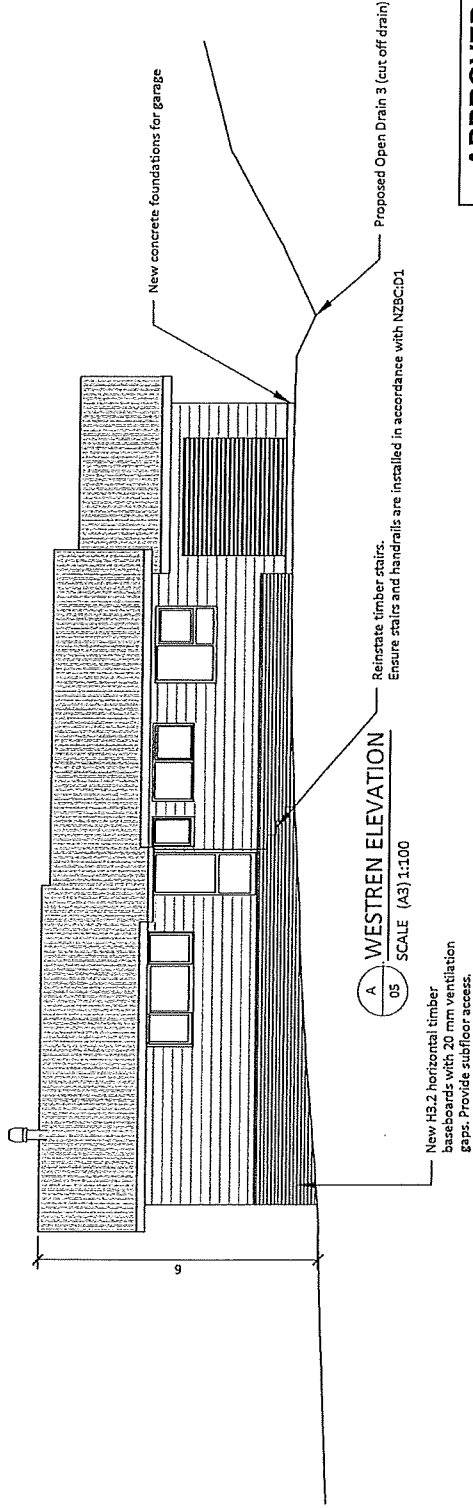
APPROVED PLAN

Planner: Galagao
RC: 2250342-RMALUC
Date: 27/05/2025

CLIENT		PROJECT	DRAWING TITLE		FOR RESOURCE CONSENT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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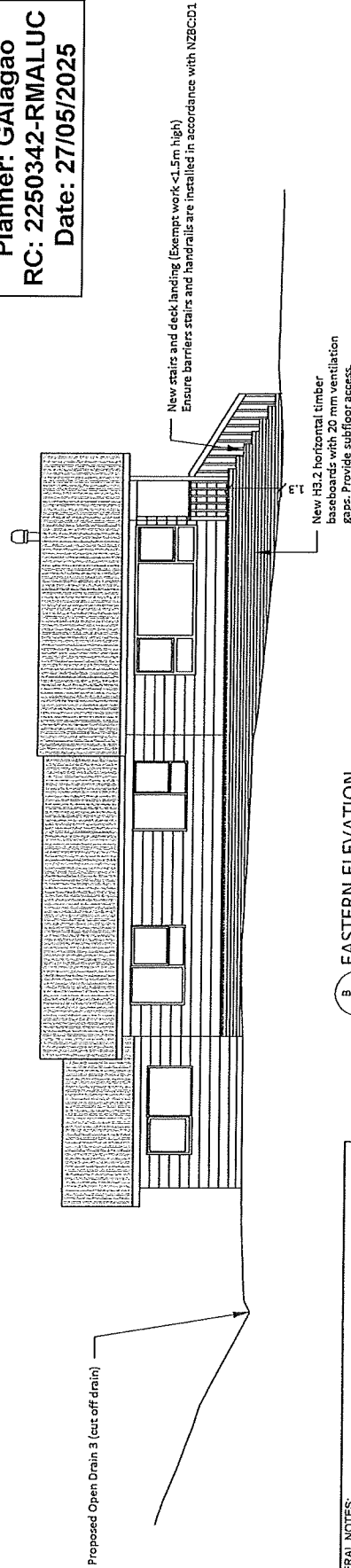
NOTES:
1. Consider to inspect cladding and weather fittings after relocation of dwelling and remediate where necessary in accordance with manufacturers specifications. This includes ensuring all cladding is installed in accordance with all relevant building code clauses.

