



15th December 2025

Resource Consents Team
Far North District Council
Private Bag 752
Kaikohe 0440

Attention Team Leader Resource Consents

RESOURCE CONSENT (LANDUSE) APPLICATION FOR CHRISTIAN MAIROLL AT 908 PURERUA ROAD, KERIKERI.

Zenith Planning Consultants have been engaged by Christian Mairoll to prepare a resource consent application for a new dwelling at 908 Purerua Road, Kerikeri.

I have attached the following information in support of the application:

- Completed Application Form
- Planning Report and Assessment of Effects
- Building plans
- Current Certificate of Title and legal instruments
- Landscape assessment
- Engineering report

The applicant has paid the application fee online using the reference Mairoll RC.

Should you have any queries in respect to this application please contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read "Wayne Smith".

Wayne Smith
Zenith Planning Consultants Ltd
Principal | Director
BPlan | BSocSci | MNZPI
wayne@zenithplanning.co.nz
mob: +64 (0) 21 202 3898

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? Yes No

2. Type of Consent being applied for

(more than one circle can be ticked):

- Land Use
- Fast Track Land Use*
- Subdivision
- Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____
- Discharge
- Change of Consent Notice (s.221(3))
- Extension of time (s.125)

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Email:

Phone number:

Postal address:

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

Name/s:		
Email:		
Phone number:	Work	Home
Postal address:	<hr/> <hr/> <hr/>	
(or alternative method of service under section 352 of the act)	Postcode	

6. Address for Correspondence

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

Name/s:

Email:

Phone number:

Postal address:

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

Name/s:		
Email:		
Phone number:	Work	Home
Postal address:	<hr/> <hr/> <hr/>	
(or alternative method of service under section 352 of the act)	Postcode	

** 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:

**Property Address/
Location:**

Name/s:		
Property Address/ Location:	<hr/> <hr/> <hr/>	
	Postcode	

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

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

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

Building Consent Enter BC ref # here (if known)

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

National Environmental Standard consent Consent here (if known)

Other (please specify) Specify 'other' here

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? Yes No

14. Billing Details:

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

Name/s: (please write in full)

Email:

Phone number:

Postal address:

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

Work	Home
Postcode	

Fees Information

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

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)

Signature:

(signature of bill payer)

Date

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Signature:

	Date
--	------

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

Checklist (please tick if information is provided)

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

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

14. Billing Details

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

Name (please print in full)	Christian Mairoll
Email:	christian@mairoll.at
Phone number:	Work 0210482928
Postal address: <small>(or alternative method of service under section 363 of the act)</small>	Home 0210482928 98 Mytton Heights Motueka
	Postcode 7196

Fees Information

An application 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 lodgement 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, including amounts payable by the 20th of the month following issue date. You may also be required to make additional payments if your application requires amendment.

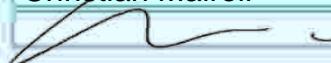
Declaration concerning Payment of Fees

I declare 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 claim to any costs, that I/we undertake to pay all and future processing costs incurred by the Council, without limiting me Far North District Council's right to claim any costs (including the use of debt collector agent(s)) 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, principal 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 print in full)

Christian Mairoll

Signature



Dec 1, 2025

MANDATORY

15. Important Information

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consents 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 37AMC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council, it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](http://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.



Planning Report and Assessment of Effects

Proposed Landuse Consent and Change to a Condition under Section 221 of the RMA

Christian Mairoll

908 Purerua Road, Kerikeri

PLANNING REPORT AND ASSESSMENT OF EFFECTS

1.0 APPLICATION AND SITE DESCRIPTION

1.01 Zenith Planning Consultants have been engaged by Christian Mairoll to prepare and lodge a resource consent application for a new dwelling located at 908 Purerua Road, Russell.

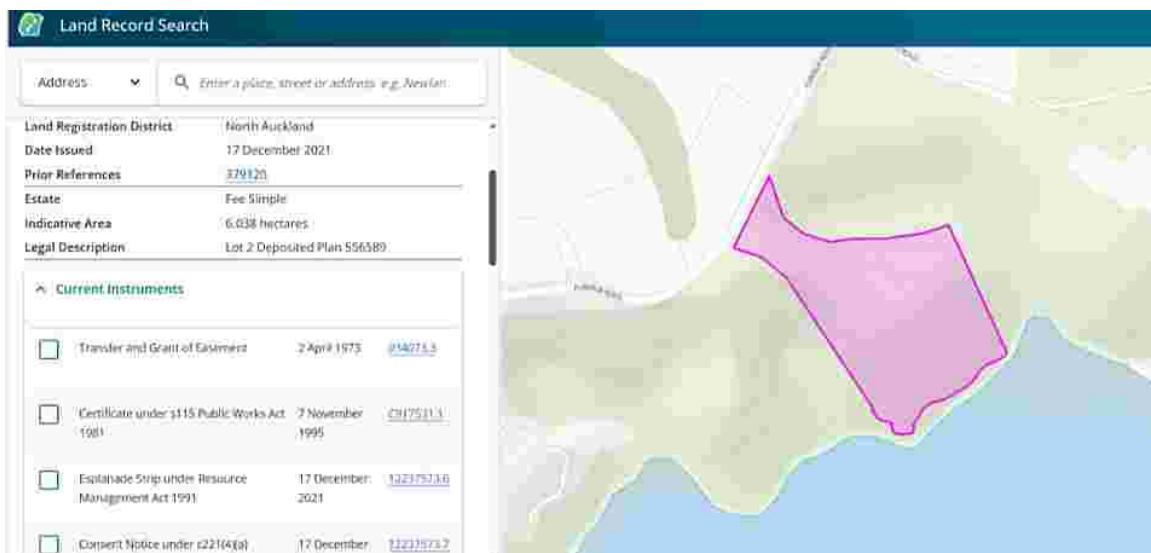
1.02 The application site is zoned General Coastal under the Far North Operative District Plan. The site also has an Outstanding Landscape notation which borders the Coastal Marine Area.

1.03 The property is 6.0380ha in area and has a legal description of Lot 2 DP 556589. The title includes a Section 221 Consent Notice with conditions imposed for future development to comply with as well as some owner obligations. The title includes an approved building envelope in which the proposed dwelling is to be constructed.

1.04 There is an existing ROW easement on the northern boundary which services Lot 1 DP 556589. This access will also be used by the applicant for their access purposes with a driveway branching off this easement as illustrated within the development plans.

1.05 In addition to the ROW easement and building envelope in which the proposed dwelling will be constructed, is an Esplanade Strip which stretches across the Coastal Marine Area boundary with the Te Puna Inlet. The strip is a minimum of 20m wide and links onto other esplanade strips located on adjoining properties.

1.06 The property is densely vegetated in primarily Manuka with small pockets of other indigenous vegetation. The Section 221 Consent Notice only allows vegetation removal within the area identified as part of the building envelope.



1.07 The contour of the land is gently sloping and the drops reasonably steeply down to the coastal boundary.



This aerial illustrates that the entire site is vegetated and similar to adjacent sites. Pastoral farming is located opposite the site and further along the coastline.

1.08 The surrounding area is predominantly farmland with extensive grazing areas and small coastal communities such as Te Tii which includes local amenities and facilities such as schools, a marae, and housing settlements/ areas. Immediate neighbouring properties fronting the Te Puna Inlet are also typically fully vegetated except for the areas developed with a dwelling and related buildings/ infrastructure.

1.09 The development area is not visible from Purerua Road but the development area will enjoy expansive views of the Te Puna Inlet. The key outcome for development within this zone is to ensure that such development blends into the receiving environment and does not result in any adverse visual effect. Some effects can be short term, while construction occurs, or prior to any mitigation measures being fully implemented. These temporary effects should also be managed, remedied, and mitigated as required.

1.10 The proposed development breaches one zone rule and several district wide rules of the operative plan primarily due to the modest allowances afforded within the General Coastal Zone. The key aspect to this proposal is that all breaches (buildings, excavation and filling, and the proposed vegetation clearance) are located within the approved development area.

1.11 The proposed plan has identified the site as being within the coastal environment and this is considered appropriate given the location and that the development falls within a

coastal catchment. The lots is also noted as having High Natural Character which is primarily due to the site almost being entirely covered in vegetation. The full extent of the new rule requirements is not known until the proposed plan is made operative. There have been challenges to rules proposed and there is no certainty over the extent of any rules which may, or may not, apply in the future.

1.12 The development will however be sympathetic to the environment in which it is proposed, with design, selection of materials, colour palettes, and landscaping forming part of those measures.

OPERATIVE DISTRICT PLAN

1.13 The site is zoned General Coastal as illustrated below within the operative district plan (light blue). There is an Outstanding Landscape notation (beige colour) which borders the coastline.



1.14 It is contended within this application that the scale of the proposed development is reflective of the immediate area with the site providing a nominated building area in which the proposed dwelling will be located. The proposed dwelling is an appropriate use for this portion of the site.

1.15 Habitable buildings within the General Coastal Zone require resource consent when they exceed 25m² in size. In this instance with the building platform already approved the consent acts as a compliance check to ensure that any conditions or restrictions imposed and noted on the title such as Section 221 Consent Notice conditions, are complied with. While the location and status of the dwelling is a controlled aspect, the district wide provisions for vegetation clearance and excavation/ filling are required to be addressed.

1.16 There is an Outstanding Landscape notation which applies to the application site, however no development proposed is close to this area, and therefore it is unnecessary to address this aspect.

PROPOSED DISTRICT PLAN

1.17 Council is in the process of preparing a new district plan to replace the current operative plan. The process is lengthy, but is progressing with the Proposed Far North District Plan first notified on 27th July 2022 when submissions were invited to be lodged. The Council has since produced a summary of submissions, closed the further submissions process, and has essentially completed the hearings of submissions. Decisions and recommendations for the plan are expected by the middle of 2026. This will provide clearer guidance on the intended direction of the proposed district plan following consideration of all information.

1.18 Under the Proposed District Plan, the site is zoned Rural Production and also located within a coastal environment overlay illustrated by the vertical lines. Discussions on the impact of this overlay will be detailed later within the report.



Proposed District Plan noting the zoning as Rural Production with a coastal overlay (vertical lines).

1.19 There is also a High Natural Character notation which applies to the site. This is typically applied to areas with extensive vegetation within the respective lots. The following map illustrates this notation.



2.0 APPLICATION PROPOSAL

LANDUSE CONSENT

2.01 The application for landuse consent to establish a new dwelling. The proposal includes excavation and filling and also vegetation removal. The work involved relates solely to the proposed dwelling, outdoor living space and onsite servicing. The proposal breaches a zone rule from the General Coastal Zone and several district wide rules.

2.02 Consideration of the Proposed District Plan has also been completed with particular emphasis on rules which have an immediate legal effect. Only these rules are applicable to the site and proposal. Objective and Policy considerations are relevant for certain types of activity and as required will be assessed.

SECTION 221 CONSENT NOTICE CHANGE

2.03 As part of this application there is a minor change sought to a Section 221 Consent Notice condition concerning fire-fighting requirements. The changes to Condition (ii) are noted separately after the rules assessment. The intent of the requirement is not changed but rather seeks more flexibility and continues to require consultation with Fire and Emergency NZ and compliance with their standards.

OPERATIVE DISTRICT PLAN ASSESSMENT

ASSESSMENT OF RULES UNDER THE FAR NORTH DISTRICT PLAN

2.04 The following table is an assessment of the proposal against the respective rules of the Operative District Plan. There is a small portion of Outstanding Landscape noted but the proposed new dwelling and all related development is located outside of the notation.

GENERAL COASTAL ZONE RULES

RULE	ASSESSMENT
10.6.5.1.1 VISUAL AMENITY (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 (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	The proposed dwelling exceeds the 25m ² allowance and breaches this rule. Resource Consent Required
10.6.5.1.2 RESIDENTIAL INTENSITY Residential development shall be limited to one unit per 20ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m ² for its exclusive use surrounding the unit plus a minimum of 19.7ha elsewhere on the property. Except that this rule shall not limit the use of an existing site or a site created pursuant to Rule 13.7.2.1 (Table 13.7.2.1) for a single residential unit for a single household.	The site is currently vacant of any development and the proposed dwelling (being the first on site) complies with this rule. Permitted
10.6.5.1.3 SCALE OF ACTIVITIES The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed 4 persons per site or 1 person per 1ha of net site area whichever is the greater. Provided that..... Exemptions: The foregoing limits shall not apply to activities of a limited duration required by normal farming and plantation forestry activities, provided that the activity shall comply with the requirements of s16 of the Act.	The proposed dwelling is an exempted activity under this rule and therefore this provision is not relevant. Permitted
10.6.5.1.4 BUILDING HEIGHT The maximum height of any building shall be 8m.	The proposed dwelling complies with the height of the proposed dwelling being below the maximum height rule of 8m for the zone. Permitted
10.6.5.1.5 SUNLIGHT No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions), except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.	The building will comply with the sunlight rule as detailed and confirmed within the building plans.

10.6.5.1.6 STORMWATER MANAGEMENT The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10%.	The total impermeable surfaces will be well below the 10% maximum allowance. Permitted
10.6.5.1.7 SETBACK FROM BOUNDARIES (a) no building shall be erected within 10m of any site boundary, except that on any site with an area of less than 5,000m ² , this setback shall be 3m from any site boundary;	The proposed dwelling will be more than 10m from the property boundary. Permitted
10.6.5.1.8 TRANSPORTATION Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules.	See below
10.6.5.1.9 KEEPING OF ANIMALS Any building, compound or part of a site used for factory farming, boarding kennels or a cattery shall be located no closer than 50m from any site boundary except for a boundary which adjoins the Residential, Coastal Residential or Russell Township Zones where the distance shall be a minimum of 600m.	Not applicable
10.6.5.1.10 NOISE All activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits at or within the boundary of any other site in this zone, or at any site zoned Residential, Russell Township or Coastal Residential, or at or within the notional boundary of any dwelling in any other rural or coastal zone: 0700 to 2200 hours 55 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax Construction Noise: Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".	The proposed activity is considered to be a noise sensitive activity and on this basis will not generate any noise likely to breach the rules. Construction Noise is a temporary activity which occurs over the construction period. With the development being a standard residential dwelling it is not likely to involve a protracted construction period.
10.6.5.1.11 HELICOPTER LANDING AREA A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.	Not applicable
10.6.5.2.2 VISUAL AMENITY 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.	The proposed dwelling is fully contained within the approved building envelope established when the lot was created under a subdivision proposal. Controlled Activity

EXCAVATION AND FILLING – CHAPTER 12.3

12.3.6.1.2 EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL,	The proposed excavation and filling details are denoted on the plans with the following estimated cut and fill volumes. This work will be undertaken within the proposed building envelope and required for access, building platforms, and open space.
--	---

<p>RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES</p> <p>Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Living, Coastal Living, South Kerikeri Inlet Zone, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones is permitted, provided that:</p> <p>(a) it does not exceed 300m³ in any 12 month period per site; and</p> <p>(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.</p>	<p>The estimated quantities are:</p> <p>Total Cut: Approximately 3,280 m³ Total Fill: Approximately 2,400 m³ Topsoil Strip/Stockpile: 480 m³</p> <p>The extent of the works is shown on the JTB Architects "PROPOSED EARTHWORKS PLAN" (Appendix B).</p> <p>The volumes also exceed the 2000m³ allowance and a Discretionary Consent is required</p>
<p>12.3.6.1.4 NATURE OF FILLING MATERIAL IN ALL ZONES</p> <p>Filling in any zone shall meet the following standards:</p> <p>(a) the fill material shall not contain putrescible, pollutant, inflammable or hazardous components; and</p> <p>(b) the fill shall not consist of material other than soil, rock, stone, aggregate, gravel, sand, silt, or demolition material; and</p> <p>(c) the fill material shall not comprise more than 5% vegetation (by volume) of any load.</p>	<p>All proposed fill required will meet these requirements</p>

VEGETATION CLEARANCE

<p>12.2.6.1.1 INDIGENOUS VEGETATION CLEARANCE PERMITTED THROUGHOUT THE DISTRICT</p> <p>Notwithstanding any rule in the Plan to the contrary but subject to Rules 12.5.6.1.1, 12.5.6.1.3 and 12.5.6.2.2 in the Heritage section of this Plan, indigenous vegetation clearance is permitted throughout the District where the clearance is for any of the following purposes:</p> <p>(a) clearance of indigenous vegetation 10 years old or less to establish new exotic plantation forest;</p> <p>(b) to provide clearance for existing overhead power and telephone lines, provided that no more vegetation is cleared or trimmed than is necessary for the safe operation of the utility service; or</p> <p>(c) the removal of trees and other vegetation which, as a result of old age or a natural event such as a storm or erosion, are a risk to the safety of people or property; or</p> <p>(d) the maintenance of existing roads, and private accessways and walkways including for the purposes of visibility and road safety; or</p> <p>(e) the formation and maintenance of walking tracks less than 1.2m wide using manual methods which do not require the removal of any tree over 300mm in girth; or</p> <p>(f) the maintenance of existing open space within 20m of an existing building; or</p> <p>(g) the removal of dead trees, provided that no more vegetation is cleared or trimmed than is necessary for safe removal; or</p> <p>(h) the sustainable harvest of plant material for rongoa Maori (customary medicine); or</p>	<p>The application site is not developed and none of the exceptions noted allow vegetation clearance on site to be considered permitted.</p> <p>Once a dwelling is established within the approved building envelope several of these exemptions will apply.</p> <p>Vegetation clearance is not permitted</p>
---	---

<ul style="list-style-type: none"> (i) the maintenance of existing fence lines, provided that the clearance does not exceed 3.5m in width either side of the fence line; or (j) normal gardening activities which result from the maintenance of lawn and gardens; or (k) the removal is in accordance with an existing use right; or (l) the removal is for a new fence where the purpose of the new fence is to exclude stock and/or pests from the area provided that the clearance does not exceed 3.5m in width either side of the fence line; or (m) creation and maintenance of firebreaks provided that no more vegetation is cleared than is necessary to achieve the practical purpose of the firebreak; or (n) vegetation clearance of land which has been previously cleared and where the vegetation to be cleared is less than 10 years old. 	
<p>12.2.6.1.3 INDIGENOUS VEGETATION CLEARANCE IN THE GENERAL COASTAL ZONE</p> <p>The clearance of indigenous vegetation is a permitted activity in the General Coastal Zone, provided that:</p> <ul style="list-style-type: none"> (a) the vegetation is less than 6m in height or 600mm in girth (measured at a height of 1.5m); and (b) the clearance is not within 20m of a lake (as scheduled in Appendix 1C), coastal marine area, indigenous wetland or continually flowing river; and (c) any clearance involving remnant forest does not exceed 500m² ; and (d) in relation to the total area of any site existing as at 1 February 2005 which has more than 50% of that area in indigenous vegetation, the total clearance does not exceed 1ha or 15% of that area, whichever is the lesser, in any 10 year period; or (e) in relation to the total area of any site existing as at 1 February 2005 which has less than 50% of that area in indigenous vegetation, the total clearance does not exceed 1,000m² of that area in any 10 year period. <p>Note 1: Refer also to Rule 12.1.6.1.2, which applies to vegetation clearance in Outstanding Landscapes and Rule 12.1.6.1.1(d), which applies to Outstanding Landscape Features.</p> <p>Note 2: This rule prevails over the National Environmental Standards Plantation Forestry as it gives effect to Policy 11 of the New Zealand Coastal Policy Statement.</p>	<p>The height of the vegetation on site is variable but will likely exceed 6m in height.</p> <p>The site clearance proposed is as follows:</p> <p>7500m² required for a building platform, access, outdoor living space and fire separation from the residence.</p> <p>All vegetation removal will be within the approved building envelope.</p>

TRAFFIC AND PARKING

<p>15.1.6A.2.1 TRAFFIC INTENSITY</p> <p>The Traffic Intensity threshold value for a site shall be determined for each zone by Table 15.1.6A.1 above. The Traffic Intensity Factor for a proposed activity (subject to the exemptions identified below) shall be determined by reference to Appendix 3A in Part 4. This rule only applies when establishing a new activity or changing an activity on a site.</p> <p>The limitation is 20 traffic movements noting that the first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.</p>	<p>The first dwelling on any site is exempt from the traffic intensity rule. Any other dwelling will generate 10 traffic movements as per Appendix 3A.</p> <p>The proposal is permitted as the original dwelling is exempt and the proposed dwelling generates only 10 daily traffic movements below the allowed 20 traffic movements for the site.</p>
--	---

15.1.6B.1.1 ON-SITE CAR PARKING SPACES Where: (i) an activity establishes; or The district plan requires within Appendix 3C a total of two car spaces per dwelling	The car parking requirement for a dwelling is two spaces which can readily be provided for on site. Permitted
--	--

NATURAL HAZARDS

12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS (a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest; (b) Any trees in a deliberately planted woodlot or forest shall be planted at least 20m away from any urban environment zone, Russell Township or Coastal Residential Zone boundary, excluding the replanting of plantation forests existing at July 2003.	The proposed dwelling is located in an area surrounded by bush. Clearance to 20m is proposed. Permitted
--	--

2.03 The breaches of the operative district plan are therefore as follows:

- Building greater than 25m² within an approved building envelope
- Vegetation clearance
- Excavation and Filling

The resource consent application is Discretionary

PROPOSED DISTRICT PLAN

2.04 The majority of rules within the Proposed District Plan do not have legal effect until such time as Council publicly notifies its decisions on submissions. There are however certain rules that have been identified within the proposed plan which have immediate legal effect and that may therefore apply and need to be considered in assessing this application. Such rules may affect the activity status of the application and may be required to be addressed.

2.05 The rules within the following subject matters have rules with immediate legal effect and these include the following: hazardous substances, scheduled sites or areas of significance to Maori, significant natural areas, scheduled heritage resources – none of these apply as none of these aspects are applicable to the site. Additionally, historic heritage rules, and Notable Trees are also not applicable.

2.06 The only rules which require specific consideration relate to matters around excavation and filling and in particular rules EW-R12 & EW-R13. These two rules have immediate legal effect and are required to be complied with for the activity to be considered as a permitted activity under the Proposed District Plan.

The rules are as follows:

EW-R12 Earthworks and the discovery of suspected sensitive material PER-1 The earthworks complies with standard EW-S3 - Accidental Discovery Protocol.

EW-R13 Earthworks and Erosion and Sediment Control PER-1 The earthworks complies with standard EW-S5 Erosion and sediment control.

- 2.07 The extent of the proposed earthworks is limited to that required to create the driveway, building platforms and outdoor living space within the approved building envelope. The volume of cut and fill does not comply with the allowance for the Rural Production zone and Coastal Overlay and would ordinarily trigger a consent if the applicable rule had immediate legal effect. It is contended that with the rules from both plans having similar thresholds, that the matters to be considered (including the assessment criteria from the Operative Plan), would be sufficient to address the potential effects of the proposed works.
- 2.08 The two related earthworks rules which do have immediate legal effect relate to Accidental Discovery Protocol, which is commonly a requirement of approved resource consent applications. It is also commonly conditioned for developments to have an erosion and sediment control plan prepared, approved, and then implemented. The assessment of effects and application (in general) offers an erosion and sediment control plan and future mitigation measures.
- 2.09 It is contended that these two rule requirements can be readily complied with by conditions of consent, or via an advice note.
- 2.10 On this basis no resource consent is required under the Proposed District Plan. Therefore, none of these rules are applicable and so they do not need to be assessed. However, the application status of Discretionary requires consideration of the zone's relevant objectives and policies.

SECTION 221 CONSENT NOTICE CHANGES

- 2.11 The following change is sought to condition (ii) which concerns water provision on site for firefighting purposes. The changes seek to provide a degree of flexibility to the condition and eventual outcome which remains and continues to require input from Fire and Emergency New Zealand for any proposal sought. The wording has been suggested by Vision Consulting Engineers who had several discussions with FENZ in reaching the alternative wording.
- 2.12 The current condition reads as follows:

"In conjunction with the construction of any dwelling on the lot 2, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509"
- 2.13 The updated and revised wording sought is as follows:

"Upon construction of any habitable building, sufficient water supply for fire fighting purposes is to be provided and be accessible by fire fighting appliances in accordance

with Council's Engineering Standards 2023 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS 4509:2008'. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ."

- 2.14 The outcome of the change enables flexibility without compromising the intended outcomes and for a site which is a reasonable distance from the closest fire alliance in Kerikeri. This safety aspect is important to the applicant and his family to maintain their personal safety should any event occur where an emergency water supply is required. In addition to the dedicated tanks which will remain full at all times, access to the proposed swimming pool will also provide a source of water.
- 2.15 The changes will require a resolution from Council and a certificate issued under Section 221(3)(c). The applicant agrees to register the documents on the property title via their lawyer and all costs associated with this change will be met by the applicant.

3.0 ASSESSMENT OF EFFECTS

- 3.01 With the landuse resource consent being a Discretionary activity there are no restrictions on the matters to be considered in assessing the application. However, with a building envelope firmly in place and all development occurring within this area, the focus becomes more on the three breaches and what mitigation measures are proposed to minimise potential effects and to conclude that such effects are less than minor.
- 3.02 In this respect the relevant assessment criteria has been used in order to focus on the key matters of consideration. Consideration of other matters are also commented on as considered relevant to provide a complete assessment.
- 3.03 It is necessary to consider the potential of Permitted Baseline and Existing Environment comments in considering the relevant matters to be assessed.

PERMITTED BASELINE

- 3.04 Pursuant to section 104(2) of the Act, when forming an opinion for the purposes of section 104(1)(a) a council may disregard an adverse effect of the activity on the environment if the plan or a NES permits an activity with that effect (i.e. a council may consider the "permitted baseline"). When considering an application for resource consent it is important to reference and place some reliance on Permitted Baseline arguments. This provides the expectation for development proposals within the zone and enables the consideration of the differences between what could be undertaken "as of right" and that which is proposed. When referencing and using "Permitted Baseline" such arguments should not be fanciful but based on realistic proposals and expectations.
- 3.05 In addition to Permitted Baseline considerations, Existing Use Right considerations could also apply especially where the proposed activity is similar in nature and previously lawfully established.
- 3.06 In this circumstance, the construction of most buildings, undertaking modest excavation and filling as well as modest vegetation clearance trigger consenting requirements.

Vegetation clearance is limited to sites with existing activities and this means that the extent of permitted baseline is not useful for the proposed development.

3.07 It is noted however that with a building envelope established (during the subdivision phase) and extensive Section 221 Consent Notice conditions that development within the envelope is expected.

