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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

◯ **Yes** ☑ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

☑ **Land Use**

◯ **Fast Track Land Use***

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

◯ **Certificate of Compliance (s.139)**

◯ **Extension of time (s.125)**

◯ **Discharge:** Total voume = _____ m³
Note; volumes >3m³ requires NRC Consent.

◯ **Subdivision**

◯ **Existing Use Certicicate (s.139A)**

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

◯ **Other (please specify)** _____

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

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

☑ **Yes** ◯ **No**

4. Consultation

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

If yes, which groups have you consulted with? _____

Who else have you consulted with? _____

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

5. Applicant details

Name/s: Ethan Poole

Email:

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Alister Hartstone

Email:

Phone number:

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

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

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

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

Name/s:

Property address/
location:

8. Application site details

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

Name/s:

Site address/ location: Pukematu Lane, Russell

Postcode 0202

Legal description: Lot 3 DP 340835 **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.

Please contact applicant for gate code before site 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.

Construct a dwelling the General Coastal Zone

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

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

○ **2009** ○ **2023**

10. Would you like to request public notification?

○ **Yes** ☑ **No**

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

(more than one circle can be ticked):

○ **Building Consent** 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. Natural hazards (National Policy Statement for Natural Hazards 2025)

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

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

- ◯ **Flooding**
- ☑ **Landslips**
- ◯ **Coastal Erosion**
- ◯ **Coastal Inundation**
- ◯ **Active Faults**
- ◯ **Liquefaction**
- ◯ **Tsunami**

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

14. Assessment of environmental effects:

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

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

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full) Ethan Poole

Email:

Phone number:

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

Postcode

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

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) Ethan Poole

Signature:
(signature of bill payer)

Date 17/4/2026

MANDATORY

17. Important Information:

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

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

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

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

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

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

18. Declaration

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

Name (please write in full) Alister Hartstone

Signature

Date 17/4/2026

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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

Resource Consent Application for

E Poole

Pukematu Lane, Russell

2025/Poole

Report Information

Report status:	FINAL
Document Location:	Onedrive / 2025 / Poole / Application FINAL
Author:	 Alister Hartstone, Director, Set Consulting Limited
Date	16 April 2026

Resource Consent application for Ethan Poole

Application Details

Applicant: Ethan Poole

Location: Pukematu Lane, Russell

Legal Description: Lot 3 DP 340835

Application Summary: To construct a new residential dwelling located on the site in the General Coastal Zone, requiring consent under Rule 10.6.5.3.1 Visual Amenity, Rule 10.6.5.2.3 Stormwater Management, Rule 12.1.6.2.1 Buildings within Outstanding Landscapes, Rule 12.1.6.2.2 Excavation and/or Filling within an Outstanding Landscape, Rule 12.3.6.3 Discretionary Activity (for Excavation and/or Filling in the General Coastal Zone), and Rule 12.4.6.1.2 Fire Risk to Residential Units.

Zoning and Resources: ODP - General Coastal Zone and Outstanding Landscape Area

PDP – Rural Production Zone, Coastal Environment and Part High Natural Character

Attachments

Attachment A	**Building plans**
Attachment B	**Certificate of title and consent notice**
Attachment C	**Landscape and Visual Assessment Report prepared by Simon Cocker Landscape Architecture Limited**
Attachment D	**Geotechnical Investigation Report prepared by RS Eng Limited**
Attachment E	**Stormwater Engineering Report prepared by RS Eng Limited**
Attachment F	**Archaeological Report prepared by Horizon Archaeology Limited**
Attachment G	**District Plan maps**

Address for Service

Alister Hartstone
Set Consulting Limited
Ph 0277555607
E-mail alister@setconsulting.co.nz

1.0 Proposal

1.1 The proposal consists of the construction of a new two-level dwelling located on a vacant property at Pukematu Lane, Russell. Plans illustrating the proposed dwelling are contained in Attachment A.

1.2 The proposed dwelling consists of a two-level building with a partially excavated basement and bedroom area at ground level, with a larger living area and separate bedroom wing with outdoor living, pool and deck area on the above ground level. The building footprint across the site will equate to approximately 343m^2, with an additional approximately 178m^2 of outdoor pool, patio, and timber decking. The entire building is designed to be low-lying utilising the existing contours of the available building area and a mono-pitched roof with suitable exterior materials and colours.

1.3 Access to the building site is largely completed and no indigenous vegetation clearance is required to provide for the building site. Earthworks required consists of approximately 300m^2 of cut to fill with no material removed from the site, and a maximum cut face at the rear of the building of 3 metres to be retained by two 'stepped' timber retaining walls.

1.4 The proposal is designed to comply with the recommendations made in the Geotechnical and Stormwater Engineering reports provided in Attachments D and E.

2.0 Site and Surrounding Environment

2.1 The subject site contains 3815m^2 of coastal land adjacent to a coastal gulley and cliff feature located adjacent to Pukematu Lane, Russell. Pukematu Lane is a formed and sealed two-lane private right-of-way access extending from Flagstaff Road. The property has a predominantly northerly aspect with elevated and expansive views over the Bay of Islands, and is backdropped by more elevated bush covered land to the south. The building site is clear of indigenous vegetation, is currently grassed, and directly adjoins the coastal cliff. A metalled access is formed from the existing sealed formation of Pukematu Lane to the building site.

2.2 The surrounding properties consist of coastal lifestyle blocks with access and dwelling locations sited within existing native bush. The topography of this area is generally flat to rolling and defined by the edge of the coastal cliff. The site is adjacent to existing dwellings located on similar topography to the west and east, with dwellings located on more elevated and prominent positions to the south adjacent to Pukematu Lane.

2.3 A copy of the record of title and consent notice document are provided in Attachment B. It should be noted that the consent notice applies to all lots shown on DP 316425. The subject site is Lot 3 DP 340835, which means the consent notice conditions do not apply to the subject site. The applicant is aware of their responsibilities to comply with all requirements of the private land covenant registered on the title, noting that the requirements of that covenant are not enforceable by the Council.

Aerial showing subject site (circled) and surrounding area

3.0 District Plan Rules

3.1 The subject site falls within the General Coastal Zone as defined in the Operative District Plan. An area of Outstanding Landscape Area overlays the entire site.

3.2 The following table identifies the relevant District Plan provisions and assesses the proposal against them.

10.6 General Coastal Zone	**Status**	**Comment**
10.6.5.1.1 Visual Amenity	Restricted Discretionary	The proposal does not comply with the permitted or controlled activity standards and therefore requires consent under Rule 10.6.5.3.1 Visual Amenity
10.6.5.1.2 Residential intensity	Permitted	The proposal provides for one residential unit. While it is noted that a minor residential unit could be constructed as a permitted activity, the proposal is not intended to provide for any second residential unit or minor unit.
10.6.5.1.3 Scale of Activities	N/A	
10.6.5.1.4 Building Height	Permitted	Complies as per plans (noting the chimneys comply with the exclusions specified under the 'height' definition)
10.6.5.1.5 Sunlight	Permitted	Complies as per plans

10.6.5.1.6 Storm water Management		The total area of new impermeable surfaces across the gross site area[1] equates to 1224m^2 or approx. 11.5% coverage.
10.6.5.1.7 Setback from Boundaries	Permitted	Complies as per plans
10.6.5.1.8 Transportation	Permitted	The shared driveway access is formed and concreted and the proposed driveway is formed and metaled.
10.6.5.1.9 Keeping of Animals	N/A	N/A
10.6.5.1.10 Noise	N/A	N/A
10.6.5.1.11 Helicopter Landing Area	N/A	N/A

12. Natural and Physical Resources	**Status**	**Comment**
12.1 Landscape and Natural Features	Restricted Discretionary	Consent is required under Rules 12.1.6.2.1 and 12.1.6.2.2
12.2 Indigenous Flora and Fauna	Permitted	No indigenous vegetation clearance is proposed
12.3 Soils and Minerals	Discretionary	The height of cut face will exceed the maximum requirement and therefore requires consent under Rule 12.3.6.3.
12.4 Natural Hazards	Discretionary	The proposed dwelling will be constructed within 20 metres of the dripline of existing naturally occurring bush area/s.
12.5 Heritage / Heritage Precincts	N/A	
12.7 Lakes, Rivers, Wetlands, and the Coastline	N/A	
12.8 Hazardous Substances	N/A	
12.9 Renewable Energy and Energy Efficiency	N/A	

3.3 Resource consent is therefore required on the following basis:

- Rule 10.6.5.3.1 Visual Amenity, where the proposed dwelling is not within any defined building envelope that has been approved under a resource consent, and requires consideration as a restricted discretionary activity.
- Rule 10.6.5.2.3 Stormwater Management, where the proposed new impermeable surfaces of 1224m2 or approx. 11.5% gross site area, exceeds the permitted standard of 10% of the gross site area, but does not exceed the controlled activity standard of 15% or 4000m^2, requiring consideration as a controlled activity.
- Rule 12.1.6.2.1 Buildings within Outstanding Landscapes, where the proposed dwelling exceeds a gross floor area of 25m^2, requiring consideration as a restricted discretionary activity.

[1] Calculated as total gross site area of 1.0681ha, being the site area of 3815m^2 plus 6865m^2, being one sixth share of the access lot.

- Rule 12.1.6.2.2 Excavation and/or Filling within an Outstanding Landscape, where the proposed cut and fill with a maximum cut face of 3 metres exceeds the permitted standards, requiring consideration as a restricted discretionary activity.
- Rule 12.3.6.3 Discretionary Activity (for Excavation and/or Filling in the General Coastal Zone), where the maximum cut face of 3 metres exceeds the permitted and restricted discretionary standard, therefore requiring consideration as a discretionary activity.
- Rule 12.4.6.1.2 Fire Risk to Residential Units, where the proposed building will be within 20 metres of the dripline of existing trees and scrub, requiring consideration as a discretionary consent.

3.4 Overall, the application consists of several infringements addressed together as a 'bundled' application requiring consideration as a discretionary activity.

Proposed Far North District Plan

3.5 A review of those parts of the proposed Far North District Plan that have immediate legal effect has been undertaken. None of the rules are considered relevant to the proposal, noting the site is in the Rural Production Zone and within the Coastal Overlay, and is partially subject to an area of High Natural Character. None of the proposed works are located within the area of High Natural Character, noting that it covers the steep escarpment and waterfront area of the site and not the building area. Notably, the site is not affected by any Outstanding Landscape overlay under the proposed District Plan.

3.6 Rules EW-R12, EW-R13, and EW-S3 currently have legal effect and require compliance in all zones for earthworks in terms of suspected sensitive material / accidental discovery protocol and erosion and sediment control. There do not appear to be any specific thresholds for these rules, meaning that it applies to all earthworks regardless of location or scale. It is noted that:

- Rule EW-R13 appears to replicate clauses under the Earthworks Rule C.8.3.1 in the Regional Plan for Northland – Operative in Part. Regardless, the requirements will be complied with as part of the earthworks associated with the development.
- Rules EW-R12 and EW-S3 appear to adopt provisions directly from the Heritage New Zealand Pouhere Taonga Act 2014, which is required to be complied with regardless of any District Plan provisions. The Archaeology Report provided in Attachment F confirms compliance.

3.7 For completeness, it is recorded that the proposal is assessed as a permitted activity in the Rural Production Zone, but would require consent as a new dwelling in the Coastal Environment overlay under Rule CE-R1, exceeding the 5 metre height limit under Rule CE-S1, and exceeding the permitted earthworks standards under Rule CE-S3.

NES Requirements

3.8 The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2012 (the 'NES') is considered relevant to the application as earthworks are involved but does not present a change in use of the site.

3.9 The site does not appear to have ever been occupied by any building or development prior to the underlying subdivision being completed. There is no evidence contained in Council records (including the underlying subdivision consents) to suggest that an activity listed in the Hazardous Activities and Industries List is, has been or is more likely than not to have been undertaken on the site. On this basis, the Regulation does not apply.

3.10 The proposal does not require consideration under any other National Environmental Standards.

4.0 Section 95A – 95G Assessment

4.1 The following assessment addresses those matters considered relevant under Sections 95A – 95G as they relate to notification of an application.

4.2 In addressing Section 95A, the following applies:

- The proposal does not require public notification pursuant to s95A(3). For completeness, the applicant is not requesting public notification of the application.
- The proposal is not precluded from public notification under the criteria specified in Section 95A(5)(a) or (b).
- The application does not require public notification under Section 95D(8)(a).
- An assessment of effects as required under Section 95D confirms that the adverse effects arising from the proposal will be less than minor, and public notification is therefore not required under Section 95A(8)(b). That assessment is provided further in this report.
- No special circumstances are considered to exist that warrant public notification as per Section 95A(9). There are no unique or exceptional circumstances associated with either the site or the proposal that constitute special circumstances.

4.3 For the purposes of Section 95B, the following applies:

- There are no protected customary rights groups or affected customary marine title groups
- The proposal does not fall under the criteria specified in Section 95B(6)(a) or (b).
- The proposal does not involve a boundary activity under Section 95B(7)
- No persons are considered to be adversely affected to a minor or more than minor extent by the granting of consent to the proposal as per Section 95B(8) and 95E. An assessment of affected persons is provided below.
- No other persons are required to be notified of the application as per Section 95B(10).

4.4 Given the above, it is respectfully considered that the application should proceed on a non-notified basis.

4.5 For the purpose of determining adverse effects on the environment of the proposal under Section 95D and Section 104(1)(a), the following assessment is provided.

5.0 Assessment of Effects

5.1 The following assessment addresses those matters considered relevant under Section 95D, Section 104, and the Fourth Schedule of the Act.

5.2 For the purpose of Section 95D(a), effects on the following adjacent land is disregarded from the assessment of effects:

- Lot 7 DP 353249
- Lot 2 DP 353249 (which is subject to 20 metre wide esplanade strip)

No other land is considered to be adjacent for the purpose of this assessment.

5.3 Section 95D(b) and Section 104(2) provide for consideration of the permitted baseline, being activities that *'…a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.'* The permitted baseline includes any activities that are lawfully established on the site at the time any application is made as part of the existing environment. As recorded previously, the site is currently vacant with a cleared area associated with an access track already existing on the site and identified as a building site as part of the underlying subdivision.

5.4 Based on the current Plan rules associated with the General Coastal Zone, the extent of any permitted activity would be restricted to construction of a non-habitable building not exceeding 50m^2 gross floor area with limitations on earthworks. On that basis, there is no readily applicable and credible permitted baseline that can be considered under the District Plan rules.

5.5 The following assessment addresses the adverse effects of the proposal, addressing specifically the relevant provisions listed in Chapter 11 Assessment Criteria as they relate to visual amenity and stormwater management. The infringements associated with earthworks and a building within ONL are addressed via the relevant Assessment Criteria listed in Chapters 12.1.7, 12.3.7, and 12.4.7.

11.3 Stormwater Management

5.6 The proposed buildings and associated access will cover 1224m2 or approx. 11.5% coverage. As the infringement does not exceed 15% as per Rule 10.6.5.2.3, this infringement requires assessment as a controlled activity. A Stormwater Engineering Report prepared by RS Eng Limited has been prepared for the purpose of addressing stormwater management and is provided at Attachment E.

5.7 That report confirms that stormwater can be collected and suitably attenuated so as to avoid any downstream adverse effects. Disposal will ultimately be to an existing watercourse and small inland ponding area located adjacent to the existing Pukematu Lane formation, which then drains to the coastal marine area via Tapeka Point Beach.

5.8 As a result, there will be no additional stormwater generated that cannot be adequately managed and disposed of once works are completed, and no adverse off-site effects are anticipated. On this basis, any adverse effects associated with additional impermeable surfaces is considered to be negligible.

11.5 Visual Amenity In The General Coastal, South Kerikeri Inlet And Coastal Living Zones

5.9 The proposal is assessed as a restricted discretionary activity under Rule 10.7.5.3.1 as there is no defined approved building envelope under any resource consent. Regardless, it is apparent that built development now proposed was anticipated at the time of the subdivision consent being granted, noting that the available building area on the site is confined by topography and extent of native vegetation. Some earthworks would necessarily precede construction of any buildings due to the topography.

5.10 The Landscape and Visual Assessment Report provided in Attachment C addresses the extent of visual and landscape effects associated with the proposal ('Landscape Report'). That Landscape Report provides a description of the context and setting of the site, an assessment of the relevant statutory provisions and assesses the existing landscape and natural character effects associated with the proposal.

5.11 The Landscape Report notes that the site has a strong coastal context. Tapeka Point is identified as an Outstanding Natural Landscape which does not extend as far as the subject site, and has an associated area of High Natural Character Area, as defined under the Regional Policy Statement for Northland. That area of High Natural Character extends over the coastal margins of the site but does not affect the development area on the site.

5.12 The Landscape Report concludes that *'It is the opinion of the author that the resulting landscape and natural character effect of the proposal will be low adverse. The potential adverse visual amenity effect will be (at most) low for all individuals. The proposal will be consistent with the provisions of the statutory instruments where they apply to the scope of this report, and the proposal is considered to be appropriate from a landscape and visual perspective.'* This conclusion adopts the position that landscaping of the majority of the curtilage areas of the dwelling will be landscaped on completion of construction, and the building will be finished in a colour scheme achieving a maximum Light Reflectance Value (LRV) of 30% which can be confirmed by way of a condition of consent.

5.13 Given the extent of anticipated built development as part of the subdivision, the conclusion that any adverse effects will be 'low' (being less than minor) is adopted for the purpose of this report.

12.1.7 Assessment Criteria (Landscape and Natural Features)

5.14 The infringement relates to the construction of a dwelling within an Outstanding Natural landscape. On the basis that the Regional Policy Statement for Northland has mapped the extent of ONLs in Northland, and the subject site is no longer identified as subject to any ONL, no further assessment of effects on any ONL values is considered necessary.

12.3.7 Assessment Criteria (Soils and Minerals)

5.15 The proposed development requires approximately 300m^3 of material to be excavated and used as fill for retaining to form suitable building platform, noting that the access/manoeuvring area is already formed. Two overlapping 'stepped' retaining walls are proposed at the rear of the building site, with the cut faces to be retained by timber retaining walls.

5.16 The extent of works required occupies a footprint consisting of the building footprints. The geotechnical and structural design of the retaining walls and buildings is addressed in the Geotechnical Report prepared by RS Eng Limited provided at Attachment D. Compliance with the detailed engineering design requirements as part of the building consent process will address any risk of instability or natural hazards through the building consent process, and careful management will ensure erosion and sediment control in compliance with the Northland Regional Council rules can be achieved. No indigenous vegetation, water courses, habitats or heritage sites will be affected by the proposed works.

5.17 The extent of any visual amenity or landscape effects is addressed through the Landscape Report provided in Attachment C, where those adverse effects are assessed as less than minor. This is largely on the basis that the extent of earthworks is confined to the building area and will be visible only temporarily until such time as construction is completed.

5.18 With specific reference to historic heritage and archaeological sites, the applicant has sought and received the archaeological assessment provided at Attachment E. On this basis, there is no evidence to suggest that the extent of proposed earthworks and associated vegetation clearance will result in any adverse cultural or heritage effects. In addition, it is understood that consultation would have been undertaken with local iwi and hapu at the time of the underlying subdivision being consented. Any specific cultural concerns presumably would have been raised and addressed at that time.

12.4.7 Assessment Criteria (Fire Risk)

5.19 It is noted that a number of the assessment criteria listed under 12.4.7 do not relate directly to natural hazards (including Clauses b, c, d, f, g, h, and k.)

5.20 Clause (j) relates directly to the issue of fire risk for residential units. In this case, there are areas of existing native vegetation that will be retained on the site. Water tanks will form part of the development and a portion of the onsite water storage can be allocated and retained for fire fighting purposes with a suitable coupling provided by way of a consent condition. It is anticipated that in the event any fire does arise, the principle and most effective approach to fire fighting in this general location will be helicopters with monsoon buckets.

5.21 Based on the above assessment, it is considered that any adverse effects arising from the proposal on the wider environment will be less than minor. Public notification is therefore not required under Section 95A(8)(b).

6.0 Affected persons – Section 95E

6.1 As the application is assessed as not requiring public notification, consideration of the provisions under Section 95B is required. Sections 95B(2), 95B(3) and 95B(6) do not apply to the application. The proposal is not a boundary activity requiring consideration under Section 95B(7). Section 95B(8) requires a determination as to whether any person is an affected person in accordance with Section 95E. An assessment of affected person under Section 95E follows.

6.2 Section 95E(2)(a) applies where a permitted baseline may be adopted for the purpose of addressing adverse effects on any persons. As previously addressed, there is no relevant permitted baseline that addresses the extent of adverse effects associated with the proposal.

6.3 It is noted that none of the identified infringements are bulk and location infringements that require assessment of effects on any adjacent persons. The impermeable surfaces infringement is very minor and assessed as a controlled activity, while the balance of the infringements require consideration in terms of visual amenity, earthworks, and landscape effects in a coastal context. None of these infringements will generate any off-site adverse effects on adjacent properties that are considered to be minor or more than minor.

6.4 On the basis of the assessment provided above, no persons are assessed as being adversely affected to a minor or more than minor extent by the proposal.

7.0 Section 104 Assessment

Assessment of Effects

7.1 Section 104(1)(a) requires consideration of any actual and potential effects on the environment of allowing the activity. This has been carried out in the assessment above. The conclusion reached is that the effects of granting consent to the proposal are less than minor in all respects, and therefore are acceptable in the receiving environment.

7.2 The only conditions considered necessary are a 'general accordance' condition and the offered conditions regarding building colours, landscaping, and fire-fighting water supply.

7.3 Some minor positive effects will arise where vacant land created for residential purposes will be developed for housing. The proposed design is considered to be an appropriate response to the site location and topography and will achieve a suitable outcome in the receiving environment.

7.4 For completeness, it is recorded that:

- there is no relevant permitted baseline that can be adopted under Section 104(2) to assist in assessing the extent of environment effects, based on the PC1 provisions.
- There are no known trade competition effects requiring consideration under Section 104(3)(a)(i)
- There are no written approvals requiring consideration under Section 104(3)(a)(ii)

New Zealand Coastal Policy Statement

7.5 Section 104(1)(b)(iv) requires consideration of the New Zealand Coastal Policy Statement 2010 ('NZCPS'). Given the proposed activity will be located within the coastal environment, the provisions of the NZCPS are relevant. However, the Operative Regional Policy Statement for Northland ('RPS') is required to be prepared in accordance with the NZCPS 2010 as per Section 61(1)(da) of the Act. Where the proposal is assessed as meeting the relevant provisions of the

RPS, it falls that the proposal will be consistent with the NZCPS 2010 as a higher-order document. This is the basis on which the following assessment of the RPS provisions is undertaken.

7.6 There are no other national standards, regulations or policy statements that are relevant to the proposal.

Northland Regional Policy Statement and Regional Plans

7.7 As the Regional Policy Statement for Northland ('RPS') and Regional Plan ('RP') are required to give effect to the NZCPS 2010, they both contain provisions relating to coastal development and therefore require consideration under Section 104(1)(b)(v) and (vi).

7.8 The site is identified as being located within the coastal environment in the RPS maps, but is outside any identified outstanding landscape or natural character areas. The site is identified as containing an area of High Natural Character but the proposed development is not located within this overlay area.

7.9 Given the existing environment as assessed previously inclusive of the underlying subdivision, and the findings of the Landscape Report, the proposal is considered to be consistent with the Objective 3.14 as it relates to the natural character of the coastal environment, and Policy 4.6.1(1)(b)as it relates to avoiding significant adverse effects on natural character in the coastal environment.

7.10 No consent is required under any Regional Plan for the proposal.

Operative Far North District Plan

7.11 Section 104(1)(b)(vi) requires consideration of the relevant objectives and policies contained in the District Plan. Those objectives and policies that are relevant to the proposal are contained in Chapter 10 Coastal Environment, Chapter 12.1 Landscape and Natural Features, Chapter 12.3 Soils and Minerals, and Chapter 12.4 Natural Hazards. The relevant provisions are assessed below.

7.12 Chapter 10 Coastal Environment and Chapter 10.6 General Coastal Zone both contain objectives and policies relevant to the proposal. On the basis that the more specific provisions contained in Chapter 10.6 are intended to give effect to the more general provisions under Chapter 10, the following assessment focuses on the relevant provisions under Chapter 10.6 General Coastal Zone.

7.13 Objectives 10.6.3.1 and 10.6.3.2 read together reinforce the need to protect the natural character of the coastal environment. Policies 10.6.4.1 and 10.6.4.2 focus on visual and landscape qualities and natural character associated with the coastal environment being preserved and protected, while Policy 10.6.4.6 addresses earthworks effects on natural character.

7.14 The proposal is considered to be consistent with the relevant objectives and policies identified above for the following reasons:

- The extent of visual amenity adverse effects on the coastal environment have been assessed based on the matters of discretion prescribed under the Rule. As recorded in the Landscape Report, the landscape and visual amenity effects of the proposal are assessed as being less than minor.
- Given the nature of the site and surrounding area consisting of a small lot coastal subdivision, and the existing and confined building platform provided on the site, the extent of development on the site is anticipated.

7.15 Chapter 12.1 contains objectives and policies that address matters associated with the ONL identified in the District Plan. As this ONL area has been superceded by the RPS provisions and associated mapping, which does not identify the site as being subject to any ONL, it is considered that no further assessment of these provisions is required.