THIS PLAN COMPLIES WITH OUR CALCULATIONS WITH REFERENCE TO PRODUCER STATEMENT 1 - DESIGN
REFERENCE J15679
250225
Date
T. Dwyer
T. Dwyer, B.E.C.P.Eng (REG NO:16552), IntPE



A 05 WESTERN ELEVATION
SCALE (A3) 1:100

APPROVED PLAN
Planner: Galagao
RC: 2250342-RMALUC
Date: 27/05/2025



B 05 EASTERN ELEVATION
SCALE (A3) 1:100

GENERAL NOTES:
1. Building Floor Plan has been created from existing drawings, council records, site measurements and photographs. It is the responsibility of the contractor to check and verify all dimensions, levels and angles on site before the commencement of work. Should there be any discrepancies the designer should be notified immediately.
2. No changes to the existing dwelling floor plan are proposed.

0 500 1000 1500 2000 2500
Scale 1:50 (mm)

CLIENT

VISION
CONSULTING
ENGINEERS

IPIPIRI NATURE CONSERVANCY
TRUST

DRAWING TITLE

EASTERN AND WESTERN
ELEVATIONS

PROJECT
RELOCATE SECONDHAND RESIDENCE
LOT 1 DP 83827

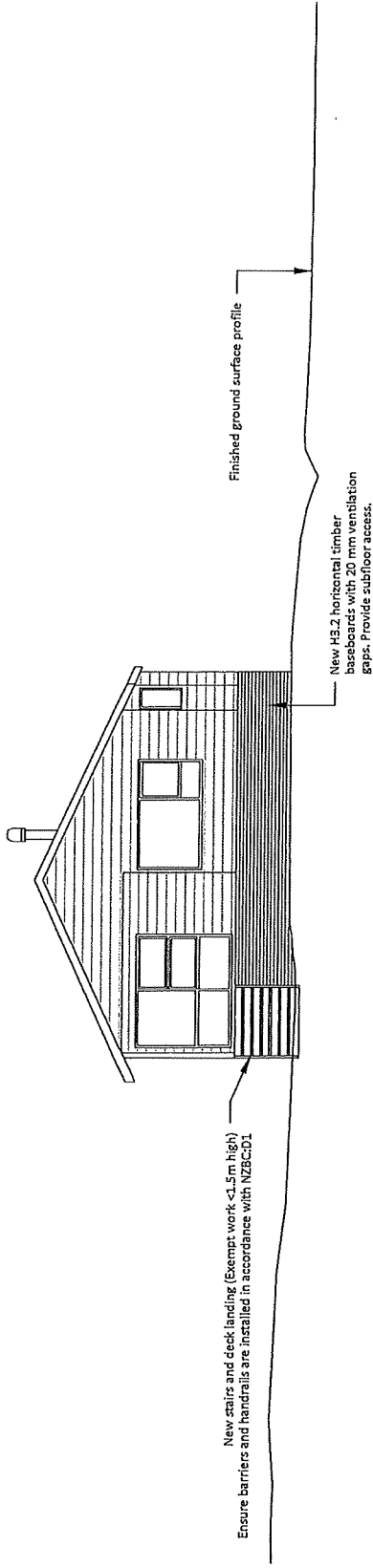
TE AKAU (ELLIOT BAY)