ASSESSMENT CRITERIA EVALUATION

3.08 The following sections address specifically the rule breach matters which are in scope and allow most matters to be considered in evaluating the merits of the proposal. The source of the relevant criteria has either been the general assessment criteria detailed within the breached rule or in Chapter 11 of the Plan.

3.09 The proposal breaches the visual amenity, excavation and filling, and the vegetation clearance rules and is assessed as being a Discretionary activity.

VISUAL AMENITY

3.10 The proposed dwelling and related development is to occur within an approved building envelope established during the subdivision which created the application site. Extensive assessments were completed for what was a non-complying subdivision with extensive controls on built form and related development opportunities.

3.11 The inference of the subdivision consent and the Section 221 Consent Notice condition was that vegetation clearance and excavation and filling could be undertaken in the envelope and no limits were noted despite likely breaches occurring for both aspects moving forward.

3.12 With respect to visual amenity, the landscape architect Christine Hawthorn who was engaged in the original subdivision proposal was asked to comment on the development and its compliance with design expectations for the proposed dwelling and related development. Her report is included in the technical expert attachments and concludes that effects are less than minor and that mitigation proposed, and to be imposed by conditions, will ensure effects remain less than minor.

3.13 As part of Christine's review, wider issues around the extent of excavation and filling as well as vegetation clearance add to the potential visual effects. In these matters there were no obvious concerns raised but mitigation measures to be imposed as part of the consent which the applicant intends to implement.

3.14 The house site location, the existing and proposed access as well as topography all contributed to the breaches for a development proposing to go where it was agreed to be established.

3.15 When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (i) the size, bulk, and height of the building in relation to ridgelines and natural features;

The proposed dwelling is located below the ridgeline and proposes cut to fill works as noted within the volume amounts noted in the assessment. The size of the building is noted within the plans and while the building is long and narrow, it is only single level.

The proposal was considered within the landscape assessment as being acceptable with effects less than minor.

- (ii) the colour and reflectivity of the building;

The proposed colours of the dwelling are recessive and fall within the scope of conditions imposed via the original landscape assessment and confirmed as acceptable within the landscape review provided within this application.

- (iii) the extent to which planting can mitigate visual effects;

Extensive landscaping and plantings are proposed to address the site works proposed and to improve amenity within the building envelope. The proposed plantings will complement the areas of vegetation to be retained and which are protected from any development.

- (iv) any earthworks and/or vegetation clearance associated with the building;

The extent of earthworks proposed exceed permitted allowances and trigger consenting requirements with combined cut and fill volumes for access, building platform and outdoor living space and servicing.

Vegetation clearance is also proposed which is to be undertaken within the approved building envelope. The vegetation clearance is for the purposes of creating an internal access to the building platform, the building platform itself, outdoor living space, areas around the dwelling for fire break purposes and to provide onsite servicing.

Within these cleared areas amenity plantings and targeted landscaping will be completed to reduce potential visual effects from exposed surfaces from excavation and filling as well as breaking up the proposed dwelling. The vegetation to be planted need not be high growing as the dwelling height is modest and well below the permitted allowances when measures from finished ground levels.

- (v) the location and design of associated vehicle access, manoeuvring and parking areas;

Access and onsite manoeuvring is provided on site as indicated on the plans provided. These areas are located on the landward side of the dwelling and not visible from the Coastal Marine Area.

- (vi) the extent to which the building and any associated overhead utility lines will be visually obtrusive;

The presumption made is that utility lines will be buried and therefore will not be visible. Overhead lines in Coastal Environments can trigger resource consent requirements depending on size and location.

- (vii) the cumulative visual effects of all the buildings on the site;

The cumulative visual effects have been assessed as being less than minor and will be further mitigated by appropriate conditions of consent. The proposed smaller buildings and structures will not be visible behind the main dwelling. The main dwelling is low level and the proposed landscaping will break up any perceived bulk of the building.

Exposed surfaces and vegetation clearance will result in temporary effects but these will be negated over time when these exposed surfaces are either landscaped or grassed and the overall landscape plan for the site is completed.

Notwithstanding all the proposed works, the vast majority of the site (more than 87% less the access ROW) will remain untouched with regenerating Manuka.

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

The landscaping plan is to ensure that the proposed plantings blend into the surrounding environment and will maintain a naturalness which is typical of this location. In addition to this blended approach, plant species which exhibit fire retardant properties will be preferred.

- (ix) the extent to which private open space can be provided for future uses;

A portion of the proposed clearance is for practical open space for the dwelling while overall as noted before, over 87% of the site (less the ROW easement) will remain vegetated in its current natural state. While the open space for the dwelling will be usable by the occupier, the bush will largely remain unusable.

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

The building envelope was established under the original subdivision application which was subject to robust consideration and a number of development controls. Compliance with controls and ensuring the development was wholly within the building envelope were key requirements. Visual dominance is not an outcome of this proposal with effects being considered as less than minor.

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

The proposed dwelling will not result in any adverse effect on neighbours as it is contended that they would not be able to view the development area. Distant views of the building envelope would be possible from the Te Puna Inlets and from nearby peninsulas but such views would be distant and not readily visible based on colour palette selections, material choices and measures to reduce the prospect of refection.

3.16 The overall visual effects for the proposed development within an approved building envelope is considered to be less than minor and furthermore considered to be consistent with the conditions imposed on the Section 221 Consent Notice conditions which apply to the site.

VEGETATION CLEARANCE

3.17 The proposed vegetation clearance is 7500m² as estimated in the design plans from the Architect. The purpose of the vegetation clearance is highlighted earlier but essentially covers four areas:

- Building platform
- Outdoor living space
- Access
- Servicing
- Fire risk to residential provisions

3.18 The vegetation clearance is fully located within the approved building envelope located within the site. It is further contended that the building envelope is assumed to be able to be developed within any part of the area. Restrictions are placed on the remainder of the site and therefore, "in principle" the development of this space is acceptable. Where the assessment criteria requires an assessment of the habitat to be completed, it is not considered to be necessary because of the approved building envelope. The overall potential effects for vegetation clearance within the approved building envelope can only be concluded as being less than minor.

3.19 In the exemptions noted within the plan for sites which have more than 50% clearance an area up to 1ha in area can be cleared. Therefore a clearance of vegetation on a similar site with existing pasture of 50% or more would fall within the exemptions. Clearly the site does not qualify as the entire site is currently vegetated except for the ROW access. The proposed works enable access, a building platform with outdoor space and onsite servicing requirements.

3.20 The following assessment criteria is required to be considered and has been commented on accordingly.

(a) the significance of the area assessed using the criteria listed in Method 12.2.5.6;

The area to be developed was accepted for development purposes and the significance of the area is represented by the restriction placed on the majority of the site. No further assessment is required to be completed.

(b) the location and scale of any activity and its potential to adversely affect the natural functioning of the ecosystem;

The local eco-system will remain functional with the protected areas noted on the respective adjoining titles. Effects will be less than minor.

(c) the potential effects on the biodiversity and life supporting capacity of the area;

The identification of a development area within which the proposed dwelling and related requirements will be positioned has been considered in earlier applications and this proposal does not result in adverse effects.

(d) the extent to which the activity may adversely affect cultural and spiritual values;

The proposed establishment of the lot resulted in extensive consultation and the establishment of the building envelopes within the earlier subdivision process. The clearance required provides areas for access, onsite manoeuvring, the dwelling and outdoor living space with separation from remaining vegetation, and onsite servicing.

(e) the extent to which the activity may impact adversely on visual and amenity values;

With the visual amenity rules being assessed as a controlled activity and the development and vegetation clearance restricted to the development area only, the potential effects can only be considered as less than minor. The Section 221 Consent Notice condition requires compliance with landscaping requirements as assessed within the subdivision application. The visual effects are considered to be acceptable and resulting less than minor effects. Some of the vegetation removed will be replaced with native plants which are more fire retardant.

(f) the extent to which adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided, remedied or mitigated;

The extent of adverse effects are avoided by the development being wholly within the building envelope and the remaining majority of the site protected vegetation. The habitat protected on the application site and the adjoining properties complement each other and with other measures such as ongoing pest and weed eradication as well as no cats and dogs enables indigenous fauna to thrive and for people to integrate into this environment.

(g) the extent to which any proposed measures will result in the permanent protection of the area, and the long term sustainability of revegetation and enhancement proposals;

Permanent protection already exists and will remain in perpetuity. Furthermore, additional landscaping will be implemented as noted within the site plan.

(h) whether a voluntary agreement by a landowner to protect indigenous vegetation and/or habitats is registered with the Council;

Section 221 Consent Notice conditions exist which protect vegetation outside the development area, ban cats and dogs on site and involves a pest and weed eradication plan. No further measures are considered necessary.

(i) whether dogs, cats or mustelids will be excluded;

A consent Notice condition already requires this to be undertaken by any landowner or occupier.

(j) proposals for the re-establishment of populations of threatened species, either in areas where the species previously inhabited or other suitable habitat, and/or replanting or restoration of habitats and indigenous vegetation;

This is not considered to be necessary in this instance where development is occurring within an approved development area.

(k) the environmental effect of the increase in residential intensity and/or extra lots in relation to the benefits of achieving permanent legal protection of areas of significant indigenous vegetation and/or significant habitats of indigenous fauna;

This occurrence resulted from the subdivision which created the application site where extensive areas of all lots were formally protected. This application seeks to develop the areas within the respective lots which were identified as being appropriate for development.

(l) the value of vegetation in protecting the life supporting capacity of soil, maintaining or improving water quality and reducing the potential for downstream siltation and flooding;

The proposal includes erosion and sediment control measures which will form part of the construction phase. In the long term, roof water will be harvested as a potable supply and used within the site accordingly.

(m) the extent to which the activity may adversely affect areas of known high density kiwi habitat;

Measures such as “no cats and dogs” and retention of the vegetation outside the development area will contribute to important habitat for fauna such as Kiwi.

(n) the environmental effects of a proposed development in relation to the benefits of achieving permanent protection and/or management of areas of significant indigenous vegetation or significant habitats of indigenous fauna;

Permanent protection already exists as detailed earlier.

(o) the extent to which there are reasonable alternatives to provide for sustainable management;

Options for the management of development were established and this proposal is consistent with those measures.

(p) the extent to which the habitat policies of any national policy statement, the Regional Policy Statement for Northland and the District Plan are implemented;

The development is consistent with relevant requirements and has been previously accepted as appropriate development for the site.

(q) the extent to which other animals or plants that will be introduced as a result of the application and may have a significant adverse effect on indigenous ecosystems are excluded or controlled;

No cat, dogs or mustelids are allowed within the site. Other pets may be present but are unlikely to become a threat to indigenous fauna.

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

A program is required to be implemented but it is not known if this has been implemented at this point in time. A program is required to be implemented and the landowner/ occupier will need to comply with the condition requirements.

EXCAVATION AND FILLING

3.22 The proposed excavation and filling components are detailed within the architect's design plans and addressed within the Engineer's report. The proposed works are required to establish the following elements:

- Proposed internal access and onsite manoeuvring
- Building platforms (house and related smaller buildings including the swimming pool)
- Outdoor living space which includes space for onsite servicing

3.23 The key consideration is that the proposed works are within the approved development area:

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

The measures proposed within the erosion and sediment control plan and distance of the development area from the closest water bodies means that potential effects on these water bodies are less than minor.

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

The site is not used for a productive purpose, and the proposal is not contrary to this consideration.

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

The site is as noted, is heavily vegetated and therefore stormwater runoff would be laboured. The clearance will increase the flow of stormwater but the development area is surrounded by vegetation and insular with no likelihood of reaching a property boundary.

- (d) any reduction in water quality;

There is little likelihood of any reduction in water quality surrounding the site.

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

The proposed dwelling is to be located within an approved building envelope and vegetation clearance, and the required earthworks are all within the envelope. There will be some temporary effects during the construction phase but as there are erosion and sediment control measures and associated landscaping as illustrated the effects will be less than minor. Surrounding vegetation to be retained will assist in screening part of the development area.

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

A portion of the application site closest to the Coastal Marine Area is part of an Outstanding Landscape unit but this is not located where the development area is located. There are no potential effects on this notation.

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

The development area has been selected as the approved development area and as noted previously will retain close to 87% (less the existing ROW) as vegetated. The proposal will not result in any adverse effect on the habitat and fauna within and adjacent to the site.

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

There are no known archaeological or heritage sites within the development area. It is however common practice for an Accidental Discovery Protocol to apply and

this instance is no different. With the proposed dwelling and related works within an approved development area, this would have been confirmed at the subdivision stage.

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

With the development area nominated via the subdivision process, there is a reasonable presumption that cultural and spiritual effects on Maori will have been considered in the original proposal. There was no suggestion within the original application that any concerns on this aspect existed.

Ordinarily a proposed development wholly within the building envelope and not breaching other rules is a controlled activity and the application serves as a compliance check for design, material selections, colour palettes, and landscaping.

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

In reviewing the cumulative effects of the proposed dwelling, it is important to note that the dwelling is located within an area to be developed and which is noted on the title.

The subdivision which created the application site and other adjoining properties was considered in a wholistic manner and the level of development was concluded as being less than minor and not resulting in cumulative effects. The completion of development within this area could not be concluded as having an adverse cumulative effect. The vegetation removal and excavation/ filling is all necessary to establish the dwelling proposed.

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

It is contended that with the measures proposed that potential effects arising from the proposed development are less than minor.

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

There is no impediment to monitoring the proposed development. In the unlikely event that remedial action is required there is no issue with this occurring.

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

Not applicable

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

Not applicable

3.24 The overall effects from excavation and filling are considered to be less than minor. Although the quantities greatly exceed the permitted allowances they are necessary for the effective development of the site and provide a suitable building platform, outdoor spaces and also internal access and manoeuvring. The proposal includes a soil and erosion sediment control plan and proposal which will assist in protecting the receiving environment from potential stormwater runoff and siltation during the construction phases. The finished exposed areas will either be occupied by development, grassed, or landscaped.

3.25 All of the proposed works are to be completed with the area identified as being suitable for development and is surrounded by dense regenerating Manuka and some other indigenous species. This protected vegetation provides a suitable buffer between the closest water bodies.

ESPLANADE STRIP

3.26 The property boundary with the Coastal Marine Area fronts onto the Te Puna Inlet and has an Esplanade Strip being a minimum of 20m wide. The strip is approximately 50m from the edge of the development area with the site works and dwelling further away. The proposal will not result in any effects on the Esplanade Strip.

ASSESSMENT OF EFFECTS CONCLUSION

3.27 The application for a proposed new dwelling has been assessed as being a Discretionary activity with rule breached relating to the following considerations:

- Visual amenity - Controlled
- Excavation and Filling - Discretionary
- Vegetation Clearance – Discretionary

The assessment above concludes that notwithstanding these breaches that the effects of the proposed dwelling are less than minor. The proposed dwelling is to be located within an approved building envelope with the earthworks and vegetation clearance necessary to complete a development expected within this location.

3.28 The title for the application site has an approved building envelope within which all development is to occur. The proposal satisfies this requirement and in principle is compliant. In addition to the building/ development envelope are a number of Section 221 Consent Notice conditions which apply to the site for built form and the future residential use of the site. In considering these aspects the proposal continues to comply with the relevant conditions with some further addressed in the summary below.

- 3.29 There are no restrictions noted in the building envelope in terms of building sizes, excavation and filling, or for vegetation clearance. A reduction in clearance quantities was considered but would then result in a breach of the fire risk to residential rule and compromise elements of the proposed design. Likewise, the excavation and filling proposed enables an efficient and effective use of the site and provides for a dwelling which sits within the environment rather than on top of the land. The proposed cut to fill works to be undertaken, enables this to occur. Measures to mitigate the exposed surfaces are also provided with the erosion and sediment control plan prepared by Vision Consulting Engineering and ultimately the landscaping of the site.
- 3.30 The proposed dwelling comfortably satisfies the visual amenity considerations for a Controlled activity with site works contributing to this aspect. The building is well below the height limits, fits well within the surrounding environment, has materials selected which provide recessive elements, offers a design which results in a low potential for reflective issues to occur, and offers suitable colour palettes and landscaping. The proposal was reviewed by Christine Hawthorn who was the Landscape Architect who prepared the landscape assessment for the original subdivision which identified the building envelopes. Christine concluded that the proposal satisfies the condition requirements and landscape objects.
- 3.31 The final element to the proposal sought minor changes to the existing Section 221 Consent notice – condition (ii) which updates the responsible agency (FENZ) but also provides some flexibility to the means to achieve the suitable water supply while still meeting the standards referenced in the original condition. Preliminary discussions were held between Vision Consulting Engineers and FENZ. The condition still requires compliance with the standard and offers scope to consult on a bespoke design should that route be used for this aspect.
- 3.32 The application is considered to represent a positive development for the immediate area with no adverse effects created or effects which could be considered as minor or more than minor. The proposal is generally consistent with what was envisaged for the site. The proposal for a new dwelling will always contribute to the owner and their families' well being by enabling them to occupy a property which meets their requirements. Effects are considered overall to be less than minor.

4.0 OPERATIVE DISTRICT PLAN – OBJECTIVES AND POLICIES

- 4.01 The following assessment of objectives and policies focuses on the provisions within the General Coastal Zone.
- 4.02 With the application being Discretionary, the presumption is that the proposal may be pushing the boundaries of acceptable development and could be contrary to objectives and policies which apply to the site. The following considerations will provide commentary and details as to how the proposal is generally consistent with key objectives and policies for the zone. The following Objectives and Policies are considered to be the most relevant to the application.

OBJECTIVES AND POLICIES

Objectives

- 10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.
- 10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.
- 10.6.3.3 To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.

Policies

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

10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.

10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

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.

COMMENTARY ON OBJECTIVES AND POLICIES

4.03 The proposed development of a new dwelling is required to be considered in accordance with objectives and policies for the zone with an emphasis on ensuring the potential effects are acceptable and that the overall intent of the zone is satisfied. With the property having an approved building envelope many elements of the above objectives and policies are already addressed. A dwelling will be positioned within the building envelope. The design and selected location requires both vegetation clearance and excavation/ filling to be completed especially when considering the onsite characteristics. These aspects (vegetation clearance and earthworks) while significantly greater than the permitted allowances, does not result in adverse effects or a development considered inconsistent with the relevant objectives and policies.

4.04 The original subdivision addressed matters around the following elements:

- The intensity of development (lots created were around 6ha each);
- Coastal character and amenity values;

- Sought to protect habitat and the fauna within these areas using Section 221Consent notice conditions and covenants;
- Restricted development to the specified area within the site;
- Ensured that the selected area for development did not conflict with heritage or cultural values;
- Provided confidence that an appropriate design could be completed which met the design considerations; and,
- Limited conflict between development and this sensitive location.

4.05 Approximately 87% of the application site will remain vegetated which is protected in perpetuity. The development which includes access and building platforms with space for outdoor living and onsite servicing as well as maintaining the required fire break requires 7500m² of vegetation clearance. While this is a reasonably large area it is noted that under permitted vegetation clearance an area of up to 1ha can be removed if more than 50% of the site is already cleared. This permitted allowance (which does not apply to the application site but could apply to properties opposite the application site) conflict with the intent of the provisions. Any property which is a larger coastal lot would be unable to comply if any access exceeded 75m in length.

4.06 The quantities of vegetation clearance and to establish the site for the proposed dwelling is therefore not unreasonable and it is contended that effects will remain less than minor and that there is no conflict with the key objectives and policies.

SOILS AND MINERALS

4.07 The provisions under Section 12.3 of the district plan provide key objectives and policies which need to be considered in evaluating the merits of any proposal involving excavation and filling. The relevant provisions are as follows:

12.3.3 OBJECTIVES

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

4.08 As noted earlier the potential effects from the proposed excavation and filling will be managed in a way where adverse effects will be avoided, and with proposed mitigation measures, will result in less than minor effects.

12.3.4 POLICIES

12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated.
12.3.4.4 That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.

4.09 A key aspect of this development is that effects on the environment are less than minor. A key matter required to be addressed is prevention of erosion risk and control of any sediment which could occur from the proposed works. The applicant intends to address this through the erosion and sediment control plan which when combined with the dense vegetation surrounding the building platform will reduce risk to the closest water bodies. The proposal does not conflict with these policies.

The application satisfies this requirement as a result of the construction methodology proposed for development.

PROPOSED FAR NORTH DISTRICT PLAN

- 4.10 The proposed district plan has no rules which apply to the proposal other than compliance requirements relevant to excavation and filling. If those requirements are satisfied (and it is noted that they can be), then no further consent is required.
- 4.11 The Rural Production provisions cover the majority of the district but it is those related to the coastal overlay which are the most important. The overlay introduces coastal elements into the decision making framework with key objectives and policies re-emphasising the development opportunities where coastal form is involved. This is also a part of the proposed plan which had significant levels of submissions with a wide spectrum of potential directions noted. On this basis reliance of these provisions would not be prudent until Council issues its decisions following the hearing processes.
- 4.12 Fortunately, the outcomes sought from the coastal environment overlay are not dissimilar to the current General Coastal Zoning which has already been assessed and considered. The following are the key objectives confirm that similar objectives (and policies) are present between both the operative and proposed district plans.

Objectives	
CE-O1	The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.
CE-O2	Land use and subdivision in the coastal environment: <ul style="list-style-type: none"> a. preserves the characteristics and qualities of the natural character of the coastal environment; b. is consistent with the surrounding land use; c. does not result in urban sprawl occurring outside of urban zones; d. promotes restoration and enhancement of the natural character of the coastal environment; and e. recognises tangata whenua needs for ancestral use of whenua Māori.
CE-O3	Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

- 4.13 If there were significant differences or a different zoning and direction for site between the respective plans, then an indepth assessment would be required. However, given the similarities this is not considered necessary and furthermore the development of the site has largely been mapped out with development controls imposed including development location and required mitigation measures. To focus on this extensive range of matters and considerations is not required when the overall intent is not dissimilar to the current set of considerations.
- 4.14 In this respect the proposal does not appear to be contrary to the objectives above of the supporting policies.

5.0 REGIONAL POLICY STATEMENT CONSIDERATIONS

- 5.01 The development of land can be inconsistent with key objectives and policies of the Northland Regional Policy Statement. In this instance, however, there are no matters of relevance which need to be reviewed or considered.

6.0 PART 2 CONSIDERATIONS

- 6.01 The application does not conflict with any matter or consideration under Part 2 of the Act. The proposal provides for the social and economic well-being of the district by improving the environment and enabling appropriate development to be established all while resulting and ensuring the potential effects of the proposal are less than minor.
- 6.02 It is therefore contended that the proposed residential development is appropriate and consistent with the purpose of the Act.

7.0 NOTIFICATION ASSESSMENT S95A TO 95G OF THE ACT

- 7.01 Sections 95A to 95G require Council to follow specific steps in determining whether to notify an application. In considering the conclusions findings within this report are relied upon.

7.02 Public Notification section 95A

Step 1

Mandatory public notification in certain circumstances

- (a) the applicant has requested that the application be publicly notified:
- (b) public notification is required under section 95C:
- (c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

The applicant has not requested public notification and none of the remaining matters as described are applicable.

Step 2 Public Notification precluded in certain circumstances

The criteria for step 2 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:
- (b) the application is for a resource consent for 1 or more of the following, but no other, activities:
 - (i) a controlled activity:
 - (ii) a restricted discretionary or discretionary activity, but only if the activity is a subdivision of land or a residential activity:
 - (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:
 - (iv) a prescribed activity (see section 360H(1)(a)(i)).

The proposed development is a Discretionary residential activity and is precluded from public notification.

Step 3 – Public Notification required in certain circumstances

The criteria for Step 3 are as follows:

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

The NES Regulation (contaminated land) is not relevant as the land has always been residential in nature. The Regulation and related considerations are not relevant.

7.03 Affected Persons Assessment – Limited Notification Section 95B

If the application is not required to be publicly notified, a Council must follow the steps of section 95B to determine whether to limited notify the application.

Step 1: certain affected groups and affected persons must be notified

- (2) Determine whether there are any—
 - (a) affected protected customary rights groups; or
 - (b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

There are no protected customary rights or customary marine titles which apply to the application site.

Step 2: if not required by step 1, limited notification precluded in certain circumstances
The criteria for step 2 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;
- (b) the application is for a resource consent for either or both of the following, but no other, activities:
 - (i) a controlled activity that requires consent under a district plan (other than a subdivision of land);
 - (ii) a prescribed activity (see section 360H(1)(a)(ii)).

The application is not precluded from Limited Notification as neither of the exemptions as described above apply to the application.

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

- (7) Determine whether, in accordance with section 95E, the following persons are affected persons:
 - (a) in the case of a boundary activity, an owner of an allotment with an infringed boundary; and
 - (b) in the case of any activity prescribed under section 360H(1)(b), a prescribed person in respect of the proposed activity.

The proposal is not considered to result in adverse effects on the immediate neighbours who are largely screened from the development or will remain unaffected due to distance from their properties to the application site.

The potential development of the site does not impinge on neighbours boundaries with the the development area set well back form the boundary and dense vegetation screening this development area.

There is no prospect of shadowing effects, visual domination or loss of privacy from the proposal and the proposal does not represent over development or unnecessary development of the site. The potential effects are concluded as being less than minor.

There are no other persons deemed to be potentially affected by the proposed development.

7.04 Notification Assessment Conclusion

Pursuant to sections 95A to 95G it is recommended that the Council determine that the application can be processed non-notified for the following reasons:

- In accordance with section 95A, public notification is not required because the activity is a Discretionary residential activity which is exempted from this process;
- In accordance with section 95B, written approvals were not considered to be necessary from neighbouring property owners. There are no effects resulting from the proposed dwelling which are considered to be minor or more than minor on the adjoining properties. The proposed development is located wholly within the area proposed to be developed and within which vegetation and earthworks can be completed as required to accommodate the development. No persons are considered to be affected by the application; and,
- In accordance with section 95A(9) and 95B(10), there are no special circumstances to require public or limited notification.

8 SUMMARY

8.01 The application site is zoned General Coastal with a portion of the site identified as being Outstanding Landscape. The site has an approved building envelope within which development shall be located and a number of conditions imposed with respect to development which are fully complied with. The proposed building and related earthworks and vegetation clearance are all located within the development area and while triggering district wide rules, are not considered to result in adverse effects.

8.02 The buildings themselves being located within the building envelope and fully compliant with bulk and location requirements are a controlled activity.