7.16 Chapter 12.3 contains objectives and policies addressing the extent of earthworks, notably in terms of both volume and (in this case) excavated face height. Objective 12.3.3.3 addresses the avoid and mitigation of adverse effects associated with earthworks, and is supported by Policy 12.3.4.4 requiring that earthworks be designed and constructed to avoid and mitigate adverse effects. It is considered that the earthworks required for the proposal are suitably addressed through the Geotechnical Report provided in Attachment D, and will be addressed in more detail through the building consent process. The footprint of the building requires excavation and earthworks that will only result in temporary effects while construction takes place, after which all earthworks will be completed and exposed soils revegetated in accordance with the permitted activity provisions under the Regional Plan for Northland.

7.17 Chapter 12.4 is relevant as the proposal involves construction of a residential dwelling within 20 metres of existing indigenous vegetation. Objective 12.4.3.7 and Policy 12.4.4.7 are specific to fire risk and, more specifically, both refer to avoidance of risk. In this case, it is considered that the risk can be mitigated by provision of an on-site fire fighting water supply being available if required, but noting that any fire would likely be approached using helicopters and monsoon buckets.

Proposed Far North District Plan

7.18 The proposed Far North District Plan ('proposed Plan') was released for submissions on the 27th July 2022. The submission and further submissions period has closed and hearings have recently been completed. A decision from the Hearing Commissioner Panel is now pending. The subject site is within the Rural Production Zone, and subject to the Coastal Environment overlay, and part High Natural Character overlay.

7.19 Notably, the proposed Plan provisions as they relate to the coastal environment are aligned with both the NZCPS 2010 and RPS. Having previously determined that the proposal is consistent with the NZCPS 2010 and RPS provisions, it is therefore considered the proposal will be consistent with the proposed Plan provisions. However, as no decisions have yet been released on the proposed

Plan contents, and a substantive portion of the proposed Plan provisions have been subject to challenge, it is considered that, overall, little weight can be given to these provisions.

7.20 Overall, the proposal is considered to be consistent with the provisions contained in the NZCPS 2010, Operative Regional Policy Statement for Northland, Operative Far North District Plan and proposed Far North District Plan. On that basis, the proposal will be consistent with the provisions of the NZCPS 2010 and ultimately consistent with Part 2 of the Resource Management Act 1991.

Other Matters

7.21 Section 104(1)(c) provides for consideration of any other matters that may be relevant to the activity. There are no other known matters that are relevant or reasonably necessary to determine the application.

8.0 Part 2 Assessment

8.1 As per current case law, an assessment of relevant matters under Section 104 is subject to Part 2. A council must have regard to the provisions of Part 2 when it is appropriate to do so. In this case, no consideration of Part 2 matters is considered necessary as no matters of ambiguity, invalidity, or incomplete have been identified in preparing this application that might otherwise require regard to be had to Part 2 matters.

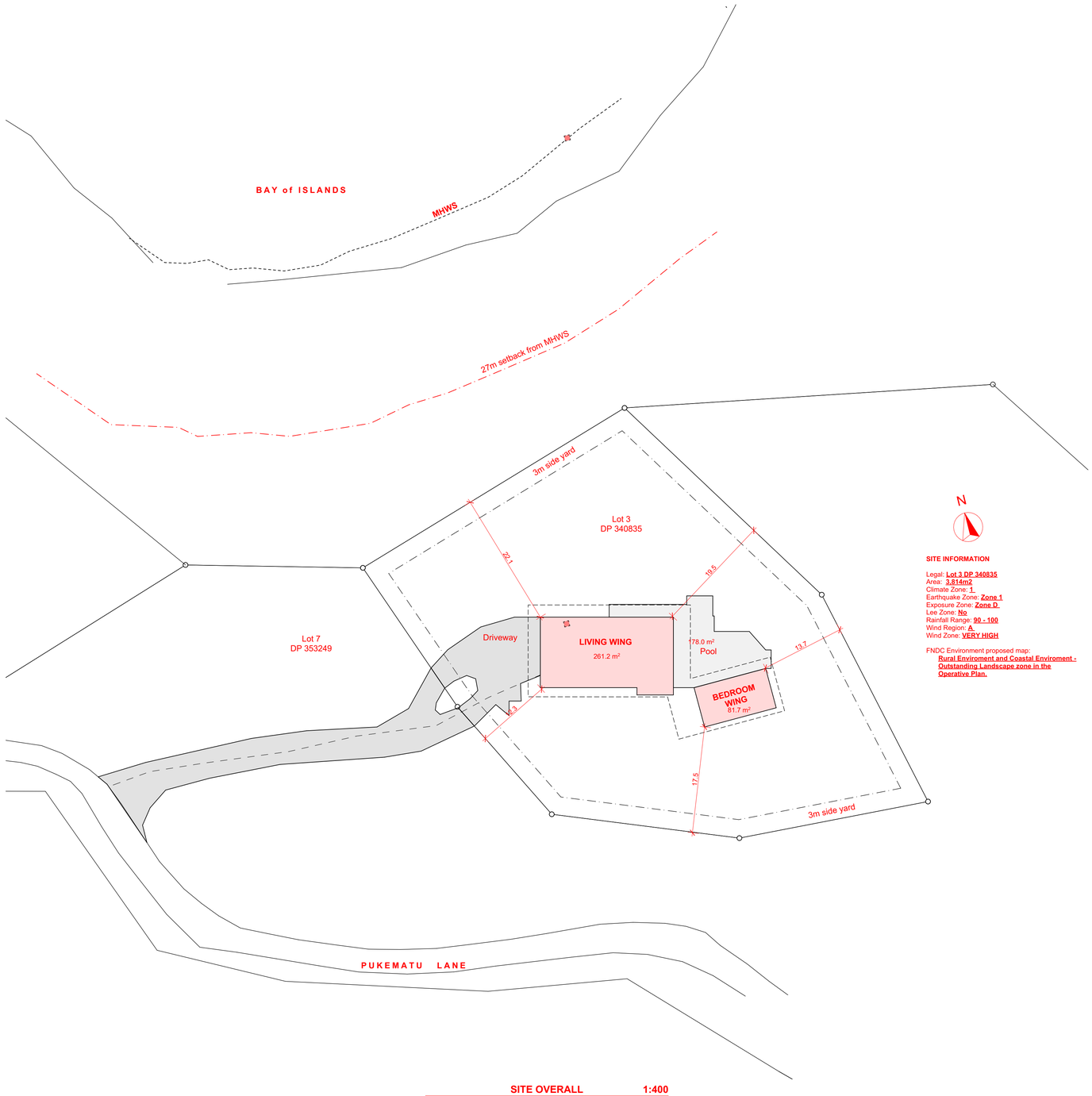
9.0 Conclusion

9.1 The application lodged on behalf of Ethan Poole provides for the construction of a new two-level dwelling located on a vacant property at Pukematu Lane, Russell. The proposal involves infringements associated with impermeable surfaces, visual amenity, earthworks, construction of a building on an ONL, and fire risk. Overall, the application requires consideration as a discretionary activity.

9.2 A detailed consideration of the extent of adverse effects and relevant planning provisions has been provided, noting that the NZCPS 2010 is the highest order document relevant to the proposal. Based on the information provided, it is considered that the proposal is consistent with the planning provisions in the Operative and proposed Far North District Plan and Operative Regional Policy Statement for Northland, and therefore consistent with the NZCPS 2010.

9.5 Having considered the relevant matters under Section 104, it is respectfully considered that consent can be granted under Section 104B. Conditions of consent are offered in the application addressing building colours, landscaping, and availability of fire-fighting water supply.

Attachment A Building plans



SITE OVERALL **1:400**

SITE INFORMATION

Legal: Lot 3 DP 340835
Area: 3,814m2
Climate Zone: 1
Earthquake Zone: Zone 1
Exposure Zone: Zone D
Lee Zone: No
Rainfall Range: 90 - 100
Wind Region: A
Wind Zone: VERY HIGH

FNDC Environment proposed map:
Rural Enviroment and Coastal Enviroment - Outstanding Landscape zone in the Operative Plan.

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CLIENT: **POOLE**

PROJECT: **PROPOSED HOUSE PUKEMATU LANE RUSSELL**

JOB NO: **883**

NOTES:

RevID	ChID	Change Name	Date
B			10/04/2026
C			14/04/2026
D - WIP			Work in Progress

PRELIMINARY

ARCHITECT: CHRIS HOWELL

DRAWN BY: DaP

ENGINEER: # Engineer

CHECKED BY: CHRIS HOWELL

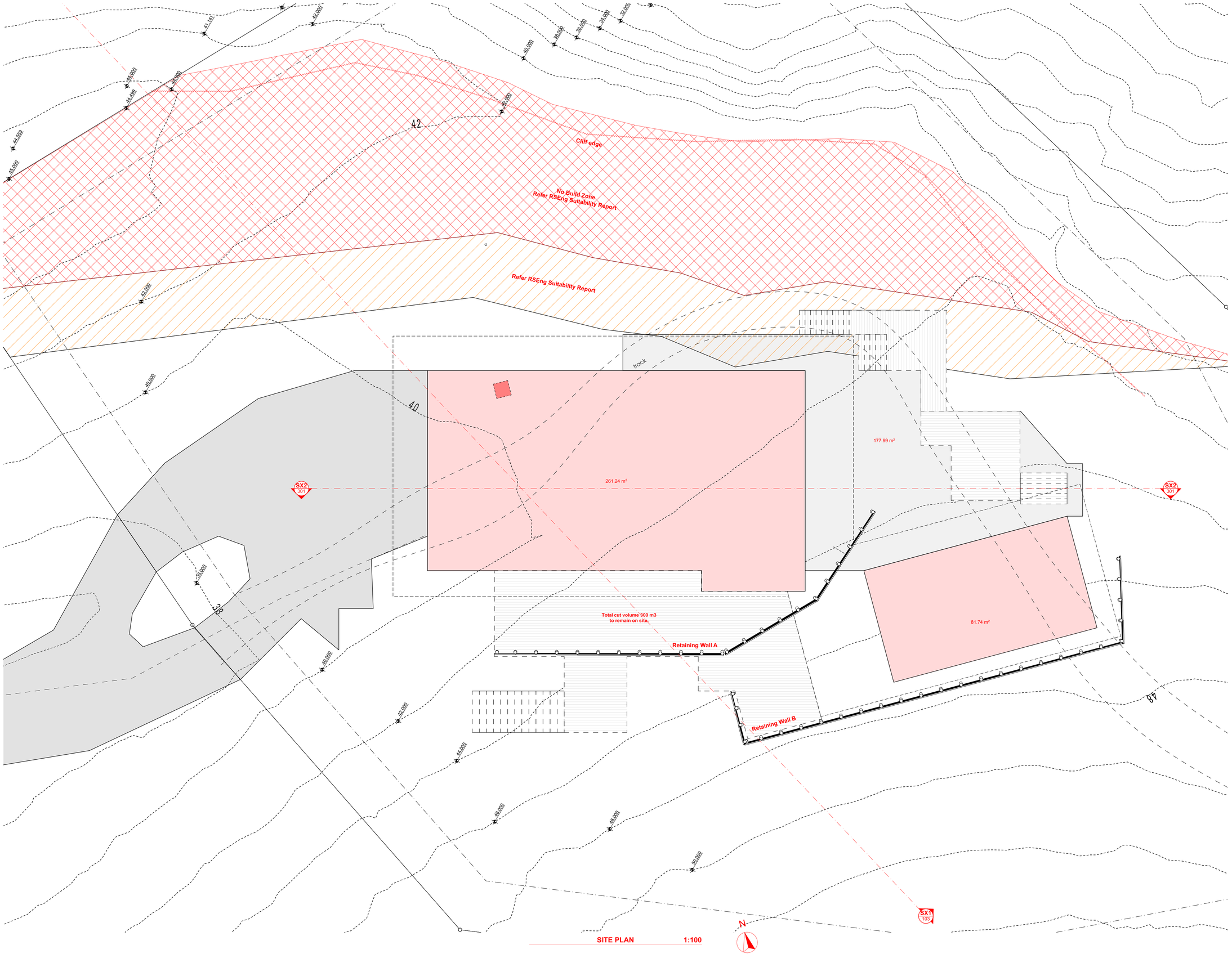
DRAWING TITLE: **SITE OVERALL**

SCALE: **As Marked at A1**

ISSUE **PRELIMINARY**

DATE: **Thursday, 16 April 2026**

DWG: **101** REV: **D - WIP**



SITE PLAN 1:100

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PRELIMINARY

ARCHITECT: CHRIS HOWELL

DRAWN BY: DaP

ENGINEER: # Engineer

CHECKED BY: CHRIS HOWELL

DRAWING TITLE: **SITE PLAN**

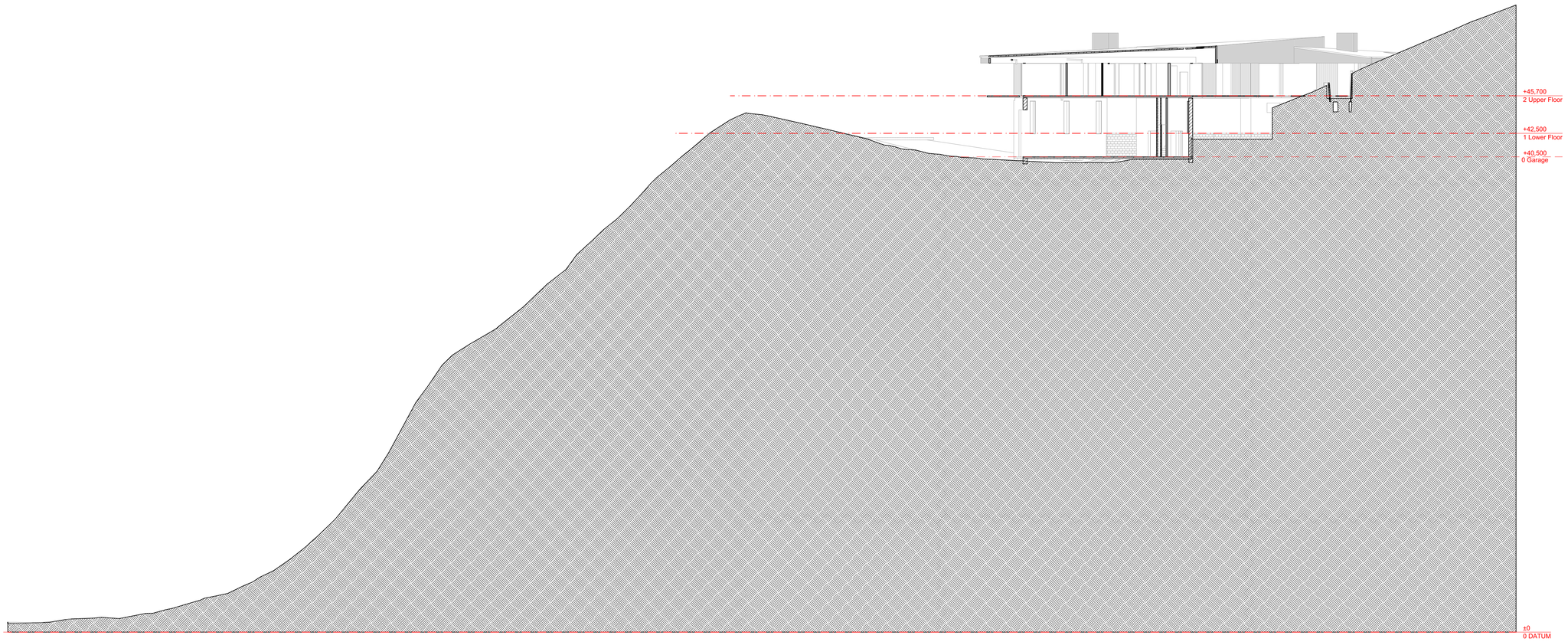
SCALE: **As Marked at A1**

ISSUE: **PRELIMINARY**

DATE: **Thursday, 16 April 2026**

DWG: **102**

REV: **D - WIP**



SX1 SITE SECTION 1:200

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PROJECT:
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D - WIP			Work in Progress

PRELIMINARY

ARCHITECT: CHRIS HOWELL

DRAWN BY: DaP

ENGINEER: # Engineer

CHECKED BY: CHRIS HOWELL

DRAWING TITLE:
SITE SECTION

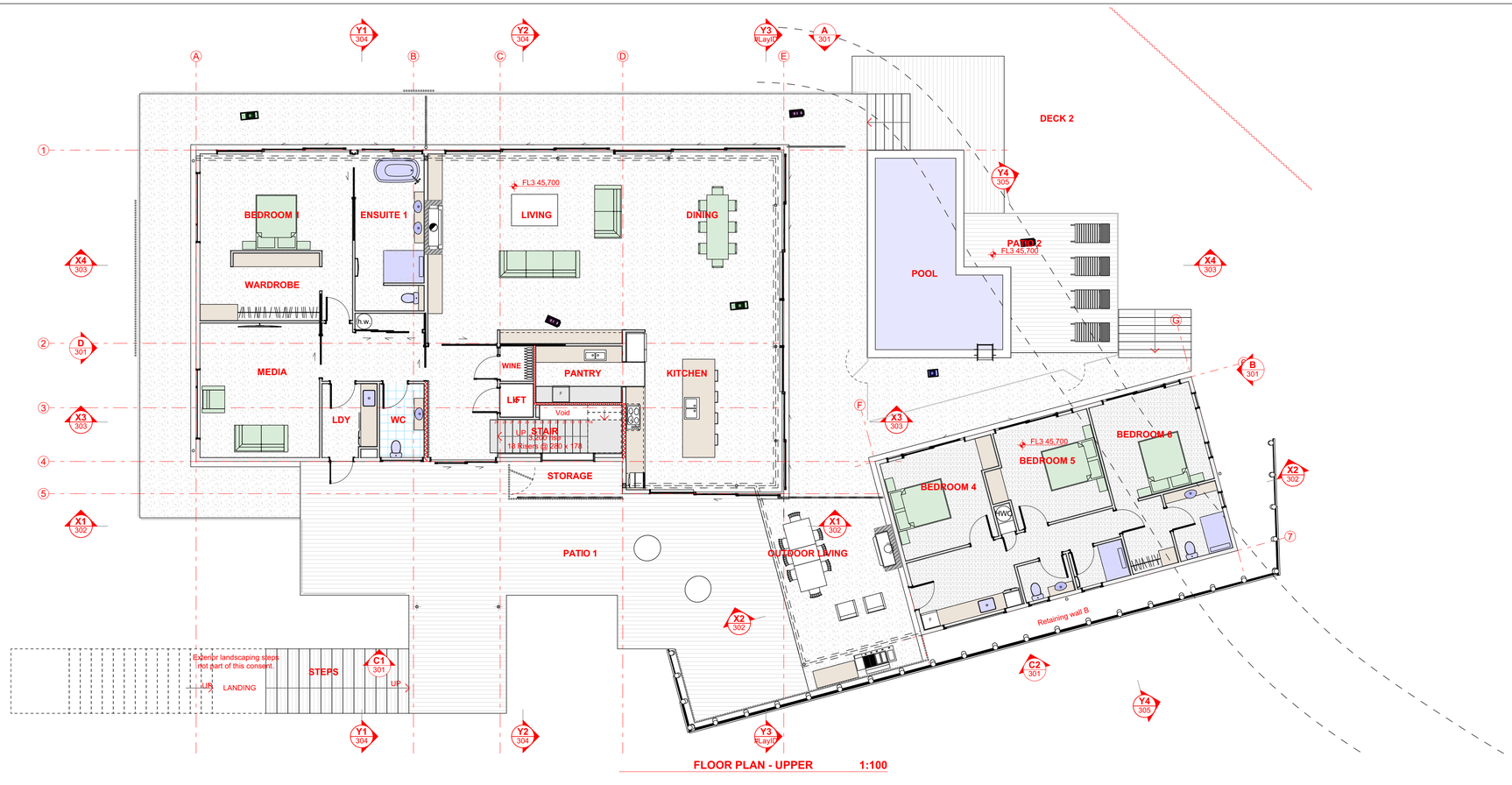
SCALE: **As Marked at A1**

ISSUE **PRELIMINARY**

DATE: **Thursday, 16 April 2026**

DWG: **103**

REV: **D - WIP**



N

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D - WIP		Work in Progress	

PRELIMINARY

ARCHITECT: CHRIS HOWELL

DRAWN BY: DaP

ENGINEER: # Engineer

CHECKED BY: CHRIS HOWELL

DRAWING TITLE:
FLOOR PLANS - OVERALL

SCALE: **As Marked at A1**

ISSUE: **PRELIMINARY**

DATE: **Thursday, 16 April 2026**

DWG: **201**

REV: **D - WIP**

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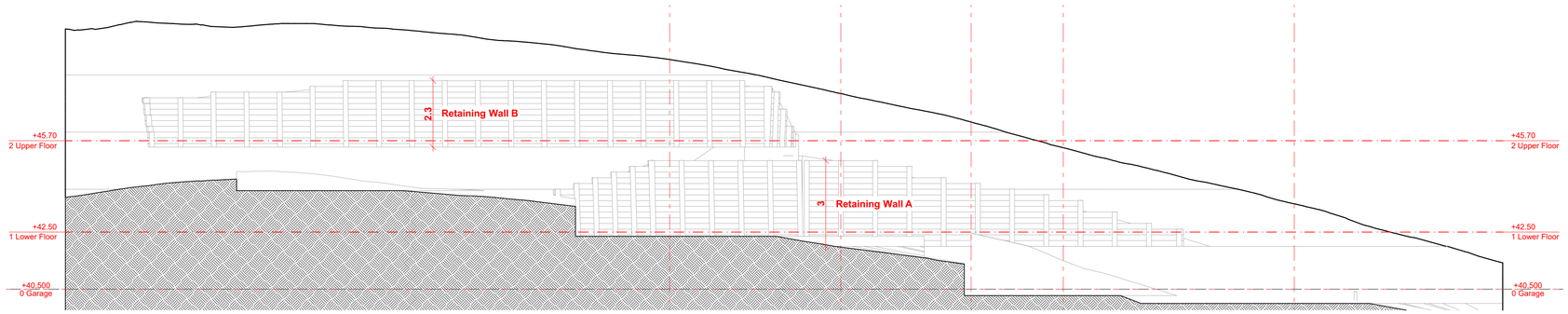
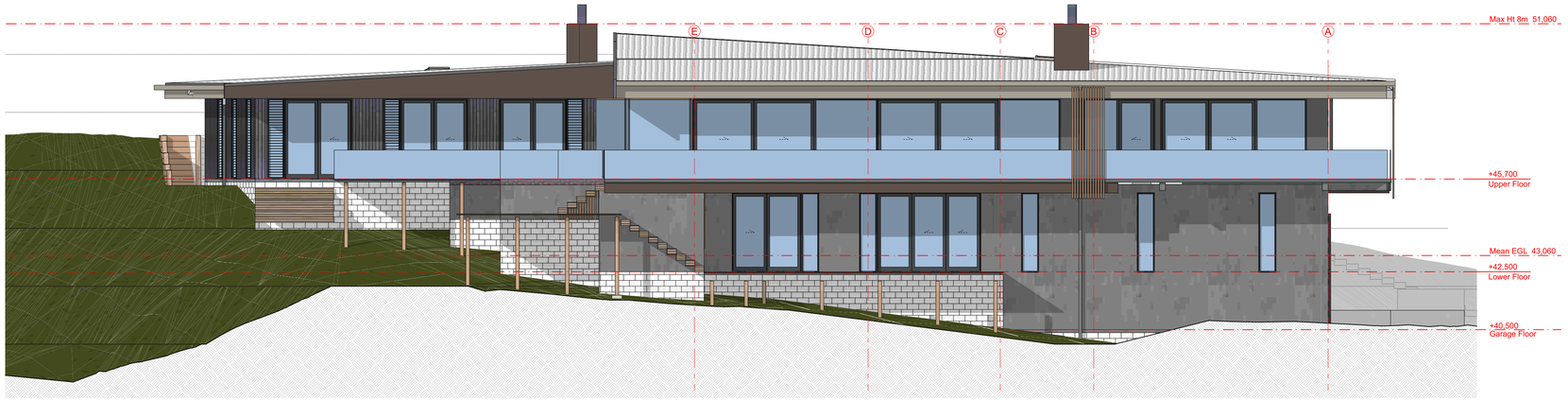


SX2 102 **SITE SECTION** Scale 1:100



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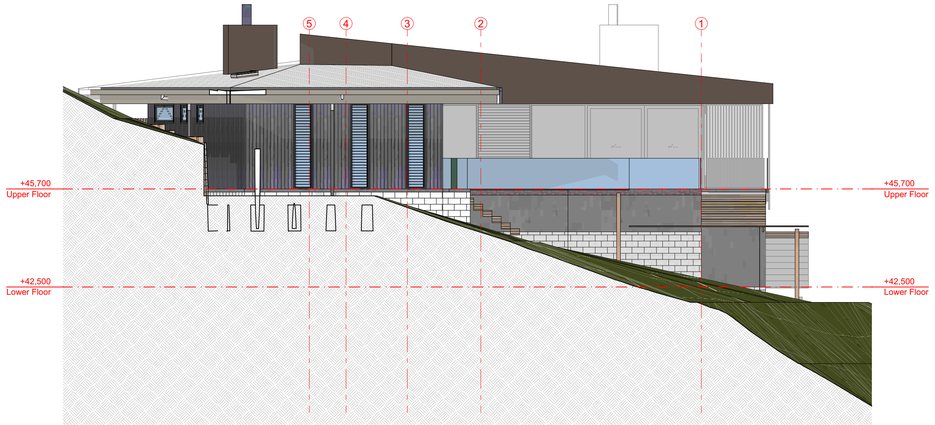