FOR BC

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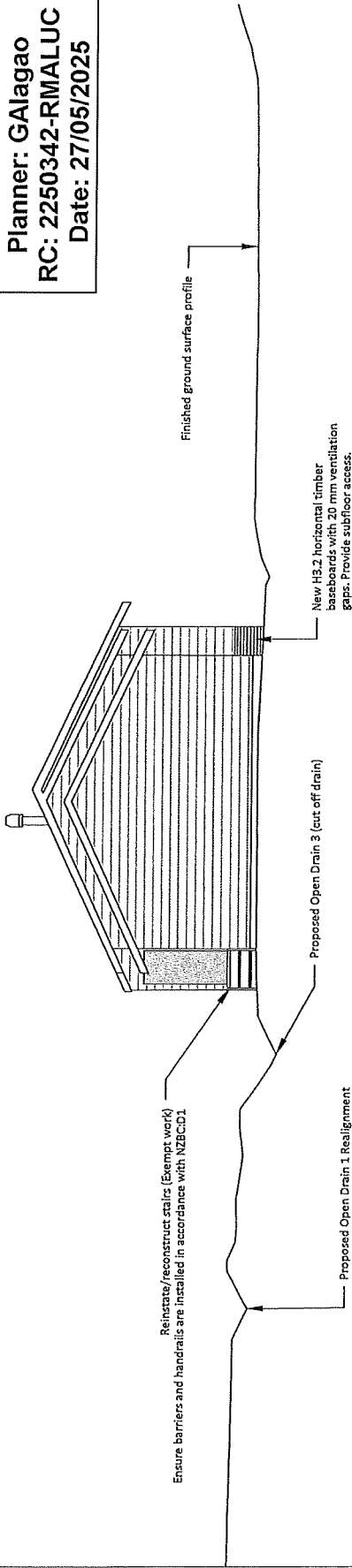
NOTES:
1. Contractor to inspect cladding after removal of existing deck and remediate and cladding where necessary in accordance with manufacturers specifications. This includes ensuring all cladding is installed in accordance with all relevant building code clauses.

THIS PLAN COMPLIES WITH OUR CALCULATIONS WITH REFERENCE TO PRODUCER STATEMENT 1 - DESIGN
REFERENCE: J15679
T. Drupsteen, S.E.C.P.Eng (REG NO:51652), IntPE
250225
Date



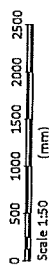
C NORTHERN ELEVATION
05 SCALE (A3) 1:100

APPROVED PLAN
Planner: Galagao
RC: 2250342-RMALUC
Date: 27/05/2025



D SOUTHERN ELEVATION
05 SCALE (A3) 1:100

GENERAL NOTES:
1. Building Floor Plan has been created from existing drawings, council records, site measurements and photographs. It is therefore essential for the contractor to check and verify all dimensions, levels and angles on site before the commencement of work. Should there be any discrepancies the designer should be notified immediately.
2. No changes to the existing dwelling floor plan are proposed.