8.03 Excavation and filling although exceeding the permitted allowances are required to be completed to construct the internal access, provide a building platform, and provide space for outdoor living and onsite servicing. All of these elements are reasonable

expectations and included as part of the application is an erosion and sediment control plan. Exposed surfaces will be attended to with either buildings, landscaping or grassed.

- 8.04 Vegetation clearance well above the permitted allowance is also required however all of the proposed works are located within the building envelope. The works required are for similar reasons as for the bulk earthworks and necessary for a typical development proposal. Around 87% of the remaining site (which is fully vegetated) will remain in formal protection enabling effects on the receiving environment to be concluded being less than minor.
- 8.05 As part of the visual elements it was important to consider the whole development from a visual perspective by considering the buildings, the vegetation clearance and the excavation and filling. A review of compliance with conditions on this element was undertaken by a landscape architect and suggested mitigation measures were provided as part of the proposal. The conclusion reached was that not only were effects less than nor but the compliance with the visual amenity requirements of the consent notice conditions were satisfied.
- 8.06 The previous subdivision identified areas suitable for development for what was a non-complying subdivision. Matters around heritage and cultural considerations were addressed as part of the site selection process for potential development. Compliance with relevant conditions was also an important requirements which has been met. While excavation and filling as well as vegetation clearance exceeds permitted allowances, the work is to be completed within the building envelope and necessary to achieve the desired outcome presented within the proposed plans.
- 8.07 The final element to this proposal was the rewording of the existing Section 221 Consent Notice condition relating to firefighting requirements. The re-wording sought updates the responsible agency (FENZ) but also provides some flexibility for the applicant moving forward while still complying with the required standards. This updated condition was recommended by the consulting engineer based on more recent requirements in addressing fire risk. Part of the measures and reasons for the additional clearance sought was to reduce the potential fire risk and achieve compliance with the rule. All costs associated with certification and registering the change on the title will be met by the applicant. The effects of this change are less than minor.
- 8.08 On the basis of the above assessments, effects of the proposed dwelling are considered to be less than minor and able to be mitigated by proposed conditions of consent. Ensuring that the development occur within the approved development area is key to this conclusion and the proposed site works (earthworks and vegetation clearance) are necessary to achieve this.
- 8.09 The effects of this proposed dwelling and related works have been assessed and concluded as being less than minor. The effects on the wider environment are also considered to be less than minor.
- 8.10 The proposal is not contrary to relevant objectives and policies of the Far North District Plan, Far North Proposed District Plan or the Regional Planning documents.



8.11 With respect to conditions of consent the applicant would appreciate sighting a draft set of conditions for review and comment (if necessary).

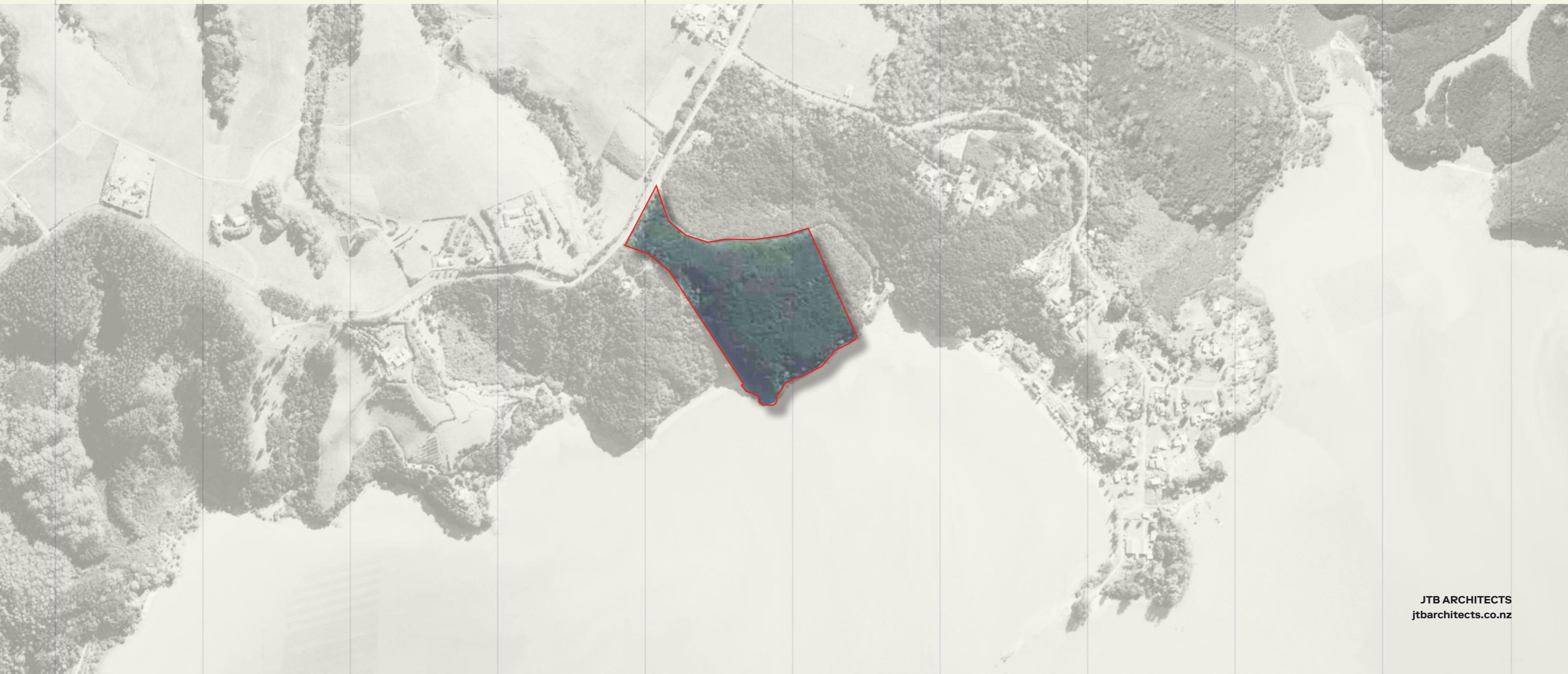
Should you have any queries in respect to this application please contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read "Wayne Smith".

Wayne Smith
Zenith Planning Consultants Ltd
Principal | Director
BPlan | BSocSci | MNZPI
wayne@zenithplanning.co.nz
mob: +64 (0) 21 202 3898

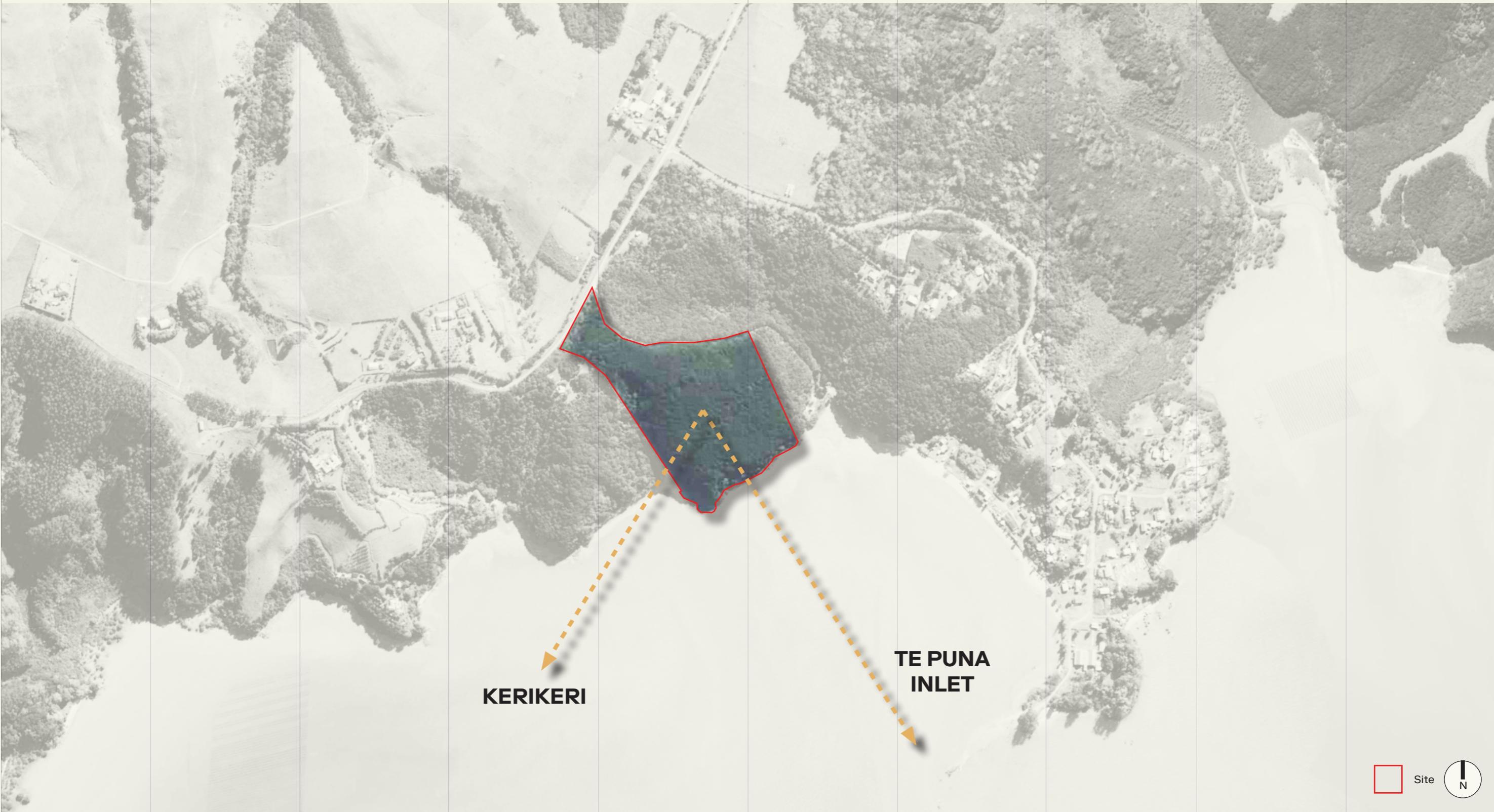
908 PURERUA ROAD KERIKERI



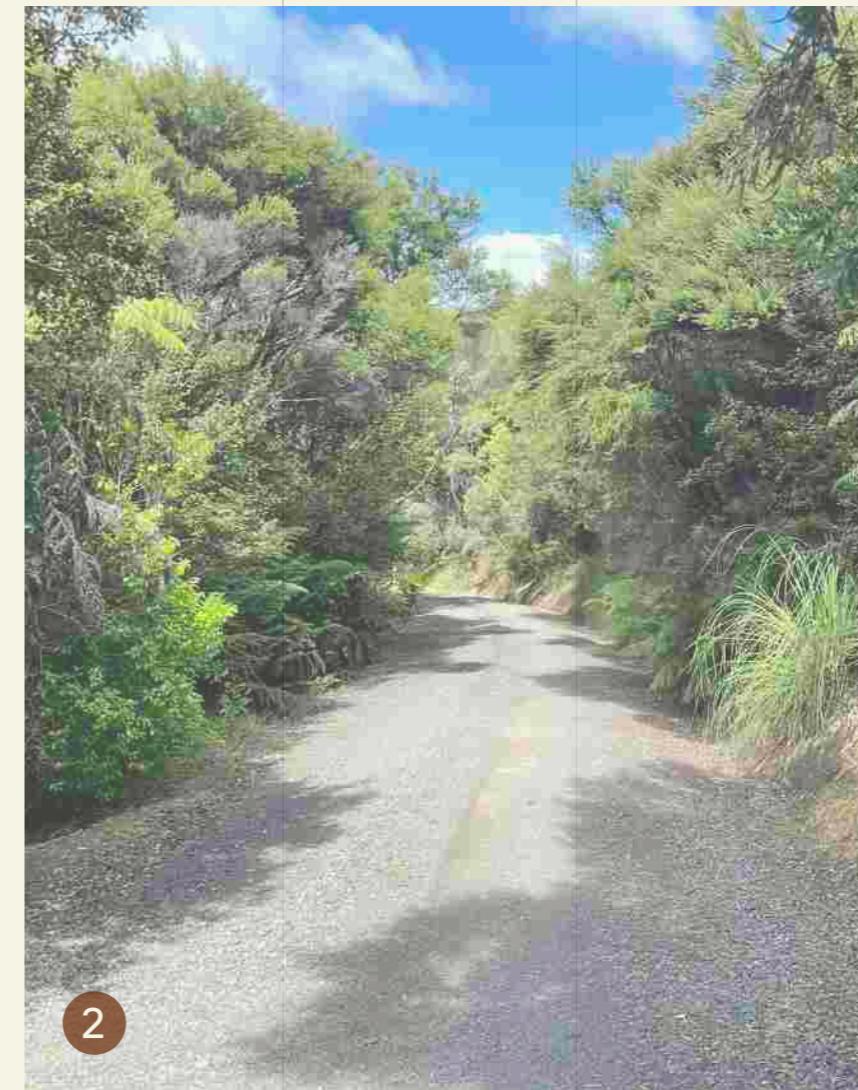
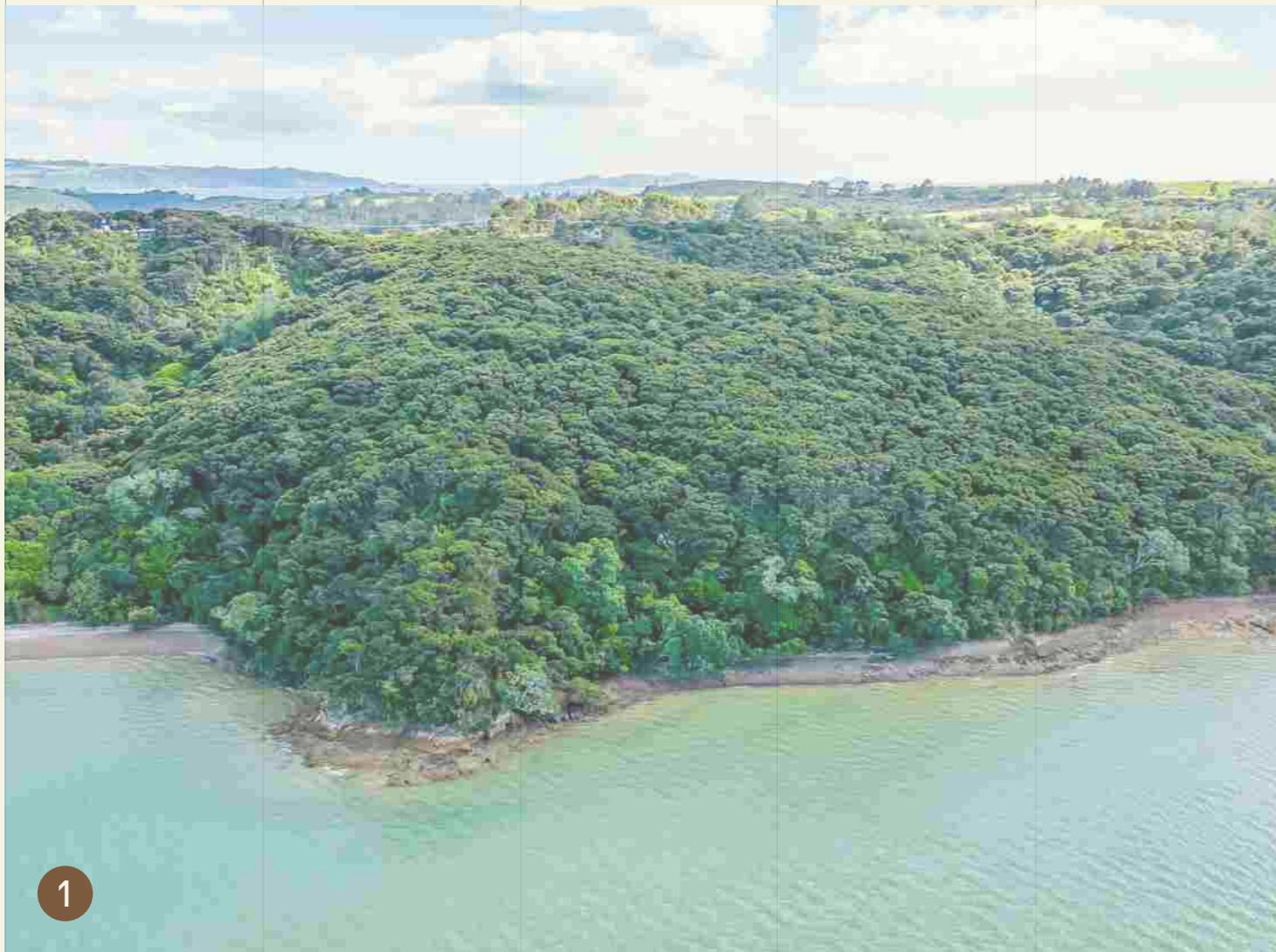
01

SITE LOCATION + ANALYSIS

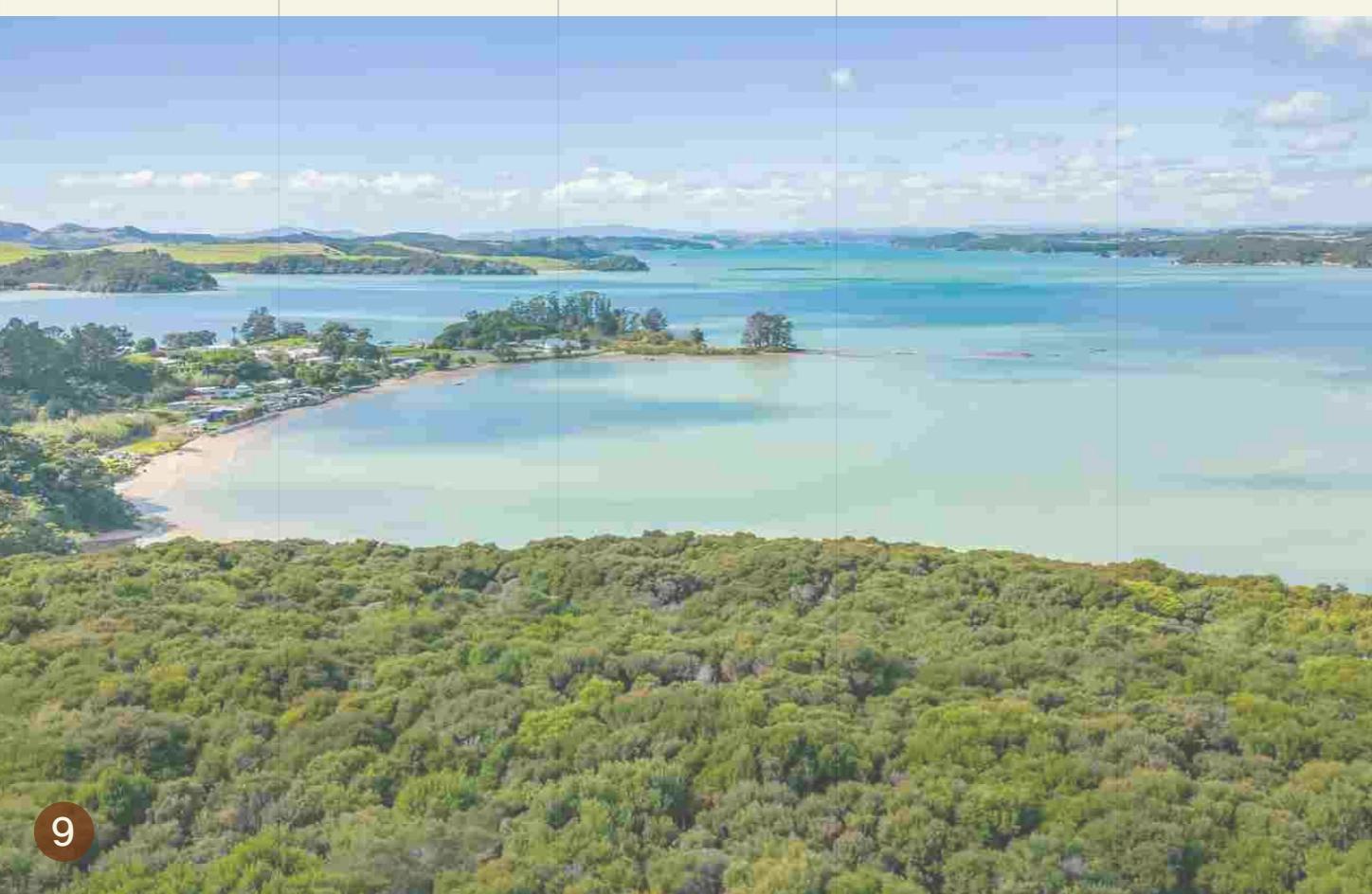
SITE LOCATION



SITE PHOTOS



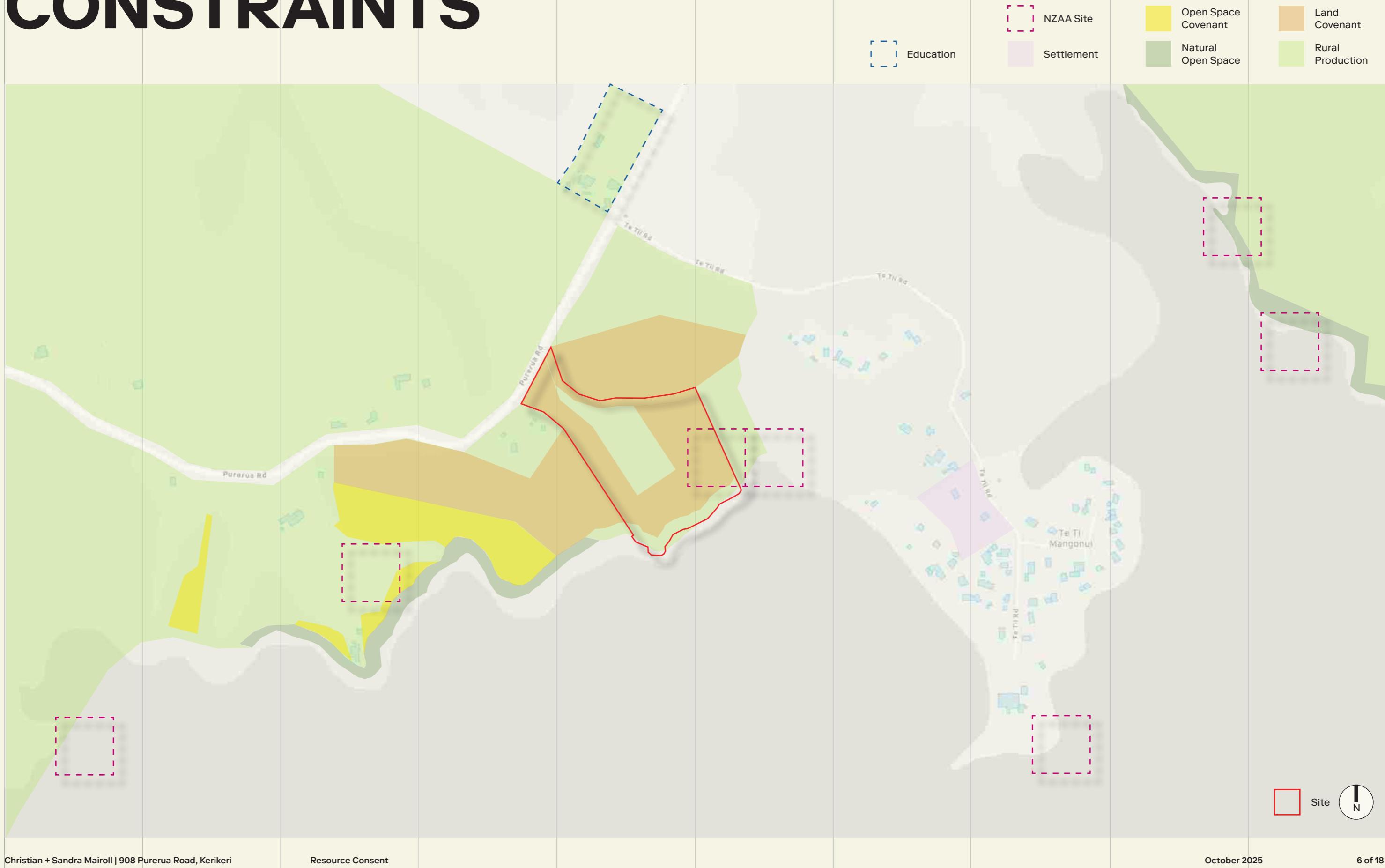
SITE PHOTOS



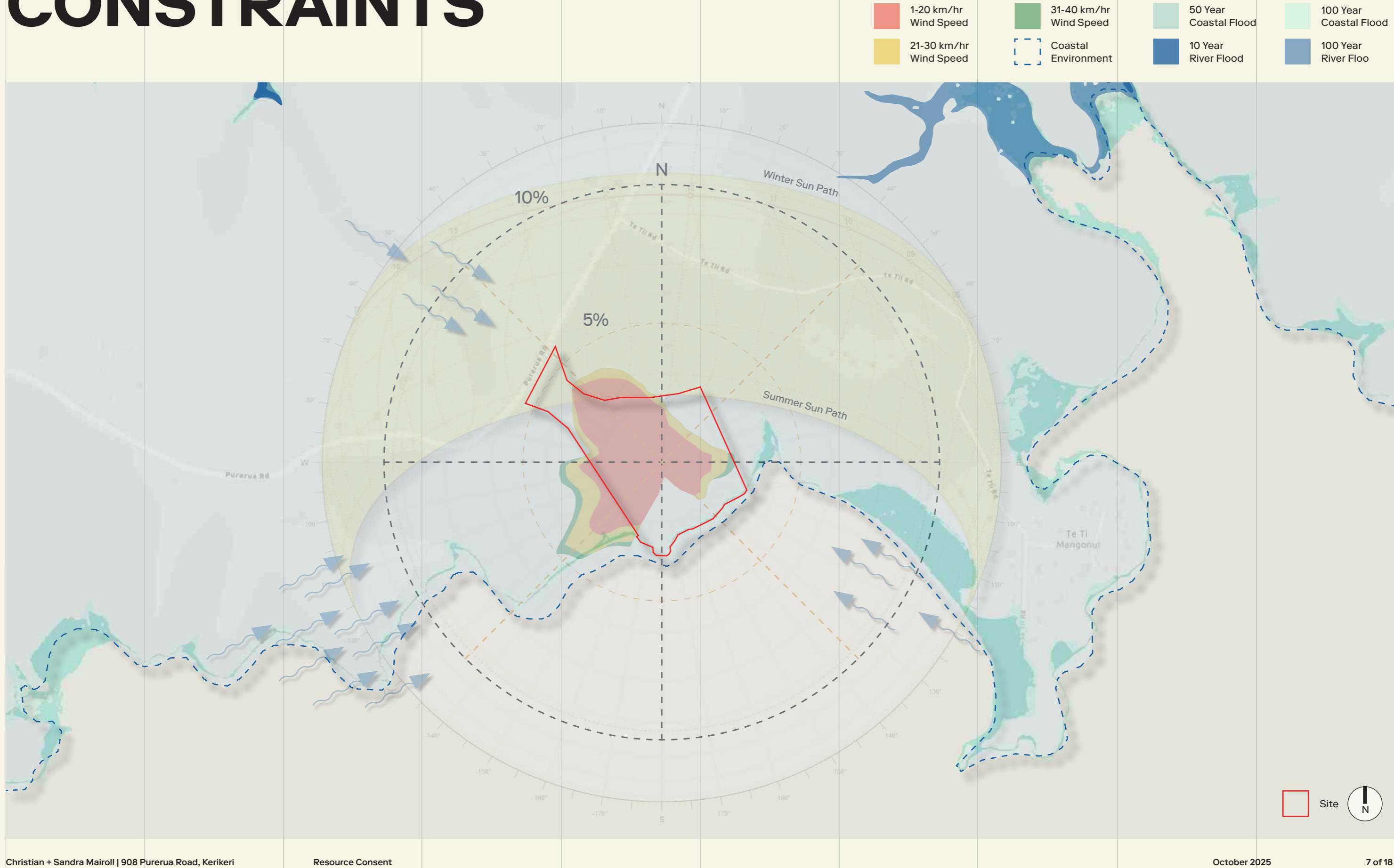
KEY

- 1 Aerial View North West
- 2 View of Site Access Track
- 3 Purerua Road
- 4 Site Shoreline
- 5 Panoramic View North-East
- 6 View To Kaiteriteri Reserve
- 7 View North-East to D'Urville
- 8 Panoramic View North
- 9 View North West to Lagoon
- 10 Storage and Retaining Wall
- 11 View of Lagoon Over Drive