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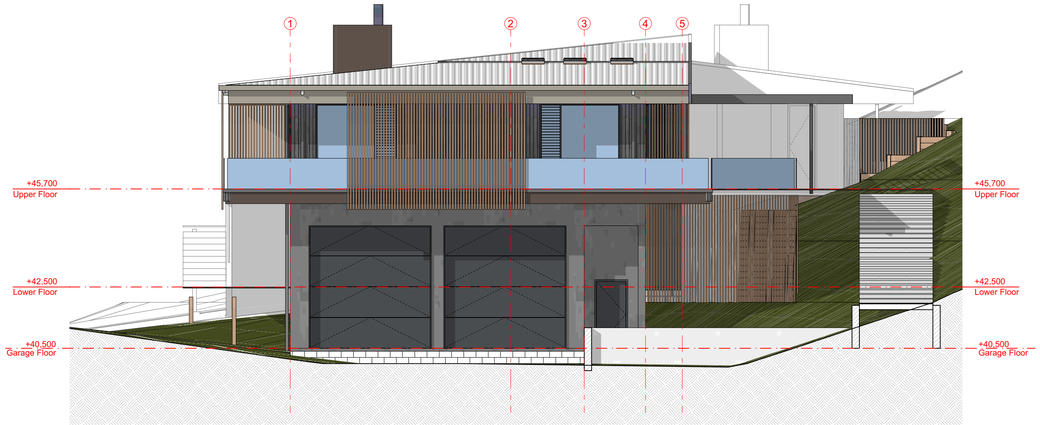
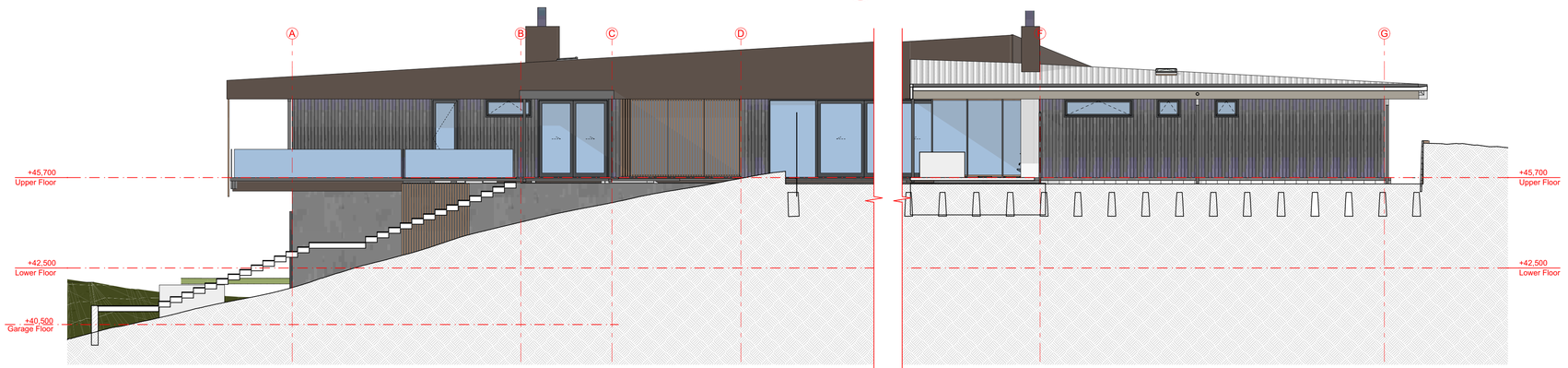


D 201 **WEST ELEVATION** Scale 1:100



C1 201 **SOUTH ELEVATION** Scale 1:100

C2 #LayID **SOUTH ELEVATION** Scale 1:100

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CLIENT:
POOLE

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PROPOSED HOUSE
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JOB NO:
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C			14/04/2026
D - WIP			Work in Progress

PRELIMINARY

ARCHITECT: CHRIS HOWELL

DRAWN BY: DaP

ENGINEER: # Engineer

CHECKED BY: CHRIS HOWELL

DRAWING TITLE:
ELEVATIONS

SCALE: **As Marked at A1**

ISSUE **PRELIMINARY**

DATE: **Thursday, 16 April 2026**

DWG: **301**

REV: **D - WIP**

POOLE-v27a.pln

Attachment B Certificate of title and Consent Notice

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **242434**

Land Registration District **North Auckland**

Date Issued 06 September 2005

Prior References

167899	167900	64203
64204	64205	64206

Estate Fee Simple

Area 3815 square metres more or less

Legal Description Lot 3 Deposited Plan 340835

Registered Owners

Stephen John Poole, Donna Marie Crowe and RTT Poole & Crowe Limited

---

Estate Fee Simple - 1/6 share

Area 4.1195 hectares more or less

Legal Description Lot 7 Deposited Plan 353249

Registered Owners

Stephen John Poole, Donna Marie Crowe and RTT Poole & Crowe Limited

---

Interests

Subject to a right of way over parts marked A, B and C on DP 353249 created by Proclamation 13292 - 17.7.1951 at 10.00

Appurtenant hereto is a right of way, and telecommunications, water, drainage, sewage and electricity rights specified in Easement Certificate C412760.2 - 11.9.1992 at 11.09 am

Appurtenant hereto is a right of way, and telecommunication and power supply rights created by Transfer D058668.1

Subject to a right of way over parts marked A & B on DP 353249 created by Transfer D532789.3 - produced 16.8.2000 at 11.07 am and entered 19.9.2000 at 9.00 am

6284936.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.1.2005 at 9:00 am

Appurtenant hereto is a pedestrian access easement created by Easement Instrument 6284936.4 - 21.1.2005 at 9:00 am

The easement created by Easement Instrument 6284936.4 is subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way created by Easement Instrument 6284936.5 - 21.1.2005 at 9:00 am

6284936.6 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 21.1.2005 at 9:00 am

Subject to a right (in gross) of way and to convey telecommunications and electricty over part A on DP 353249 in favour of Broadcast Communications Limited created by Easement Instrument 6474576.1 - 27.6.2005 at 3:37 pm

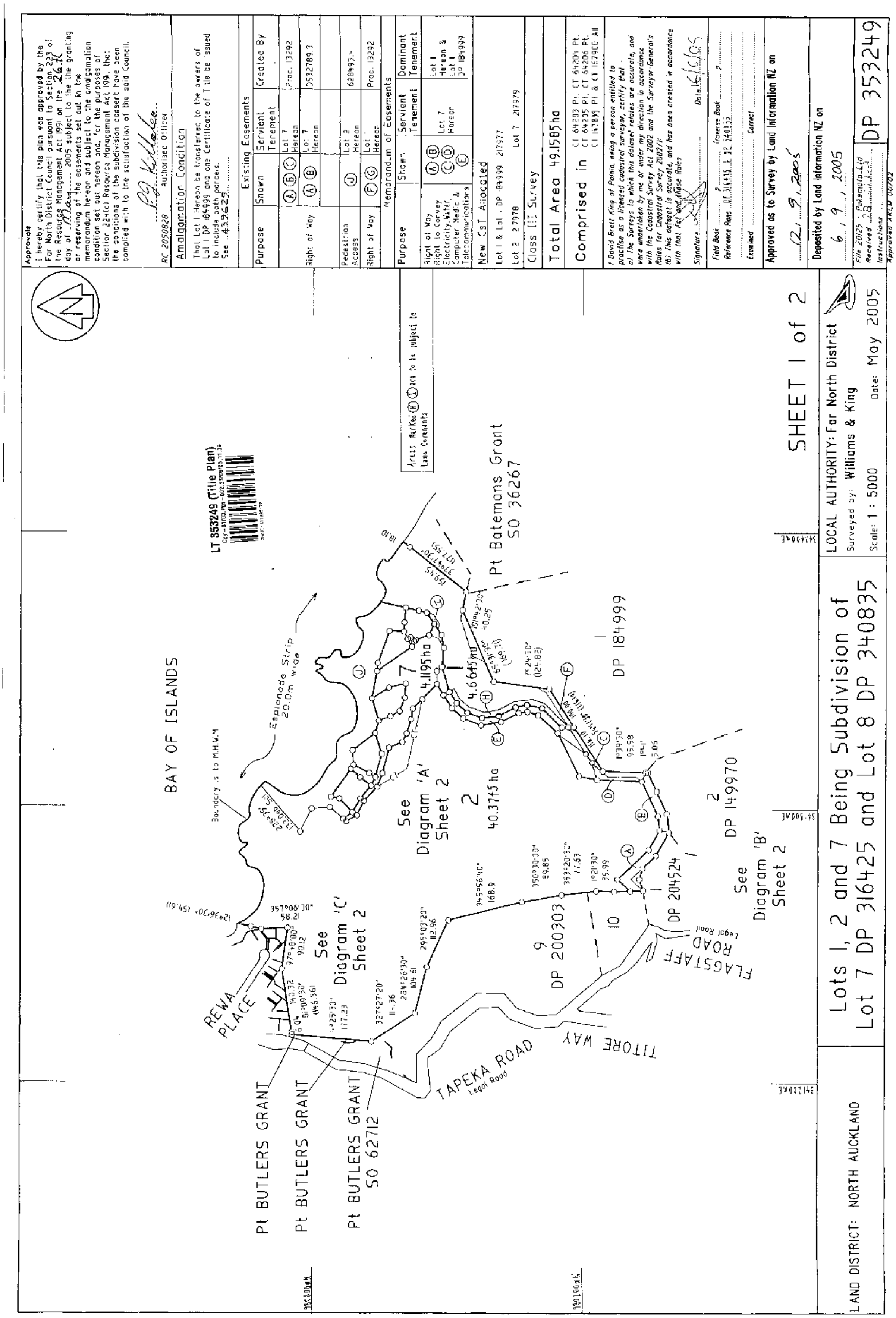
Subject to a right of way, right to convey water and electricity, computer media and telecommunications over part marked 'A, B, C, D and E' on DP 353249 created by Easement Instrument 6562463.10 - 6.9.2005 at 9:00 am

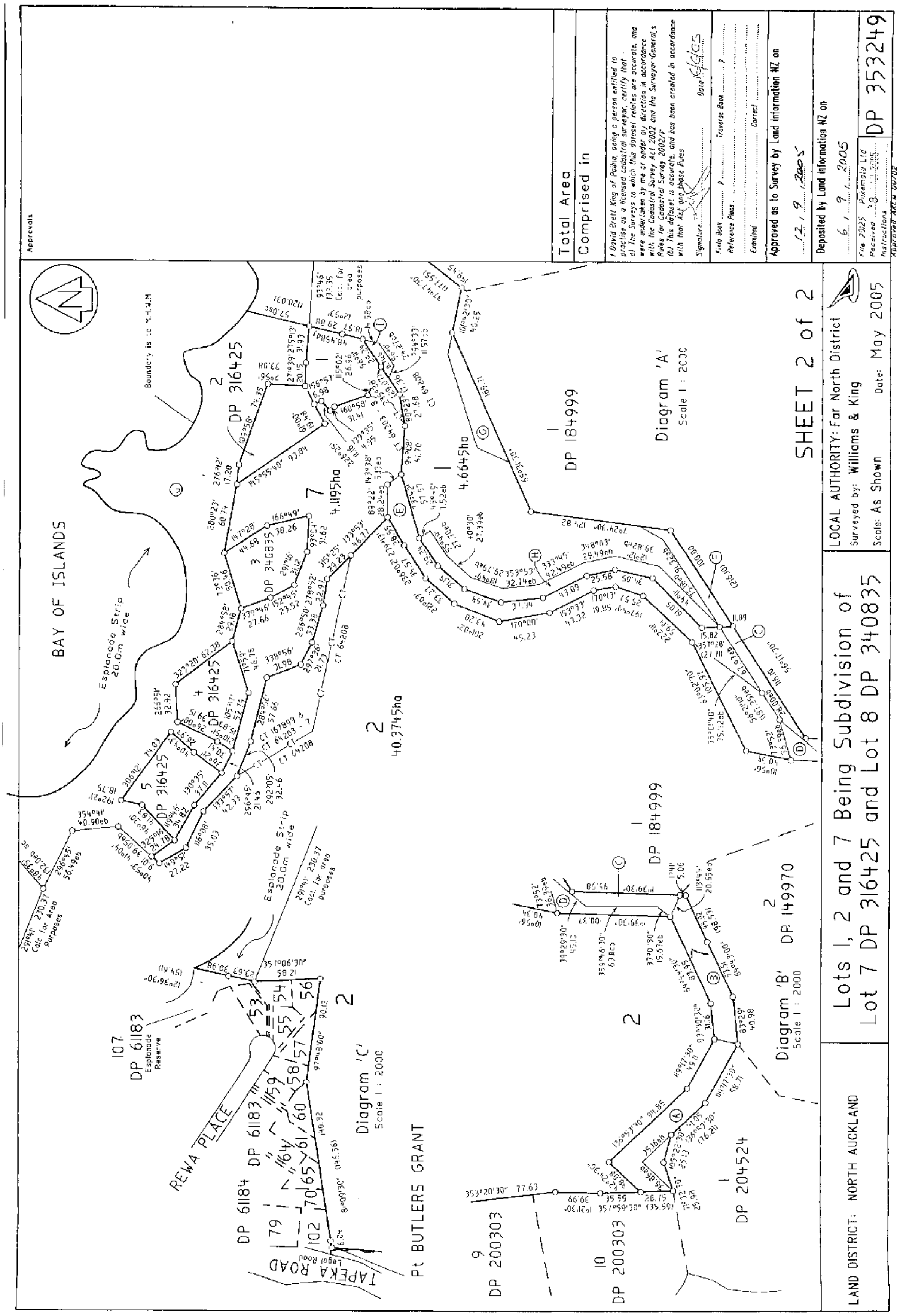
The easements created by Easement Instrument 6562463.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 6869721.1 - 18.5.2006 at 9:00 am

Fencing Covenant in Transfer 6869721.1 - 18.5.2006 at 9:00 am

Subject to a right to convey water and electricity over part Lot 7 DP 353249 marked A on DP 567187 created by Easement Instrument 12279145.1 - 6.4.2023 at 10:14 am


BAY OF ISLANDS
Esplanade Strip 20.0m wide
Boundary is to M.H.W.M.
Pt Batemans Grant SO 36267
1 DP 184999
2 DP 149970
DP 204524
9 DP 200303
10
See Diagram 'A' Sheet 2
See Diagram 'B' Sheet 2
See Diagram 'C' Sheet 2
7 4.1195ha
1 4.6645ha
2 40.3745ha
REWA PLACE
FLAGSTAFF ROAD
TAPEKA ROAD
TITORE WAY
Pt BUTLERS GRANT
Pt BUTLERS GRANT
Pt BUTLERS GRANT SO 62712
SHEET 1 of 2
LOCAL AUTHORITY: Far North District
Surveyed by: Williams & King
Scale: 1 : 5000
Date: May 2005
Lots 1, 2 and 7 Being Subdivision of Lot 7 DP 316425 and Lot 8 DP 340835
LAND DISTRICT: NORTH AUCKLAND
Amalgamation Condition
Existing Easements
Memorandum of Easements
New CsT Allocated
Class III Survey
Total Area 49.1585ha
Comprised in
Approved as to Survey by Land Information NZ on
Deposited by Land Information NZ on
DP 353249
LT 353249 (Title Plan)



Lots 1, 2 and 7 Being Subdivision of
Lot 7 DP 316425 and Lot 8 DP 340835
SHEET 2 of 2
LOCAL AUTHORITY: Far North District
Surveyed by: Williams & King
Scale: As Shown
Date: May 2005
LAND DISTRICT: NORTH AUCKLAND
DP 353249
Total Area
Comprised in
Approved as to Survey by Land Information NZ on
Deposited by Land Information NZ on
BAY OF ISLANDS
Diagram 'A' Scale 1 : 2000
Diagram 'B' Scale 1 : 2000
Diagram 'C' Scale 1 : 2000
4.1195ha
4.6645ha
40.3745ha
DP 184999
DP 149970
DP 204524
DP 200303
DP 61183
DP 61184
REWA PLACE
TAPEKA ROAD
Pt BUTLERS GRANT

FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2020352
The subdivision of Pt Bateman Grant DP 1167 BLK Russell
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the title of the various lots of DP 316425

SCHEDULE

I. **LOTS 1, 2, 4, 5, 6, 7 & 8** any Building consent application shall be accompanied by a detailed landscaping plan showing proposed plantings designed to ensure that any building does not dominate the landscape. Such plans shall be based on the typical house site planting plan No 678/GR/PP prepared by D J Scott Associates and dated March 2001. The plans shall be to the satisfaction of the Environmental Services Manager and shall provide:
   - Up to 10 Pohutukawa trees to be placed in and around the existing bush cover. The specimen trees at planting shall be 1.5 to 2.0m in height.
   - The area to be cleared around the proposed building platform shall extend no more than 5m from the finished edge of the building in any direction with the exception of the barn on Lot 8 where clearance may extend to 10 metres from the finished edge.
   - A separate landscaping plan shall be submitted before construction of the proposed tennis court.

II. **LOTS 1, 2, 4, 5, 6, 7 & 8** prior to approval of any Building Consents the landowner(s) shall provide a sample of the proposed colour scheme of the building, which shall include the use of Karaka Green and Dark Grey Zinc colours or other colours to the satisfaction of the Environmental Services Manager.

III. **LOTS 1, 2, 4, 5, 6, 7 & 8** no cats, dogs or mustelids are permitted on any allotment at any time.

6C-2503

IV. **LOTS 1, 2, 4, 5, 6, 7 & 8** any building an any of the allotments shall be required to provide (Engineer designed foundations) with the Building Consent Application.

V. **LOTS 1, 2, 4, 5, 6, 7 & 8** all reticulated services for any new dwelling including telephone and electricity shall be underground.

VI. **LOTS 5 & 8** any vegetation clearance required in the vicinity of registered archaeological site No Q05/1279 shall be by selective cutting rather than digging out.

VII. **LOTS 1, 2, 4, 5, 6, 7 & 8** should any activity (including earthworks and landscaping), modify, damage or destroy and archaeological site(s) an approval from the New Zealand Historic Places Trust must be obtained before work can proceed. An authority is required whether or not the land on which an archaeological site(s) may be present is designated, or Resource Consent has been granted.

VIII. **LOTS 1, 2, 4, 5, 6, 7 & 8** should any human remains (Koiwi) be unearthed work shall stop immediately and the Kororareka Marae Society and the New Zealand Historic Places Trust be advised so that the appropriate action can be undertaken.

IX. **LOT 8** all plantings and works required by condition 3(B) shall be maintained on a continuing basis.

X. **LOTS 7 & 8** all plantings and works required by Condition 3 (D) shall be maintained on a continuing basis.

SIGNED: _____

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

DATED at **KAIKOHE** this 23 day of June 2004

RC2020352
SRM\CERT\3221
4MUNGAMUNGA221

Attachment C Landscape and Visual Assessment Report prepared by Simon Cocker Landscape Architecture Limited

ETHAN POOLE

Lot 3 Pukematu Lane, Russell / Kororāreka

Landscape Assessment

16 April 2026

26023_01
FINAL

Simon Cocker
Landscape Architecture

Document Quality Assurance

Bibliographic reference for citation: Simon Cocker Landscape Architecture Limited. 2026. ETHAN POOLE: Lot 3 Pukematu Lane, Russell / Kororāreka - *Landscape Assessment.*		
Prepared by	Simon Cocker Landscape Architect Principal SCLA	
Reviewed by	Simon Cocker Landscape Architect Principal SCLA	
Ref.	26023_01	
Status. [FINAL]	Revision / version -	Issue Date: 16 April 2026
Use and Reliance This report has been prepared by Simon Cocker Landscape Architecture Limited (SCLA) on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. SCLA 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 SCLA for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.		

PO Box 222, Whangārei 0140,New Zealand
Mobile: 027 4788812
Email: simon@scla.nz

TABLE OF CONTENTS

1.0	**INTRODUCTION**	**3**
2.0	**ASSESSMENT METHODOLOGY**	**3**
3.0	**THE PROPOSAL**	**4**
4.0	**EXISTING ENVIRONMENT**	**5**
4.1	The Site Context:	5
4.2	Statutory Matters	7
4.3	Visual catchment	13
5.0	**IDENTIFIED LANDSCAPE VALUES**	**14**
6.0	**ASSESSMENT OF LANDSCAPE EFFECTS**	**15**
6.1	Effects on landscape character, attributes and values	15
7.0	**ASSESSMENT OF NATURAL CHARACTER EFFECTS**	**17**
8.0	**ASSESSMENT AGAINST THE STATUTORY PROVISIONS**	**17**
8.0	**CONCLUSION**	**18**
APPENDIX 1	Figures	19
APPENDIX 2	Landscape and visual effects assessment methodology	-

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1.0 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by Ethan Poole to undertake a landscape assessment for a land use consent application within the General Coastal Zone. The Site is also subject to an Outstanding Landscape overlay under the Operative Far North District Plan. It is understood that consent is required under the following basis (of relevance to this report):

- Rule 10.6.5.3.1 Visual Amenity, where the proposed dwelling is not within any defined building envelope that has been approved under a resource consent, and requires consideration as a restricted discretionary activity.
- Rule 12.1.6.2.1 Buildings within Outstanding Landscapes, where the proposed dwelling exceeds a gross floor area of 25m^2, requiring consideration as a restricted discretionary activity.
- Rule 12.1.6.2.2 Excavation and/or Filling within an Outstanding Landscape, where the proposed earthworks of 300m^3 of cut and fill exceeds the permitted standards, requiring consideration as a restricted discretionary activity.
- Rule 12.3.6.3 Discretionary Activity (for Excavation and/or Filling in the General Coastal Zone), where the maximum cut face of 3 metres exceeds the permitted and restricted discretionary standard, therefore requiring consideration as a discretionary activity.

Under the Proposed District Plan, the site is located within the Rural Production Zone, and is overlain by the Coastal Environment, and (in part) by a High Natural Character Area, although the proposed building area is not affected by the HNCA.

Under the PDP, the application requires consent under the following basis (of relevance to this report):

- Discretionary activity under the Coastal Environment overlay rules, in terms of buildings, building height, and earthworks within the Coastal Environment, and;
- Restricted Discretionary activity under the Earthworks Rules due to the maximum cut face height.

The property – the location of which is shown in Figure 1 – Is identified as Lot 3 DP 340835 and occupies an area of some 3,815m^2.

2.0 ASSESSMENT METHODOLOGY

The assessment has been prepared by a Registered Landscape Architect with reference to the Te Tangi a te Manu (Aotearoa New Zealand Landscape Guidelines). The assessment methodology is detailed in Appendix 2. In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct[1].

Effects Ratings and Definitions

The significance of effects identified in this assessment are based on a seven-point scale which includes negligible, very low; low; moderate-low; moderate, high, and very high.

Desktop study and site visits

In conducting this assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the project. This information included:

[1] Contained in Appendix 1 of: http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf

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- Plan set prepared by M4 Architects (883/101-302 Rev C);
- RS Eng. Geotechnical Investigation report. 23 December 2025;
- Northland Regional Policy Statement (2016);
- Far North Operative and Proposed District Plans,
- Booth, Andrea Marie. *Natural areas of Whangaruru Ecological District : reconnaissance survey report for the Protected Natural Areas Programme*. Dept. of Conservation, Northland Conservancy, 2005;
- Geometria Ltd. Tapeka pā Heritage Assessment. June 2012;
- Aerial photography, Far North District Council GIS mapping, and Google Earth.

A visit was undertaken on the morning of 16 March 2026. The weather conditions during the visit was sunny with light winds. Photos from the sea were taken during a previous visit to the area on 12 March 2023.

3.0 THE PROPOSAL

The proposal is described in the AEE and illustrated on Figures 2a – 2e.

The subject Site occupies an location which is subject to a complex landform; situated at the crest of the precipitous coastal cliffs which define the northern edge, the subject lot straddles two hydrological catchments. To the north, the coastal cliff – some 10m in height – forms a truncated catchment that flows to the north, whilst at the crest of the cliff, a low easterly trending spur marks the boundary between this northerly catchment, and one which flows to the south

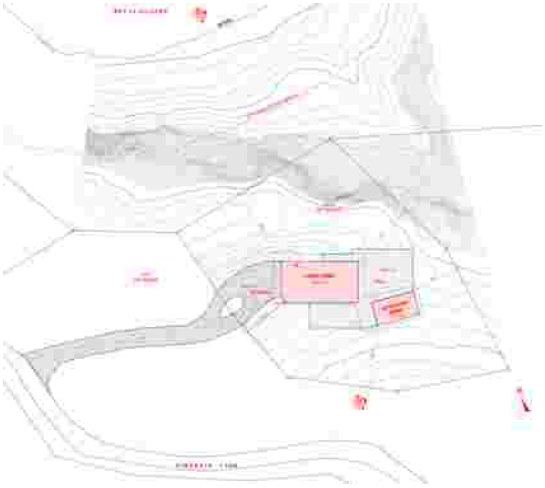

Plate 1: Topography of the Site

Plate 2: Hydrological catchments

Plate 1 above shows the alignment of the aforementioned spur, and Plate 2 evidences how – despite the landform continuing to rise to the south behind the subject lot – the southerly catchment drains to the west and outfalls on the western side of Tapeka Point.

Photos 1 and 2 illustrate how the landform 'wraps' around the proposed building area, whilst – as can be seen in photo 3 – a low point – a subtle gully – Immediately to the south of the building area serves as the access to the lot.

The proposed building will – as can be seen from Plate 1 above – be constructed within the 'head' of the gully and will 'step' up the rising landform to the south. It will be separated from the cliff face by the easterly trending spur. The access – as identified previously – will approach the dwelling from the south west 'along' the subtle gully, and will access a garage, dug into the landform at the eastern end of the dwelling. This lower floor will also accommodate two bedrooms, services and laundry.