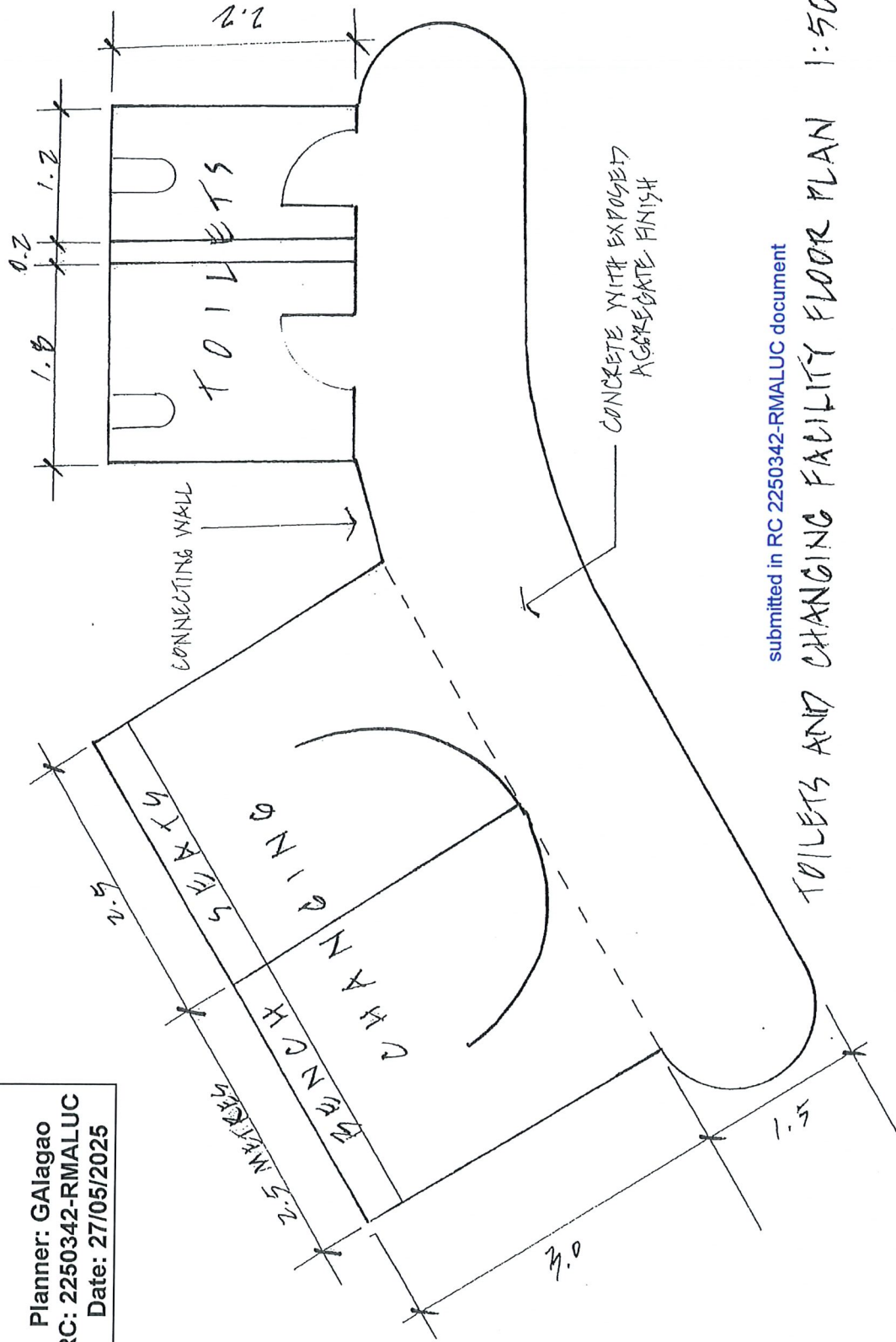
 VISION CONSULTING ENGINEERS	CLIENT IPIPIRI NATURE CONSERVANCY TRUST	PROJECT RELOCATE SECONDHAND RESIDENCE LOT 1 DP 83827 TE AKAU (ELLIOT BAY)	DRAWING TITLE NORTHERN AND SOUTHERN ELEVATIONS	FOR BC			
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				DRAWN	CS	14/02/2025	SHEET 08
				CHECKED			PROJECT J15679
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APPROVED PLAN