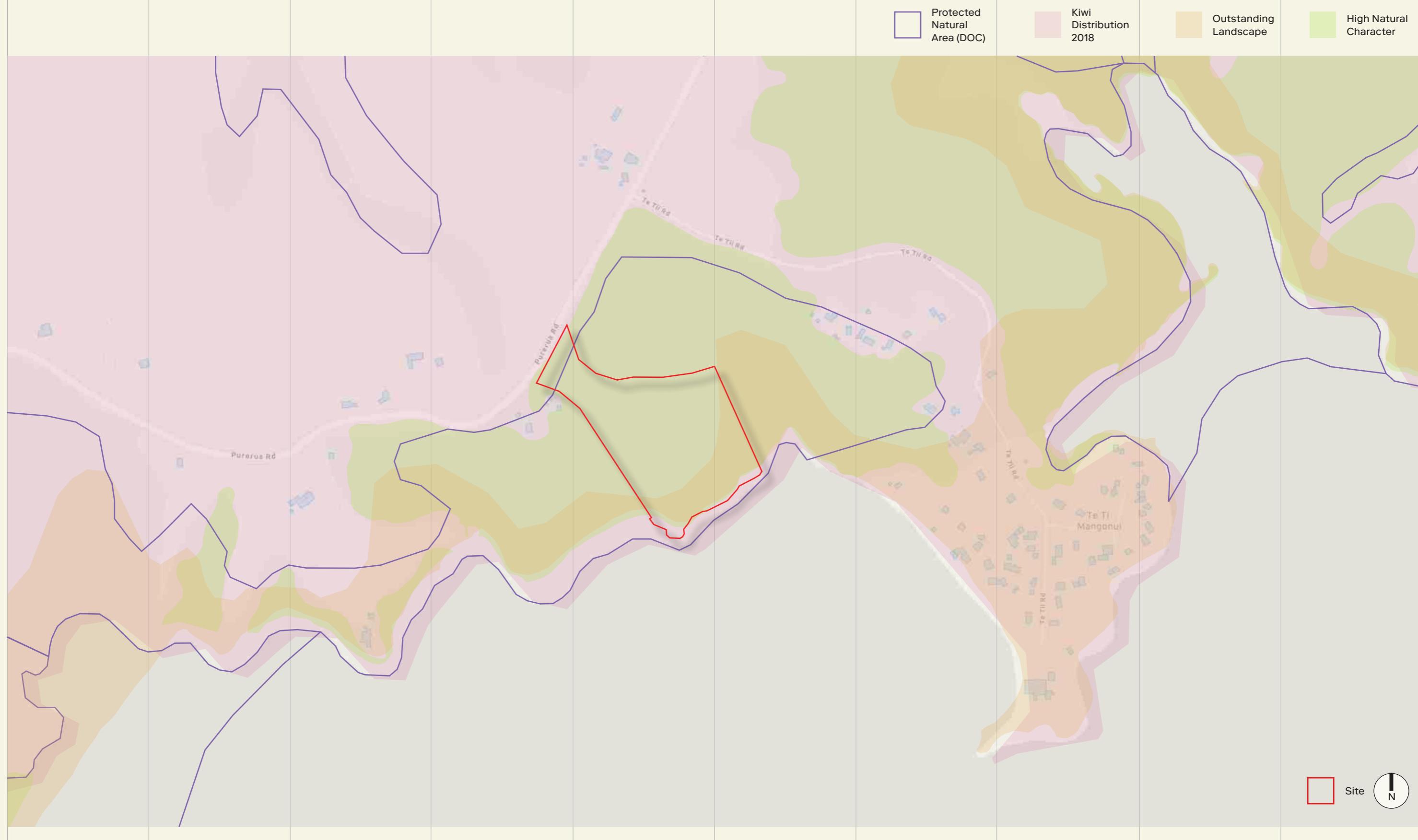
STATUTORY CONSTRAINTS



ENVIRONMENTAL CONSTRAINTS

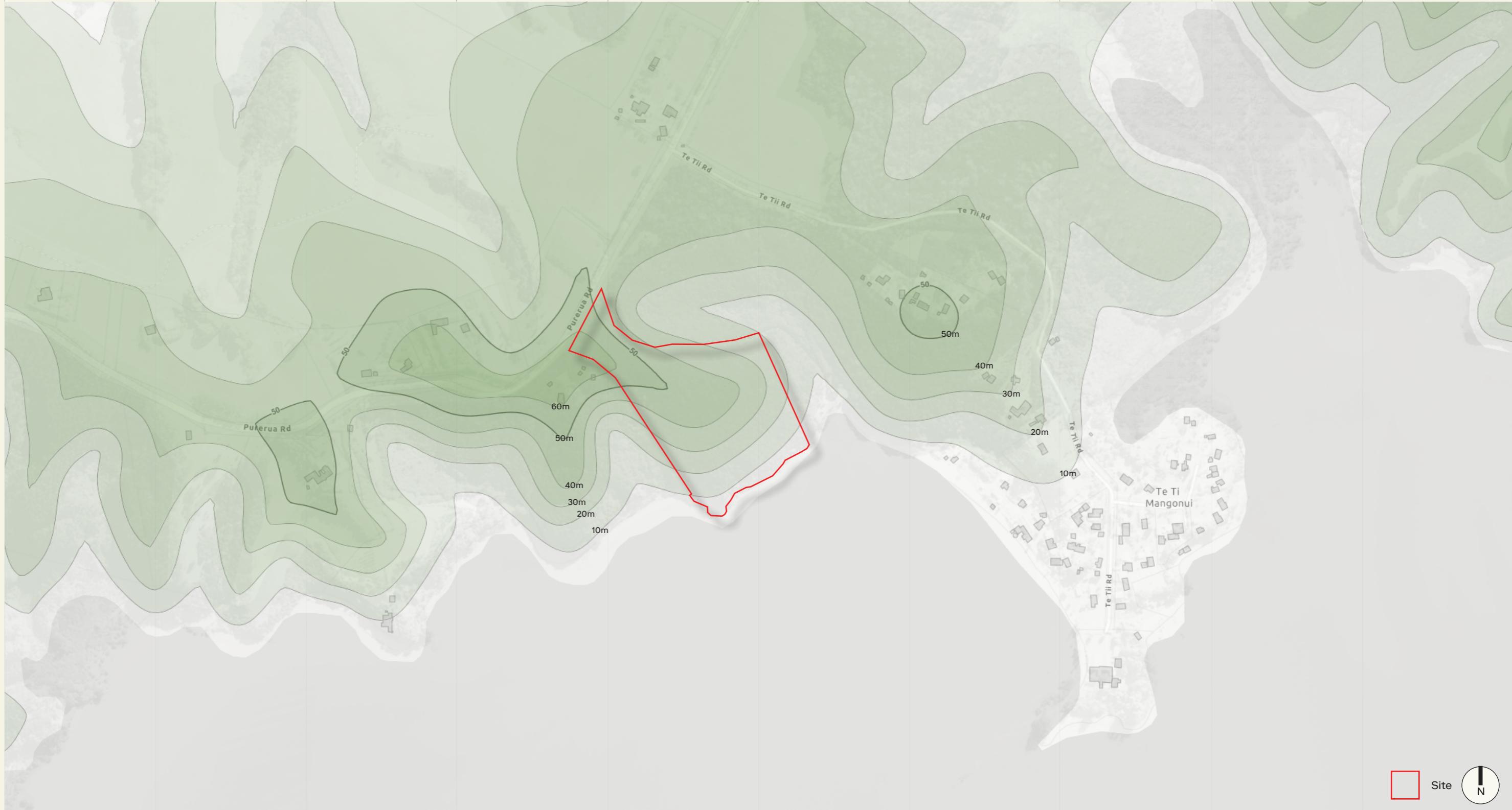


LANDSCAPE + HABITAT CONSTRAINTS



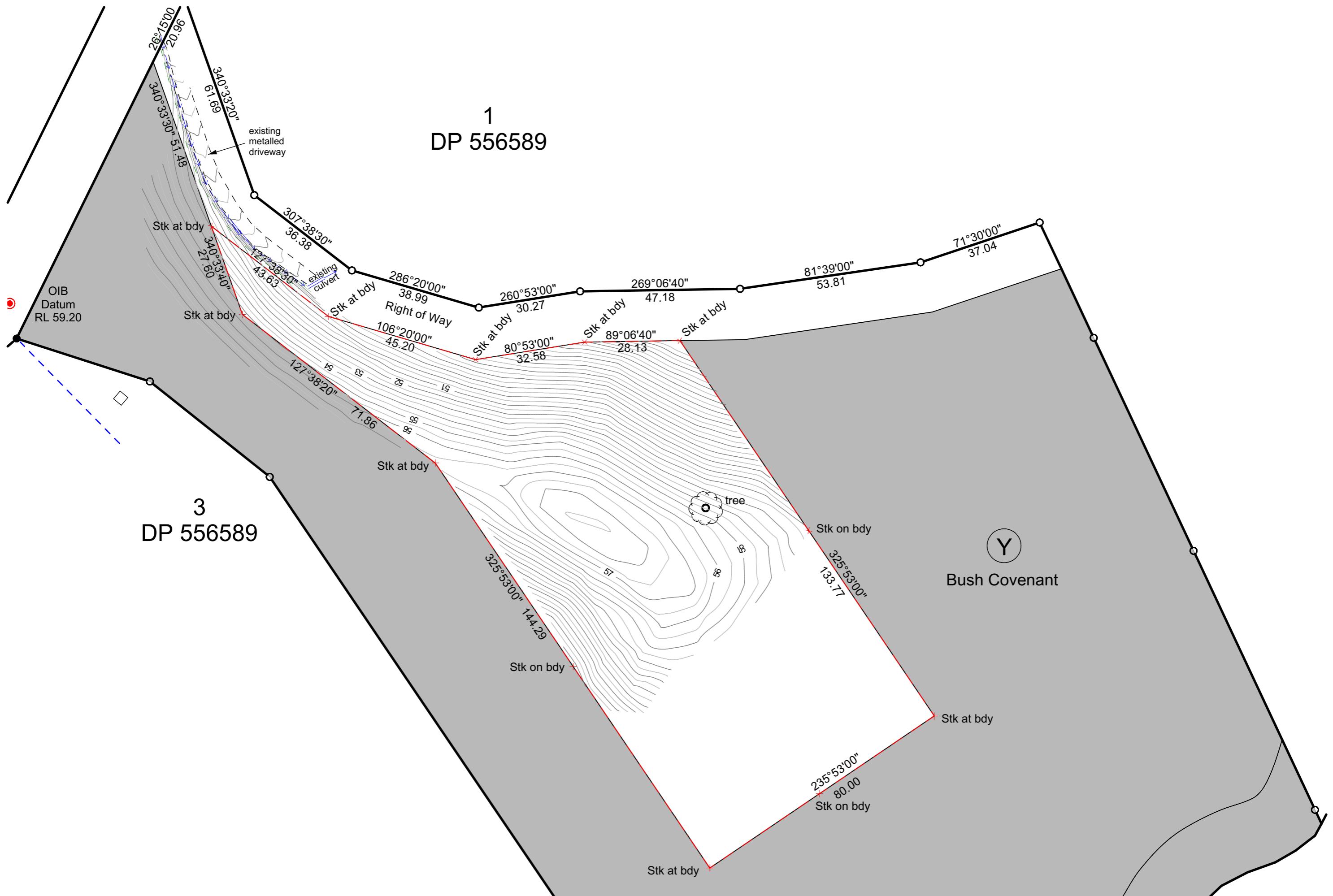
SITE TOPOGRAPHY

 Site
Topography



02

DESIGN PROPOSAL



J T B

JTB ARCHITECTS
jtbarchitects.co.nz



Project Details
Mairoll House

Job Number
Project Address

2482
908 Purerua Road, KeriKeri

Status
Resource Consent

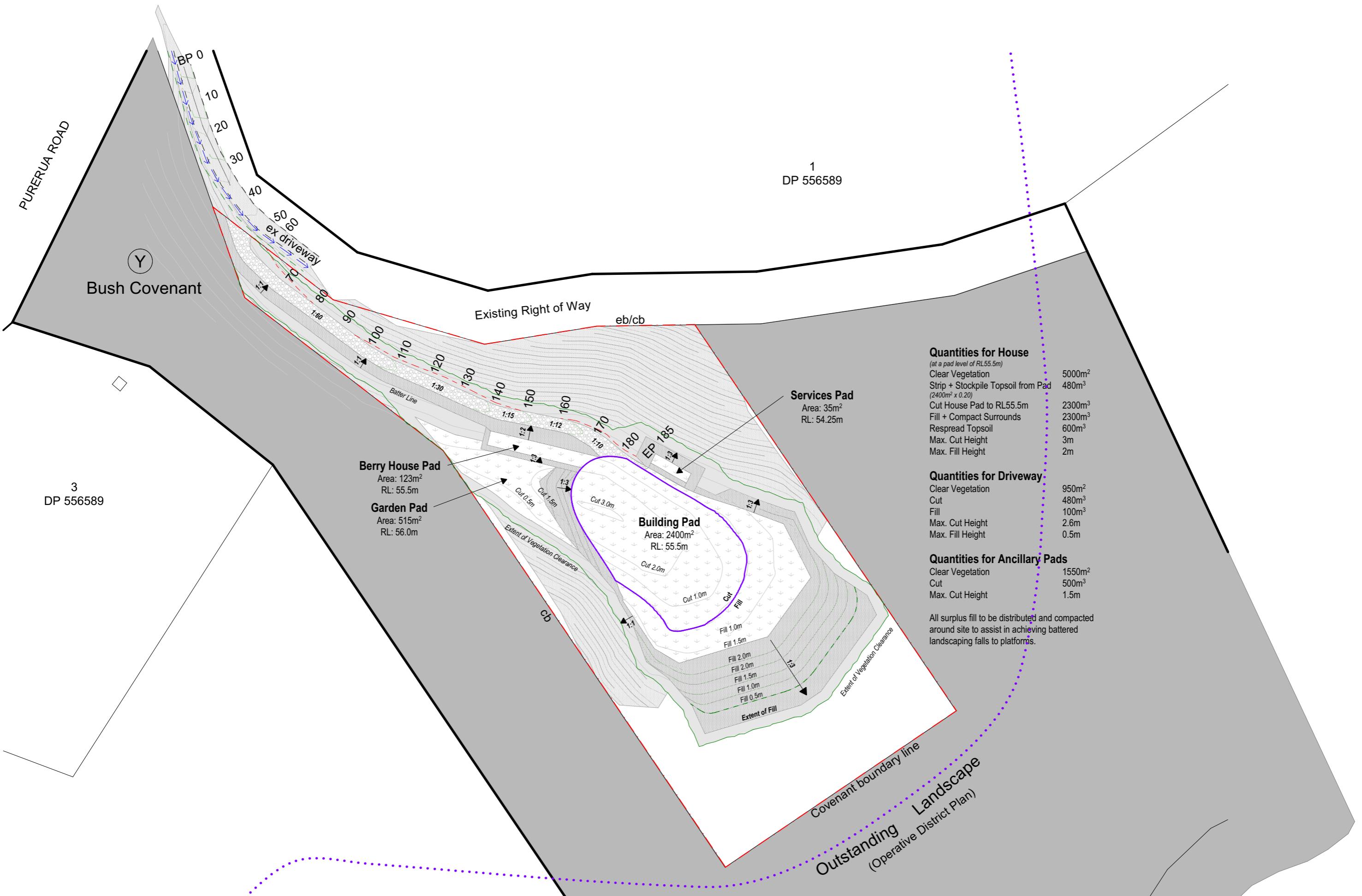
Date
22/10/2025

Drawing
EXISTING SITE PLAN

Scale

Drawing ID
02

Rev
DO NOT SCALE
PRINT IN COLOUR



J T B

JTB ARCHITECTS
jtbarchitects.co.nz



Project Details
Mairoll House

Job Number
Project Address

2482
908 Purerua Road, KeriKeri

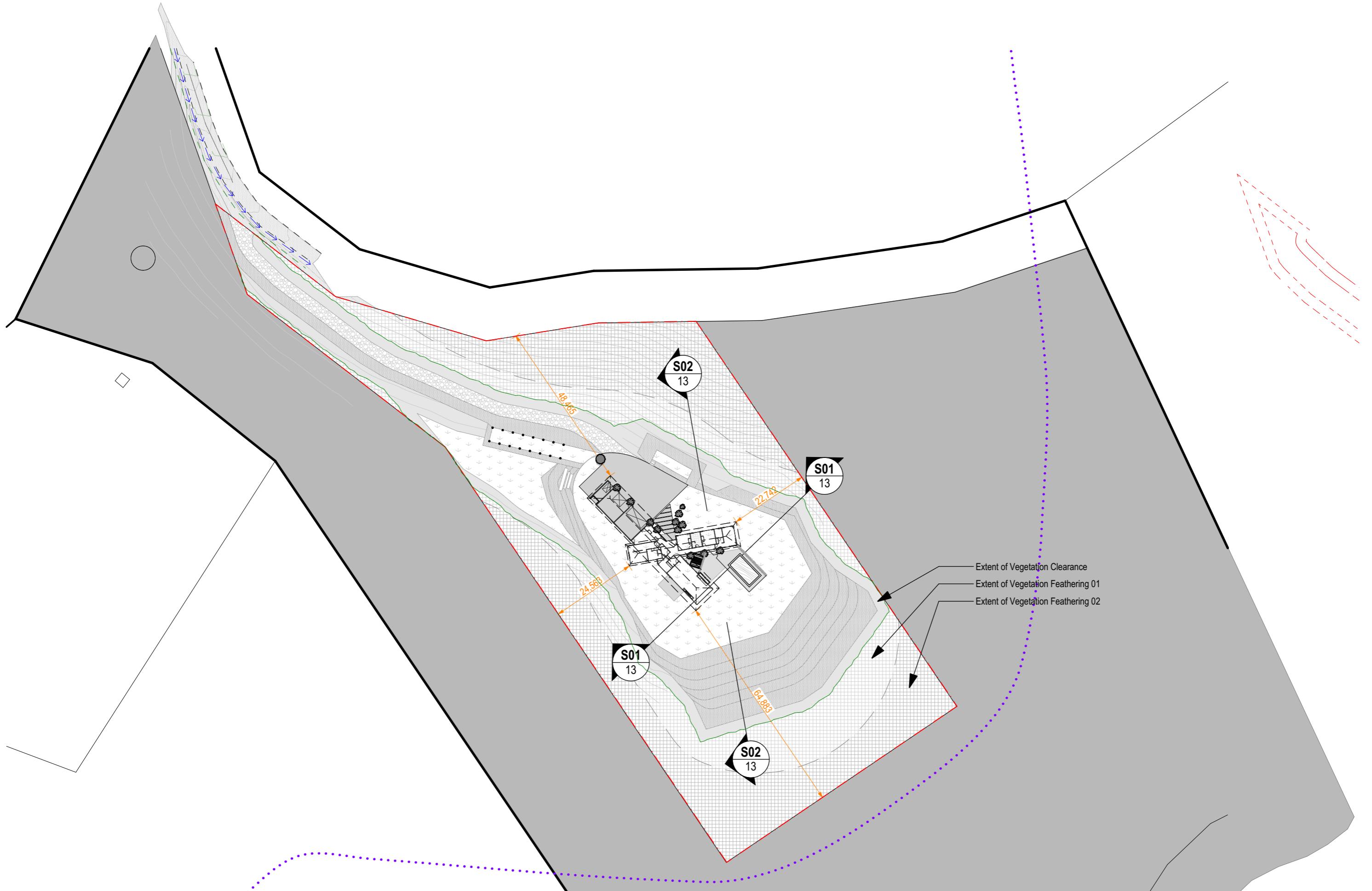
Status
Resource Consent

Date
22/10/2025

Drawing
PROPOSED EARTHWORKS PLAN

Drawing ID
03

Rev
DO NOT SCALE
PRINT IN COLOUR



J
T
B

JTB ARCHITECTS
jtbarchitects.co.nz



Project Details
Mairoll House

Job Number
Project Address

2482
908 Purerua Road, KeriKeri

Status
Resource Consent

Date
22/10/2025

Drawing
PROPOSED SITE PLAN

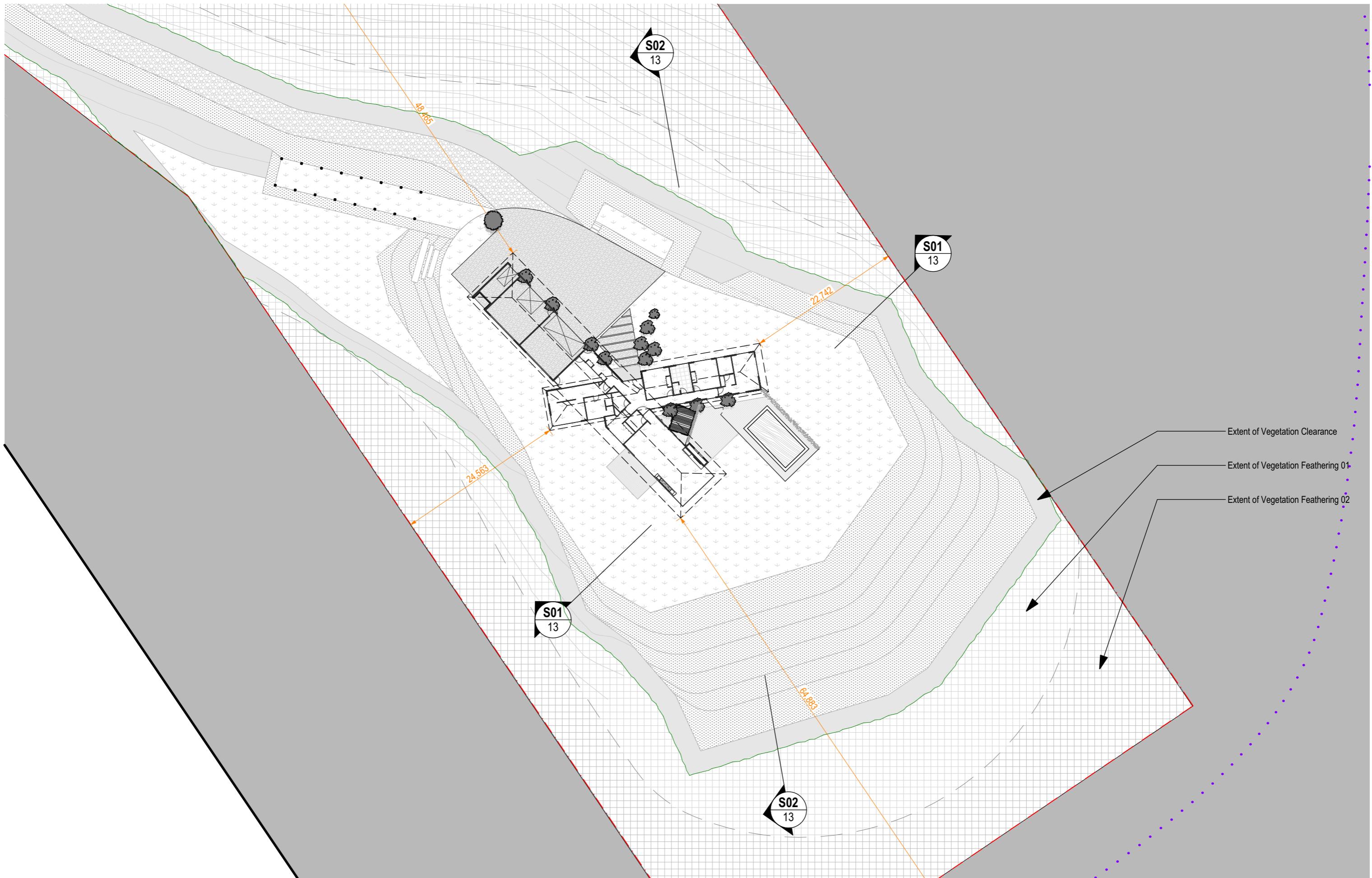
Scale

1:1000 @ A3

Drawing ID
04

DO NOT SCALE

Rev



J T B

JTB ARCHITECTS
jtbarchitects.co.nz



Project Details
Mairoll House

Job Number
Project Address

2482
908 Purerua Road, KeriKeri

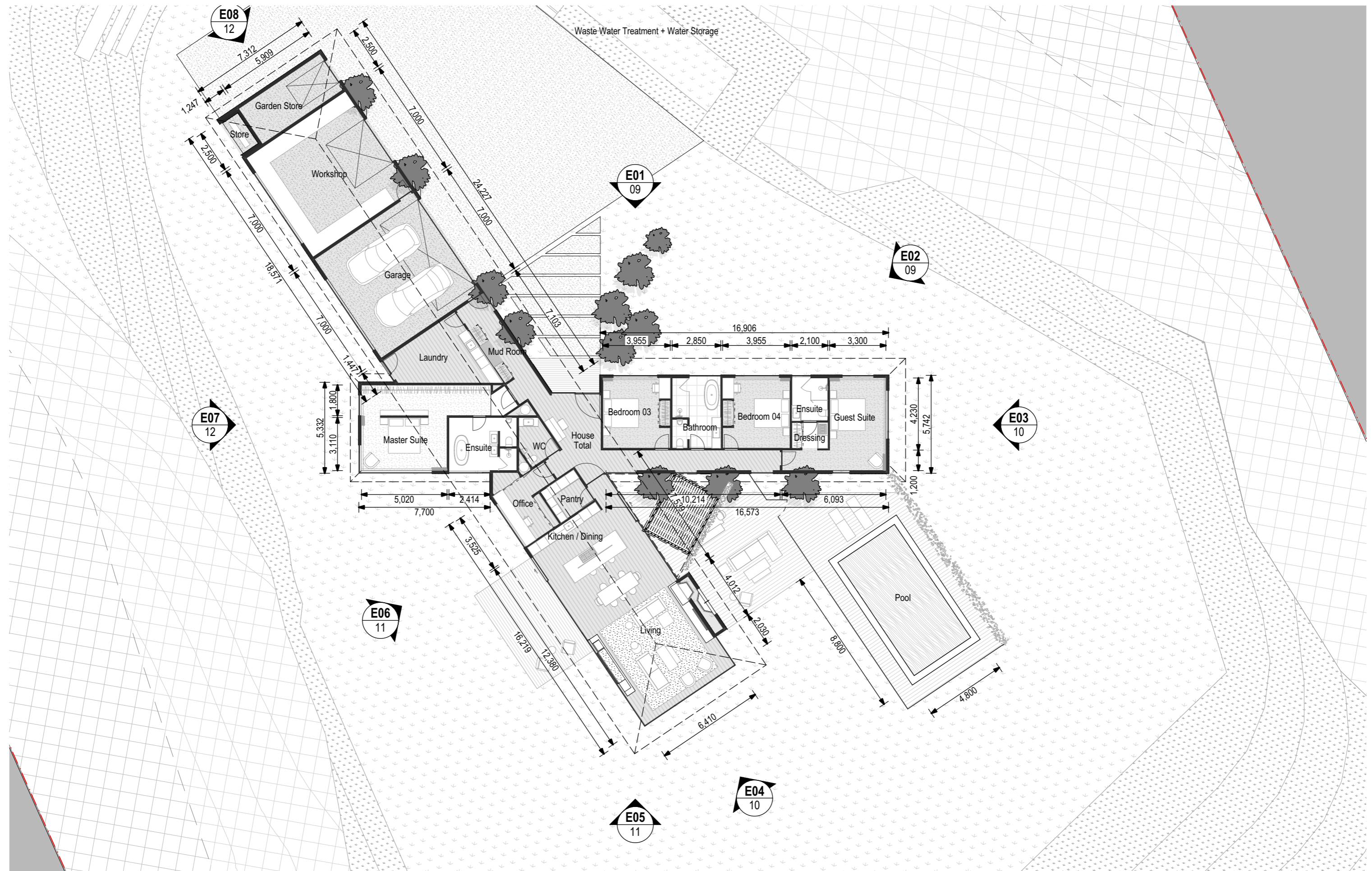
Status
Resource Consent

Drawing
PROPOSED SITE PLAN

Drawing ID
05

Rev

1:500 @ A3
DO NOT SCALE
PRINT IN COLOUR



The logo for JTB, featuring the letters 'J' and 'T' stacked vertically above the letter 'B', all contained within a circular border.