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Above, and sitting at a level which is slightly above the level of the easterly trending spur, the upper floor will accommodate the main bedroom, living areas and kitchen. At the same level, three bedrooms will be housed within a separate building which is cut into the rising slope to the south west. This bedroom 'annex' will be linked to the main dwelling by a deck with swimming pool.

Viewed from the water, the lower floor will be screened by landform (the low, easterly trending spur), whilst the remainder of the built form will be backdropped by the rising vegetated landform to the south.

The building footprint across the site will equate to approximately 342m^2, with an additional approximately 177.99m^2 of pool and timber decking. The building is designed to be situated within the defined building area and to 'sit' within the existing landform. The main part of the building will be contained – to the north – by the low spur, and to the south by the rising landform. It is into this rising landform that the bedroom 'annex' will be cut.

Access to the building site is largely completed and no indigenous vegetation clearance is required to provide for the building site. Earthworks consist of an approximate total volume of 300m^3 with a maximum cut face at the rear of the building of 3 metres. The cut faces will be stepped as two retaining walls (3m and 2.3m in height).

The lower level façades of the proposed dwelling (largely hidden from outside the boundaries of the Site, and shaded by the 'projecting' upper level), will be constructed from concrete block. The upper level on its northern façade will comprise glass, whilst the weatherboard cladding will be finished with a colour that complies with the < 30% LRV rating. The roof and joinery will be finished with a coating which will also meet the < 30% LRV rating.

It is proposed that the spur directly to the north of the dwelling will be maintained in lawn, but that all other areas of the lot that are not occupied by built form, hard surfacing or access will be revegetated.

The proposed species palette for revegetation (Table 1) reflects species currently present on site, or species that would naturally occur in this east coast Northland location (Whangaruru Ecological District).

species	common name	grade	% mix	spacing	Notes
Coprosma macrocarpa	karamu	0.5L	10	1.4m	
Cordyline australis	tī kōuka	0.5L	5	1.4m	
Kunzea robusta	kānuka	0.5L	15	1.4m	
Leptospermum scoparium	mānuka	0.5L	25	1.4m	
Metrosideros excelsa	pohutukawa	3L	10	6m	Located where future tree will not detract from views
Meuhlenbeckia complexa	pohuehue	0.5L	15	1.4m	Plant on margins and at interface with building / deck
Pittosporum umbellatum	haekaro	0.5L	15	1.4m	
Veronica stricta var. stricta	koromiko	0.5L	5	1.4m	

Table 1. Species schedule

4.0 EXISTING ENVIRONMENT

4.1 The site context

The location for the proposed dwelling is described in section 2 above. The subject Site is located on the north easterly facing coast of the Russell peninsula. This coastal landscape is identified, in the Far North District Landscape Assessment as being within the Rāwhiti Point to Tapeka Point – Unit C3, this being a part of the 'Rocky coast interspersed with beaches' category), the coastal landscape shares a commonality in its character with this latter character area. The elements that characterise this category area are listed as follows:

- A varied and interesting coastal alignment, bring a strong sense of mystery and anticipation;
- Strong vegetation patterns, dominated by pohutukawa and frequently reinforced by coastal shrubland associations

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- The variety provided by the rocky coast and sandy bays which characterizes the category;
- The extreme sensitivity of most of the headlands, cliff lines and coastal ridgelines found in the units;
- A largely successful integration of existing buildings in the more modestly developed portions of the units

Thus, the coastline is characterised by a series of small to moderate sized beaches which are defined by stretches of rocky coastline and the rugged profile and convoluted alignment of the coast is evident in Figure 1. Most of the beaches tend to be inverted into the rocks, leaving prominent headlands which define the beach in a cove-like character. Parts of the rocky portions of the coast feature reefs, or small islets which extend the craggy profile of the shore out into the sea, whilst low rocky cliff lines or extremely steep coastal banks are often in evidence.

Because the shoreline is located in open and semi open sections of the coast, it is periodically battered by moderate seas, but generally lapped by more placid sea conditions. In such calm conditions the colour and clarity of the water are an alluring aspect to the coast's character.

Much of the coast displays strong vegetation patterns with pōhutukawa as a recurring theme. These dominate the headlands and steepest cliffed portions of the coast, and frequently providing a backdrop to the beaches.

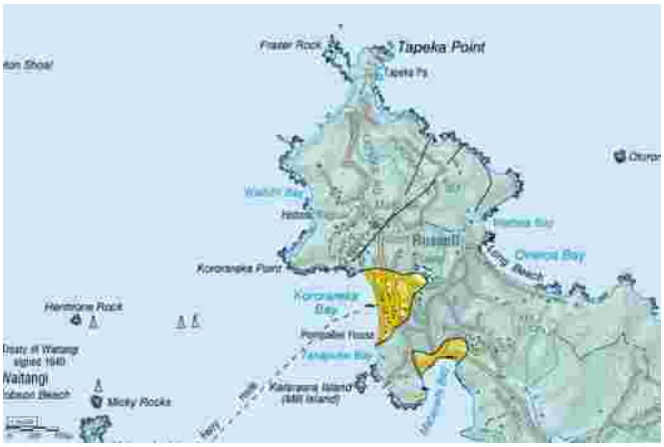

Plate 3: Geology

Coastal scrubland dominated by mānuka predominantly runs inland from the cliff edge, where over the last 30 – 50 years, on land where grazing has ceased, or has been destocked, large areas of the landward backdrop to the coast have gradually regenerated to indigenous shrubland.

The dramatic Tapeka Point headland to the north west, dominates this stretch of rocky coast and imparts a strong sense of drama.

This landform is underlain by a geology that comprises Waipapa Group melange (Waipapa Composite Melange) (refer to Plate 3 above).

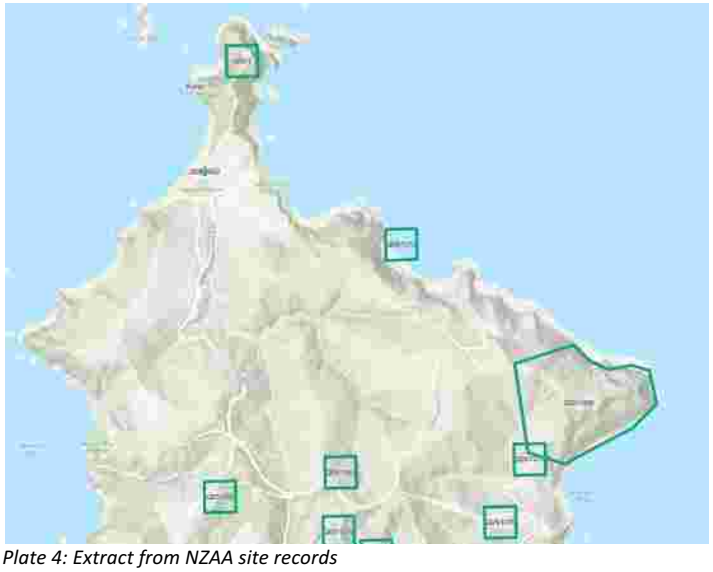

Plate 4: Extract from NZAA site records

The rocky coastline has provided strategic bastions in earlier times, with many of these displaying the remains of pā formations. The Russell peninsula, and Tapeka Point display a rich cultural history.

Plate 4 at left identifies Tapeka pā (Q05/1). The Tapeka Pa Heritage Assessment explains that 'Tapeka' has been translated as "To wrap around" as in wrapping a cloak around oneself. It recalls that Captain Cook put in at Tapeka in 1769 and was invited to inspect the pa and Marion Du Fresne named the point, Point of Currents due to the strong swells in 1772.

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The traditional history records that in the time of Hongi Hika's father Te Hotete following a battle, between Ngapuhi and Ngare Raumati which culminated in a naval engagement of waka, a canoe was destroyed on the rocks below and the defeated Ngare Raumiti sought refuge on the pā.

Another site of historical significance is imbued with strong cultural and social associations, this being Maiki Hill / Flagstaff Hill. Situated some 800m to the south west of the subject Site, the reserve contains the flagstaff structure. The DoC Historic Heritage Assessment for the reserve explains that there are no records of the early occupation on Maiki Hill, but notes that it is famous for its later history. It states:

"*The Union Jack was first flown here in 1840; from then on until 1845 it was chopped down on four occasions. By the Ngapuhi Chief Hone Heke as a symbolic gesture against British rule.*

It was re-erected in 1858 by local Māori, but in 1913 it was again brought to the ground in a gorse fire. This flagstaff was repaired and re-erected and still stands today. Heke's actions and the subsequent sacking of Kororareka were catalysts that sparked the Northland wars. The people and events associated with the flagstaff and Maiki Hill are an

important part of New Zealand history. Today the staff flies the flag of Russell, and on special occasions the flag of the Confederation of United Tribes. In contrast to Heke's original intentions it now symbolizes unity between Māori and Pakeha."

Beyond the visual and physical manifestations of the Bay of Islands landscape, Russell township to the west, Tapeka Point to the north west, and Long Beach to the south east have long been regarded as a place that Northlanders, Aucklanders and their families can escape to on weekends and at holidays.

The Outer Bay coastline is a place of many moods. It can be bright and suffused with colours that are deeply saturated on a hot summer's day, whilst other times, it can be bleak, rain lashed and turbulent – with surf that is grey and wind-whipped amid a wider landscape that is largely bleached of its colour. Although, for the most part it is not a place that is imbued with feelings of remoteness, given the easy access and nearby areas of settlement, the portion of the coast associated with the Pukematu subdivision affords limited public access given the rugged coastline. As such, opportunities to interact with this section of the coast is limited to occupants of dwelling within the subdivision (whose access to the coastal margin is provided for by a steep pedestrian track), and occupants of vessels traveling along the coast.

The following attributes contribute to the character of the landscape:

- A varied and interesting coastal alignment, imparting a strong sense of drama;
- Strong vegetation patterns, dominated by pohutukawa and frequently reinforced by coastal shrubland associations;
- The variety provided by rocky coast and sandy bays;
- The extreme sensitivity of the headlands, cliffs and coastal ridgelines;
- The visible remains of cultural sites, often on the prominent coastal headlands;
- Social and associative connections to this frequently visited and valued, publicly accessible part of the Northland coast, and;
- Strong cultural associations and remaining archaeological features.

4.2 Statutory Matters

The New Zealand Coastal Policy Statement (2010) includes several objectives and policies of relevance to landscape and visual considerations. These cover a number of principle themes, being the preservation and enhancement of the natural character of the coastal environment, and the preservation of natural features and landscapes. Objective 1 and policy 13 are concerned with the preservation and avoidance of adverse effects in areas with outstanding natural character, and the avoidance, remedying or mitigation of all effects on natural character in all other areas.

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Policy 15 seeks the protection of natural features and outstanding landscapes.

Similar themes are promoted within the **Northland Regional Policy Statement (2016)** which is the vehicle for identifying and dealing with the significant resource management issues in Northland. It tackles the use, development and protection of natural and physical resources, particularly air, land, water and the coastal marine area. Objectives and policies of relevance include objectives 3.14 and 3.15 requiring the identification, protection, maintenance and improvement of the natural character of the coastal environment and outstanding natural features and landscapes. Policy 4.6.1 require the avoidance of adverse effects where natural character is outstanding and the avoidance of significant adverse effects or the remedying or mitigation of other adverse effects in other areas. This policy sets out methods to achieve this outcome including:

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

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

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

Of relevance in the situation which applies to this application, the policy states:

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

- *(a) Recognise that a minor or transitory effect may not be an adverse effect;*
- *(b) Recognise that many areas contain ongoing use and development that:*
  - *(i) Were present when the area was identified as high or outstanding or have subsequently been lawfully established*
  - *(ii) May be dynamic, diverse or seasonal;*
- *(c) Recognise that there may be more than minor cumulative adverse effects from minor or transitory adverse effects; and*

Have regard to any restoration and enhancement on the characteristics and qualities of that area of natural character, natural features and/or natural landscape

Northland Regional Policy Statement (2016)

The RPS identifies the coastal environment and a number of High and Outstanding Natural Character Areas within the vicinity of the Site. The Site is within the Coastal Environment. It is not overlain by an Outstanding Natural Landscape or Features but is overlain by a High Natural Character Area.

The most relevant Objective for this application is Objective 3.14.

Identify and protect from inappropriate subdivision, use and development;

(a) The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins;

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Plate 5: Extract from PDP GIS maps

The RPS also introduces a number of policies which aim to bring the RPS in line with the NZCPS under Part 4 of the RPS. Section 4.6.1 outlines the policy relevant to managing effects on natural character, features / landscapes and heritage.

Operative Far North District Plan

Far North District Plan

The site is located within the General Coastal Zone and is a Discretionary activity. This zone includes controls on development to preserve the natural character of the coastal environment and protect it from inappropriate subdivision and use. The District Plan states that due to the potential vulnerability of the natural environment, more is expected from developers of land in this zone in the way of preserving, and restoring the environment as part of development proposals.

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

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

Policies

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

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

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area

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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.

Assessment Criteria

Assessment Criteria for Visual Amenity [Section 11.5]

- *(a) The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.*
- *(b) The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.*
- *(c) The location and design of vehicle access, manoeuvring and parking areas.*
- *(d) The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.*
- *(e) The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.*
- *(f) Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.*
- *(g) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment. (h) the extent to which private open space can be provided for future uses;*
  - *(i) The extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
  - *(j) The extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites*

The Site is overlain by an Outstanding Landscape Area as defined in the Operative Far North District Plan (refer to Plate 6 at left).

The assessment criteria of relevance are as follows:

Plate 6. Extract from ODP maps

Matters for discretion – 12.1.6.2.1

The Council will restrict the exercise of its discretion to:

(i) the location of the building; and the size, bulk and height of the building in relation to ridgelines, areas of indigenous vegetation and habitats of indigenous fauna, existing trees and other natural features; and

(ii) the degree to which the landscape will retain the qualities that make it outstanding, including naturalness, and visual and amenity values; and

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(iii) the design of the building; and
(iv) the location and design of associated vehicle access, manoeuvring and parking areas; and
(v) the extent to which planting can mitigate visual effects; and
(vi) the means by which permanent screening of the building from public viewing points on
(vii) a public road, public reserve, or the foreshore may be achieved, and
(viii) the cumulative visual effects of all buildings on the site.

12.1.6.2.2

a. any excavation and/or filling that exceeds 300m3 in any 12 month period; and
b. any excavation and/or filling that involves a cut or filled face exceeding 1.5m in height i.e. exceeding a total cut and/or fill height of 3m; and
c. it does not meet the permitted activity standards in ***12.1.6.1.4(c)***;

The Council will restrict the exercise of its discretion to:

i. the location, scale and alignment of excavation and/or filling in relation to any existing indigenous vegetation, site features, and underlying landform including ridgelines; and
ii. the nature of any avoidance, remedying or mitigation measures proposed, including consideration of alternatives, the profile of cut and fill batters, provisions for revegetation and the likely long-term stability of the works proposed; and
iii. the degree to which the landscape will retain the qualities that make it outstanding, including naturalness and visual value.

Assessment Criteria for Discretionary Activities within the Landscapes and Natural Features Chapter [12.1.7 Assessment Criteria]

(a) The rarity of the landscape, landscape features or natural features;
(b) The visibility of outstanding landscapes, outstanding landscape features or outstanding natural features;
(c) The aesthetic, heritage, cultural and natural values of the outstanding landscapes and natural features;
(d) The elements which make up the distinctive character of the outstanding landscape or outstanding landscape features;
(e) The extent of visible change to the landscape which may result from an activity;
(f) The extent to which adverse effects may be mitigated through screening or other means;
(g) The degree of visual intrusion in the landscape;
(h) The siting of the activity in relation to ridgelines or natural landscape features;
(i) The design of any building, structure, landform or any development;
(j) …….;
(k) The potential for more than minor adverse effects on the outstanding natural feature as a result of the proposed activity;
(l) The extent to which the activity will protect and/or enhance the outstanding natural feature or landscape;
(m) …….;
(n) Provisions for the permanent legal protection of the Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature;
(o) The environmental effect of the increase in residential intensity and/or the extra lots in relation to the benefits of achieving permanent legal protection of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature;
(p) The extent to which an application proposes revegetation and/or enhancement of the Outstanding Landscape, Outstanding Landscape Feature, or Outstanding Natural Feature, and the measures to secure the long-term sustainability of the revegetation and/or enhancement;
(q) The characteristics of the application site, including its size, shape and topography;

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

Proposed Far North District Plan

The Site is located within the Rural Production Zone and is a discretionary activity. The relevant objectives and policies are as follows:

RPROZ-04. The rural character and amenity associated with a rural working environment is maintained.

RPROZ-P4. Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

d. a predominance of primary production activities;
e. low density development with generally low site coverage of buildings or structures;
f. typical adverse effects such as odour, noise and dust associated with a rural working environment; and

g. a diverse range of rural environments, rural character and amenity values throughout the district.

RPROZ-P7. Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. whether the proposal will increase production potential in the zone;
b. whether the activity relies on the productive nature of the soil;
c. consistency with the scale and character of the rural environment;
d. location, scale and design of buildings or structures;
e. for subdivision or non-primary production activities:
  i. scale and compatibility with rural activities;
  ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
  iii. the potential for loss of highly productive land, land sterilisation or fragmentation
f. at zone interfaces:

  i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
  ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
h. the adequacy of roading infrastructure to service the proposed activity;
i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The Site is located within the Coastal Environment. The objectives and policies of relevance are as follows:

CE-01 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-02 Land use and subdivision in the coastal environment:

a. preserves the characteristics and qualities of the natural character of the coastal environment;
b. is consistent with the surrounding land use;

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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.P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:

a. *outstanding natural character;*
b. *ONL;*
c. *ONF.*

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

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

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

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

CE.P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

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

4.3 Visual catchment

The visual catchment of the proposed dwelling is defined by the landform, and vegetation and is approximately illustrated in Plate 6 below[2]. Wider views from terrestrial locations to the west, south west, south, south east and east are precluded by landform and vegetation. Limited views are possible from neighbouring lots (being Lot 2 DP 425544 to the south east, Lot 2 DP 316425 to the east, Lot 4 DP 316425 to the west and Lot 1 DP 369445 to the south, but these

[2] This ZTV analysis is generated in Google Earth and is therefore based on contours / landform. It represents the visual catchment derived from contours and does not include the screening effect provided by vegetation.

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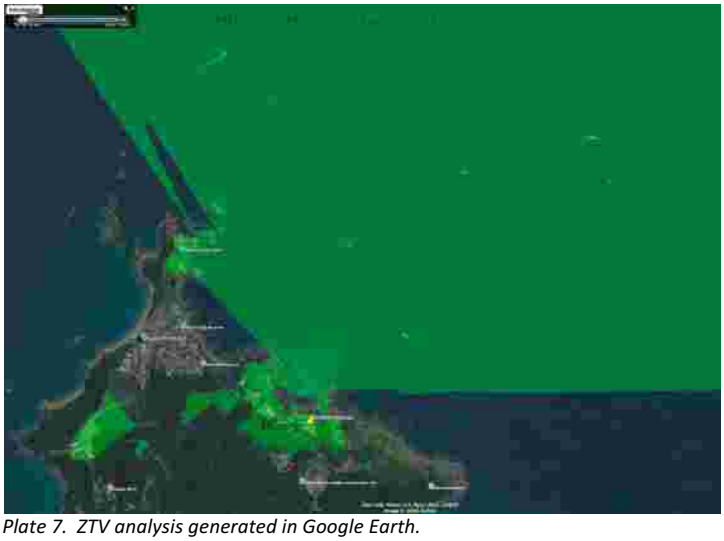
dwellings are elevated some 15 – 20m above the subject Site and are partially screened by landform and vegetation. The location of these properties is shown on Figure 3.



Views from the beach and coastal margin to the north are screened by landform however, views from the CMA to the north west, north, and north east are possible (refer to photo 4) from separation distance of between 200m – 5km.

As is indicated at left, there is potential to gain distant views from the Tapeka Point (refer to photos 5 and 6) view point to the Site.

Plate 7. ZTV analysis generated in Google Earth.

Glimpse views are possible from the RoW access (Pukematu Lane) along the driveway into the subject lot (refer to photo 7).

5.0 IDENTIFIED LANDSCAPE VALUES

Landscape Values

The Northland Regional Policy Statement identifies Tapeka Point (located to the north west of the subject Site), as an Outstanding Natural Landscape, describing the landscape as:

"*… a distinctive and evocative landform lying at the north western apex of a larger peninsula that contains Russell and Long Beach. It has a rugged profile that originates from a razor-back ridge that drops to several minor spurs that terminate at the waterline. When seen from some distance offshore to the east or the west, it appears almost as an island, connected to the main body of land by the tenuous neck of alluvium that the settlement spills across*."

The subject Site is not overlain by the ONL.

Natural character values

The Northland Regional Policy Statement identified Tapeka Point and the coastal landscape to the east as being overlain by a High Natural Character Area (08/05 Tapeka*).*

This HNCA is described as:

Coastal faces & cliffs as well as hill slopes with : kanuka-mixed broadleaved forest; kanuka dominant shrubland; and introduced grasses with mixed native & introduced shrubs.

Most of unit is largely indigenous vegetation with relatively few pest plants (excludes gorse & pea shrub shrubs & kikuyu grass on some lower coastal faces). Part of community pest control area. Minimal human-mediated hydrological or landform change.

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This latter HNCA encompasses the steep vegetated coastal slope and the adjacent foreshore. The overlay excludes the subject Site, and neighbouring dwellings although the forested hills to the south west are overlain by HNCA 08/08 (Tapeka) which is described thus:

Inner basin where hill slopes and valleys largely have an indigenous vegetation cover. Main valley floor contains a small freshwater wetland. Hill slope cover primarily includes: kanuka dominant shrubland & forest; and kanuka-mixed broadleaved forest. There are some patches of introduced grasses and some areas adjoining settlement have some weeds. The unit includes road to Tapeka, Flagstaff Hill road & parking: and road to cliff top subdivision where one house & vineyard (should be excluded).

Largely indigenous vegetation with relatively few pest plants. Part of community pest control area. Minimal human-mediated hydrological or landform change except for roading (largely ridge top).

The vegetated slopes are identified in the PNAP report as a Level 1 ecological site (Q05002 – Tapeka Point Coastal Habitat). Its significance is due to it being an example of coastal riparian forest and shrubland, which is rare in the District.

6.0 ASSESSMENT OF LANDSCAPE EFFECTS

Landscape effects are described in the methodology, contained in Appendix 2. In summary, landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape and includes visual amenity effects under the ambit of 'experiential attributes'.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or natural character effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes, including planting that can provide an adequate substitution for the currently experienced amenity.

6.1 Effects on Landscape Character, Attributes and Values

In terms of its land use, the character of the Site will change from unbuilt and 'natura;' – albeit with the consented identified building area cleared of indigenous vegetation, and earth worked to a limited degree (to facilitate access – to residential and domestic in character.

This change in character will be limited to a defined area, being the footprint of the dwelling, its 'annex', deck, parking / access and immediate curtilage. The balance of the lot will retain its natural and coastal character, with the applicant .

The proposed building (comprising the main living area with an area of 261.24m^2, the annex – bedroom wing with an area of 81.74m^2, and the deck which has an area of 177.99m^2), will be cut into the landform so that it will be integrated into the landform, 'sitting' low with the rising slopes on its western, southeastern, and southern sides. On its northern side, the low easterly trending spur will contain the lower level of the living wing, whilst the upper level is at a similar height to the spur crest.

No native vegetation will be removed since the proposed building area is currently under exotic grass. Earthworks will consist of an approximate total volume of 300m^3 with a maximum cut face of 3 metres. The cut faces will be stepped as two retaining walls (3m and 2.3m in height) and these which will be situated to the rear of the building. The earthworks, whilst of some substance, will be localised and once the dwelling is constructed the walls will be largely hidden from the wider environment and the finished terrain will retain a natural and legible form.

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Consequently, it is considered that the change will be localised and that, once construction has been completed, and the revegetation completed, the effect on the biotic and abiotic attributes of the Site will be low adverse in magnitude.

Turning to the experiential component of landscape, these comprise the interpretation of human experience of the landscape. This includes visible changes in the character of the landscape – its naturalness as well as its sense of wildness and remoteness including effects on natural darkness of the night sky. Human interpretation is also informed by expectations of naturalness, or built development, and with the subject Site forming a part of the subdivision consent, with the proposed building location identified for the construction of a dwelling, there is the assumption that a dwelling would be constructed in this location at some time (particularly when such potential receptors occupy neighbouring lots within the subdivision).

Notwithstanding this, the proposed building will be visually contained from locations within the wider terrestrial landscape. There will be the potential to gain views of the dwelling from dwellings within neighbouring lots within the subdivision however, all of the neighbouring dwellings (being Lot 2 DP 425544 to the south east, Lot 2 DP 316425 to the east, Lot 4 DP 316425 to the west and Lot 1 DP 369445 to the south, but these dwellings are elevated some 15 – 20m above the subject Site, and are partially screened by landform and vegetation.

Views from these properties are invariable focused to the ocean rather than toward the proposed dwelling. The dwelling within Lot 1 DP 369445 which is elevated some 20m above, and to the south, and separated by some 200m of forested hill slope, will gain views over the future dwelling.

It is possible that occupants of neighbouring properties listed above will have the potential to gain glimpses of the proposed dwelling if they choose, but the dwelling will not form a part of, nor will it detract from nor intrude into their main outlook, and the effect on the experiential attributes of the Site as experienced by these individuals will be very low adverse in magnitude.

Distant views over some 1km are possible from the northern extreme of Tapeka Point (accessed by a walkway). Views from this location are of significance to the community, the northern 'tip' of the point being the culmination of a walkway from the Tapeka Point settlement, and valued for the seascape views. A representative photo is included as photo 5.