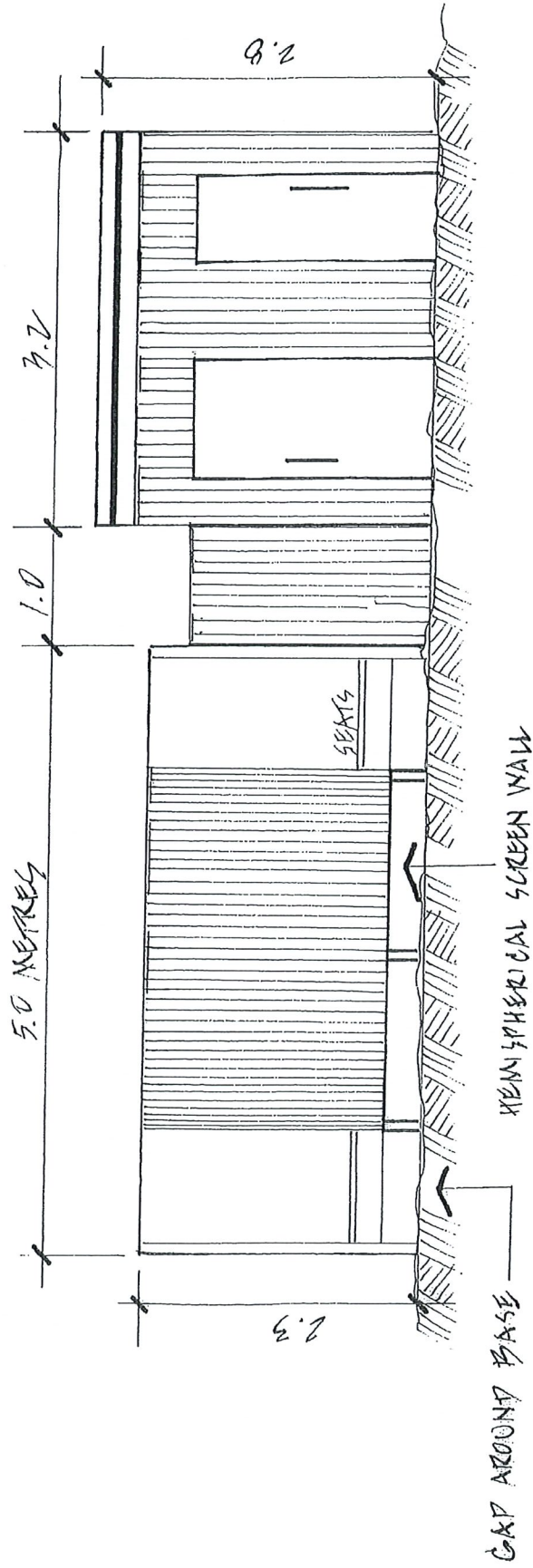
Planner: Galagao

RC: 2250342-RMALUC

Date: 27/05/2025



submitted in RC 2250342-RMALUC document



submitted in RC 2250342-RMALUC document

TOILETS AND OPEN-ROOFED CHANGING SPACES
FRONT ELEVATION 1:50

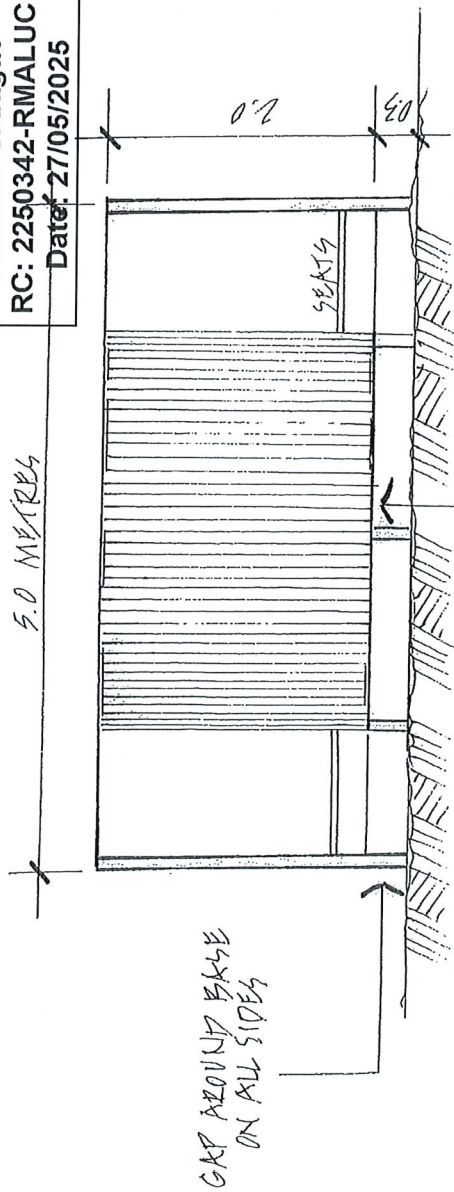
APPROVED PLAN

Planner: Galagao

RC: 2250342-RMALUC

Date: 27/05/2025

APPROVED PLAN
Planner: Galagao
RC: 2250342-RMALUC
Date: 27/05/2025



HEMISPHERICAL SCREEN WALL

submitted in RC 2250342-RMALUC document

OPEN-ROOFED CHANGING SPACES
FRONT ELEVATION 1:50