JTB ARCHITECTS
jtbarchitects.co.nz



Project Details

Mairoll House

Job Number
Project Address

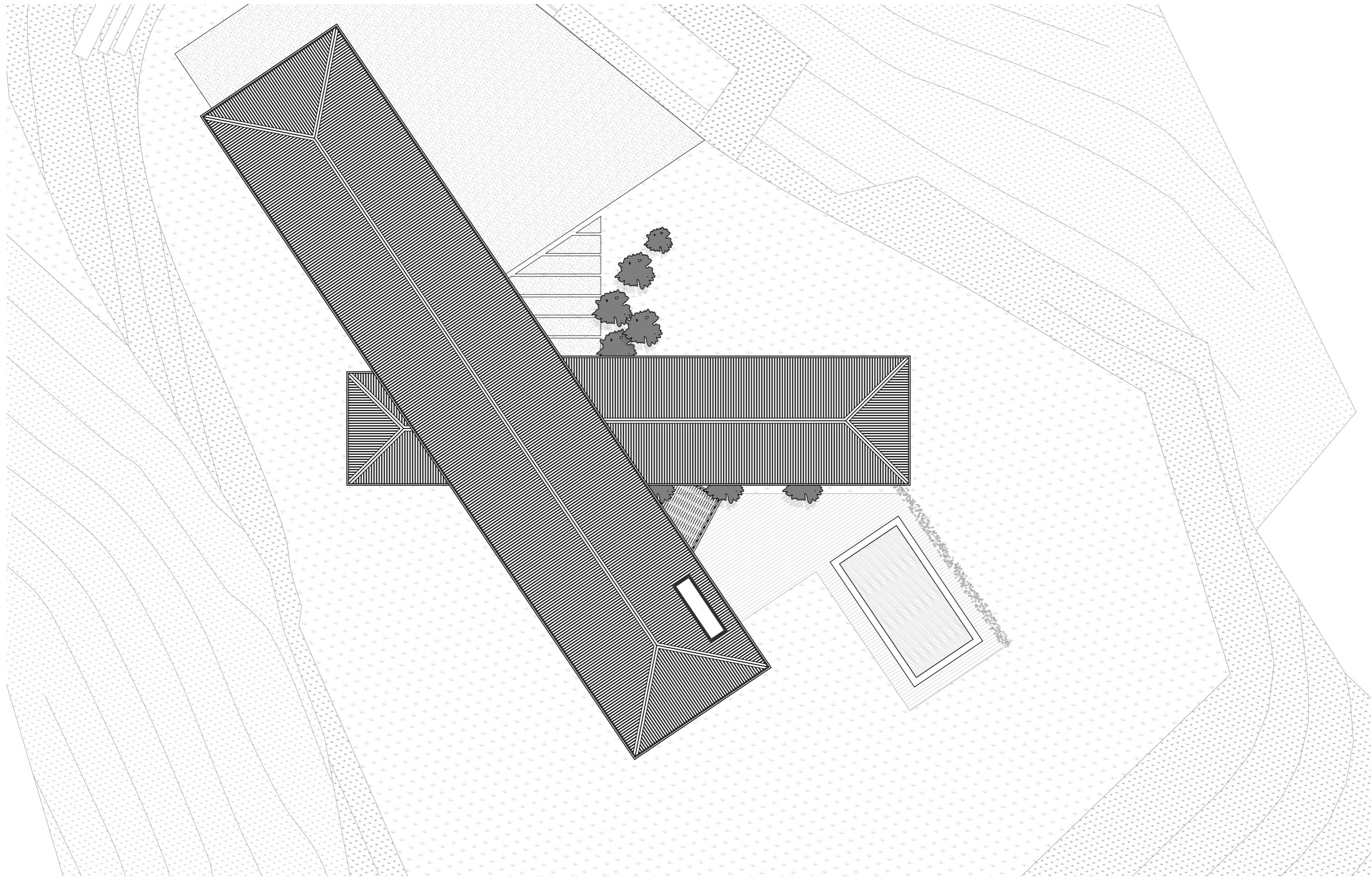
Status **Resource Consent**

2482
908 Purerua Road, KeriKeri

Drawing
GROUND FLOOR PLAN
1:200

Drawing ID
06

Rev



J T B

JTB ARCHITECTS
jtbarchitects.co.nz



Project Details
Mairoll House

Job Number
Project Address

2482
908 Purerua Road, KeriKeri

Status
Resource Consent

Drawing
ROOF PLAN 1:200

Date
22/10/2025

Scale

1:200 @ A3

Drawing ID
07

Rev
DO NOT SCALE
PRINT IN COLOUR



J T B

JTB ARCHITECTS
jtbarchitects.co.nz



Project Details
Mairoll House

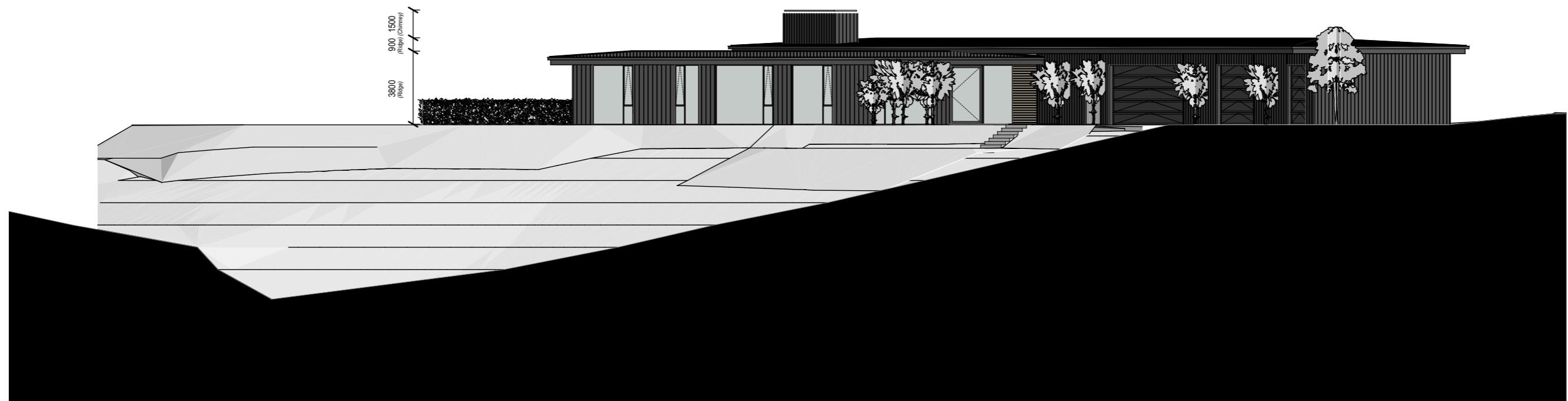
Job Number
Project Address

2482
908 Purerua Road, KeriKeri

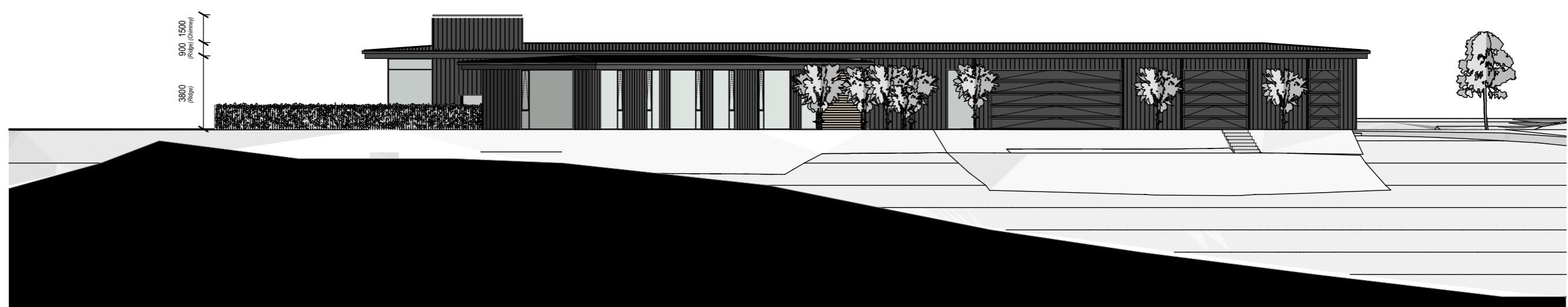
Status
Resource Consent

Drawing
GROUND FLOOR PLAN
1:100

Drawing ID
08



4 06 E01 Elevation 1:200



5 06, 08 E02 Elevation 1:200

J T B

JTB ARCHITECTS
jtbarchitects.co.nz

Project Details
Mairoll House

Job Number
Project Address

2482
908 Purerua Road, KeriKeri

Status
Resource Consent

Drawing
ELEVATIONS 01

Drawing ID
09

Rev

1:200 @ A3 DO NOT SCALE PRINT IN COLOUR



6 06 E03 Elevation 1:200



7 06, 08 E04 Elevation 1:200

J T B

JTB ARCHITECTS
jtbarchitects.co.nz

Project Details
Mairoll House

Job Number
Project Address

2482
908 Purerua Road, Kerikeri

Status
Resource Consent

Drawing
ELEVATIONS 02

Date
22/10/2025
Scale
1:200 @ A3

Drawing ID
10

DO NOT SCALE

Rev



8
06, 08

E05 Elevation
1:200

Wednesday, 22 October 2025 @ 4:43 pm N:\Hollink\JFC_PLN\MOD2482 Mairoll Model - 2025.10.02.pln aaron.bright



9
06, 08

E06 Elevation
1:200

J T B

JTB ARCHITECTS
jtbarchitects.co.nz

Project Details
Mairoll House

Job Number
Project Address

2482
908 Purerua Road, KeriKeri

Status
Resource Consent

Date

Drawing
ELEVATIONS 03

22/10/2025
Scale

Drawing ID
11

1:200 @ A3

Rev
DO NOT SCALE
PRINT IN COLOUR



10
06 E07 Elevation 1:200



11
06, 08 E08 Elevation 1:200

J T B

JTB ARCHITECTS
jtbarchitects.co.nz

Project Details
Mairoll House

Job Number
Project Address

2482
908 Purerua Road, Kerikeri

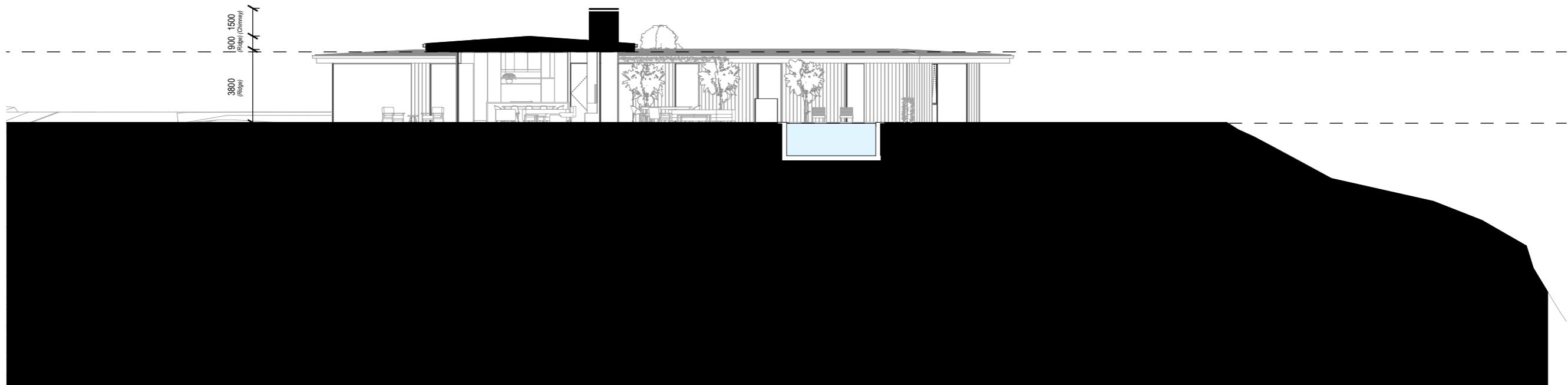
Status
Resource Consent

Drawing
ELEVATIONS 04

Date
22/10/2025
Scale
1:200 @ A3

Drawing ID
12

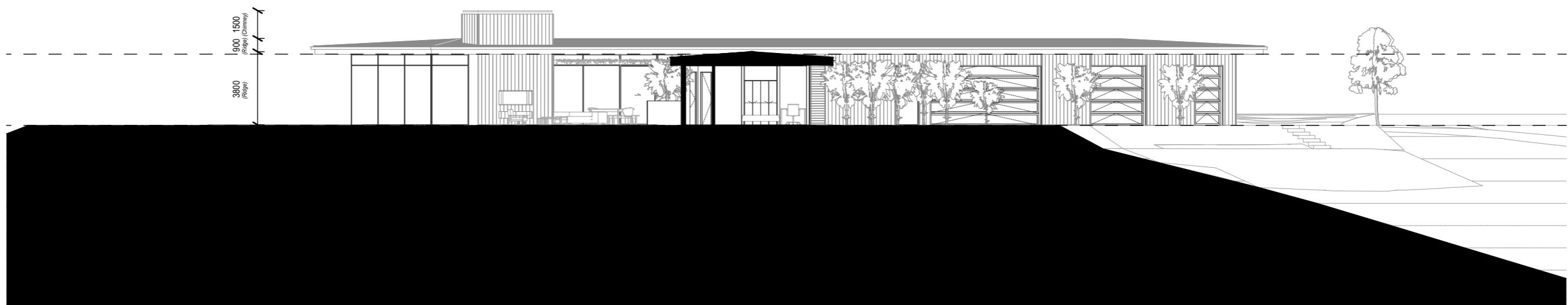
Rev
DO NOT SCALE
PRINT IN COLOUR



12
04, 05

S01 Section
1:200

Wednesday, 22 October 2025 @ 4:43 pm N:\Hollink\Mod12482 Mairoll Modules\2482 Mairoll B886 Purerua Road Kerikeri\1_Hollink_IFC_PLN.MOD\2482 Mairoll Model - 2025.10.02.pif aaron.bright



13
04, 05

S02 Section
1:200

J T B

JTB ARCHITECTS
jtbarchitects.co.nz

Project Details
Mairoll House

Job Number
Project Address

2482
908 Purerua Road, Kerikeri

Status
Resource Consent

Drawing
SECTIONS 01

Date
22/10/2025
Scale
1:200 @ A3

Drawing ID
13

Rev
DO NOT SCALE
PRINT IN COLOUR

03

CONCEPT IMAGERY

CONCEPT IMAGERY



CONCEPT IMAGERY



CONCEPT IMAGERY



CONCEPT IMAGERY



CONCEPT IMAGERY



CONCEPT IMAGERY



AUCKLAND
TĀMAKI MAKURAU
64 9 489 3464
Unit 5c,
187 Queen Street

WELLINGTON
WHANGANUI-A-TARA
64 4 473 9803
Level 1,
28 Cuba Street

NELSON
WHAKATŪ
64 3 548 8781
Studio 180,
180 Bridge Street

CHRISTCHURCH
ŌTAUTAHI
64 3 366 9837
279 Montreal Street

WĀNAKA
64 3 565 7500
Level 1
Brownston House,
21 Brownston Street

**NGĀ MIHI
THANK YOU**

View Instrument Details



Instrument No 12237573.7
Status Registered
Date & Time Lodged 17 December 2021 10:15
Lodged By Baker, Lisa Anne
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
972524	North Auckland
972525	North Auckland
972523	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Sarah Elizabeth Kayll as Territorial Authority Representative on 17/12/2021 10:10 AM

*** End of Report ***



**Far North
District Council**

Te Mana Rauhī Taiao
Te Mana Rauhī Taiao

Te Mana Rauhī Taiao

Te Mana Rauhī Taiao
Te Mana Rauhī Taiao

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2200535

Being the Subdivision of Lot 4 DP 393169
North Auckland Registry

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

SCHEDULE

Lot 2 DP 556589

- (i) At the time of lodging an application for Building Consent the landowner is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and addresses, earthworks, stormwater disposal and safe areas for the disposal of wastewater.
- (ii) In conjunction with the construction of any dwelling on the lot 2, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- (iii) Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.
- (iv) Buildings and access to the sites are to be designed and constructed in accordance with section 2.4 "Building Design Guidelines" of the landscape assessment review, prepared for JJ Sanders, by Hawthorn Landscape Architects dated 20 August 2020"





Far North
District Council

Te Mana Rauhī Taiao
Te Mana Rauhī Taiao

Te Mana Rauhī Taiao

*Te Mana Rauhī Taiao
Te Mana Rauhī Taiao*

(v) At the time of Building Consent submit, for the approval of the Council's Resource Consents Manager or other duly delegated officer, a detailed native revegetation and enhancement planting and maintenance plan, to be prepared by a suitably qualified and experienced person. The plan shall be prepared in accordance with the recommendations set out in the report entitled- prepared by Hawthorn Landscape Architects dated 20th August 2020 and shall provide details of the areas to be replanted. The plan shall also provide for any enhancement planting required between building sites and to mitigate the visual effects of building sites and access ways taking into account the need to retain a cleared area around dwellings for fire hazard purposes. The plan shall detail the density of native plantings in stems per hectare and the required maintenance to ensure the ongoing health and survival of the revegetated areas. Where possible the revegetation shall be undertaken utilising eco sourced plant species.

Lots 1 – 3 DP 556589

(vi) No building/structural development or vegetation removal shall occur on areas X, Y, Z as shown on the survey plan.

(vii) The owner shall preserve the indigenous trees and bush area X, Y, Z as indicated on the survey plan and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

(viii) The pest and weed eradication management plan prepared by Bay Ecological Consultancy provided with RMASUB 2200535 shall be observed and continued by the landowners and the plan shall not cease or be amended without the express permission of Council.

(ix) No occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.





Far North District Council

Radio Star 132, Radio 88.8
London 130, 200, 201, 202
Rockhouse 20, 21, 22, 23
Roxon 200, 201, 202
Roxon 201, 202, 203
Roxon 202, 203, 204
Roxon 203, 204, 205

Te Kōngahere o Tū Tukanga Mā Te Koti

2. A 25% discount when
paying with cash and carry.

SIGNED:

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

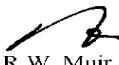
DATED at **KERIKERI** this 14th day of December 2021





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




R.W. Muir
Registrar-General
of Land

Identifier **972524**

Land Registration District **North Auckland**

Date Issued 17 December 2021

Prior References

379120

Estate Fee Simple

Area 6.0380 hectares more or less

Legal Description Lot 2 Deposited Plan 556589

Registered Owners

Christian Mairoll

Interests

Appurtenant hereto is a right of way created by Transfer 034073.3 - 2.4.1973 at 1:36 pm

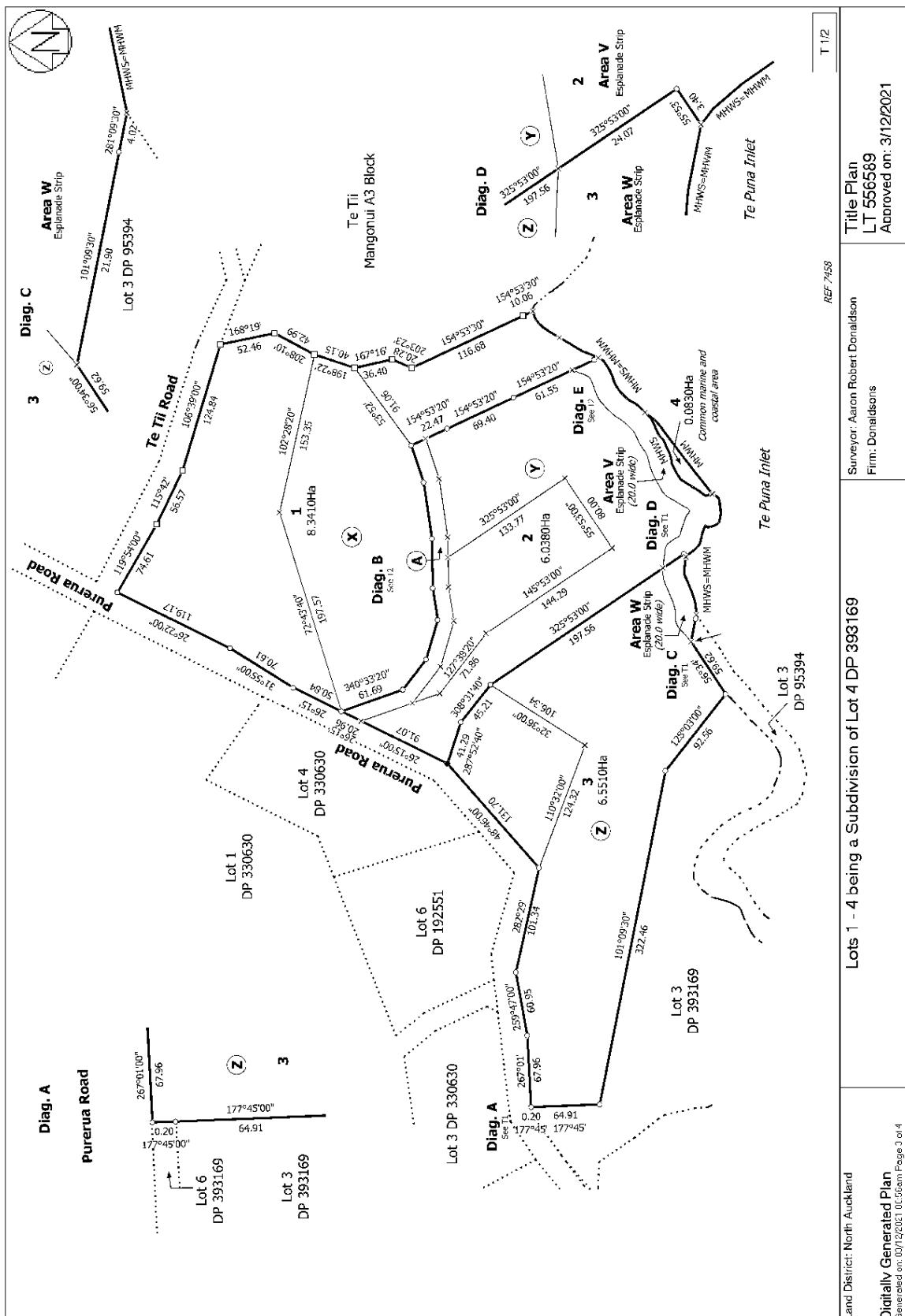
C917531.1 Certificate of consent pursuant to Section 115 Public Works Act 1981 - 7.11.1995 at 1:04 pm

12237573.6 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 17.12.2021 at 10:15 am

12237573.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.12.2021 at 10:15 am

Subject to a right of way, right to convey electricity, telecommunications and water over part marked A on DP 556589
created by Easement Instrument 12237573.8 - 17.12.2021 at 10:15 am

The easements created by Easement Instrument 12237573.8 are subject to Section 243 (a) Resource Management Act 1991



View Instrument Details



Instrument No 12237573.6
Status Registered
Date & Time Lodged 17 December 2021 10:15
Lodged By Baker, Lisa Anne
Instrument Type Esplanade Strip under Resource Management Act 1991



Affected Records of Title	Land District
972524	North Auckland
972525	North Auckland

Annexure Schedule Contains 3 Pages.