The building has the potential to be perceptible from the lookout, but will form a recessive element within a panoramic outlook, backdropped by landform and vegetation, and set within a cluster of existing dwellings. As such, the effect on the experiential attributes of the Site as experienced by transitory individuals in this location will be very low adverse in magnitude.

The future building will be visible from the CMA to the north west, north and north east (refer to photo 4). As with viewers on Tapeka Point, viewed from the CMA, the building has the potential to be perceptible, but will form a recessive element within a panoramic outlook, backdropped by landform and vegetation, and set within a cluster of existing dwellings. As such, the effect on the experiential attributes of the Site as experienced by transitory individuals in this location will be very low adverse in magnitude.

Social, cultural and associative values are linked with individual's relationship with the landscape, their memories, the way they interact with and use the landscape and the historical evidence of that relationship.

It is understood that the proposed Site does not affect any known archaeological or cultural sites.

Although the proposed structure will result in a perceptible change to its immediate environs, it is the opinion of the author that it will not detract from the wider social and associative values.

In summary, any landscape effects would be localised and the proposed dwelling will have a limited visibility from proximate locations within the visual catchment. Viewed from more spatially separated locations, the structure will be viewed against the ridge and will not form a skyline element.

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It is the opinion of the author that the proposal will not further detract from the landscape character of the Site and its immediate context. In addition, the proposal will not detract from the visual amenity of receptors in the immediate or wider visual catchment.

Overall it is the opinion of the author that the potential adverse landscape effects will be low.

7.0 ASSESSMENT OF NATURAL CHARACTER EFFECTS

Appendix 1 of the Northland Regional Policy Statement lists natural character attributes as follows:

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

Of the above, natural elements, processes and patterns, biophysical, ecological and geomorphological aspects, natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks and the natural movement of water and sediment fall into the previously discussed biophysical (biotic and abiotic) categories.

The natural darkness of the night sky, places or areas that are wild or scenic and experiential attributes, including the sounds and smell of the sea; and their context or setting have been previously addressed under experiential attributes.

In summary therefore, the proposal will result a very small change in the abiotic and biotic attributes, and will be most visible from proximate locations within the visual catchment. Those affected will be transitory individuals, and it is likely that positive associations will be attributed to the structure. Viewed from more spatially separated locations, the structure will be viewed against the ridge and will not form a skyline element.

Overall it is considered that the adverse natural character effects of the proposal will be very low.

8.0 AFFECT ON THE STATUTORY FRAMEWORK

The objectives and policies of the Regional Policy Statement focus on the protection and enhancement of landscape and natural character values. These cascade down to the Operative and Proposed District Plans. The primary themes arising from the OPD and PDP objectives and policies of relevance are focused on natural character of the coastal environment, lakes and rivers, the protection of visual and landscape qualities. These matters are discussed in detail in the assessment portion of this document, which concludes that the potential landscape, natural character and visual amenity effects will be low, with the scale of the building and its proximity to the CMA offset by its sensitive integration into the landform and the recessive finish of the proposed building. The proposed building will be visible from locations on the CMA to the north, east and north east, but will be backdropped by both landform and vegetation. The dark colouring / finish of the external surfaces of the building, and its low profile when viewed from the CMA will ensure that it will be a recessive structure and will be integrated with its landform and vegetative context.

Whilst the subject Site is generally screened from public locations (with the exception of the CMA as described above). And the proposal will not adversely affect neighbouring properties or areas, and will not detract from the natural character and landscape values of the area, nor will it adversely affect the open space and amenity values of, or access to the coastal environment. The proposal will not be viewed as a skyline element and is not situated on a ridge or headland.

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In addition, it is largely hidden from private residential locations within the Pukematu subdivision. Glimpse views are possible from the elevated dwelling across the gully to the east within Lot 2, and from the equally elevated dwelling within Lot 4 to the west.

Turning to the assessment Criteria for discretionary activities within 12.1.7, whilst noting that the coastal edge is no longer assessed as satisfying the criteria to be considered as an Outstanding Landscape, the overlay still remains within the District Plan and therefore must be assessed as such. The Outstanding Landscape overlay is mapped to encompass the steep coastal slope, and also includes the grassed building area. Notwithstanding this, the character of the coastal landscape in the vicinity is influenced by the presence of buildings, and the subject site is identified as a consented building site. The change resulting from the proposal will not affect the biophysical biotic or abiotic attributes of the landscape. The cut batter slopes will be hidden from view beneath the proposed building and the perceptual change – noting the expectation of a building being constructed in this location – will also be small.

The applicant intends to undertake revegetation of all areas which are not occupied by buildings, parking and access, or lawn (immediately to the north of the building), and this planting will serve to integrate the development with its landscape and vegetative context. Further, the external for the proposed building will be dark and recessive, and this will assist with its visual integration.

Overall, it is the opinion of the author that the resulting potential adverse landscape effect of the proposal will be very low.

It is the opinion of the author therefore that the proposal is consistent with the relevant objectives and policies of the statutory documents including the assessment criteria within section 11.5 and 12.1.7 (ODP).

Overall it is considered that the proposal is consistent with the provisions of the relevant documents, where these relate to landscape and visual matters.

9.0 CONCLUSION

The application is for a land use consent within the General Coastal Zone. The Site is subject to an Outstanding Landscape overlay under the Operative Far North District Plan. Under the Proposed District Plan, the site is located within the Rural Production Zone, and is overlain by the Coastal Environment, and (in part) by a High Natural Character Area, although the proposed building area is not affected by the HNCA.

It is the opinion of the author that the resulting landscape and natural character effect of the proposal will be low adverse. The potential adverse visual amenity effect will be (at most) low for all individuals.

The proposal will be consistent with the provisions of the statutory instruments where they apply to the scope of this report, and the proposal is considered to be appropriate from a landscape and visual perspective.

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APPENDIX 1: Figures

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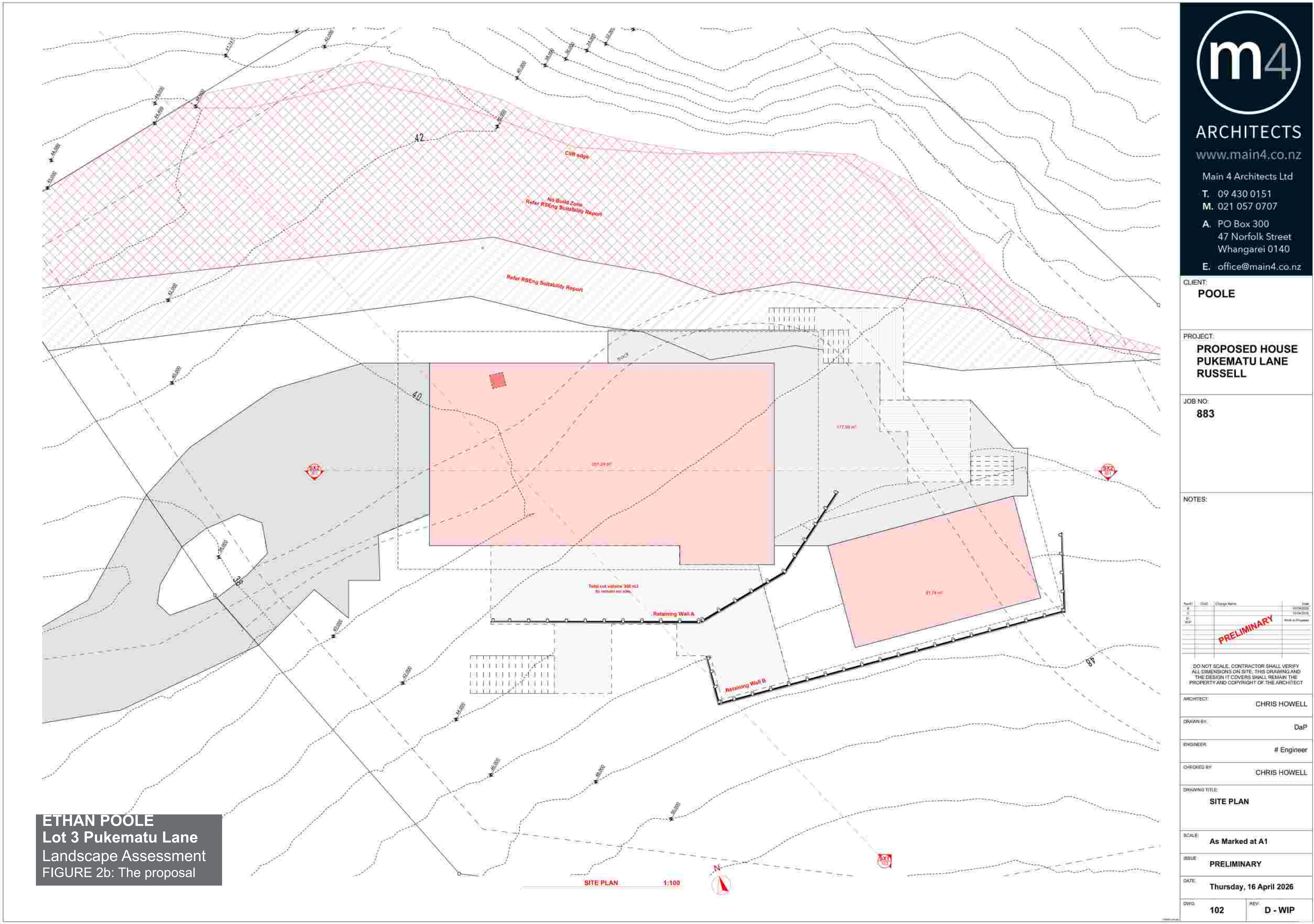
ETHAN POOLE
Lot 3 Pukematu Lane
Landscape Assessment
FIGURE 1: Location of the Site

Simon Cocker Landscape Architecture

ETHAN POOLE
Lot 3 Pukematu Lane
Landscape Assessment
FIGURE 2a: Proposal in context

Simon Cocker
Landscape Architecture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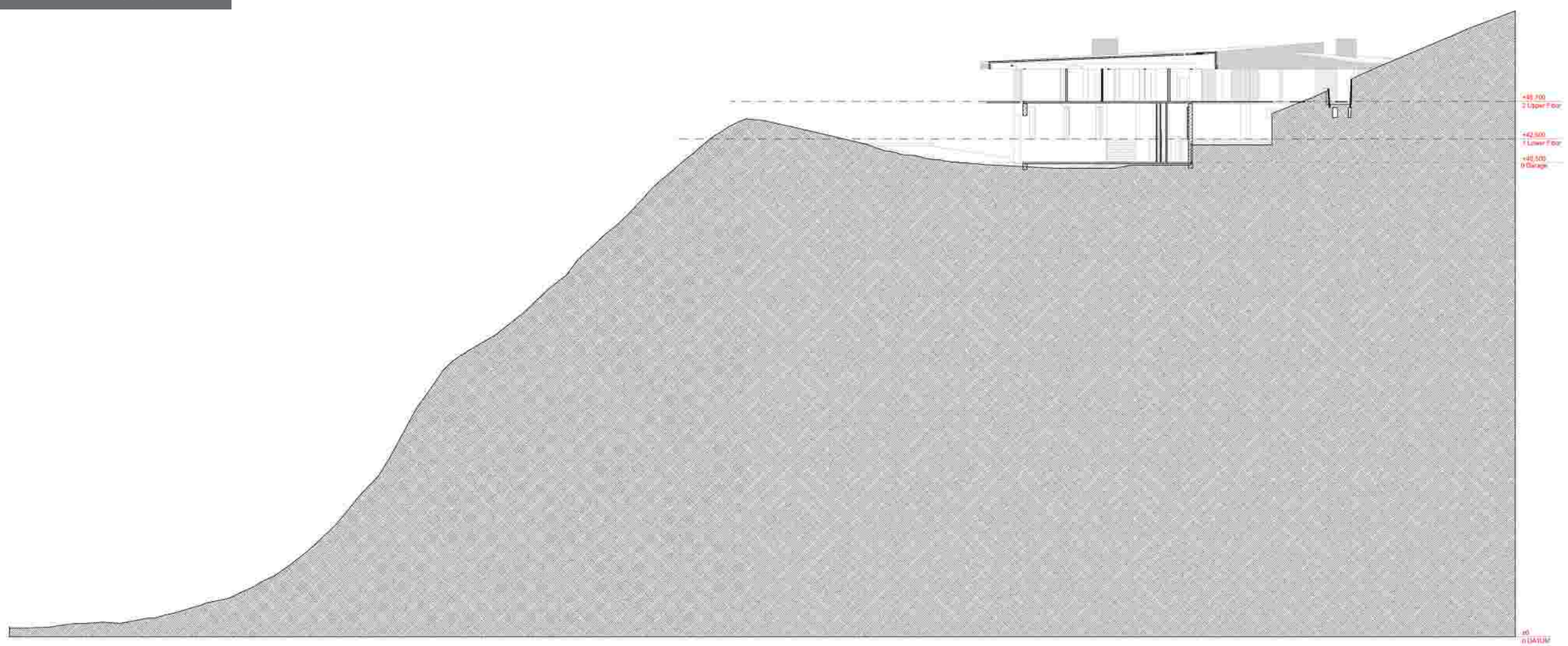
CLIENT: POOLE
PROJECT: PROPOSED HOUSE PUKEMATU LANE RUSSELL
JOB NO: 883
NOTES:
PRELIMINARY
DO NOT SCALE, CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. THIS DRAWING AND THE DESIGN IT COVERS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF THE ARCHITECT
ARCHITECT: CHRIS HOWELL
DRAWN BY: DaP
ENGINEER: # Engineer
CHECKED BY: CHRIS HOWELL
DRAWING TITLE: SITE PLAN
SCALE: As Marked at A1
ISSUE: PRELIMINARY
DATE: Thursday, 16 April 2026
DWG: 102
REV: D - WIP
Cliff edge
No Build Zone
Refer RSEng Suitability Report
Refer RSEng Suitability Report
Total cut volume 300 m3 to remain on site.
Retaining Wall A
Retaining Wall B
SITE PLAN 1:100
N
42
40
38
48

ETHAN POOLE
Lot 3 Pukematu Lane
Landscape Assessment
FIGURE 2b: The proposal

ETHAN POOLE
Lot 3 Pukematu Lane
Landscape Assessment
FIGURE 2c: The proposal



SX1 SITE SECTION 1:200

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CLIENT:
POOLE

PROJECT:
PROPOSED HOUSE
PUKEMATU LANE
RUSSELL

JOB NO:
883

NOTES:

Rev/ID	Ch/D	Change Name	Date
B			15/04/2026
C			14/04/2026
D - WIP			Week in Progress

PRELIMINARY

ARCHITECT:
CHRIS HOWELL

DRAWN BY:
DaP

ENGINEER:
Engineer

CHECKED BY:
CHRIS HOWELL

DRAWING TITLE:
SITE SECTION

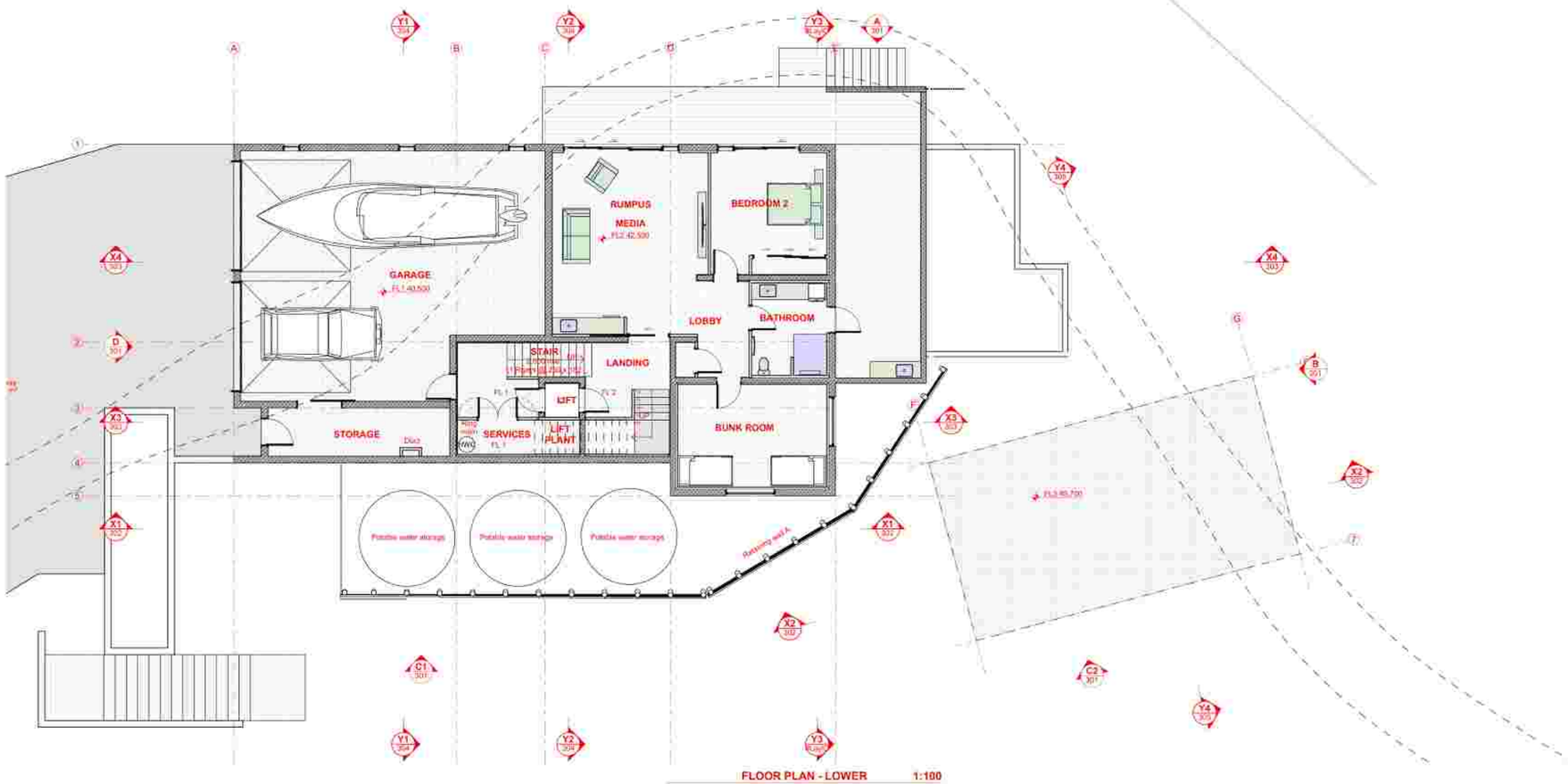
SCALE:
As Marked at A1

ISSUE
PRELIMINARY

DATE:
Thursday, 16 April 2026

DWG:
103

REV:
D - WIP



ETHAN POOLE
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FIGURE 2d: The proposal

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CLIENT:
POOLE

PROJECT:
PROPOSED HOUSE
PUKEMATU LANE
RUSSELL

JOB NO:
883

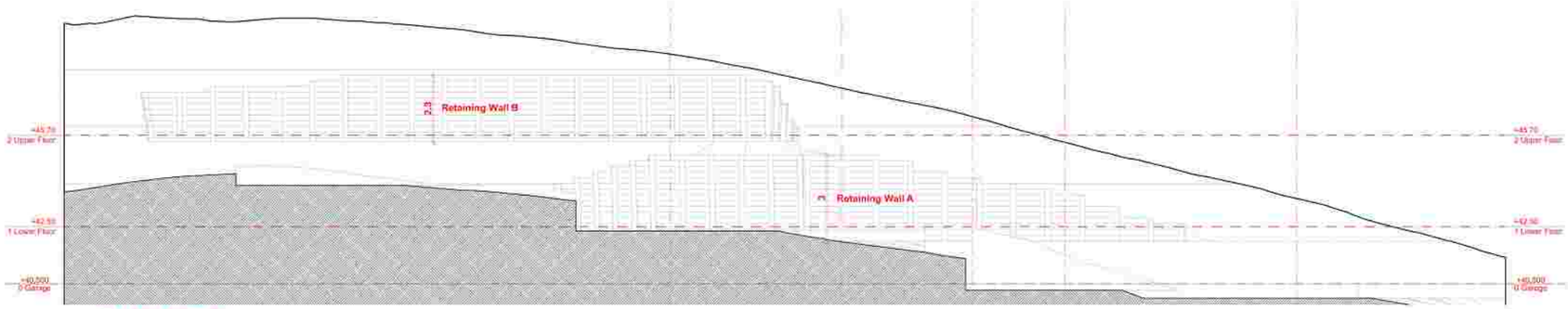
NOTES:

RevID	ChID	Change Name	Date
B			10/04/2026
C			14/04/2026
D - WIP		Work in Progress	

PRELIMINARY

ARCHITECT: CHRIS HOWELL
DRAWN BY: DaP
ENGINEER: # Engineer
CHECKED BY: CHRIS HOWELL
DRAWING TITLE: **FLOOR PLANS - OVERALL**
SCALE: **As Marked at A1**
ISSUE: **PRELIMINARY**
DATE: **Thursday, 16 April 2026**
DWG: **201**
REV: **D - WIP**

ETHAN POOLE
Lot 3 Pukematu Lane
Landscape Assessment
FIGURE 2e: The proposal

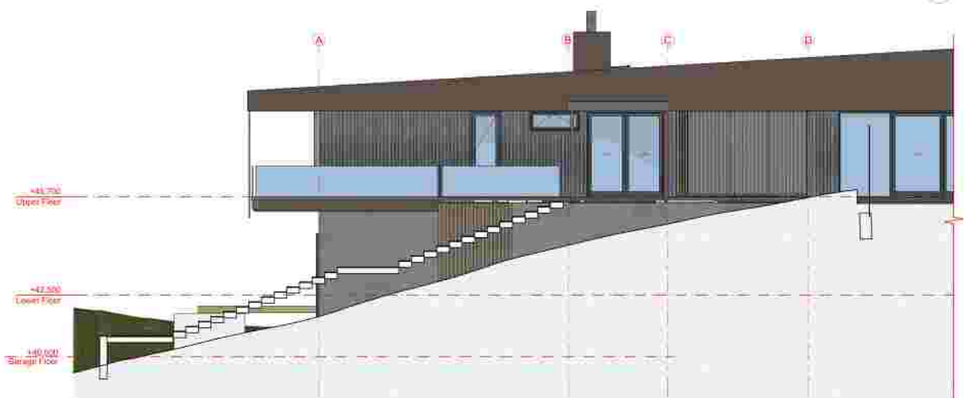


SX2 SITE SECTION
Scale 1:100

A NORTH ELEVATION
201 Scale 1:100

B EAST ELEVATION
201 Scale 1:100

D WEST ELEVATION
201 Scale 1:100



C1 SOUTH ELEVATION
201 Scale 1:100

C2 SOUTH ELEVATION
Scale 1:100

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CLIENT:
POOLE

PROJECT:
PROPOSED HOUSE
PUKEMATU LANE
RUSSELL

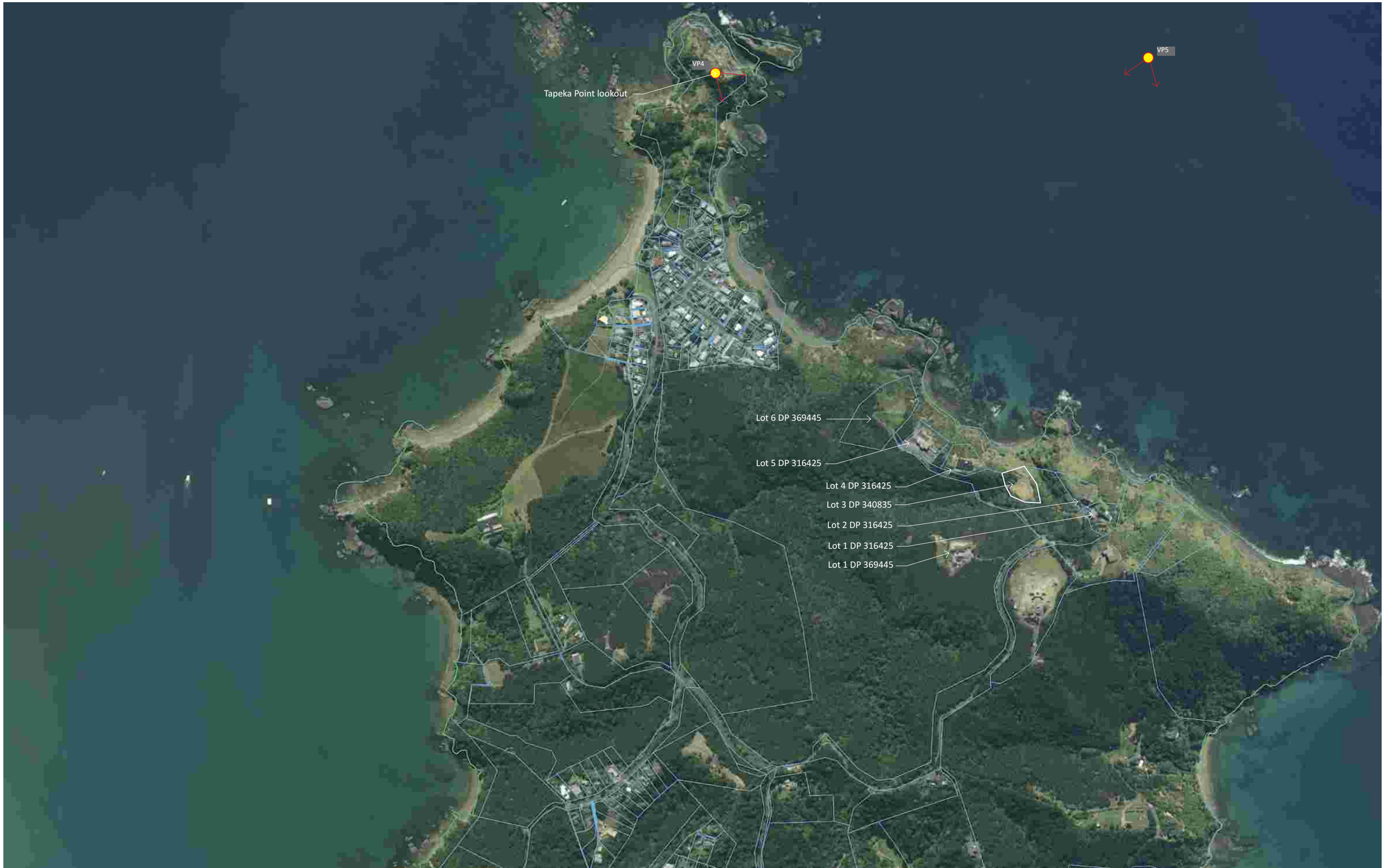
JOB NO:
883

NOTES:

Rev/D	CHD	Change Notes	Date
B			10/04/2026
C			10/04/2026
D - WIP		Work in Progress	

PRELIMINARY

ARCHITECT: CHRIS HOWELL
DRAWN BY: DaP
ENGINEER: # Engineer
CHECKED BY: CHRIS HOWELL
DRAWING TITLE: **ELEVATIONS**
SCALE: **As Marked at A1**
ISSUE: **PRELIMINARY**
DATE: **Thursday, 16 April 2026**
DWG: **301**
REV: **D - WIP**



ETHAN POOLE
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Landscape Assessment
FIGURE 3: Context of the Site and photo locations in the wider environment

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Photo 1: Drone image of building site

Photo date - Unknown. Photo sourced from Sotherbys web site

ETHAN POOLE
Lot 3 Pukematu Lane
Photos

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Photo 2: Drone image of subject Site and Pukematu subdivision

Photo date - Unknown. Photo sourced from Sotherbys web site

ETHAN POOLE
Lot 3 Pukematu Lane
Photos

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Photo 3: View south from spur towards gully and Site access

Photo date - 16 March 2026

ETHAN POOLE
Lot 3 Pukematu Lane
Photos
(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)

Simon Cocker
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Photo 4: View to Site from CMA

Photo date - 12 March 2023

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Lot 3 Pukematu Lane
Photos
(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

Photo 5: View to Site from Tapeka Point lookout

Photo date - Unknown. Photo sourced from Google Maps

ETHAN POOLE
Lot 3 Pukematu Lane
Photos

Simon Cocker
Landscape Architecture

Photo 6: View to north west across site toward Tapeka Point and Purerua in the background

Photo date - 16 March 2026

ETHAN POOLE
Lot 3 Pukematu Lane
Photos
(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

Photo 7: View north along driveway into the subject lot

Photo date - 16 March 2026

ETHAN POOLE
Lot 3 Pukematu Lane
Photos
(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

APPENDIX 2: Landscape and Visual Effects Assessment Methodology

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Landscape Effects Assessment Method

This assessment method statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of '*Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'*, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

The assessment provides separate chapters to discuss landscape, visual and natural character effects where relevant, but is referred to throughout as a Landscape Effects Assessment in accordance with these Guidelines. Specifically, the assessment of effects has examined the following:

- *The existing landscape;*
- *The nature of effect;*
- *The level of effect; and,*
- *The significance of effect.*

The Existing Landscape

The first step of assessment entails examining the existing landscape in which potential effects may occur. This aspect of the assessment describes and interprets the specific landscape character and values which may be impacted by the Project alongside its natural character where relevant as set out further below. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the visual catchment and viewing audience relating to the Project including key representative public views. This aspect of the assessment entails both desk-top review (including drawing upon area-based landscape assessments where available) and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

Physical –relevant natural and human features and processes;

Perceptual –direct human sensory experience and its broader interpretation; and

Associative – intangible meanings and associations that influence how places are perceived.

Engagement with tāngata whenua

As part of the analysis of the existing landscape, the assessment should seek to identify relevant mana whenua (where possible) and describe the nature and extent of engagement, together with any relevant sources informing an understanding of the existing landscape from a Te Ao Māori perspective.

Statutory and Non-Statutory Provisions

The relevant provisions facilitating change also influence the consequent nature and level of effects. Relevant provisions encompass objectives and policies drawn from a broader analysis of the statutory context and which may anticipate change and certain outcomes for identified landscape values.

The Nature of Effect

The nature of effect assesses the outcome of the Project within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when

assessing and managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

The Level of Effect

Where the nature of effect is assessed as 'adverse', the assessment quantifies the level (degree or magnitude) of adverse effect. The level of effect has not been quantified where the nature of effect is neutral or beneficial. Assessing the level of effect entails professional judgement based on expertise and experience provided with explanations and reasons. The identified level of adverse natural character, landscape and visual effects adopts a universal seven-point scale from very low to very high consistent with Te Tangi a te Manu Guidelines and reproduced below.

Landscape Effects

A landscape effect relates to the change on a landscape's character and its inherent values and in the context of what change can be anticipated in that landscape in relation to relevant zoning and policy. The level of effect is influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape change on the characteristics and values within the specific context in which they occur.

Visual Effects

Visual effects are a subset of landscape effects. They are consequence of changes to landscape values as experienced in views. To assess where visual effects of the Project may occur requires an identification of the area from where the Project may be visible from, and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values. This can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening and backdrop, as well as the potential change that could be anticipated in the view as a result of zone / policy provisions of relevant statutory plans.

Zone of Theoretical Visibility

As an initial step in the visual analysis, a Zone of Theoretical Visibility (ZTV) mapping exercise was undertaken of the site in its context to determine the likely extent of visibility in the wider landscape. ZTV mapping represents the area that a development may theoretically be seen - that is, it may not actually be visible in reality due to localised screening from intervening vegetation, buildings or other structures. In addition, ZTV mapping does not convey the nature or magnitude of visual impacts, for example whether visibility will result in positive or negative effects and whether these will be significant.

Following the ZTV analysis, field work is used to determine the actual extent of visibility of the site, including the selection of representative viewpoints from public areas. This stage is also used to identify the potential 'viewing audience' e.g. residential, visitors, recreation users, and other groups of viewers who can see the site. During fieldwork, photographs are taken to represent views from available viewing audiences.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of theoretical visibility (ZTV)' of the site and Project. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work to confirm this.

Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

Attachment D Geotechnical Investigation Report prepared by RS Eng Limited

GEOTECHNICAL INVESTIGATION REPORT

Pukematu Lane

Russell

(Lot 3 DP 340835)

RS Eng Ltd • 2 Seaview Road, Whangarei 0110 • **09 438 3273** • **office@RSEng.co.nz**
Consulting Engineers

GEOTECHNICAL INVESTIGATION REPORT

Pukematu Lane

Russell

(Lot 3 DP 340835)

Report prepared for: Ethan Poole

Report reference: 19968

Date: 23 December 2025

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
23/12/2025	1	First Issue	C Hay	M Jacobson	M Jacobson

Contents

1.0 Introduction 1
2.0 Site Description 1
3.0 Desk Study 2
- Referenced/Reviewed Documents 2
- Site Geology 2
- Aerial Photography 2

4.0 Field Investigation 3
5.0 Subsoil Conditions 3
6.0 Geotechnical Assessment 4
- Slope Stability 4
  - 6.1.1 Slope Stability Analysis 4
  - 6.1.2 Summary 5
- Liquefaction 6
- Expansive Soils 6
- Shallow Soil Creep 6

7.0 Engineering Recommendations 7
- Site Subsoil Class 7
- Building Setback 7
- Earthworks 7
- Shallow Foundations 8
  - 7.4.1 Concrete Slab 8
  - 7.4.2 Timber Pile Foundations 8
  - 7.4.3 General 8
- Timber Pole / Masonry Block Retaining Walls 9
- Stormwater Disposal 9

8.0 Drawing Review 9
9.0 Construction Monitoring and Producer Statements 10
10.0 Conclusions 10
11.0 Limitations 11

Appendices

A Drawings
B Subsurface Investigations
C Slope Stability Analysis

File: 19968
23 December 2025
Revision: 1

GEOTECHNICAL INVESTIGATION REPORT

Pukematu Lane, Russell

(Lot 3 DP 340835)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Ethan Poole to investigate the suitability of the property (Lot 3 DP 340835) for residential construction. The purpose of this report is to prepare a geotechnical report to assess the geotechnical suitability of the building site making foundation and earthworks recommendations.

The client proposes to construct a new dwelling on a masonry block basement garage supported with a concrete slab, and part of the house on timber pile foundations.

2.0 Site Description

The 3815m² property is located on the northern side of Pukematu Lane, approximately 1km from its intersection with Flagstaff Road. The property is gently to steeply sloping towards the north and west. A cliff being approximately up to 60° and 10m in height, is located along the northern corner of the property, which eases becoming steeply sloping, falling to a natural gully and to the coast/beach at the base of the slopes. The existing ground cover of the property is generally vegetation and grassed over the building area.

Figure 1: Lot 3 DP 340835 *(NRC GIS Maps).*

3.0 Desk Study

[redacted] Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology of The Whangarei Area – Edbrooke & Brook – 2009.

[redacted] Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Waipapa Group, which has been described as follows: *"Volcaniclastic sandstone and argillite with tectonically included basalt, chert and siliceous argillite."*

[redacted] Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically images, from 1951, 1968, 1971, 1981, and more recent Google Earth Imagery. See Figure 2 below of the 1981 image. Several notable features were observed, listed below.

- Signs of slope instability were evident near the head of the gully, potentially due to concentrated stormwater runoff from the upslope catchment. However, is located clear of the property.
- Slope instability is difficult to observe in the historical imagery due to the quality of images and property being partly vegetated.
- An access track to the property appeared to have been formed during 2004, and appears to have been continued across to the neighbouring property to the east.

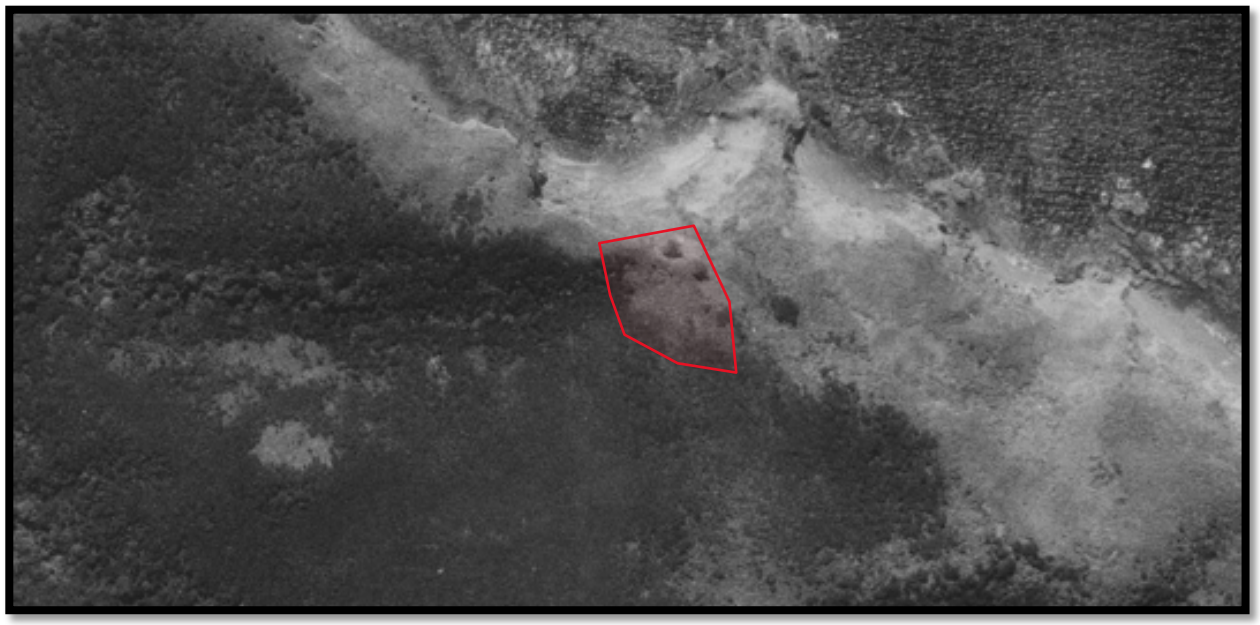


Figure 2: 1981 Aerial Image *(Source: www.retrolens.nz).*

4.0 Field Investigation

A Technician and senior geotechnical engineer from this office visited the property on 8 December 2025 to undertake a walkover inspection, exposures of the greywacke at the base of the cliff were logged, and three hand augers dug.

The walkover inspection did not observe any signs of concern at the building site in relation to the proposal.

The hand augers were dug to a maximum depth of 4.0m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

5.0 Subsoil Conditions

Interpretation of the subsurface conditions is based on the investigations shown on the drawings in Appendix A. The conditions are summarised below.

- Topsoil was encountered to varying depths of 0.2-0.45m across the property, being deepest where the building area becomes gently sloping adjacent to the cliff.
- Residual soils consisting of very stiff, low plasticity silty clays was encountered to depths of 1.4m to 1.5m BGL. In-Situ Undrained Shear Strengths recorded in this material exceeded 209kPa.
- Extremely weak completely weathered greywacke consisting of stiff to very stiff silty clays and clayey silts was encountered underlying the residual soils to the investigated depth of 4.0m BGL. The completely weathered greywacke is inferred to extend to 4.5-6m BGL based on the observed exposed highly weathered greywacke on the cliff.
- Groundwater was not encountered during the investigation. RS Eng assess ground water to be 25-30m BGL based on the relative permeability of the greywacke rock mass and nearby mapped water supply bores. Ground water may temporarily perch within the residual soil and completely weathered greywacke during extreme rainfall events.

6.0 Geotechnical Assessment

[redacted] Slope Stability

The property comprises of gentle to steep slopes, with a cliff located towards the northern corner of the property. The building area falls steeply from the southern boundary in the order of 20-25°, easing near the base/northern edge of the building area becoming gently sloping (approximately 5°). The gently plateau and the base of the steep slopes is approximately 14m, where a cliff falls in the order of 60°, being 10m in height. From the base of the cliff, slopes continue to fall steeply to a natural gully and to the coast/beach at the base of the slope.

No signs of existing slope instability were observed at the building area, however due to the steep southern slopes at the building area, soil creep is likely to affect the foundations where on slopes >14°. Due to the close proximity of the cliff to the proposed building area, there is potential for regression and/or slope instability from the cliff extending into the building area and subsequently affecting the dwelling.

RS Eng has undertaken a slope stability analysis of the building area and downslope adjacent cliff, see Section 6.1.1 below.

6.1.1 Slope Stability Analysis

To assess the stability of the cliff downslope of the building area, a quantitative slope stability analysis has been undertaken on one cross-section (shown on Sheet 1 of Appendix A) using Slide2 V9. The cross section selected is assessed as a critical/representative location based on the investigations and geomorphology. Target Factor of Safety (FoS) criteria are presented in Table 1 below.

Table 1: Factor of Safety Criteria

Load Case	FoS Target
Long Term (Normal Groundwater Scenario)	≥1.5
Temporary (Extreme Groundwater Scenario)	≥1.3
500yr Seismic (1 in 500yr – PGA=0.19g, from MBIE Module 1 / NZTA B.M.)	≥1.1 or acceptable displacement

The selected material parameters are presented in Table 2. The material parameters are based on our experience with similar materials and the performance of the existing slopes.

Table 2: Slope Stability Analysis Soil Parameters

Material	Material Parameters					
	γ (kN/m³)	Effective Stress		Rock Mass		
		c' (kPa)	Φ' (°)	UCS (Intact)(kPa)	GSI	mi
Residual Soil/Ex Weak Greywacke	18	5	28	-	-	-
Highly Weathered Greywacke	19			25000	50	15
Colluvium	15	1	20	-	-	-

In the stability analysis, extreme groundwater conditions have been modelled perched within the residual soil/completely weathered greywacke and within the colluvium at the base of the cliff. Ground water has not been modelled during the normal groundwater conditions which is assessed as being representative to the site due to relative permeability of the greywacke rock mass and nearby water supply bores of similar elevation encountered groundwater at depths greater than 30m.

Table 3: Slope Stability Results

Case No.	Case Name	Target FoS	Build Area – FoS Achieved
1	Existing Extreme	-	
2	Design Extreme	1.3	>1.3
3	Design Normal	1.5	>1.5
4	Design Seismic	Acceptable displacement	Ky=0.114g

Slopes at and downslope of the building area at the base of the cliff achieved a yield acceleration of 0.114g, resulting in displacements of less than 1cm, considered to be acceptable for a lightweight residential building.

The analysis results are included in Appendix C.

6.1.2 Summary

The stability analysis concludes that the building area does achieve an adequate FoS against slope instability, with a minimum setback of 12m from the crest of the cliff.

Where the dwelling is located within the 12m setback from the crest of the cliff, specifically designed soldier piles and further geotechnical investigation will be required.

Under no circumstances shall the dwelling be located within 8m to the crest of the cliff.

Liquefaction

The proposal is positioned on land underlain by the Waipapa Group, consisting of soils that are cohesive in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng considers the risk of liquefaction to be low.

Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content at the include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings. Large trees can cause variation in the soil moisture content for a distance of up to 1.5 times their mature height.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.
- Plumbing leaks.

Based on a visual tactile assessment made during the subsoil investigation, and laboratory test results in this geology within similar terrain, RS Eng considers the soils as being Class H1 (highly expansive) as per AS 2870.

Shallow Soil Creep

Seasonal changes in moisture content of clayey soils cause shrink/swell effects (expansive soils). On slopes generally more than 14° the cyclic shrink/swell characteristics combined with gravity forces cause the surface soil to displace downslope over time. This can be accelerated and exaggerated by stock. Soil creep can affect shallow slope angles where underlain by weaker materials but may not affect steeper slopes when soil strengths are high.

Shallow creep was not currently evident on the steep slopes at the building site, however removal of vegetation and the proposed surcharge loading will likely activate shallow soil creep. Where foundations are located on slopes >14°, they shall be specifically designed by a Chartered Professional Engineer to account for at least 1.5m of soil creep below ground level. Detailed recommendations have been made in the following sections of this report.

7.0 Engineering Recommendations

Site Subsoil Class

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observations listed above RS Eng considers the site soils lie within Site Class C *"Shallow Soil Site."*

Building Setback

The dwelling shall be setback a minimum of 12m from the crest of the cliff without further geotechnical investigation and assessment.

Where the dwelling encroaches 12m setback from the crest of the cliff, the dwelling should maintain an absolute minimum setback of 8m from the crest of the cliff, and be protected by a specifically designed soldier pile wall. Further geotechnical investigation such as CPTs will be required to confirm the design parameters and ground model.

These setbacks have been indicated on Sheet 1 of Appendix A.

Earthworks

To form access to and create a building platform for the proposed dwelling, earthworks will be required. To suitably develop the building area, RS Eng recommend as follows.

- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.
- Cuts and fills should be limited to a maximum of 2.5m and 1.0m, respectively, without further geotechnical assessment.
- Cuts exceeding 1.0m shall be suitably retained.
- Fills exceeding 0.5m on slopes >14° shall be retained.
- No filling shall be undertaken within 8m to the crest of cliff, without further geotechnical assessment and investigation.
- Cut and fill batters should be sloped at angles less than 1V to 2.5H and 1V to 3H, respectively.
- Site works shall generally be completed in accordance with NZS 4431.

Shallow Foundations

The client has informed RS Eng that a basement masonry block garage with the dwelling atop partly extending over the slopes to the south is proposed, however plans are not available at the time of this report to confirm. Therefore, RS Eng make the following recommendations for various foundation types.

7.4.1 Concrete Slab

To suitably found concrete slab type construction, RS Eng make the following recommendations.

- All topsoil shall be removed and replaced with compacted granular hardfill where concrete slabs are proposed.
- Conventional concrete slab on grade foundations shall be designed for highly expansive soil.
- Raft slabs shall be specifically designed for Class H1 soil and be placed on a minimum of 150mm compacted granular hardfill extending 1.0m beyond the building envelope.

7.4.2 Timber Pile Foundations

To suitably found timber floors on timber pile foundations or isolated timber pile foundations, RS Eng make the following recommendations.

- Timber pile foundations shall be designed in accordance with NZS 3604 but should extend to a minimum depth of 0.9m to account for highly expansive soils.
- Where timber pile foundations are located on slopes >14°, they shall be specifically designed by a suitably experienced Chartered Professional Engineer to account for the lateral forces associated with at least 1.5m of shallow soil creep below original ground level. The piles shall be designed for an effective retaining width of 3 x pile diameters (unless spaced closer), using the assessed parameters listed in Table 4.
- If timber pile foundations are located on slopes >14° but are upslope within 10m of retaining walls or masonry block walls supporting the slope, timber pile foundations shall extend a minimum of 0.5 into the completely weathered greywacke (without the requirement of designing for soil creep). An embedment depth of 2.0m is expected.

7.4.3 General

Notwithstanding the recommendations of this report, for the specific design of shallow foundations, RS Eng has assessed the following.

- 300kPa Ultimate Bearing Capacity (Geotechnical Ultimate).
- 150kPa Dependable Bearing Capacity (Ultimate Limit State).
- 100kPa Allowable Bearing Capacity (Serviceability Limit State).

Timber Pole / Masonry Block Retaining Walls

Retaining walls shall be specifically designed by a suitably experienced Chartered Professional Engineer familiar with the contents of this report, using the assessed soil parameters presented in Table 4. Retaining walls shall be designed for at rest earth pressures.

Where retaining walls are incorporated in buildings or located adjacent to buildings and property boundaries, the effects of deformation should be considered.

Table 4: Assessed Retaining Wall Design Parameters.

Parameter	Residual Soil	Completely Weathered Greywacke
Soil Density (kN/m³)	19	19
Friction Angle (°)	28	30
Drained Cohesion, (kPa)	4	3
Undrained Shear Strength (kPa)	60	70

1) Drained cohesion shall be taken as 0kPa when calculating earth pressures on the active side.

A strength reduction factor of 0.45 shall be adopted for limit state design of the lateral capacity of cantilever retaining wall pile foundations.

Stormwater Disposal

Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. RS Eng recommends that stormwater is collected where possible and piped towards the eastern boundary, southeast of the cliff, directing stormwater to the natural gully to the east. A RipRap lined outlet/apron shall be implemented at the outlet to help mitigate erosion.

Under no circumstances shall uncontrolled stormwater be discharged to sloping ground.

8.0 Drawing Review

It is recommended that RS Eng Ltd carry out a review of final development drawings prior to submittal for building consent and / or resource consent. The review is to confirm that the recommendations outlined in this report have been applied in full and correctly to the design.

9.0 Construction Monitoring and Producer Statements

RS Eng recommends a suitably experienced Chartered Professional Engineer monitor the construction of the following works to confirm if the geotechnical conditions are consistent with that outlined in this report.

- Stripped/cut site once all topsoil is removed and site cut to height where concrete slabs are proposed.
- Hardfill compaction.
- Foundation excavations to confirm ground conditions.

Any works not inspected will be excluded from future producer statements (PS4) to be issued by RS Eng. In any event, where doubt exists regarding inspections, this office should be contacted for advice and provided with reasonable notice of inspections.

10.0 Conclusions

It is the conclusion of RS Eng Ltd that the building area is suitable for the proposal provided the recommendations and limitations stated within this report are adhered to.

RS Eng Ltd also concludes that subject to the recommendations of this report, in terms of Section 72 of the Building Act 2004;

(a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in slippage or subsidence on the land on which the building work is to be carried out or any other property; and

(b) the land is neither subject to nor likely to be subject to slippage or subsidence.

11.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed dwelling, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. RS Eng can provide recommendations if specifically engaged to, upon request.