Territorial Authority Certifications

I certify that I have the authority to act for the Territorial Authority 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 Sarah Elizabeth Kayll as Territorial Authority Representative on 11/03/2022 12:50 PM

Registered Owner Certifications

I certify that I have the authority to act for the Registered Owner 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 Mortgagee under Mortgage 7706384.9 has consented to this transaction and I hold that consent

Signature

Signed by Sarah Elizabeth Kayll as Registered Owner Representative on 11/03/2022 12:49 PM

*** End of Report ***

IN THE MATTER OF

a subdivision of the land in Record of Title 379120 (North Auckland Registry) more particularly shown on Deposited Plan 393169

A N D

IN THE MATTER OF

Section 232 Resource Management Act 1991

INSTRUMENT CREATING ESPLANADE STRIP

1. RECITALS:

- 1.1 **John James Sanders and Angela Christine Sanders** ("the Grantors") are registered as proprietors of the land described in Schedule A hereto ("the land").
- 1.2 **THE FAR NORTH DISTRICT COUNCIL** ("the Grantee") is a local authority (within the meaning of the Local Government Act 2002) in whose district the land is located.

2. CREATION OF ESPLANADE STRIP:

The Grantors creates in favour of the Grantee an esplanade strip over and along the boundaries of the land described in Schedule B hereto ("the strip") for the purposes of access and the maintenance and enhancement of the esplanade area and the riparian conservation values therein, in accordance with sections 232 and 235 of the Resource Management Act 1991.

3. COVENANTS:

- 3.1 The Grantors and the Grantee covenant as follows:

3.1.1 The following acts are prohibited on the land over which the strip has been created:

- (a) Willfully endangering, disturbing or annoying any lawful user of the strip (including the owner or occupier of the strip);
- (b) Willfully damaging or interfering with any structure adjoining or on the land, including any building, fence, gate, stile, marker, bridge or notice;
- (c) Willfully interfering with or disturbing any livestock lawfully permitted on the strip.

The prohibitions referred to in paragraphs (b) and (c) above do not apply to the owner or occupier of the strip.

3.2 The following further acts are prohibited on the land over which the strip has been created:

- (a) Lighting any fire;
- (b) Carrying any firearm;
- (c) Discharging or shooting any firearm;
- (d) Camping;
- (e) Taking any animal on to, or having charge of any animal on, the land;

- (f) Taking any vehicle on to, or driving or having any charge or control or any vehicle on, the land (whether the vehicle is motorized or non-motorised);
- (g) Willfully damaging or removing any plant (unless acting in accordance with the Noxious Plants Act 1978 or the Biosecurity Act 1993);
- (h) Laying any poison or setting any snare or trap (unless acting in accordance with the Agricultural Pests Destruction Act 1967 or the Biosecurity Act 1993);

3.3 Subject to paragraphs 3.1.1(a) and 3.8, prohibitions in paragraphs 3.2(a) and (d) do not apply to the owner or occupier of the land who shall be permitted to camp on the land for short periods of time and light small campfire. Lighting of small campfire is subject to fire bans, restrictions, rules, bylaws and similar instruments and guidance by/from Fire and Emergency New Zealand, the Grantee and other regulatory authorities.

3.4 Prohibition if paragraph 3.2(e) does not apply to the owner or occupier of the land or members of general public who shall be permitted to have a dog on the strip and/or the land provided the dog is on a lead and kept under control at all times and the dog does not endanger, disturb or annoy in any way any lawful user of the strip.

3.5 Prohibition in paragraph 3.2(f) does not apply to the owner or occupier of the land. For avoidance of any doubt, the owner or occupier of the land shall be entitled to transport recreational watercraft such as kayak, personal water craft, waka, sail or power boat to and from the land for the purpose of launching and retrieving such recreational watercraft from the water.

3.6 The following other restrictions apply on the strip:

Nil

3.7 The following fencing requirements on the land shall be made in respect of the strip:

Nil

3.8 Access to the strip:

The terms set out in clause 6 of the Tenth Schedule to the Resource Management Act 1991 shall apply and shall include access by the Grantee, its contractors, agents and assigns for purposes other than recreation.

3.9 The Grantor shall be responsible for maintenance and enhancement of the strip. The cost of any such maintenance and enhancement including ongoing maintenance shall be met by the Grantor.

3.10 For the purposes of this instrument, owners and occupiers respectively refer to any owners or occupiers of the subdivided land described in Schedule A and any employees or agents authorized by these owners and occupiers.

SCHEDULE A

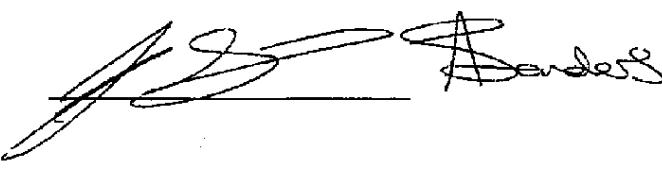
6.0380 ha more or less being Lot 2 DP 556589 Record of Title 972524 and 6.5510 ha more or less being Lot 3 DP 556589 Record of Title 972525 (North Auckland Registry);

SCHEDULE B

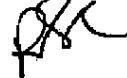
Those parcels of land 20 metres wide marked Area V and Area W "Esplanade Strip" on Deposited Plan 556589.

DATED this 5TH day of AUGUST 2021.

SIGNED by John James Sanders
And Angela Christine Sanders
in the presence of:-



Gwen H. McGrath
Gwen H. McGrath
Retired
Bradenton, FL, USA
SIGNED by THE FAR NORTH
DISTRICT COUNCIL by its duly
authorised signatory


CEO FNDC
ROBERT SHAWN CLARKE

View Instrument Details



Instrument No 12237573.8
Status Registered
Date & Time Lodged 17 December 2021 10:15
Lodged By Baker, Lisa Anne
Instrument Type Easement Instrument



Affected Records of Title	Land District
972523	North Auckland
972524	North Auckland

Annexure Schedule Contains 2 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 Mortgagee under Mortgage 7706384.9 has consented to this transaction and I hold that consent

Signature

Signed by Sarah Elizabeth Kayll as Grantor Representative on 28/02/2022 12:23 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 Sarah Elizabeth Kayll as Grantee Representative on 28/02/2022 12:23 PM

*** End of Report ***

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

JOHN JAMES SANDERS and ANGELA CHRISTINE SANDERS

Grantee

JOHN JAMES SANDERS and ANGELA CHRISTINE SANDERS

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
required

Continue in additional Annexure Schedule, if

Purpose of Easement, or <i>profit</i>	Shown (plan reference) 556589	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of way Right to convey electricity, telecommunications and water	A	Lot 2 DP 556589 RT 972524	Lot 1 DP 556589 RT 972523

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

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

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 **added to** by:

Continuation of "Easement for Rights and Powers"

Easement of Right of Way

1. Where there is any conflict or inconsistency in the rights and powers implied in the Easement of Right of Way by the Land Transfer Regulations 2018 and Schedule 5 of the Property Law Act 2007, the former shall prevail.
2. No notice pursuant to sections 308-312 of the Property Law Act 2007 shall be available for the purposes of altering or upgrading the state of the land over which the Right of Way is granted unless it is first agreed in writing by both the registered owners for the time being of the Burdened Land and Benefitted Land respectively that the Right of Way shall be altered or upgraded as the case may be.

908 PURERUA ROAD, KERIKERI – FIRE FIGHTING COMPLIANCE

Project Reference: 15965
12/11/2025

Tel: 09.401.6287
info@vce.co.nz

Christian Mairoll
c/- JTB Architects

Level 1
62 Kerikeri Road
Kerikeri 0230

Dear Christian,

www.vce.co.nz

FNDC Engineering standards require that a water supply is provided that is adequate for fire-fighting purposes. As discussed, the potable-water supply for the development will be via stored rainwater. The Urban and Rural Fire District maps are not formalised, nor are the interim maps publicly available. Given the location of the site, it has been assumed that the site is within a Rural Fire District. This means that the provisions of the New Zealand Fire Service Fire Fighting Water Supplies code of practice SNZ PAS 4509:2008 (PAS4509) are not applicable and are only provided as guidance. The document recommends that the dwellings be fitted with sprinkler systems in rural settings where it is likely that the response time will be greater than 10 minutes.

For a single-family home without a sprinkler system, PAS4509 recommends a minimum water storage capacity of 45m³ within 90m of the dwelling for firefighting purposes where water supply is from a non-reticulated system.

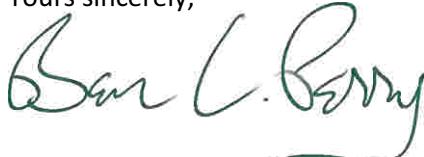
FNDC may accept an alternative sprinkler system designed in accordance with BRANZ document 'Cost-Effective Domestic Fire Sprinkler Systems' (BRANZ, 2000) which provides an alternative to NZS4515:1995 where fire fighting sprinkler systems are not required under the Building Code.

As the only requirement is that imposed by the rules within the FNDC's Engineering Standards, it is recommended that provision of water storage for fire fighting purposes be assessed by council at the time of a new building consent.

The recommended revised consent notice on this site would read:

"Upon construction of any habitable building, sufficient water supply for fire fighting purposes is to be provided and be accessible by fire fighting appliances in accordance with Council's Engineering Standards 2023 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS 4509:2008'. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ."

Yours sincerely,



Ben Perry
Managing Director, FEngNZ, CPEng, MRSNZ



5th November 2025

Aaron Bright
JTB Architects
Auckland, Wellington, Nelson, Christchurch, Wānaka

Dear Aaron

Re: Landscape consent notice requirements – 908 Purerua Road, Kerikeri

In accordance with the consent notice requirements for 908 Purerua Road I have prepared a landscape plan and report to meet Condition 5, which states:

(v) At the time of Building Consent submit, for the approval of the Council's Resource Consents Manager or other duly delegated officer, a detailed native revegetation and enhancement planting and maintenance plan, to be prepared by a suitably qualified and experienced person. The plan shall be prepared in accordance with the recommendations set out in the report entitled- prepared by Hawthorn Landscape Architects dated 20th August 2020 and shall provide details of the areas to be replanted. The plan shall also provide for any enhancement planting required between building sites and to mitigate the visual effects of building sites and access ways taking into account the need to retain a cleared area around dwellings for fire hazard purposes. The plan shall detail the density of native plantings in stems per hectare and the required maintenance to ensure the ongoing health and survival of the revegetated areas. Where possible the revegetation shall be undertaken utilising eco sourced plant species.

I have attached a Landscape Revegetation and Enhancement Plan and have assessed the proposed Mairoll dwelling and development against the following Building Design Guidelines.

Building Design Guidelines

The following set of building design guidelines were set out in the Hawthorn Landscape Architects August 2020 Landscape Assessment. These were recommended to assist with enabling future built development to be set into the landscape with the least amount of visual intrusion therefore minimising potential visual, landscape and natural character effects of the development to a minimum.

The building design guidelines cover aspects such as building height, colours, reflectivity, design style and form and scale.

The guidelines recognise that it is not necessary to fully screen buildings with vegetation, however the use of strategically placed trees and areas of planting around the building envelopes will assist in reducing a buildings prominence by breaking up its linearity and fragmenting views of its façade.



Buildings

One residential dwelling together with one accessory building (such as guest quarters, garages and storage facilities) shall be permitted per lot outside of the bush covenant areas.

The siting of buildings and the design of any improvements should mitigate any potential visual impacts to ensure that the natural character of the landscape prevails.

Although structures need not be connected, they should be consistent in their form and design in order to create an integrated whole. Landscape plantings around the buildings can mitigate any potential cumulative effect of domestic form and infrastructure. For example if there is to be a shed or garage located on the site, these structures should be linked to the main dwelling with landscape plantings.

Owners should note that architectural plans and all proposed construction are subject to the consent of the Far North District Council under the RMA and other local building codes. The District Council may impose conditions and restrictions over and above those contained in these Building Design Guidelines.

Comment:

One residential dwelling is proposed; it has the garaging attached to the house. This is located outside of the bush covenant area. The proposed dwelling will be located upon a building platform that has been set into the landscape by cutting the top off a knoll, so that it sits into the landscape rather than protruding above it.

Building Forms

Building style, colour and form play a significant role in determining how well a building fits into the landscape. Buildings of a similar size, scale and mass and painted recessively appear to belong and are less visually obtrusive. Similarly buildings that reflect regional architectural styles appear to belong more readily than 'imported styles'.

Various building styles are possible, however the following guidelines will assist in diminishing the visual impact of structures in the landscape:

1. Building form should generally follow the topography such that roof slopes mimic the adjacent natural ground slopes.
2. The form of large buildings should be broken up or indented to provide visual interest.
3. Buildings on slopes shall be 'grounded' in the site with solid foundation and basement enclosure,
4. Buildings shall not exceed 5m in height using the rolling height method relative to natural ground and shall not have an overall height above finished ground exceeding 6.5m.



Comment:

The proposed dwelling as illustrated in Figure 1 illustrates the low lineal building form, that is grounded, and the facade is broken up to create indents and recesses, providing architectural interest and diversity. The colour is dark and recessive, and the roof overhangs will shade the glazing. The building is within the building height restrictions. The building form and roofline blend with the surrounding landform.



Figure 1: Architectural render depicting the style and colour of the dwelling.

Building Materials and Finishes

Building roof colours are not to exceed a light reflectance value of 20% and facade finishes shall have a maximum LRV of 30%, and shall be limited to those colours defined by the BS5252 colour chart falling within all of greyness group A and B and with C39 and C40, where only hue groups 06-16 are acceptable. Natural materials such as stone and stained timber would need to fall approximately within those reflectance and colour values.

It is recommended to use natural and textural materials, and make use of architectural features such as verandahs, pergolas and large eaves to create shadow. These will all cast shadows on windows and ranch sliders thus limiting the reflectivity of the facades of the house.



Comment:

The proposed dwelling complies with the colour restrictions. The design has made use of architectural features such as pergolas, overhanging eves to create shadows and minimise visibility.

Ancillary Structures

All ancillary structures which are separate from the primary residence (such as guest quarters, garages, storage sheds) shall be designed to complement and integrate with the primary residence. The use of landscape plantings to connect these structures with the main residence is recommended.

Comment:

There are no ancillary structures proposed.

Water tanks

Water tanks, if not placed underground, should be unobtrusive and designed to integrate with the overall design of the main structures. Tanks that are placed above ground shall be screened by the landscape amenity plantings.

Comment:

The water tanks will be located below the house building platform so that they are lower, and will be surrounded by revegetation plantings so that they are not visible.

Driveways and Parking Areas

Parking areas shall be integrated with the overall design of the residence and landscaping. All parking areas shall be located on the northwestern side of the building site so that they are not visible from the coastal marine area.

If site contours would otherwise require extensive excavation to form parking spaces, vehicle and or boat storage should be separated from the house.

Driveways should follow the natural contours of the land, and avoid sharp angles or long straight sections.

Driveway kerbs should be avoided, or use low profile kerbs formed with dark concrete oxide, and use chip seal or loose road metal. The use of swales to provide drainage should be encouraged.

Comment:

The parking areas are located in front of the garage on the inland side of the house, so that parked cars will not be visible from the CMA, as they are screened from view by the house. The driveway to the house site follows the natural contours of the slope, and will be screened from view by the existing vegetation.



Earthworks

Earthworks should be graded gradually into adjacent contours and be undertaken so that they merge smoothly with the natural contours. All cut faces shall be finished to promote natural regeneration of vegetation.

Retaining walls shall not exceed 1.5m in height, finished with LRV of less than 30% and be screened by planting at their toe.

Comment:

The building site will be formed by cutting the crest of the knoll down to form a flat building site. The flat lawn area around the building footprint will be formed by pushing the cut material out, so that the lawn and garden areas can be formed on the fill areas. The sloping fill and cut batters will be revegetated as detailed on the Landscape Plan.

Services

Power and telephone connections should be laid underground to avoid visual disturbance.

Comment:

Services will be laid underground.

Vegetation Clearance

Vegetation clearance for access to the building sites shall be kept to a minimum, with only the immediate bush area cleared to construct a driveway. Where large areas of cut or fill would be required for the formation of the driveway, this shall be avoided, and retaining walls constructed instead to avoid the additional clearing of roadside vegetation.

A limited area of native vegetation clearance shall be permitted for the creation of a building site, car parking area and any ancillary structures. The area to be cleared for all buildings on site and car parking shall not result in a cumulative area of vegetation being cleared that results in one large block of bush being removed. Areas of bush shall be retained between the main dwelling and any ancillary structures such as sheds and garages if they are located more than 10m away from the main dwelling.

Additional clearance outside of the building footprint shall also be allowed for a fire defensible zone. This clearance shall be restricted to a 10m set back from the edge of the buildings. The cleared bush line edge shall not form any straight lines, but shall be irregular and natural looking.

To minimise the fire risk to the buildings the understory of the Manuka dominated scrub shall be under planted with fire retardant indigenous species that will eventually



supersede the Manuka scrub.

Fire retardant species include:

*Coprosma repens - Tuapata
Coprosma robusta – Karamu
Corynocarpus laevigatus - Karaka
Griselinia littoralis - Broadleaf
Macropiper excelsum – Kawakawa
Meryta sinclairii – Puka
Myrsine australis – Matipo
Pseudopanax arboreus – Five finger
Vitex lucens – Puriri*

A consent notice should be registered against the title of the lots requiring that a Landscape Plan be prepared for any built structure to be located on site. No vegetation clearance shall be permitted prior to the approval of this plan by FNDC. This plan shall be submitted prior to or at the time of building consent application.

The Landscape Plan shall define the extent of the bush clearance relative to the proposed structures, driveway, parking areas, and 10m wide fire buffer zone, following the bush clearance guidelines set above. The plan shall also detail any other mitigation plantings that are necessary to partially screen the view of future structures on site from the coastal marine area.

Only native trees species shall be permitted for the purposes of screening. This does not preclude the use of lower growing exotic shrub species around the house site providing they are not visible from the coastal marine area.

Comment:

The Landscape Plan depicts the proposed areas of vegetation clearance and areas of proposed revegetation plantings. The vegetation clearance for the driveway has been kept to a minimum, just enough for the driveway itself and earthworks associated with the cut and fill batters. These earthworks will be revegetated as shown on the plan.

Vegetation clearance for the building site has been limited to the areas covered by the extent of the earthworks to form the building platform and associated fire buffer zone. A flat lawn area around the house will be kept clear of revegetation plantings, so that any bush areas are at least 10m away to minimise fire hazard risks. This area will be landscaped by the applicant to their preferred preferences at a later date. The fill batters beyond the flat house lawn/garden areas will be revegetated with a mix of native shrub and tree species, so that these areas are planted out and blend into the surrounding native bush.

The understory of the native bush areas surrounding the building site shall be enhanced with the planting of fire retardant species. The Manuka dominant vegetation pattern over time will then be superseded with native broadleaf species which are more fire resistant. No bush areas within the Covenant Area Y shall be removed.



The landscape plan illustrates the different zones of proposed revegetation plantings around the dwelling and building site that will visually mitigate the potential adverse landscape and visual effects of the proposed dwelling.

Fencing

Fencing is permitted provided it is integrated in an unobtrusive way with the main residence and the rest of the landscaping. Fences are not to exceed 1.8m in height and shall be painted in a recessive colour with a LRV of 30% or less if not left to naturally weather (e.g.: timber). Corrugated iron fences are not permitted.

Comment:

A glazed pool fence on two sides of the pool and a metal rail fence planted with a hedgerow to the third exposed side is proposed. All fences will be well below 1.8m

Grading and Drainage

All grading and changes to the contours of the building site should blend with its natural form and disturb the existing topography as little as possible. Landscaping should avoid excessive cuts and fills and should not disturb existing natural drainage paths.

Comment:

The development proposal is in accord with this guideline.

Outdoor Lighting

All exterior lighting should be shielded from neighbouring properties. There should be no pole lights or floodlights used. Any lighting on accessways should be ground mounted and no more than 500mm high. Lighting should be subdued.

Comment:

The development proposal is in accord with this guideline.

In summary the proposed development has been assessed to be in accord with the Building Design Guidelines. A Landscape Revegetation and Enhancement Plan has been prepared that meets the consent notice conditions for this property.

Yours sincerely

Christine Hawthorn
BLA (Hons.)
Hawthorn Landscape Architects Ltd.



EROSION AND SEDIMENT CONTROL PLAN

908 Purerua Road, Kerikeri

Prepared for

JTB Architects

14/11/2025

Report Information Summary

Job no.	J15965
Report Author	Siddhesh Wagh
Report Reviewer	Ben Perry
Version No.	1
Status	Final
Date	14/11/2025

Version No.	Date	Description
1	14/11/2025	Final issued to client.

Document Acceptance

Action	Name	Signed	Date
Author	Siddhesh Wagh	 Graduate Engineer, M.Constr.(QS) (Dist.), BE(Hons) (Civil)	14/11/2025
Reviewer	Ben Perry	 Managing Director, FEngNZ, IntPE(NZ) / APEC Engineer, CPEng, RecEng(PIC), RecEng(DSAP)	14/11/2025

Limitations

This report has been prepared by Vision Consulting Engineers Limited (VISION) based on the scope of our engagement. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. VISION does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by VISION for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.



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

Contents

Section	Page
1 General.....	1
2 Site Setting and Conditions	1
3 Proposed Development.....	2
4 Geology.....	2
5 Erosion Potential	2
6 Staging	3
7 Erosion and Sediment Control Measures	3
7.1.1 "Clean water" diversion channels and bunds	3
7.1.2 Surface Roughening	6
7.1.3 Topsoiling and grass seeding	8
7.1.4 Mulching	10
7.1.5 Silt Fences	12
7.1.6 Silt Socks	18
7.1.7 Stabilised Entranceways	21
7.1.8 Silt Trap	24

Appendices

Appendix A VISION ESCP DRAWING SET

Appendix B JTB ARCHITECT DRAWINGS, DATED: 22/10/2025

Tables

Table 1. Staging

Table 2. Typical seed and fertilizer application rates

Table 3. Silt fence design criteria

Table 4. 300 mm diameter silt sock

Table 5. 450 mm diameter silt sock

Table 6. Specifications for compost

Table 7. Stabilised Entranceway Specification

Figures

Figure 1A. Site Location Plan

Figure 1B. Proposed Earthworks Plan

Figure 2. Cross-section of clean water diversion

Figure 3. Surface Roughening

Figure 4. Schematic of silt fence

Figure 5. Silt fence cross section

Figure 6. Step by step installation of a silt fence



Figure 7. Stabilised Entranceways



1 General

Vision Consulting Engineers Limited (VISION) has been engaged by JTB Architects on behalf of Christian Mairoll to prepare an Erosion and Sediment Control Plan (ESCP) for the proposed new dwelling at 908 Purerua Road, Kerikeri in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, Guideline Document 2006/005 dated June 2016 (GD05).

It is important to control stormwater runoff during earthworks to prevent the discharge of stormwater and sediment contaminants to the downslope properties.

The recommendations included within this erosion and sediment control plan are to be implemented prior to the commencement of earthworks at the site.

This document should be treated as a 'living document.' It is recommended that the document be updated by the contractor during construction to ensure that the objectives of GD05 are achieved during the course of earthworks and during vegetation establishment. The proposed ESCP is included in Appendix A.

2 Site Setting and Conditions

The property is located at 908 Purerua Road, Kerikeri, being Lot 2 DP 556589 and covers an area of 60,380 m². The property is bounded by Purerua Road to the west, Te Puna Inlet to the south-east and general coastal lots in all other directions. The property contains an existing metalled right of way to the north, a protected "Bush Covenant" to the south-west, and "Outstanding Landscape (Operative District Plan)" to the east. The approximate location of the property is presented below in Figure 1A.



Figure 1A. Site Location Plan

Site boundary indicative only (outlined in red), north is up the page. image courtesy of LINZ.

3 Proposed Development

The proposed earthworks are to be undertaken on a vegetated knoll that is currently covered in bush. The topography in this area slopes gently to moderately towards the coast, as well as falling away towards the north and south. The works will involve a cut-to-fill operation to form an access driveway and a benched, level building platform for a new dwelling, See Figure 1B.

The estimated quantities are:

- Total Vegetation Clearance: Approximately 7,500 m²
- Total Cut: Approximately 3,280 m³
- Total Fill: Approximately 2,400 m³
- Topsoil Strip/Stockpile: 480 m³

The extent of the works is shown on the JTB Architects "PROPOSED EARTHWORKS PLAN" (Appendix B).

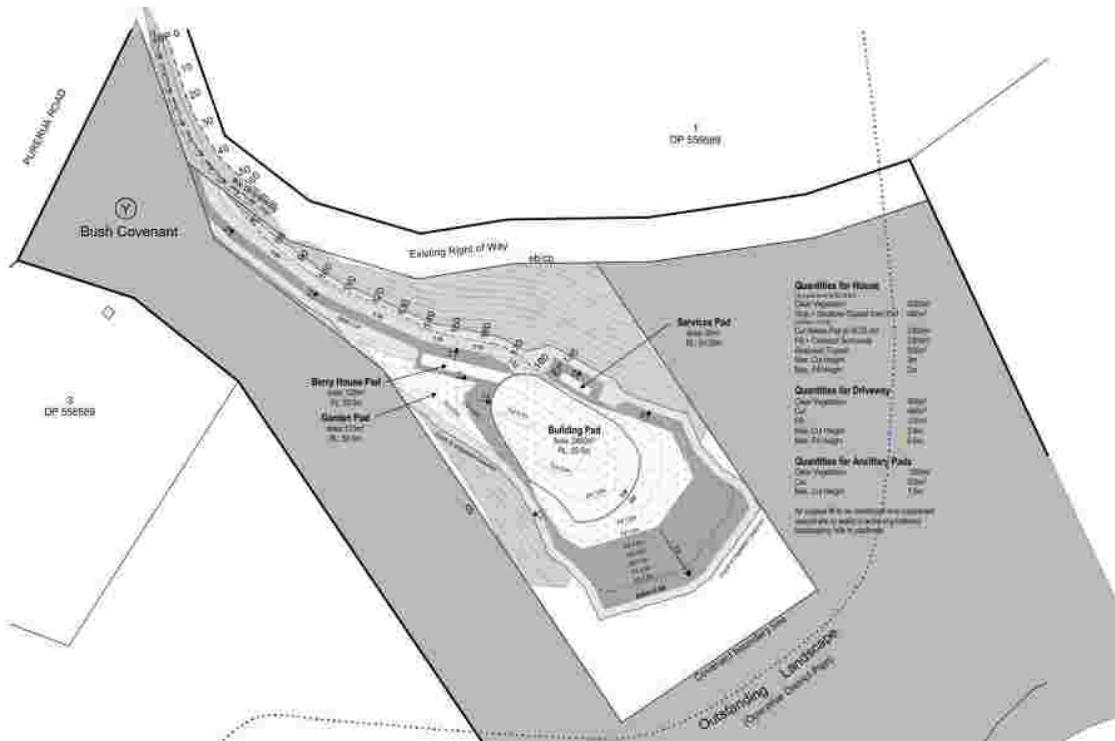


Figure 1B. Proposed Earthworks Plan
Site plan by JTB Architects showing the proposed extent of earthworks with cut and fill.

4 Geology

The 1:250,000 geological map, Geology of the Whangarei Area (Ed Brooke et al., 2009), indicates that the property is underlain by Waipapa Composite Terrane comprising massive to thin bedded, lithic volcaniclastic metasandstone and argillite, with tectonically enclosed basalt, chert, and siliceous argillite.

5 Erosion Potential

The site is not shown to be erosion-prone land with the works being well elevated and not subject to coastal erosion based on published information from the Far North Regional Council (FNDC) or Northland Regional Council (NRC).

6 Staging

It is proposed to undertake the earthworks along with the sediment and erosion control measures in the following sequence:

Table 1. Staging

Timing of proposed works

Activity	Timeframe
1. Establish Site Controls <ul style="list-style-type: none">Install the Stabilised Construction Entrance at the site accessInstall the Silt Fence along the full downslope perimeter of the driveway works area.	Prior to any earthworks
2. Construct Water Management System <ul style="list-style-type: none">Construct the upslope Clean Water Cut-off Drain.Construct the Silt Trap at the low point of the accessway.Construct the Proposed Driveway Drain, ensuring it is graded to discharge all flow directly into the Silt Trap	Week 1-2
3. Main Earthworks <ul style="list-style-type: none">Begin bulk earthworks (vegetation clearance, topsoil stripping, cut/fill) for the Proposed Driveway and Proposed Dwelling.Place all stripped topsoil in a protected stockpile location	Week 2 onwards
4. Stabilisation <ul style="list-style-type: none">Progressively stabilise all exposed areas as work is completed (e.g., apply aggregate to the driveway, mulch, and plant-out/grass).Stabilise topsoil stockpiles if left inactive for more than 14 days.	Ongoing
5. Decommissioning <ul style="list-style-type: none">Remove all temporary ESC measures (Silt Fence, Silt Trap, Drains).This must only occur once the entire site is fully stabilised (defined as >80% vegetation cover or permanent aggregate/pavement).	Post-completion

7 Erosion and Sediment Control Measures

A plan presenting the erosion and sediment control measures to be implemented at the site is included in Appendix A. Details regarding the measures anticipated to be implemented at the site are presented in the following sections.

7.1.1 “Clean water” diversion channels and bunds

Definition

This practice comprises a non-erodible channel and/or bund constructed for a specific design storm to convey any clean water runoff.

Earthworks bunds are constructed by forming an embankment to hold back the water. Purpose

These measures are used primarily to intercept and convey runoff to stable outlets, ideally at non-erosive velocities. Clean water diversions intercept clean water away from the works area. Erosion damage potential is minimised by reducing the volume of water flowing over the site. This also then reduces the potential for sediment generation, and the size of sediment-control device needed. Hotmix diversion bunds can be used to divert runoff from impervious surfaces, which are typically motorway, roads, car parks or building platforms.



Application

Clean water runoff diversion channels and bunds are mainly used in the following situations:

- To divert clean runoff water from above the works site, and divert it to non-erodible outlet(s)
- As a physical 'perimeter boundary' of an earthworks site to isolate the site and prevent clean water entering the area.

Design

Runoff diversions are essentially channels that are typically constructed across a slope. They require a bund on the down-slope side to prevent flow from spilling out of the channel. Runoff diversions may take the form of:

- Drains, which are usually lined with an erosion-resistant material such as needle-punched fabric
- Existing or new stormwater reticulation systems
- A combination bank or bund with excavated up-slope channel
- An earthen bank, which is often made from compacted and stabilised topsoil (such as the perimeter bund)

There are many designs for runoff diversions; however, the following key aspects are required:

In choosing the location:

- Consider the contributing catchment area, outlet conditions, topography, land use, soil type, length of slope, seep planes (if seepage is an issue) and the development layout
- Where practicable, choose a route for structures that avoids trees, existing or proposed service infrastructure, existing or proposed fence lines, and other natural or built features.

For design of up-slope clean water diversions:

- A standard clean water diversion arrangement may be used on sites below this threshold as shown in Figure 2
- Diversions must have sufficient capacity to carry the flow safely from a 5% annual exceedance probability (AEP) storm, plus a freeboard of 300 mm
- If the site is located within the 1% AEP floodplain, consider how any flood waters may be managed, and any upstream and downstream impacts that may result
- Include all calculations, design notes, drawings, etc. in the site ESC Plan
- All clean water diversions need to be stabilised with no exposed surfaces
- Where design velocities exceed 1 m/sec, a channel liner is required to prevent scour
- Line exposed temporary diversions with a needle-punched geotextile fabric
- Outlets from all up-slope diversions must discharge water so that the erosion hazard to down-slope lands and waterways is no greater than that in the pre-development condition, up to the design storm event
- Include appropriate energy dissipation structures at the outlet of all diversions.

In designing the cross-section:

- The diversion channels should be parabolic or trapezoidal in shape
- Ensure the internal sides of the bund associated with the diversions are no steeper than 3:1, and the external sides no steeper than 2:1, as outlined in Figure 2 below.



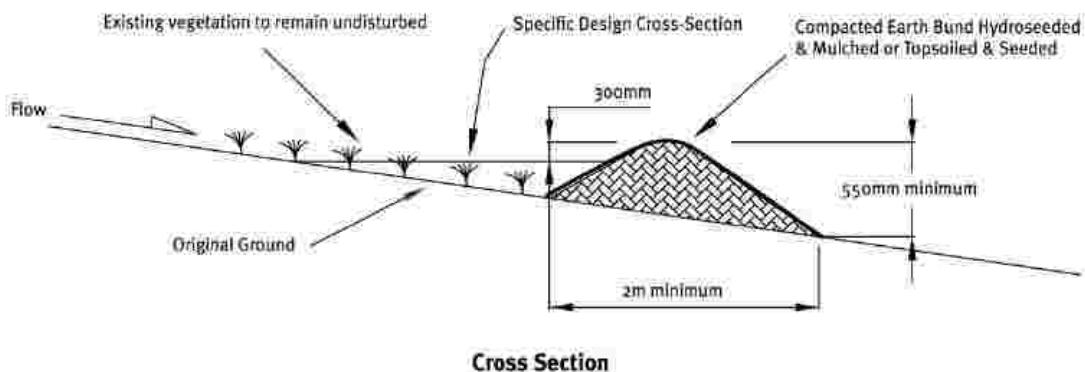


Figure 2. Cross-section of clean water diversion
Extract from Auckland Council GD05

Construction and operation

For the construction and operation of diversion channels and bunds:

- Plan and construct all perimeter diversion works as part of the initial site establishment/development activities
- Prioritise these works and install the most important up-slope control first
- Define the route and survey it to achieve the correct gradient
- Construct drains with a uniform grade along the invert, as sudden decreases may cause sediment to accumulate causing the bank to be overtopped
- Ensure bunds associated with diversions are well compacted, and stabilised. Assess the risk of failure. If the consequences are high, specific geotechnical design may be required to ensure the stability and integrity of the structure
- Stabilise all diversion areas. One method is to carefully set aside and replace existing grass and topsoil sods in the invert of the newly constructed drain, or over the newly constructed bund
- Monitor diversions for erosion. Subject to the soils on site, it is likely that erosion control will be needed where the gradients are greater than 2% or where the design velocities exceed 1 m/sec
- Ensure the finished cross-section meets all design requirements
- Provide an adequate outlet for each diversion. It may be a stable channel (e.g. riprap, geotextile), vegetated or paved area, stable watercourse, or pipe outlet. In all cases, the outlet must convey runoff to a point where outflow will not cause damage (erosion, flooding). Vegetated outlets should be installed before diversion construction, to ensure establishment of vegetative cover in the outlet channel.

Maintenance

Perimeter diversions require regular maintenance to ensure they keep functioning throughout their life. Maintenance requirements should include:

- Unless otherwise specified, inspect weekly and after every rainfall and during periods of prolonged rainfall for scour and areas where diversions may breach. Repair immediately, if required, to ensure that the design capacity is maintained
- Remove any accumulated sediment deposited in the diversion channel where there is a risk of overtopping due to a lack of freeboard



- Check invert and outlets to ensure that these remain free from scour and erosion. These points may require geotextile lining to avoid this effect
- Look for low spots, areas of water ponding, formation of tunnel gullies, sediment deposition, and debris blockage
- Check for stabilisation cover and ensure full stabilisation cover remains where required
- Take particular care to protect against damage from earthmoving operations and reinstate the diversion if damaged.

Decommissioning

For decommissioning of diversion channels or bunds:

- Remove diversions only when all disturbed areas below the clean water diversion have been stabilised
- Fill, compact and shape all disturbed areas to blend in with the finished landform
- Stabilise all areas that have been disturbed as part of the removal process; apply seed and fertiliser, protect with mulch or erosion-control blankets, if required.

7.1.2 Surface Roughening

Definition

Surface roughening refers to the practice of roughening the surface of unstabilised (bare soil) earth surface, either with horizontal grooves across the slope, or by tracking with construction equipment.

Purpose

Its purpose is to:

- Alter the construction surface soil profile to promote infiltration and increase flowpath lengths. It is a technique that will change the roughness coefficient and therefore, reduce the potential for sediment generation
- Help capture small quantities of sediment in the "hollows"
- Break up hard or compacted surfaces by ripping or scarification before seeding for either temporary or permanent revegetation programmes
- Trap seed and provide moisture sinks in the furrows, enhancing the establishment of vegetation.

Application

Surface roughening is a simple technique that should form part of any works methodology on slopes that have the potential to generate sediment discharges.

Design

No formal design is necessary for the construction of surface roughening. However, the following principles apply:

- Intercept water that flows onto the works area and divert it away from the area(s) to be roughened prior to undertaking the works
- Fill existing rills before roughening a batter face. Roughening must be done up and down the face, so it leaves a cleat mark across the contour, as shown in Figure 3
- Track-walking must leave well-defined cleat impressions in the soil, parallel to the contour
- This is necessary in order for the creation of a series of mound and hollow features to act as micro sediment traps



- When track-walking topsoil material, take care not to over-compact it so that the soil structure is not destroyed for plant and seed germination.

Construction and operation

For construction of surface roughening:

- Intercept up-slope runoff water and divert it away from the area(s) to be roughened
- Fill existing rills before roughening or track-walking a batter face
- Undertake roughening up and down the face, so it leaves a cleat mark across the contour
- For track-walking, make well-defined cleat impressions in the soil, parallel to the contour or perpendicular to the slope (refer Figure 3)
- When track-walking topsoil material, take care not to over-compact it.

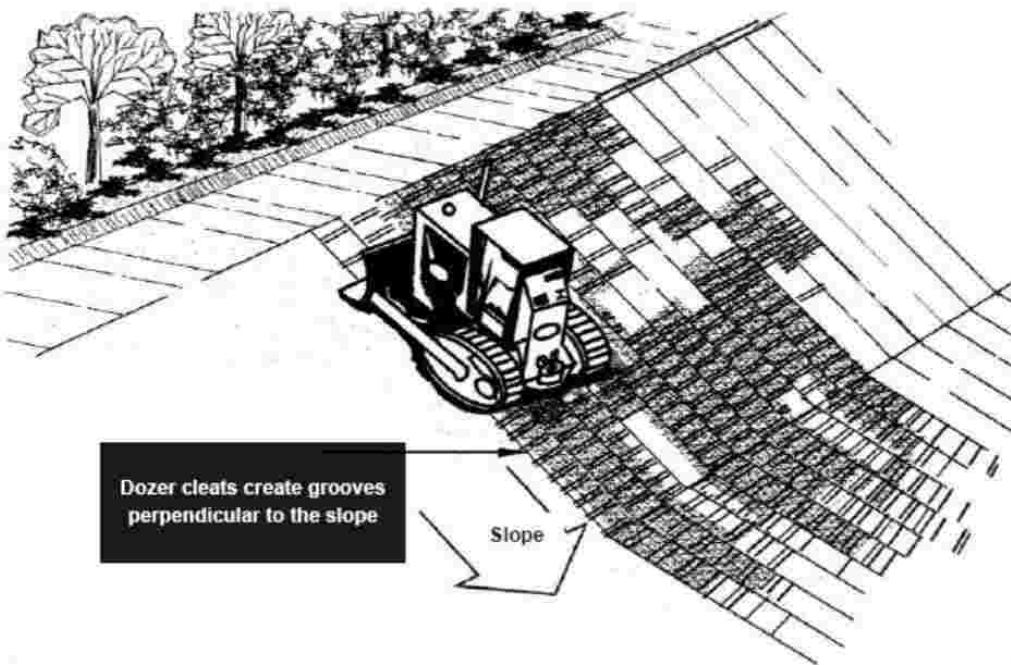


Figure 3. Surface Roughening
Extract from Auckland Council GD05

Maintenance

To maintain surface roughening:

- Periodically check the slopes for signs of erosion (rills and channels)
- Rework and/or reseed the area, as necessary.

Decommissioning

There is no formal process for decommissioning surface roughening.



7.1.3 Topsoiling and grass seeding

Definition

Seeding involves the planting and establishment of quick growing and/or perennial grass to provide temporary and/or permanent stabilisation on exposed areas. The practice is usually undertaken in conjunction with the placement of topsoil.

Purpose

The purpose is to provide either a short-term or long-term cover for erosion control on disturbed areas. Vegetation protects exposed soils from raindrop impact, reduces runoff velocity and volume and binds soil particles together.

Rapid-growing annual grass will provide a short-term cover. It is primarily used where project works are still progressing but need temporary coverage (e.g. during winter shutdown period).

Perennial grasses will provide permanent erosion protection to disturbed areas following completion of the earthworks' activity. Ideally, permanent grassing should be undertaken progressively throughout the project as areas are finalised and brought to final grade.

Topsoiling provides a suitable soil medium for vegetative growth for erosion control while providing some protection of the subsoil layer and also increasing the absorption capacity of the soil.

Application

The practice applies to any site where vegetation establishment is important for stabilisation or landscape purposes.

Temporary and permanent seeding

- Use this on short to medium-term stockpiles, the outside of pond embankments or diversion bunds, on cut-and-fill slopes, access/haul road embankments, and any other disturbed areas
- Used to establish vegetation and to protect bare earth. It may also be used on rough graded areas that will not be disturbed again for 12 months or more
- The main difference between temporary and permanent seeding is that permanent seeding is undertaken on completed sections of work. Additional differences are the seed type used, and the quality of surface preparation undertaken prior to seeding.

Topsoiling

- Topsoiling is not a stabilisation measure itself and needs to be used in conjunction with temporary or permanent seeding. Topsoil provides growth media for root development and biological activities. It also has greater available water-holding capacity than clay subsoil layers
 - Topsoiling is recommended for sites where the texture and/or the organic component of the exposed subsoil or parent material cannot produce adequate vegetative growth
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients
 - High quality vegetative cover is required to be established.

Design

Seedbed preparation

- If the site has contaminated material, this should be fully removed from the topsoil
- Topsoil should be applied at a minimum depth of 100 mm to allow for a loose and friable surface.



Soil amendments

- Apply fertiliser at the rate outlined in Table 2 of these guidelines. Check with your fertiliser supplier before using
- For large sites or unusual soil conditions, soil testing may be required, as some soils require the addition of lime to improve pH and/or trace elements for grass growth.

Seed application

- Seed mixes will vary, and a seeding contractor should be consulted before purchasing seed. Typical seed mixtures are detailed in Table 2
- Apply seed uniformly across the site. Traditional agricultural techniques such as drill seeding, broadcast seeding, or no tillage are appropriate for establishing grass on areas flatter than 25%. Ensure the methodology achieves a good seed-to-soil contact, thereby enhancing seed survival and germination rates
- For small areas, hand-broadcasting and raking may also be used to apply seed and fertiliser
- Use only fresh, certified seed with a high purity and germination percentage from reputable suppliers that are preferably local. Species selection must consider the project's ecological context. If permanent seeding is required, be mindful of the final landscape plans
- Apply establishment and maintenance fertiliser at the rate outlined in Table 2
- If irrigation is required, deliver a volume at least equal to the evapotranspiration rate and continue until natural rainfall provides the necessary soil moisture levels for plant survival
- Ensure that the site conditions and time of the year are appropriate for germination and vegetation establishment, prior to undertaking this activity. This may involve the placement of mulch and/or irrigation
- In order to maximise germination and growth rates, the preferred seeding windows for both temporary and permanent grassing are autumn and spring. With the use of mulch or geotextiles to maintain soil temperatures, or irrigation to supply moisture, grassing may be done throughout the year
- Mulching, as outlined in Section 7.1.4, should be undertaken in conjunction with the seeding programme during dry or cold periods. This will protect both the seed and the soil, whilst also providing a better microclimate for the germination and growth of grass
- A minimum 80% ground cover over the entire subject area is considered a stabilised surface. The above photos provide examples of various grass strike densities.

Table 2. Typical seed and fertilizer application rates

Extract from Auckland Council GD05

Typical seed mix	Application rate	
Temporary seeding	Annual ryegrass	100-250 kg/ha
Permanent seeding	<ul style="list-style-type: none">• Perennial ryegrass – 70%• Fescues/cockfoot – 20%• Clover/lotus – 5%• Browntop – 5%	200-400 kg/ha
Fertiliser application	N:P:K (15:10:10)	200-800 kg/ha
Maintenance fertiliser	N:P:K (15:10:10) and Urea	As required

Note: In all circumstances, ensure that the seed and fertiliser application rates and mix is appropriate for your site. Always discuss with your seed and fertiliser supplier prior to utilisation.



Construction and operation

Preparing a good seedbed will ensure the success of establishing vegetation. It should be loose, uniform, and free of large clods and other objectionable material. The soil surface should not be compacted or crusted.

Topsoil is a valuable resource. When placing topsoil in stockpiles, ensure that it is isolated by the up-slope diversion of clean water runoff, is stabilised appropriately and not stored in stockpiles greater than 3 m in height to maintain soil structure and integrity.

Maintenance

- Check the topsoil condition on a regular basis and re-grade and/or replace where necessary
- Always maintain the 100 mm minimum depth of topsoil and appropriate surface roughening
- Heavy rainfall can wash new seeding away before full establishment of the grass
- This is particularly evident on smoother hard surfaces, steep slopes, and overland flow paths. Where vegetation establishment is unsatisfactory, the area will require a reapplication of seed or consideration will need to be given to other stabilisation techniques
- Apply additional fertiliser dosing at the ratio of 15:10:10 (N:P:K) approximately 6 to 12 weeks after seeding, or as required
- Protect all re-vegetated areas from construction traffic and other activities such as the installation of drainage lines and utility services. If required, erect temporary barrier fencing and/ or signage to restrict uncontrolled movement of equipment and vehicles onto grassed areas.

7.1.4 Mulching

Definition

Mulching is the application of a protective layer of straw or other suitable material to the soil surface.

Purpose

Primarily, mulching is used as a rapid stabilisation technique to protect the soil surface from the forces of raindrop impact.

Mulch also helps to conserve moisture, retain warmth, reduce runoff and erosion, prevent soil crusting, and promote the establishment of desired vegetation.

Mulching for erosion control purposes is usually a short to medium-term treatment. It can be used as a stand-alone surface cover or in conjunction with a seed and fertiliser grassing programme.

Although straw (wheat or barley) and hay are the commonly used materials, mulching can also include the application of bark, wood residue, and wood pulp spread over the surface of disturbed ground.

Application

Mulching can be used anytime where protection of the soil surface is desired, although the following conditions are applicable:

- Where it is critical to achieve an immediate stabilised surface cover and to maintain this cover for the short to medium term (3 - 5 months). This includes stabilisation of areas that have not been worked for a period of time, but are proposed to be worked in the future
- Where a warmer micro-climate is required to maintain soil temperatures, and soil temperature fluctuations need to be avoided. In turn, this provides appropriate conditions for seed germination and establishment of vegetation at most times of the year.



Design

Rates for the application of mulch materials will vary. Consultation with mulching contractors will be required.

To be regarded as a stabilised area, the mulch product must provide complete cover of the area. Typical rates of application generally expected are as follows:

- Straw or hay mulch must be unrotted material and applied at a rate that provides a completed cover of the soil surface. This is typically in the order of 4,000 - 6,000 kg/ha. Mulch material should be relatively free of weeds and not contain noxious weed species. A list of noxious weeds can be obtained from Auckland Council
- Hydro-mulch applications must contain a minimum of 80% virgin or recycled wood and be applied in accordance with the manufacturer's specifications. The application rate will range from 2,200 - 2,800 kg/ha depending on the slope gradient. The coverage should not exceed slope lengths greater than 150 m
- Wood chip can be applied at rates of around 10,000 - 13,000 kg/ha. Bark mulch is generally slow to deteriorate but can affect soil nitrogen levels, making it unavailable to plants. It can also result in leaching of saps and tannins, causing a change in pH. Care needs to be taken, therefore, when applying wood chip adjacent to watercourses and on steeper slopes
- If site conditions result in difficulties with the mulch material remaining on site (e.g. during windy conditions), it will need to be anchored. Forms of anchoring comprise:
 - **Crimping:** Using a tractor-drawn implement designed to punch and anchor mulch into the top 50 mm of the soil profile. On sloping land, crimping should be done on the contour whenever possible. (Note: Standard agricultural disks used for soil drying are not suitable for crimping; nor is crimping suitable on soft soils.)
 - **Binders or tackifiers:** These can be applied directly as the mulch is distributed, at an application rate that matches the manufacturer's specifications for that specific binder.

Construction and operation

Stockpiles of woodchip need to be carefully managed to reduce risk of spontaneous combustion. Turn stockpiles over periodically to reduce the risk of heating occurring. In addition, discharge of tannins from the decomposition of woodchip should be addressed, as this can affect water quality.

Woodchip should be carefully managed around watercourses to avoid potential discharge.

Maintenance

Inspect mulch after each rainfall event or periods of excessively strong winds, replace any areas of damaged cover.

Construction equipment can disturb the stabilised areas. This may require the erection of temporary barrier fencing and/or signage to restrict movement of equipment and vehicles onto mulched areas.

To be regarded as stabilised, 100% surface cover must be maintained, and a reapplication will be required when the integrity and/or surface density has declined.



7.1.5 Silt Fences

Definition

A silt fence is a temporary barrier of woven geotextile fabric that is used to capture mainly coarse sediments carried in sheet flow (refer Figure 4 & Figure 5). Silt fences temporarily impound sediment-laden runoff, slowing down the flow rate and allowing sediment to settle out of the water.

Purpose

Its purpose is to detain runoff flows so that deposition of transported sediment can occur through settlement. They are not used to filter sediment out of runoff.

Application

Use silt fences:

- Where there is a need to control sediment by intercepting sheet flow
- Where a site is low gradient, or is confined with a small contributing catchment, such as short batter fills and around watercourses
- To delineate the limit of disturbance on an earthworks site, such as riparian areas or bush reserves
- Where installation of an earth or topsoil bund would destroy sensitive areas, such as bush and wetlands.

Do not install silt fences across watercourses or in areas of concentrated flows. Avoid trench excavations within the root zones of protected trees and trees that are to be retained.

Where there is a change in slope, no section of the fence should exceed a grade of 5% for a distance of more than 15 m.

Design

Key design criteria for silt fences are outlined below:

- Ensure silt fence height is 600 mm above ground level and 200 mm below ground level
- Maximum slope lengths, spacing of returns and angles for silt fences are shown in Table 3
- Locate supporting posts/waratahs for silt fences 2-4 m apart with support provided by a tensioned wire (2.5 mm HT) along the top of the silt fence
- Where a strong woven fabric is used in conjunction with a wire support, the distance between posts can be up to 4 m. Double the silt fence fabric over and fasten to the wire with silt fence clips at 500 mm spacings
- Ensure supporting posts/waratahs are embedded a minimum of 400 mm into the ground
- Always install silt fences along the contour (at a break in slope). Where this is not possible, or where there are long sections of silt fence, install short silt fence returns (refer Figure 4) projecting up-slope from the silt fence to minimise the concentration of flows. Silt fence returns should be a minimum 2 m in length and can incorporate a tie-back. They are generally constructed by continuing the silt fence around the return and doubling back, eliminating joins
- Join lengths of silt fence by doubling over fabric ends around a waratah or by stapling the fabric ends to a batten and butting the two battens together as shown in Figure 4.
- Install silt fence returns at either end of the silt fence, projecting up-slope to a sufficient height to prevent outflanking
- In catchments of more than 0.3 ha, the use of silt fences requires careful consideration of specific site measures. Other control measures may be better, such as a super silt fence.



Table 3. Silt fence design criteria
Extract from Auckland Council GD05

Slope Steepness (%)	Slope length (m) (maximum)	Spacing of returns (m)	Silt fence length (m) (maximum)
Flatter than 2%	Unlimited	N/A	Unlimited
2-10%	40	60	300
10-20%	30	50	230
20-33%	20	40	150
33-50%	15	30	75
>50%	6	20	40

- Where water may pond regularly behind the silt fence, provide extra support for the silt fence with tiebacks from the silt fence to a central stable point on the upward side. Extra support can also be provided by stringing wire between support stakes and connecting the filter fabric to this wire
- As a minimum, the silt fence cloth must meet the following criteria for geotextile fabric:
 - Wide width tensile strength = ≥ 14 kN/m minimum (AS, ASTM or ISO test methods allowed)
 - Retained strength at 500h UV = 70% minimum (AS, ASTM or ISO test methods allowed)
 - Opening size (EOS) = 0.2-0.4 um (AS, ASTM or ISO test methods allowed).