Prepared by:

Codie Hay
Senior Technician
NZDE(Civil)

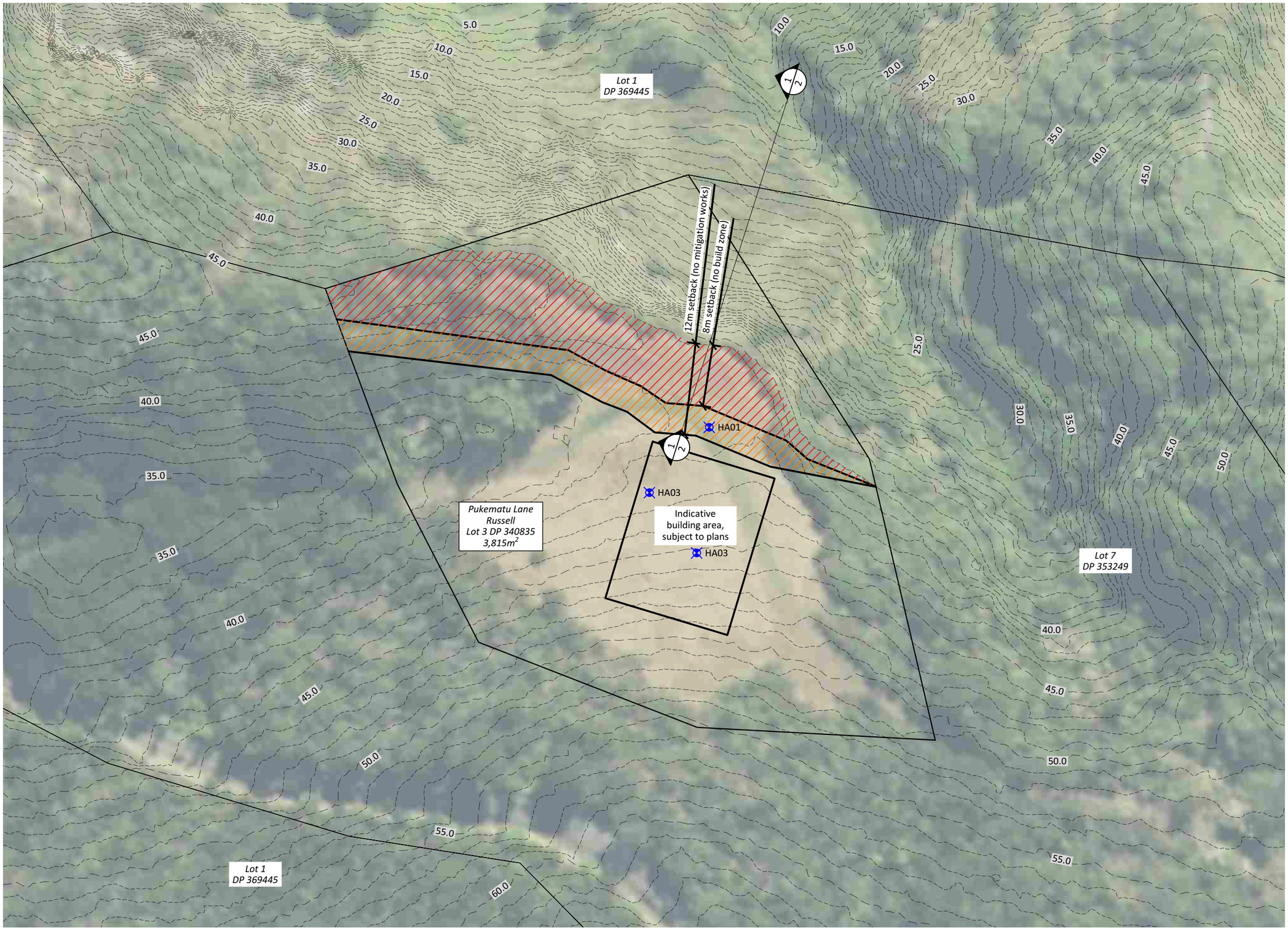
Reviewed/Approved by:

Matthew Jacobson
Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

Appendix A

Drawings



NOTES:

- If any part of these documents are unclear, please contact RSEng Ltd.
- This plan is copyright to RSEng Ltd and should not be reproduced without prior permission.

LEGEND

- Hand Auger Location
- 0-8m no build zone
- 8-12m setback requiring soldier piles

Contour Interval: 1.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 5 10
PLAN 1:500

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PROPOSED DWELLING
SITE PLAN
SITE INVESTIGATIONS

Client: ETHAN POOLE

Location: LOT 1, PUKEMATU LANE
RUSSELL

Date	Rev	Notes
05/12/2025	A	Original Issue

Drawn by: LMC | Reviewed by: CH | Approved by: MJ

Scale: 1:500
Rev No.: A
Original: A3
Sheet No.: C01
Job No.: 19968

Appendix B

Subsurface Investigations

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA01

CLIENT: Ethan Poole
PROJECT: Geotechnical Investigations
JOB NO.: 19968

SITE LOCATION: Pukematu Lane
CO-ORDINATES: 1702550mE, 6098653mN
ELEVATION: 42.1m
START DATE: 08/12/2025
END DATE: 08/12/2025
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO415	WATER
TS	TOPSOIL.		0.0				
Waipapa Gr	Silty CLAY; brown . Very stiff; moist; low plasticity.		0.4			UTP	
	With some gravel. Gravel, subangular.		0.6			-	
	Gravels stop.		0.8			209+	
	Completely weathered; extremely weak; GREYWACKE. - -. Silty CLAY, with trace sand; brown with black mottling. Very stiff; moist; low plasticity.		1.0 1.2 1.4 1.6 1.8 2.0			- 209+ - 209+ -	Groundwater Not Encountered
	Brown / black / white mottling.		2.2 2.4			209+ -	
	Completely weathered; extremely weak; GREYWACKE. - - Silty CLAY; reddish brown/white mottling. Stiff to very stiff; moist; low plasticity.		2.6 2.8 3.0 3.2 3.4 3.6			191 90 165 90	
	End Of Hole: 4.00m		3.8 4.0 4.2			165 60	

PHOTO(S)

REMARKS

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA02

CLIENT: Ethan Poole
PROJECT: Geotechnical Investigations
JOB NO.: 19968

SITE LOCATION: Pukematu Lane
CO-ORDINATES: 1702546mE, 6098644mN
ELEVATION: 43.5m
START DATE: 08/12/2025
END DATE: 08/12/2025
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0
Waipapa Gr	Silty CLAY; orangish brown. Very stiff; moist; low plasticity.		0.2 – 1.4
Waipapa Gr	Completely weathered; extremely weak; GREYWACKE. - -. Clayey SILT; orange/brown/white. Very stiff; moist; low plasticity.		1.4 – 4.0
	End Of Hole: 4.00m		4.0

LEGEND

SCALA PENETROMETER (Blows / 0mm)
2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa)
Vane: GEO415
50 100 150 200

Values
209+ -
209+ -
165 51
206 57
209+ -
209+ -
209+ -

WATER: Groundwater Not Encountered

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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2 Seaview Road, Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA03

CLIENT: Ethan Poole
PROJECT: Geotechnical Investigations
JOB NO.: 19968

SITE LOCATION: Pukematu Lane
CO-ORDINATES: 1702538mE, 6098650mN
ELEVATION: 40.9m
START DATE: 08/12/2025
END DATE: 08/12/2025
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO415	WATER
TS	TOPSOIL.		0.0	TS			
Waipapa Gr	Silty CLAY; orangish brown. Very stiff; moist; low plasticity.		0.2 – 1.4			209+ / 209+	Groundwater Not Encountered
	Completely weathered; extremely weak; GREYWACKE. - - SILT, with some clay, with trace gravel. Very stiff; moist; low plasticity.		1.4 – 2.0			188 / 45	
	End Of Hole: 2.00m		2.0			209+	

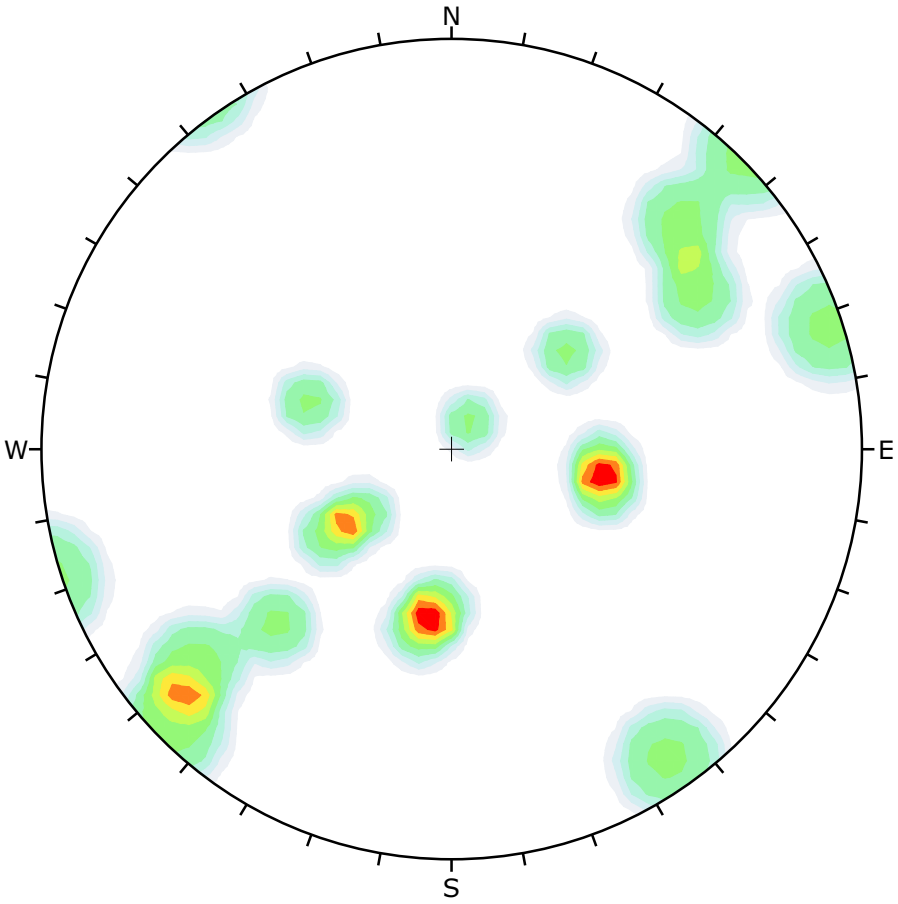
Values: 209+ / 209+ / 188 / 45 / 209+

PHOTO(S)

REMARKS

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit



Color	Density Concentrations
	0.00 - 1.20
	1.20 - 2.40
	2.40 - 3.60
	3.60 - 4.80
	4.80 - 6.00
	6.00 - 7.20
	7.20 - 8.40
	8.40 - 9.60
	9.60 - 10.80
	10.80 - 12.00

Contour Data	Pole Vectors
Maximum Density	11.71%
Contour Distribution	Fisher
Counting Circle Size	1.0%

Plot Mode	Pole Vectors
Vector Count	16 (16 Entries)
Hemisphere	Lower
Projection	Equal Angle

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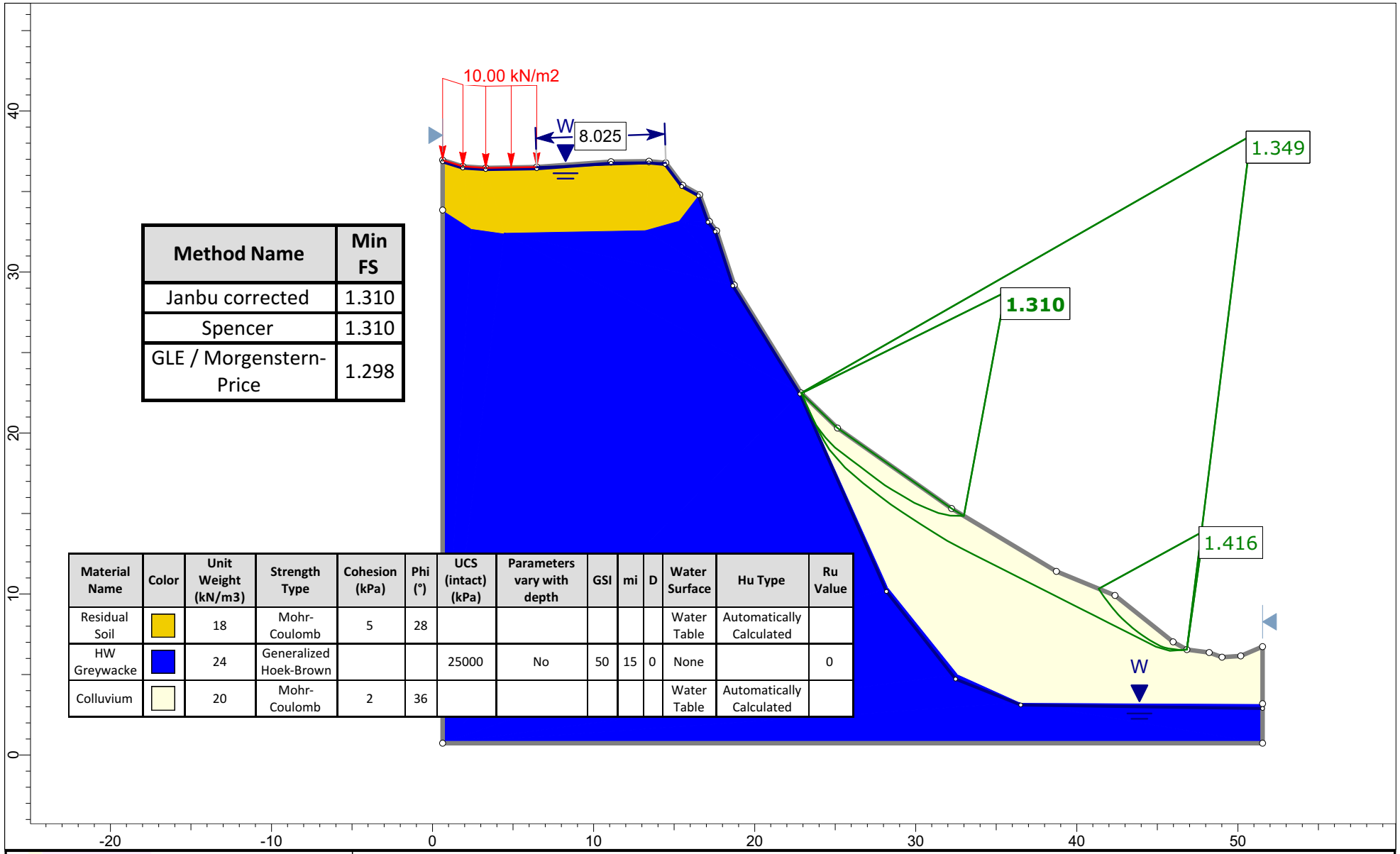
DIPS 8.025

Project	RS19968 - Poole		
Analysis Description			
Drawn By	MJ	*Company*	
Date	10/12/2025, 1:56:45 pm	*File Name*	19968 - kinematic analysis.dips8

Appendix C

Slope Stability Analysis



Method Name	Min FS
Janbu corrected	1.310
Spencer	1.310
GLE / Morgenstern-Price	1.298

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	UCS (intact) (kPa)	Parameters vary with depth	GSI	mi	D	Water Surface	Hu Type	Ru Value
Residual Soil		18	Mohr-Coulomb	5	28						Water Table	Automatically Calculated	
HW Greywacke		24	Generalized Hoek-Brown			25000	No	50	15	0	None		0
Colluvium		20	Mohr-Coulomb	2	36						Water Table	Automatically Calculated	

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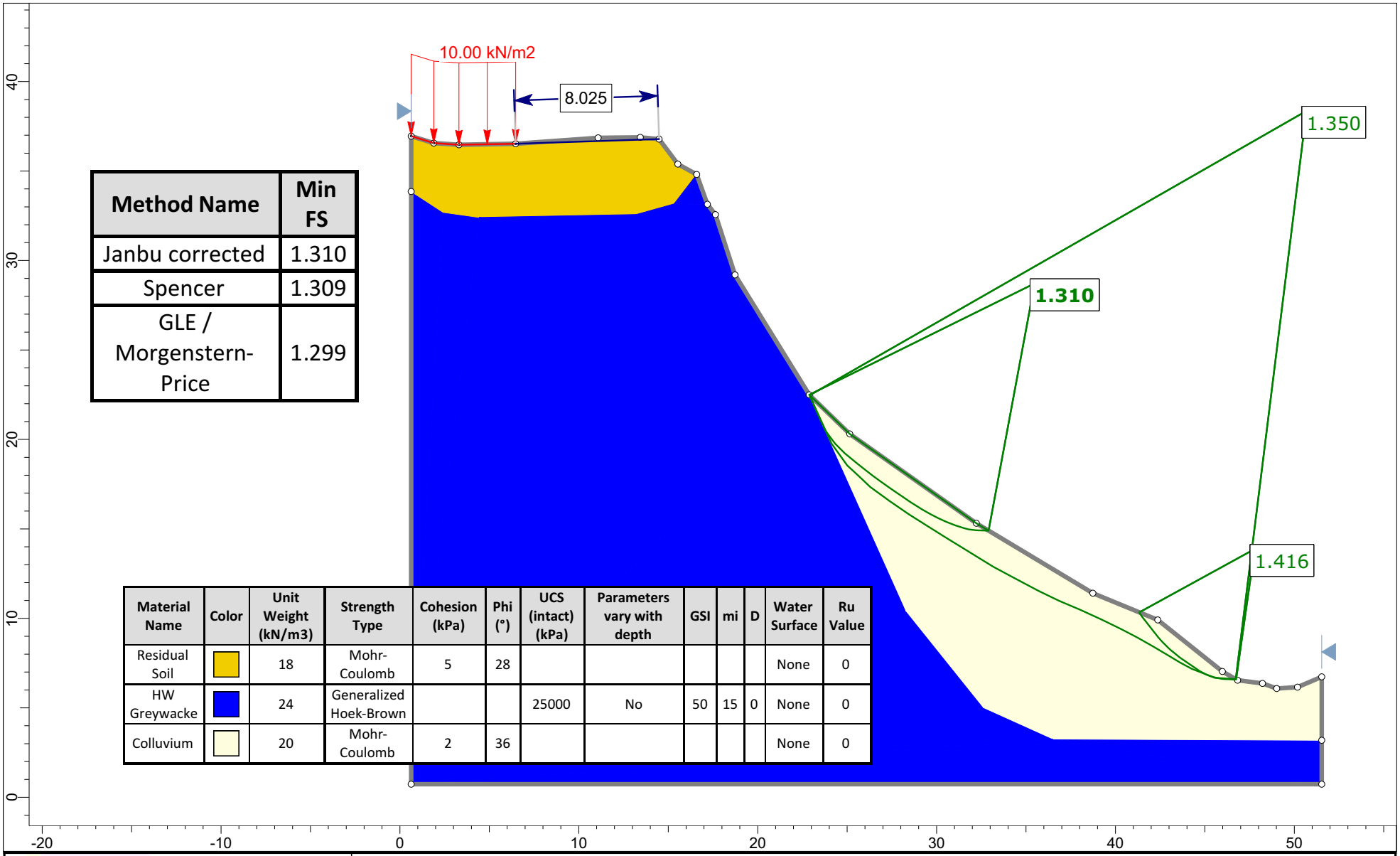
SLIDEINTERPRET 9.040

Project	Pukematu Lane, Russell - Slope Stability Analysis		
Group	Slope Stability Analysis	*Scenario*	Extreme GW
Drawn By	Ariel Seux Tudor	*Company*	RS Eng Ltd
Date	16/12/2025	*File Name*	RS19968 Slope Stability Analysis.slmd



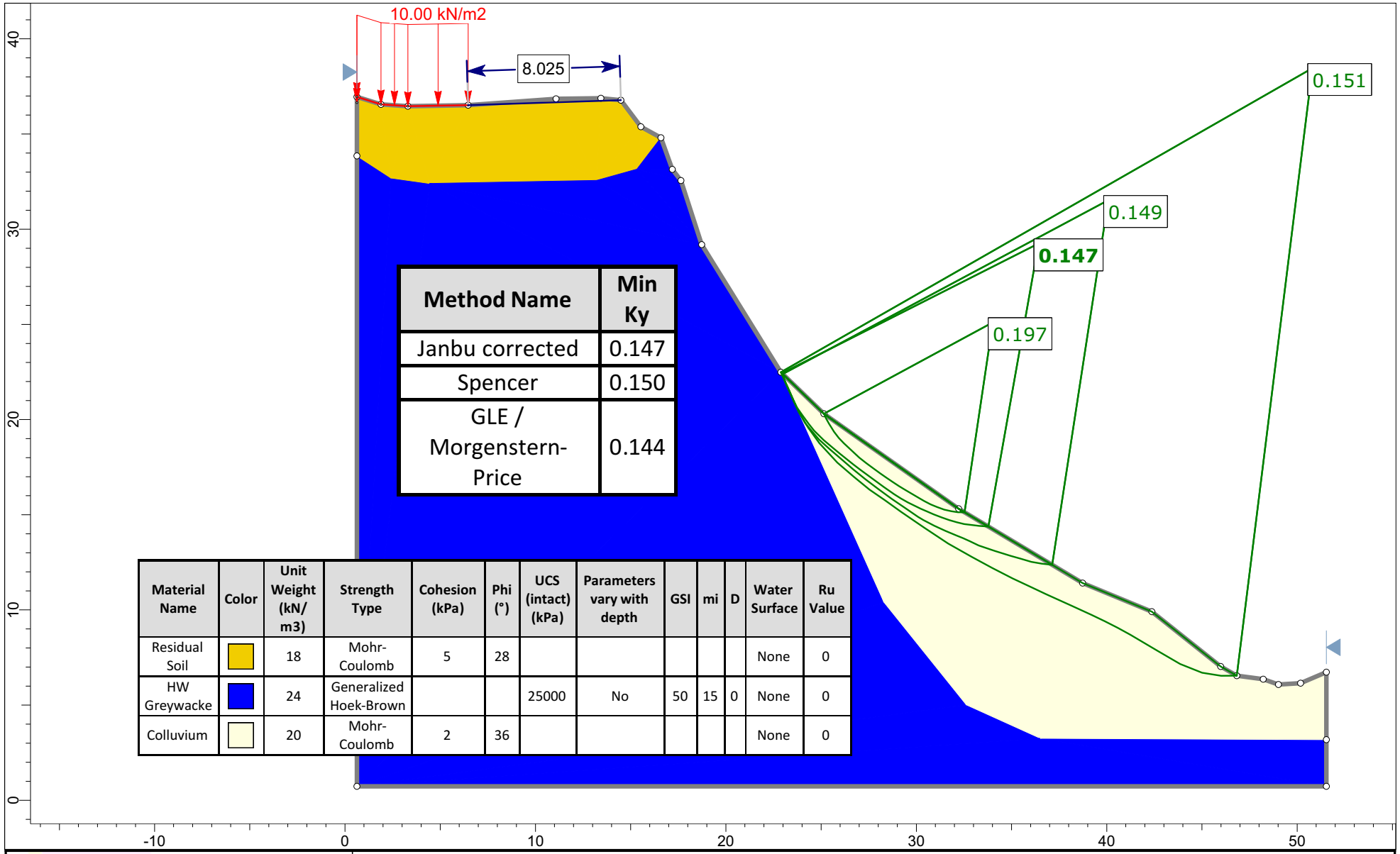
Method Name	Min FS
Janbu corrected	1.310
Spencer	1.309
GLE / Morgenstern-Price	1.299

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	UCS (intact) (kPa)	Parameters vary with depth	GSI	mi	D	Water Surface	Ru Value
Residual Soil		18	Mohr-Coulomb	5	28						None	0
HW Greywacke		24	Generalized Hoek-Brown			25000	No	50	15	0	None	0
Colluvium		20	Mohr-Coulomb	2	36						None	0

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

SLIDEINTERPRET 9.040

Project	Pukematu Lane, Russell - Slope Stability Analysis		
Group	Slope Stability Analysis	*Scenario*	Normal GW
Drawn By	Ariel Seux Tudor	*Company*	RS Eng Ltd
Date	16/12/2025	*File Name*	RS19968 Slope Stability Analysis.slmd



Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (°)	UCS (intact) (kPa)	Parameters vary with depth	GSI	mi	D	Water Surface	Ru Value
Residual Soil		18	Mohr-Coulomb	5	28						None	0
HW Greywacke		24	Generalized Hoek-Brown			25000	No	50	15	0	None	0
Colluvium		20	Mohr-Coulomb	2	36						None	0

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SLIDEINTERPRET 9.040

Project	Pukematu Lane, Russell - Slope Stability Analysis		
Group	Slope Stability Analysis	*Scenario*	Seismic
Drawn By	Ariel Seux Tudor	*Company*	RS Eng Ltd
Date	16/12/2025	*File Name*	RS19968 Slope Stability Analysis.slmd

PROJECT	New Dwelling	Job No.	19968
		Calculated by:	CH
CLIENT	Ethan Poole	Checked by:	MJ
		Date	22/12/2025

Determine seismic displacements

Displacement Methods

1) & 2) Jibson (2007)
3) Ambrasey & Srbulov (1995)
4) NCHRP Report 2008 Eq 5-8

Input Parameters

PGA	0.19	g	Peak ground acceleration
PGV	5.7		Peak ground velocity (30 for distant fault, 60 for near fault - Based on NCHRP 472)
k_{max}	0.19		Design acceleration coefficient
k_c	0.144		Yield acceleration coefficient
M	6.5		Magnitude
R	15	km	Radius to event

Results

Methods	Displacement (cm)		
	+1 STDEV.	Calculated	-1 STDEV.
1) Jibson (2007) - Eq.6	0.3	0.1	0.0
2) Jibson (2007) - Eq.7	0.2	0.1	0.0
3) Ambrasey & Srbulov (1995)	0.4	0.1	0.0
4) Martin & Qiu (NCHRP Report 2008)	0.1	0.1	0.0

Attachment E Stormwater Engineering Report prepared by RS Eng Limited

Technical Memorandum – Stormwater

Client:	Ethan Poole	**File No.:**	19968
Project:	New Dwelling	**Location:**	Pukematu Lane, Russell
Subject:	Stormwater Attenuation	**Date:**	8 April 2026

1.0 Introduction

RS Eng has been engaged by Ethan Poole to assess the stormwater runoff associated with the proposed dwelling at Pukematu Lane, Russell (Lot 3 DP 340835).

The new dwelling is proposed to have a roof and driveway/paved area totalling approximately 1225m².