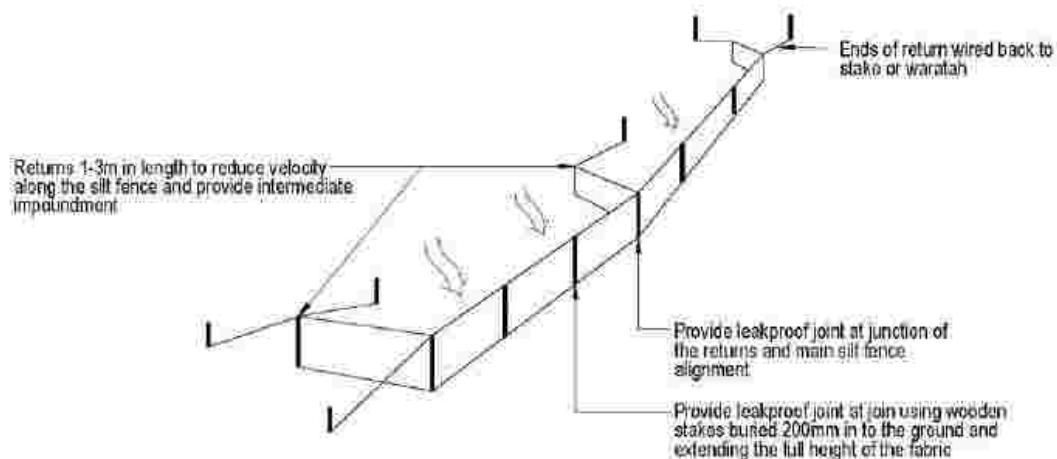
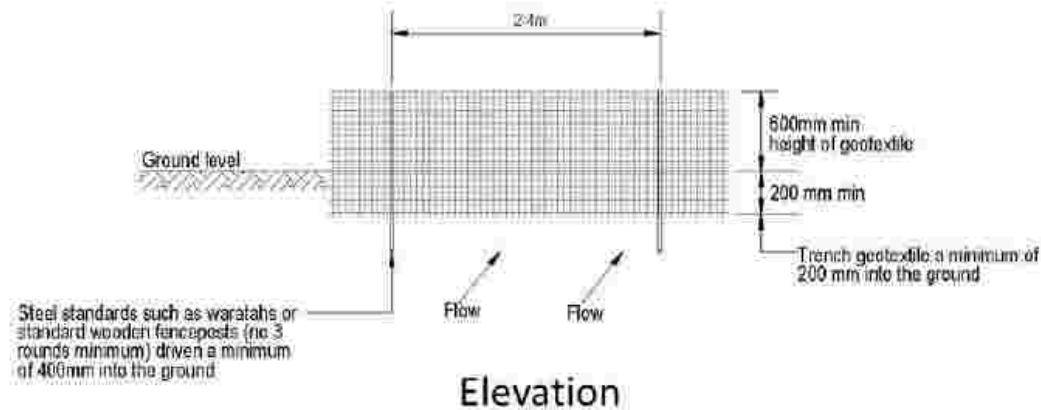
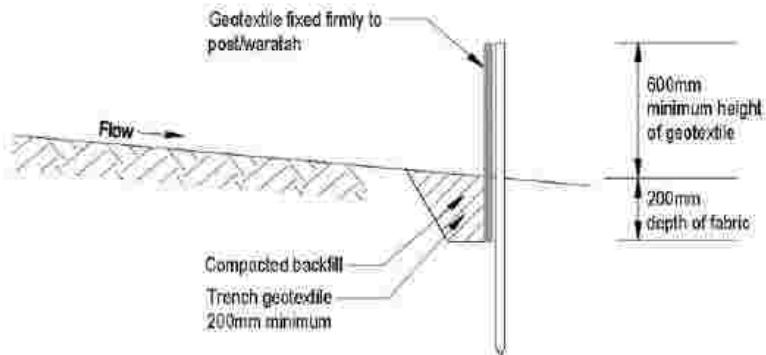
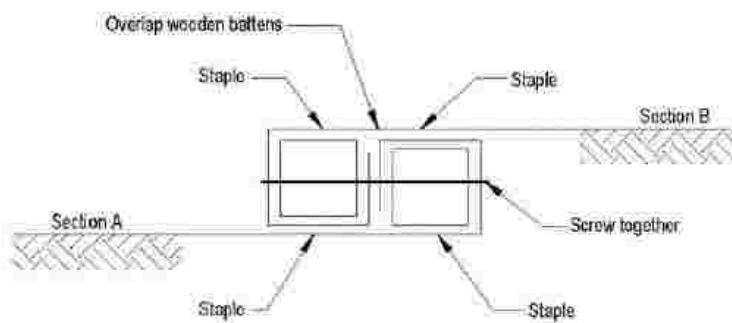


Figure 4. Schematic of silt fence
Extract from Auckland Council GD05





Cross-section



Standard fabric joint

Figure 5. Silt fence cross section
Extract from Auckland Council GD05



Construction and operation

For constructing and/or operating silt fences, follow the following steps and refer to Figure 6 below:

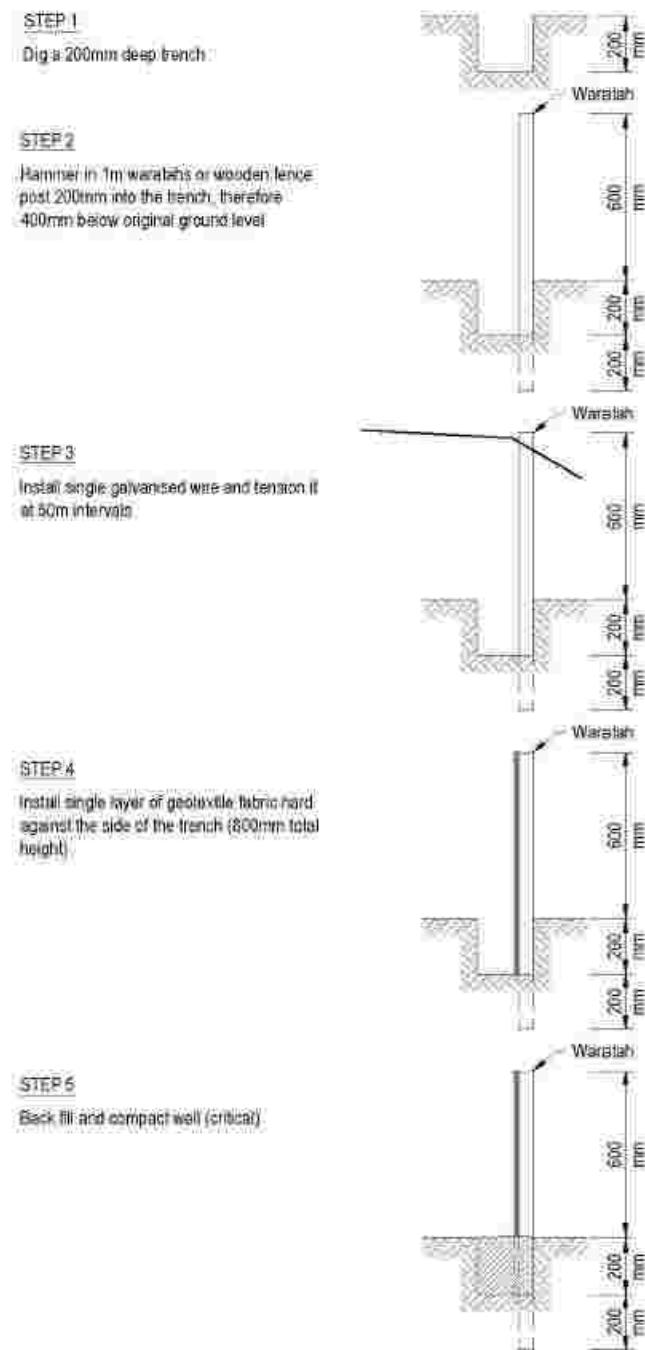


Figure 6. Step by step installation of a silt fence

Extract from Auckland Council GD05

- Use silt fence material appropriate to the site conditions and in accordance with the manufacturer's specifications
- Always install silt fences along the contour
- Excavate a trench to a minimum practicable width (the narrower the better to avoid loosening of surrounding soils) and 200 mm deep along the proposed line of the silt fence
- Use waratahs at least 1.5 m in length



- Install the support waratahs on the down-slope edge of the trench and silt fence fabric on the up-slope side of the support waratahs to the full depth of the trench, then backfill the trench with compacted soil
- Install the waratahs so that they are as flat as possible against the silt fence. If the waratah edge is against the silt fence, it will rub and eventually rip against the waratah
- Use correct silt fence clips or silt fence pins to secure the silt fence material to the top wire. Wire ties and staples rip the silt fence material when the weight of the impounded water pushes against the silt fence and are not to be used
- Reinforce the top of the silt fence fabric with a support made of high tensile 2.5 mm diameter galvanised wire. Tension the wire using permanent wire strainers attached to angled waratahs at the end of the silt fence
- Where ends of silt fence fabric come together, ensure they are overlapped, folded, and stapled/screwed to prevent sediment bypass.

Maintenance

To maintain silt fences:

- Inspect silt fences at least once a week and after each rainfall
- Check for damage including rips, tears, bulges in the fabric, broken support wires, loose waratahs, overtopping, outflanking, undercutting, and leaking joins in fabric
- Make any necessary repairs as soon as identified
- As the geotextile material becomes clogged with sediments, this will result in increased duration of ponding. Therefore, careful cleaning of the silt fence geotextile with a light broom or brush may be appropriate
- Remove sediment when bulges occur or when sediment accumulation reaches 20% of the fabric height
- Remove sediment deposits as necessary (prior to 20% of fabric height) to continue to allow for adequate sediment storage and reduce pressure on the silt fence
- Dispose of sediment to a secure area to ensure that it does not discharge to the receiving environment.

Decommissioning

When decommissioning a silt fence:

- Do not remove silt fence and accumulated sediment until the catchment area has been appropriately stabilised
- Remove and correctly dispose of accumulated sediment
- Backfill trench, re-grade and stabilise the disturbed area.



7.1.6 Silt Socks

Definition

Silt socks are a tubular stormwater sediment control and filtration device, consisting of a mesh tube filled with a filter material (e.g. compost, sawdust, wood bark, straw) used to intercept and filter runoff. They are also referred to as 'filter socks.'

Purpose

Silt socks have a limited capacity to capture and treat sediment-laden flows and so are generally used for small, flat, isolated catchment areas (refer Table 6 and Table 7 below).

They temporarily impound sediment-laden runoff, slowing down the flow rate and allowing sediment to settle out of the water.

Silt socks can be used to:

- Intercept and impound sheet flow
- Intercept and impound runoff before it enters a catchpit or other stormwater inlet
- Reduce the velocity of runoff flows within a channel (as a check dam)
- Contain and impound discharges from pumped stormwater or concrete washwater (commonly referred to as a 'turkeys' nest').

Silt socks can be used to divert flows and are commonly used for this purpose across haul roads when rain is forecast, or at the end of the day. They are also used as check structures in diversion drains and flow paths. These uses are not discussed in this section, which is restricted to the use of silt socks as a sediment management tool.

Application

Silt socks should be used:

- On small, low gradient sites (e.g. short batter fills and around watercourses and vegetated or protected areas) (refer Table 4 and Table 5)
- As a secondary containment and treatment structure where it is not possible to divert flows to a sediment retention facility
- Where it is necessary to slow channel velocity
- Where concrete washwater or pumped stormwater is required to be treated prior to discharge.

Design

The following design criteria apply to silt socks

Perimeter control

- Ensure that an appropriately sized silt sock is used (see design criteria in Table 4 and Table 5).

Table 4. 300 mm diameter silt sock

Extract from Auckland Council GD05

Slope Steepness (%)	Maximum slope length (m)	Spacing of returns (m)
Flatter than 2%	100	N/A
2-10%	40	30
10-20%	30	25
20-33%	10	10



33-50%	5	10
>50%	2	5

Table 5. 450 mm diameter silt sock

Extract from Auckland Council GD05

Slope Steepness (%)	Maximum slope length (m)	Spacing of returns (m)
Flatter than 2%	150	N/A
2-10%	60	30
10-20%	40	25
20-33%	20	10
33-50%	10	10
>50%	5	5

Compost specifications

- Ensure the compost medium used in the silt sock is free from contaminants and meets the specifications in Table 6.

Table 6. Specifications for compost

Extract from Auckland Council GD05

Parameter	Unit of measure	Specification
pH	pH units	5.0-8.5
Moisture Content	% wet weight basis	>60
Organic matter content	% dry weight basis	25-100
Particle size	% passing a selected mesh size, dry weight basis	50 mm 99 passing; 10mm 30-50% passing (or 50-70% retained); maximum 50mm

Bark specification

- Use 2-10 mm chip
- Ensure bark is free from contaminants.

Sawdust specification

- Do not use treated wood sawdust
- Ensure sawdust is free from contaminants.

Straw specification

- Ensure straw is free from weed seeds and contaminants.



General specifications for sock media

- The filter medium should be clean and free from contamination.

The material used to fill the sock will depend on the application. For example, if the sock is to be used as a filter, a porous material such as rocks or wood bark will not be effective.

Construction and operation

Silt socks can either be filled on site or prefabricated in suitable lengths prior to delivery to the site. The silt sock should be produced from HDPE or polyester material with abrasion resistant netting weaves (a thread diameter of not less than 0.3 mm). The recommended weave for a compost sock is an opening in the knitted mesh of 1-5 mm when filled. The weave for straw socks should have openings of no more than 20 mm. The silt sock shall then be filled with compacted filter material meeting the specifications detailed above.

Silt socks using a light filter medium such as straw or wood chips must be tied down using stakes and twine to prevent 'floating.'

Note: The above requirement to secure silt socks with a light filter medium will generally preclude their use on impervious surfaces such as concrete or seal.

For construction and/or operation of silt socks:

- Always install silt socks on the contour. Where this is not possible, or where there are long sections of silt sock, install short silt sock returns, projecting up-slope from the silt sock to minimise concentration of flows. Returns are to be a minimum of 2 m in length
- Where more than one length of silt sock is used, the silt socks are to be overlapped a minimum of 1 m or, according to the manufacturer's recommendation, and joined by a sleeve
- Install silt sock "wings" at either end of the silt sock, projecting a sufficient length up-slope to prevent outflanking
- Silt socks are to be pegged and secured depending on the application.

For additional security, bale twine may be used. The bale twine is secured (four turns with a half hitch) to the pine stakes and tensioned when the stakes are driven into place.

When using silt socks to construct turkeys' nests:

- Set up a ring of silt socks, with the proposed pumping discharge point in the centre of the ring
- Ensure that treated discharge from the "turkeys nest" will not result in erosion or the remobilisation of sediment
- The size of the ring will depend on the flows that are to be pumped. The flow and size of the ring will need to be such that the ring is not overtopped
- A base-laid permeable geotextile may be used to collect settled debris.

Maintenance

Consider the following when maintaining silt socks:

- Silt socks should be inspected regularly and after each rainfall event to ensure sediment control efficiency is maintained
- Accumulated sediment greater than 20% of the height of the silt sock should be removed, or another silt sock placed on top of the existing silt sock to maintain adequate sediment control
- Reuse of silt socks is possible provided the integrity of the sock and fill media is maintained.



Decommissioning

Consider the following when decommissioning (removing) silt socks:

- Do not remove the silt sock and accumulated sediment until the catchment area has been appropriately stabilised
- Remove and dispose of accumulated sediment.

7.1.7 Stabilised Entranceways

Definition

Stabilised entranceways are stabilised areas located at any entry or exit point of a construction site.

Purpose

The purpose of a stabilised entranceway is to:

- Prevent site access points becoming sources of sediment
- Assist in minimising dust generation and disturbance of areas adjacent to the road frontage by providing a defined entry and exit point.

In some circumstances, a formal wheel wash or a vibrating cattle-grate system (shaker ramps) may be required to stop sediment being tracked off the site. A stabilised entranceway is not designed to remove mud or dirt from vehicle wheels when exiting the site and these measures may need to be added at the entrance.

Application

This practice should be used at all points of construction site entry and exit with a view to limiting traffic movements to these entrances only.

Where necessary, this practice may be installed in association with shaker ramps or wheel-wash facilities, as close as possible to the boundary of the works area.

Design

Formal design of stabilised entranceways is generally not required, although the following design principles are required for them to be an effective practice:

- Stabilised entranceways should be located at the permanent site entry/exit point
- Locate all stabilised entranceways so that vehicles cannot bypass these devices. Perimeter silt fences or bunds may assist in achieving this requirement
- Minimise the number of site exit points
- Show the locations of all sites exits points on the ESC Plan
- Ensure the stabilised entrance drains back onto site. A speed hump can be used for this purpose
- Consider the length of time the site entry/exit will be in place and expected traffic volumes and types. For projects with longer durations or large numbers of vehicle movements on and off the site, it is often more cost efficient to seal the exits from the start of the project, rather than manage the constant maintenance often associated with a site exit.
- Use the specifications in Table 7 and Figure 7 to design stabilised entranceways. Achieving the specifications detailed below on a small site may be difficult. For small sites' guidance refer to Section G2.0.



Table 7. Stabilised Entranceway Specification
Extract from Auckland Council GD05

Design Parameter	Specification
Aggregate Size	50 – 150 mm washed aggregate
Minimum Thickness	150 mm
Minimum Length	10 m
Minimum Width	4 m

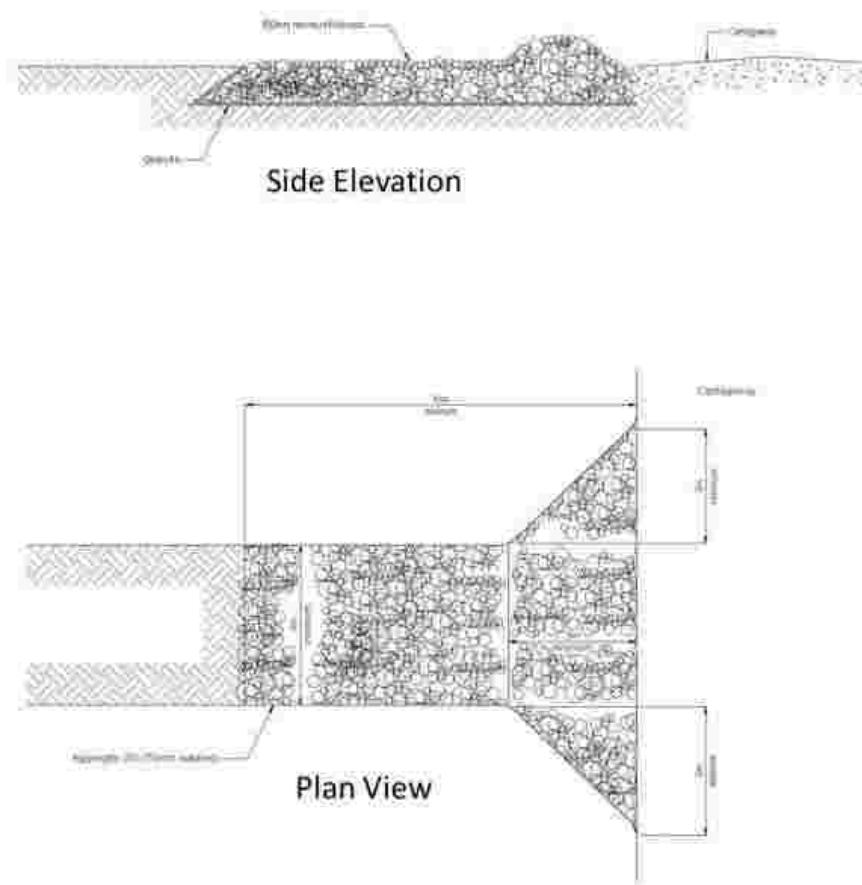


Figure 7. Stabilised Entranceways
Extract from Auckland Council GD05

Construction and Operation

For construction and operation of stabilised entranceways:

- Once a suitable location has been determined, clear the area of unsuitable material and grade the base to a smooth finish
- Place woven geotextile over this area and ensure this is appropriately pinned and overlapped as necessary



- Place aggregate from the construction site boundary extending for at least 10 m according to the specifications (Figure 7) and contour the aggregate to suit the entrance point (Note: Contouring can include a highpoint to act as a barrier to water flowing out of the site.)
- Provide drainage from the stabilised entranceway to an appropriate discharge point (This may require a sediment retention measure if a wheel wash is installed.)
- Consider the length of time the site entry/exit will be in place and the expected traffic volumes and types
- For projects with longer durations or large number of vehicle movements on and off the site, it is often more cost efficient to seal the exits at the commencement of works than to manage the constant maintenance often associated with a site exit.

Maintenance

Key items to check as part of the regular inspection include:

- Inspect weekly and after each rainfall event for general maintenance requirements
- Maintain the stabilised entranceway in a condition to prevent sediment from leaving the construction site (This may require several applications of new aggregate during the life of the practice.)
- After each rainfall, inspect any structure used to trap runoff from the stabilised entranceway and clean out as necessary
- When wheel washing is also required, ensure this is done on an area stabilised with aggregate/ Hotmix which drains to an approved sediment retention facility. (Note: This sediment retention device should be isolated from additional surface flows and/or be specifically designed to include the additional flows from the wheel wash.)
- Add further aggregate as necessary when mud blockage becomes evident or when aggregate thickness is not to specification
- Remove sediment from sealed pavements by sweeping or vacuuming as necessary
- Do not wash any sediment into the stormwater system or any watercourse
- Supplementary street sweeping at regular intervals on adjacent roads may still be required in association with stabilised entranceways.

Decommissioning

In decommissioning stabilised entranceways, remove aggregate and geotextile, and stabilise the area. Ensure that traffic is kept off the area until permanent stabilisation is effective.



7.1.8 Silt Trap

Definition

Silt traps are the application of a calculated hole dug up to reduce sediment entering water bodies.

Purpose

They allow heavier sediment to settle, then the water drains away from the hole.

Application

Constructed large enough to slow the water so that the coarse sediment can settle at the bottom usually along the path of a cut-off drain or contour drain. They are constructed deep so that they can fill rapidly, located close to the source of sediment with a broad outlet to reduce level scouring. Can be used in conjunction with silt fence for further filtering of sediment and easily constructed with a small digger.

Design

A silt trap will be constructed at the low point of the site, near the accessway entrance. This pit will intercept sediment-laden runoff collected by the dirty water drains before it discharges from the site into the existing culvert.

The silt trap will be approximately 1.5m long, 1m deep, and will be the full width of the accessway drain it services. Refer to the VISION Erosion and Sediment Control Plan drawings in Appendix A for the typical silt trap detail.

Construction and Operation

Installed at the low point of the cut off drain to prevent sediment from works entering the clean water flows at the outlet. Sediment will settle in the trap and clean water will flow on the downstream side.

Maintenance

Regular cleaning of the trap is required to maintain proper function.

Decommissioning

Removal and disposal of sediment should be conducted in a way to not further increase damage to surrounding water ways. Clearing of the silt trap and backfilling with similar soils of the surrounding soils is recommended.



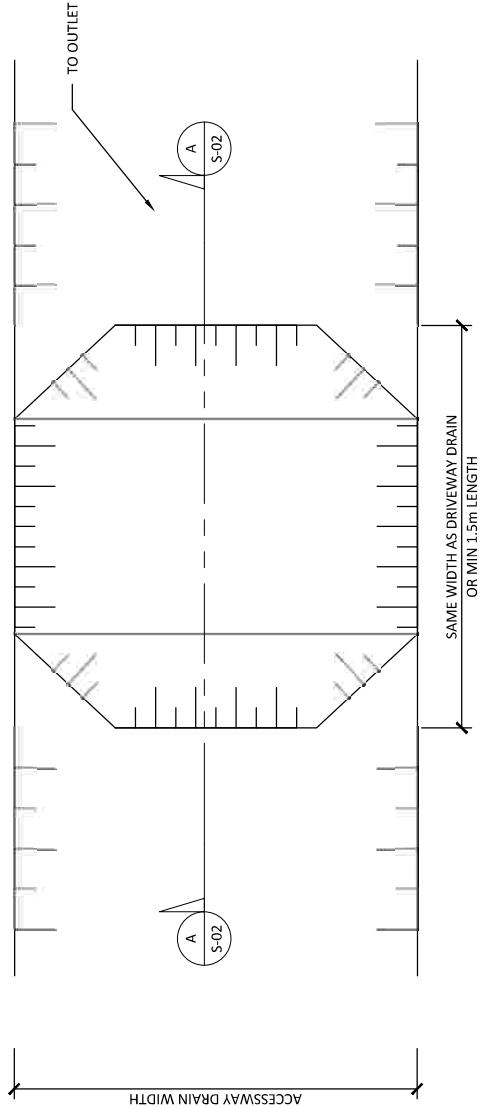
Appendix A

VISION ESCP DRAWING SET

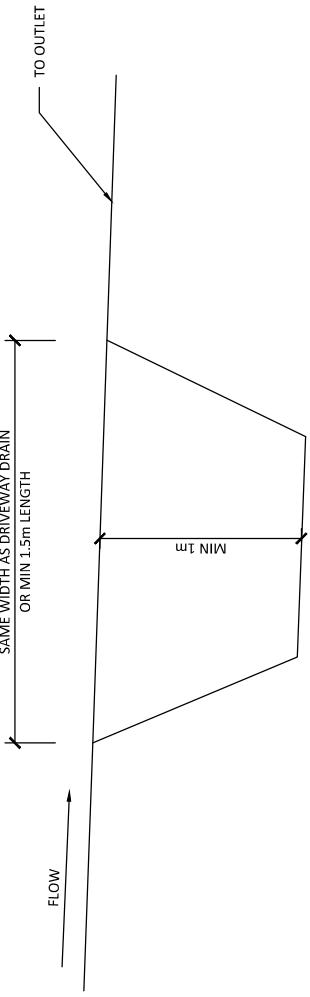


TYPICAL PLAN VIEW SILT TRAP

SCALE (A3) NTS



TYPICAL SECTION VIEW
SIL TRAP



Appendix B
JTB ARCHITECT DRAWINGS, DATED:
22/10/2025