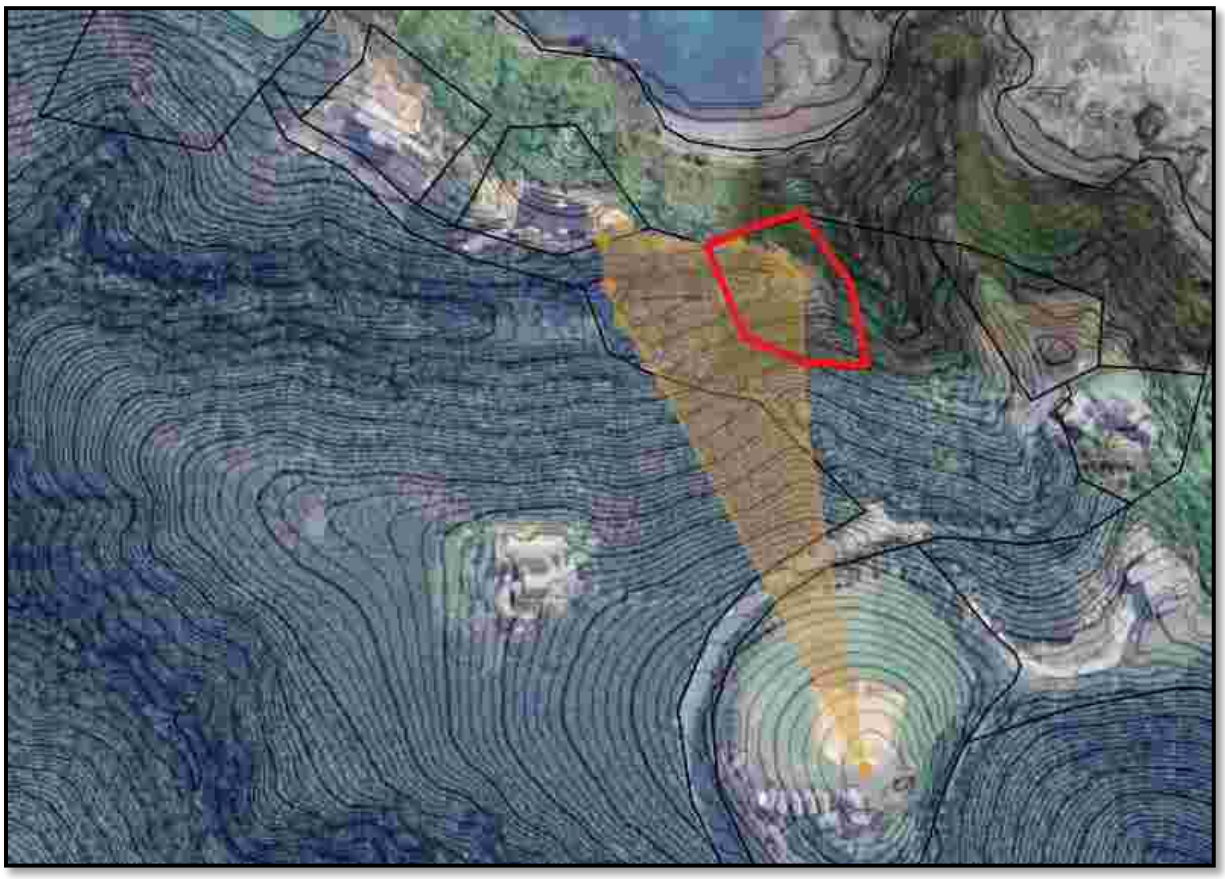
2.0 Catchment

2.1. Tapeka Point Beach Catchment

Stormwater is proposed to be directed to the existing natural overland flow path towards the western boundary. The overland flow path falls west to an existing culvert which runs beneath of Pukematu Lane, discharging to a natural gully. The natural gully/watercourses fall to Tapeka Point Beach, some 1.1km from the expected culvert outlet. The entire catchment area discharging towards Tapeka Point Beach is in the order of 72.7ha, as shown on Figure 1 below.

2.2. Localised Culvert Catchment

The localised catchment area of the property and surrounding area falling to an existing culvert beneath of the existing accessway and pond adjacent to the property has been assessed. This localised catchment area totals approximately 1.25ha, as shown on Figure 2 below.



3.0 Assumptions and Methods

The pre- and post-development runoff flows were modelled using HydroCAD. The United States Department of Agriculture Technical Release 55 (TR55) Type 1A method was adopted for calculating the run-off flow, using rainfall depths from HIRDS 4 (High Intensity Rainfall Design System, NIWA) including an additional 20% rainfall depth to account for climate change. The subsoils have been assessed as Group C soils. The following rainfalls have been adopted in the design:

Event	Climate Change (+20%)
1% AEP	294mm

4.0 Runoff

RS Eng have compared the pre-development catchment runoff against the post-development catchment runoff including the proposed impervious area for both the larger Tapeka Point Beach catchment and the localised catchment of the existing culvert adjacent to the property. The CN value adopted accounts for the catchment area being mainly in bush with areas of existing imperious accessways. Summaries of the HydroCAD modelling are given below:

4.1. Tapeka Point Beach Catchment

Scenario	Catchment Area (m^2)	Proposed Impervious Area (m^2)	Weighted CN	Peak Flow (m^3/s)
Pre-dev	727,000	-	86	13.062
Post-dev	727,000	1225	86	13.064

Comparing the pre vs post development catchment runoff has concluded that a 0.015% increase to the overall catchment runoff to Tapeka Point Beach is proposed.

4.2. Localised Culvert Catchment

Scenario	Catchment Area (m^2)	Proposed Impervious Area (m^2)	Weighted CN	Peak Flow (m^3/s)
Pre-dev	12,500	-	86	0.225
Post-dev	12,500	1225	86	0.226

Comparing the pre vs post development catchment runoff has concluded that a 0.44% increase is proposed to the runoff of the localised catchment of the existing culvert and natural overland flow path to the west of the subject property.

4.3. Summary

On the above basis, RS Eng consider that stormwater attenuation will have minimal influence/benefit on the downstream catchment/Tapeka Point Beach and existing culvert adjacent to the property given the large catchment area and less than minor increases in peak flow. Therefore RS Eng considers stormwater attenuation to not be warranted in this location.

Furthermore, RS Eng note that this property is one of the last sections to be developed within the Pukematu Lane subdivision, with only one other remaining bare section at the end of Pukematu Lane. Given the zonings of the area, further development within the Pukematu subdivision is considered unlikely or minimal.

5.0 Disposal

The Geotech Investigation Report prepared by RS Eng recommended stormwater to be discharged towards the eastern boundary. However, due to the relatively large impervious areas proposed, stormwater runoff over the eastern slopes is likely to negatively impact the steep gully and cause erosion.

RS Eng recommend that stormwater should be directed to the natural overland flow path alongside the proposed driveway, located on the western side of the property as the existing surface water runoff from the property falls west.

6.0 Limitations

These calculations have been prepared solely for the benefit of our client. The purpose is to assess the post development runoff against the pre-development runoff of the catchment. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

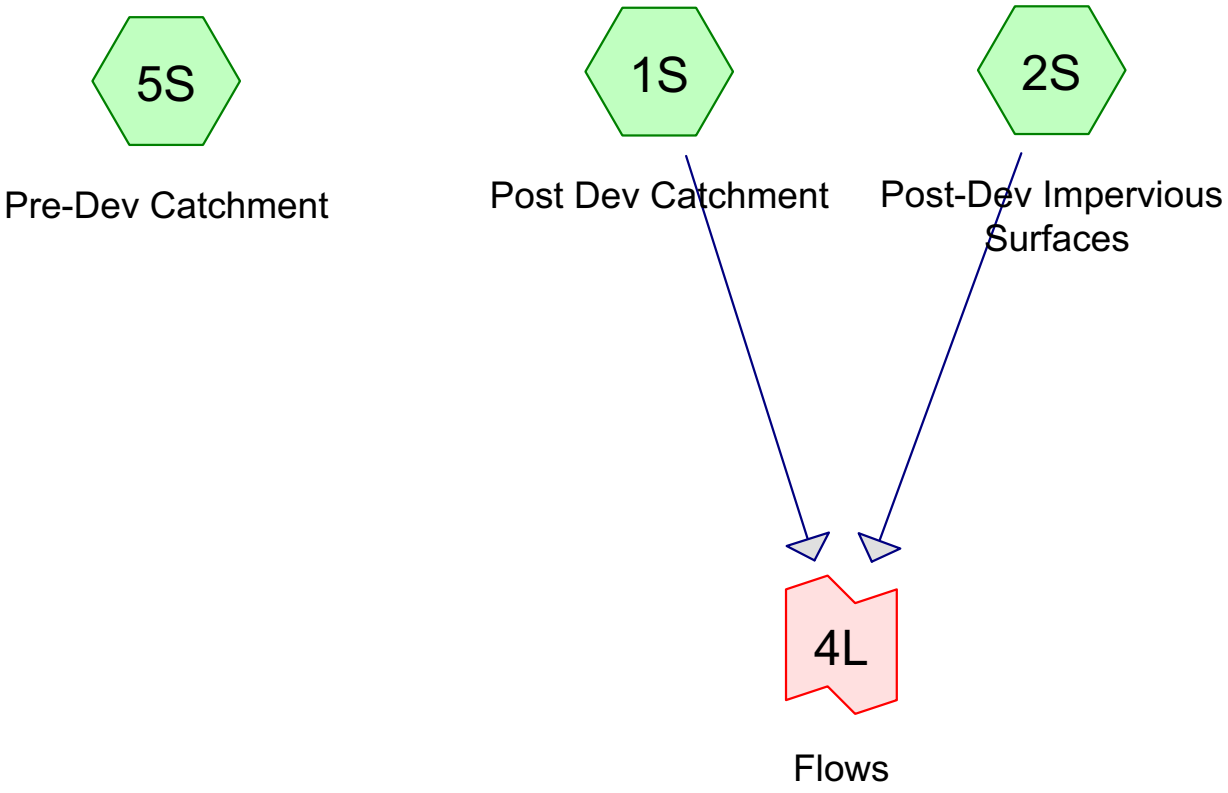
Prepared by:

Codie Hay
NZDE(Civil)
Senior Engineering Technician

Reviewed by:

Matthew Jacobson
BE(Civil) (Hons), NZDE(Civil), CPEng, CMEngNZ
Director

RS Eng Ltd



Subcat Reach Pond Link

Routing Diagram for Tapeka Catchment

Prepared by {enter your company name here}, Printed 8/04/2026

Summary for Subcatchment 5S: Pre-Dev Catchment

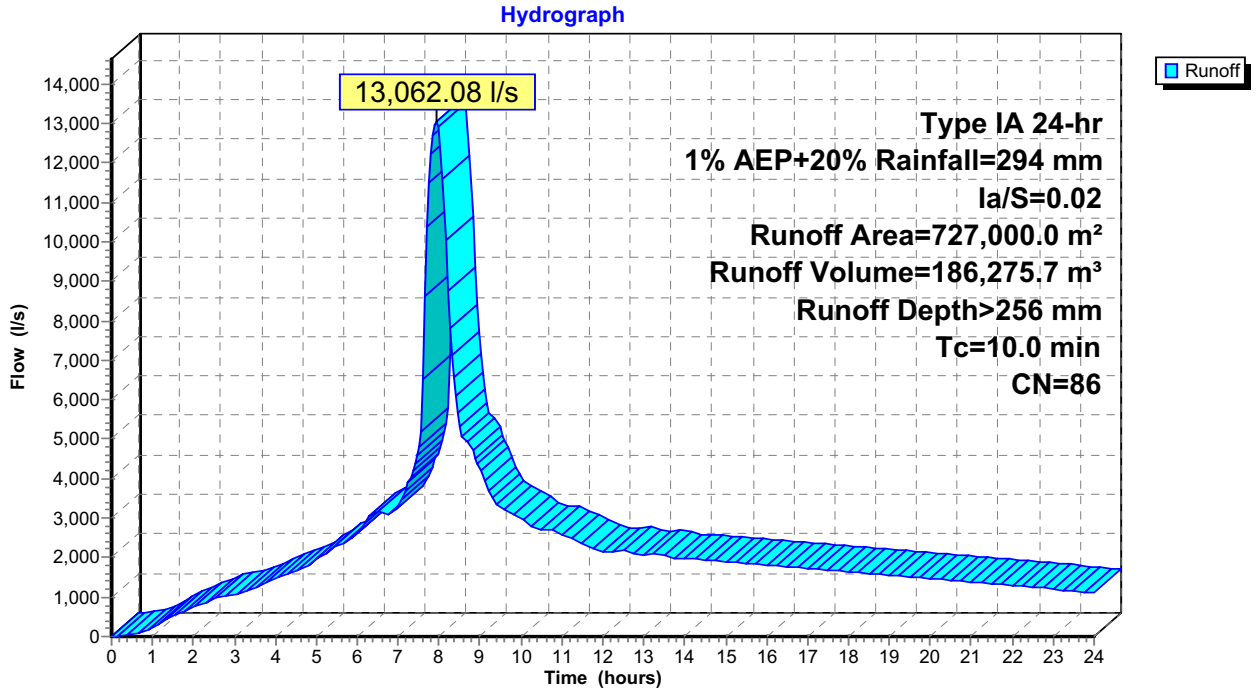
Runoff =13,062.08 l/s @ 7.95 hrs, Volume= 186,275.7 m³, Depth> 256 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP+20% Rainfall=294 mm, Ia/S=0.02

Area (m²)	CN	Description
727,000.0	86	<50% Grass cover, Poor, HSG C
727,000.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 5S: Pre-Dev Catchment



Summary for Subcatchment 1S: Post Dev Catchment

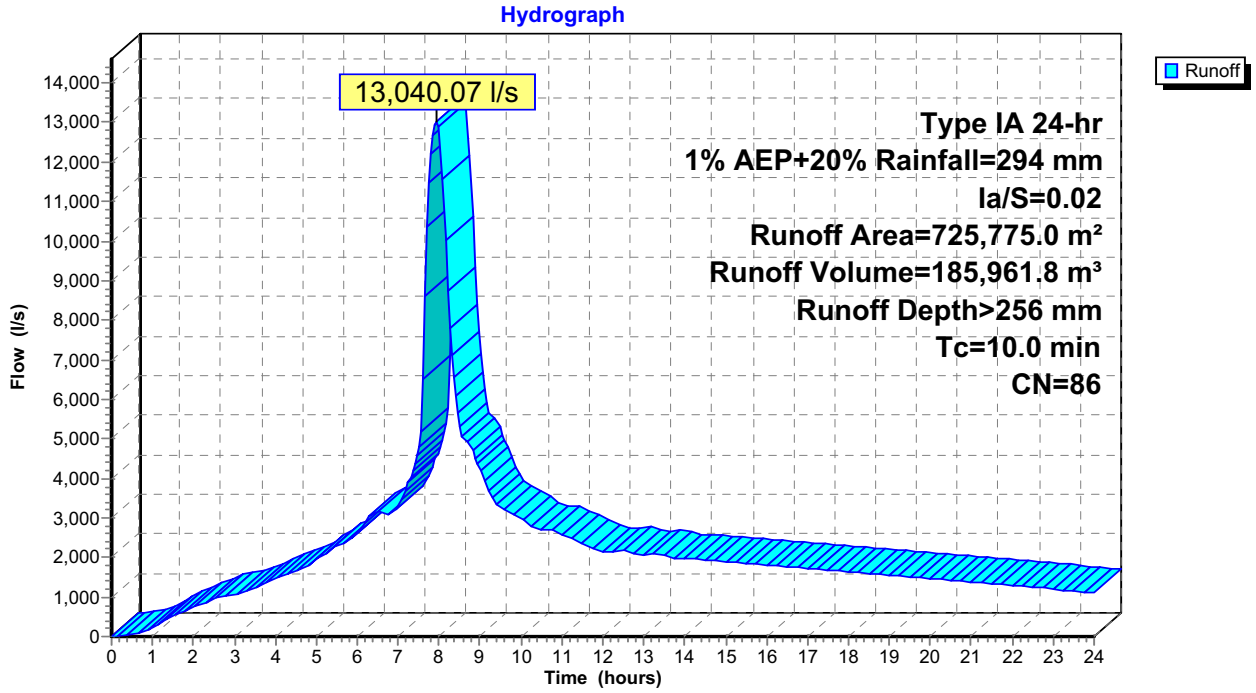
Runoff =13,040.07 l/s @ 7.95 hrs, Volume= 185,961.8 m³, Depth> 256 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP+20% Rainfall=294 mm, Ia/S=0.02

Area (m²)	CN	Description
725,775.0	86	<50% Grass cover, Poor, HSG C
725,775.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Post Dev Catchment



Summary for Subcatchment 2S: Post-Dev Impervious Surfaces

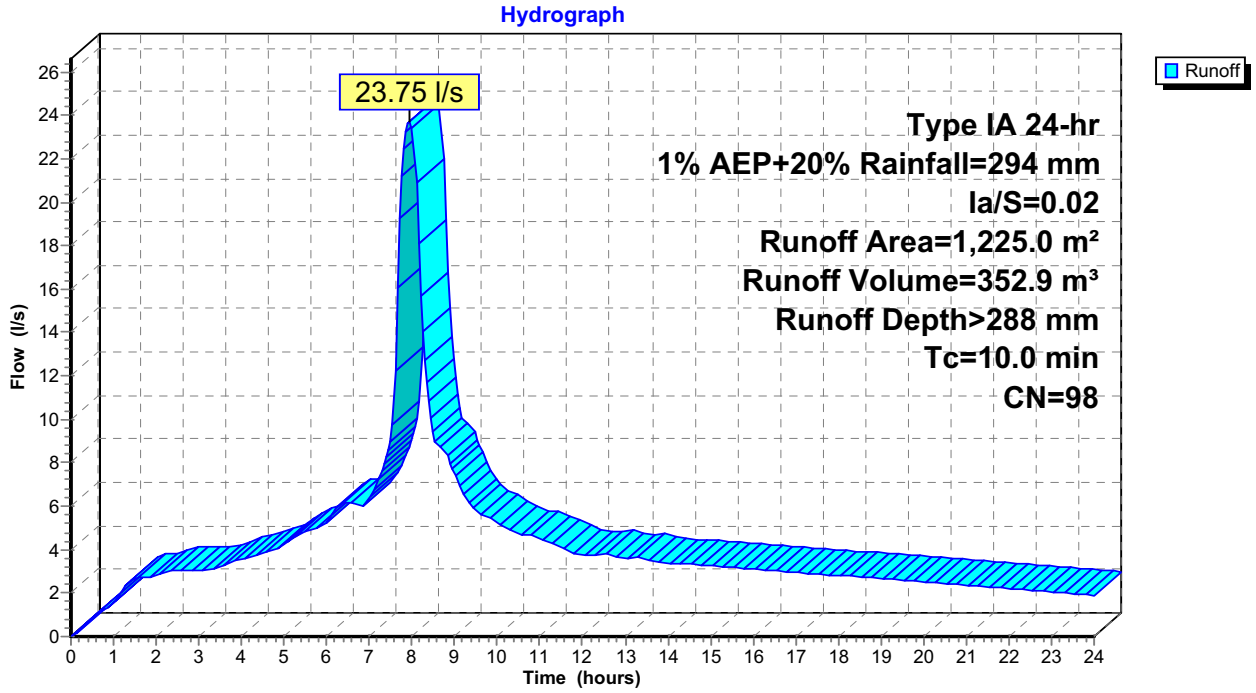
Runoff = 23.75 l/s @ 7.94 hrs, Volume= 352.9 m³, Depth> 288 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP+20% Rainfall=294 mm, Ia/S=0.02

	Area (m²)	CN	Description
*	1,225.0	98	House roof
	1,225.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Post-Dev Impervious Surfaces

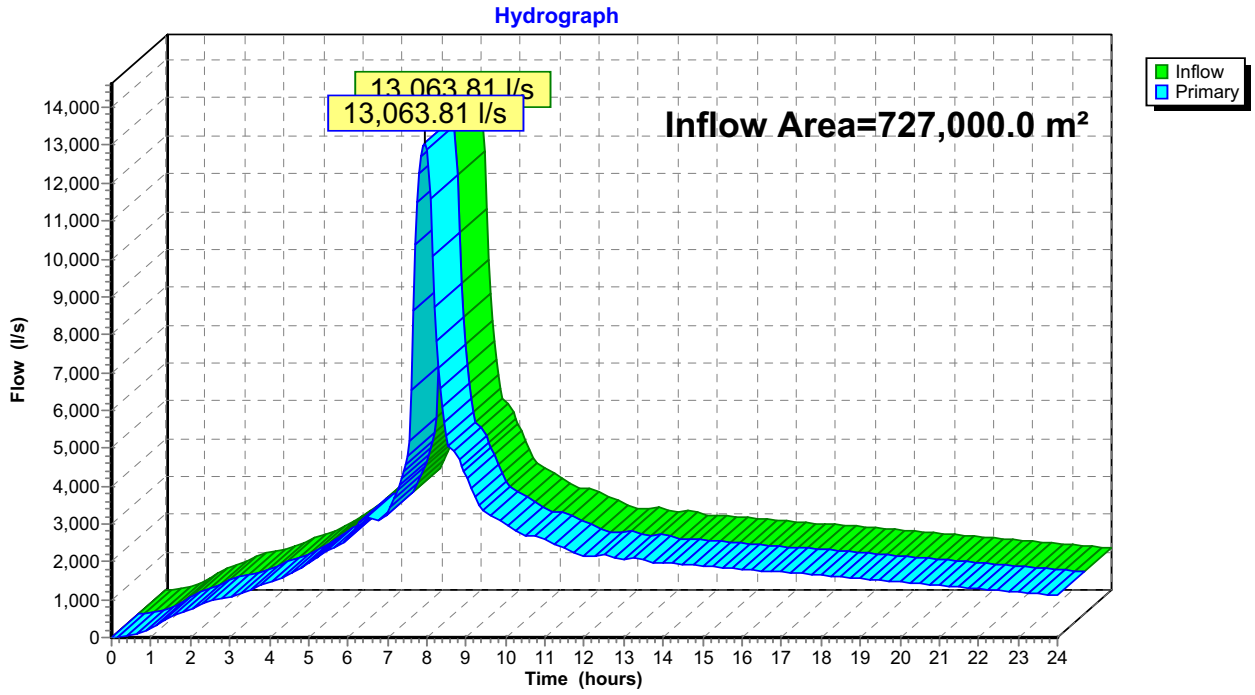


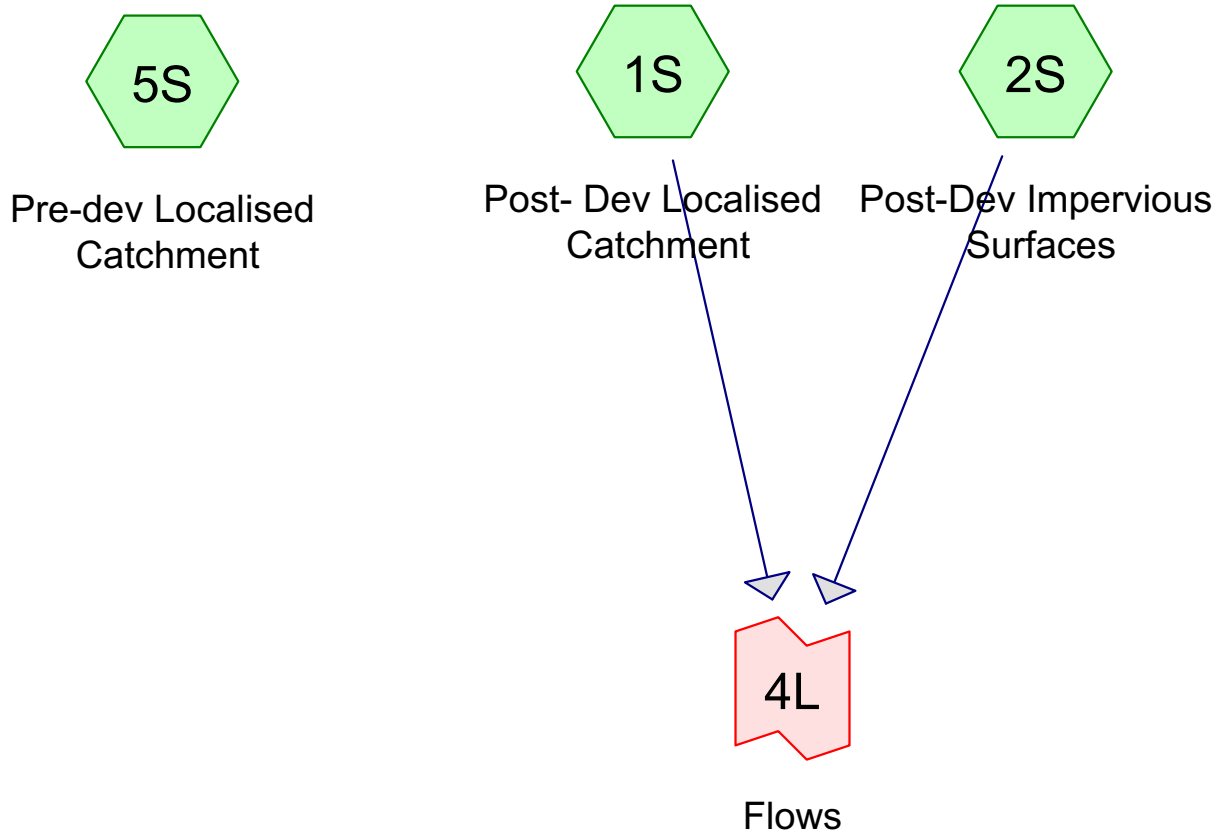
Summary for Link 4L: Flows

Inflow Area = 727,000.0 m², 0.17% Impervious, Inflow Depth > 256 mm for 1% AEP+20% event
Inflow =13,063.81 l/s @ 7.95 hrs, Volume= 186,314.7 m³
Primary =13,063.81 l/s @ 7.95 hrs, Volume= 186,314.7 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 4L: Flows





Subcat Reach Pond Link

Routing Diagram for Localised Culvert Catchment

Prepared by {enter your company name here}, Printed 8/04/2026

Summary for Subcatchment 5S: Pre-dev Localised Catchment

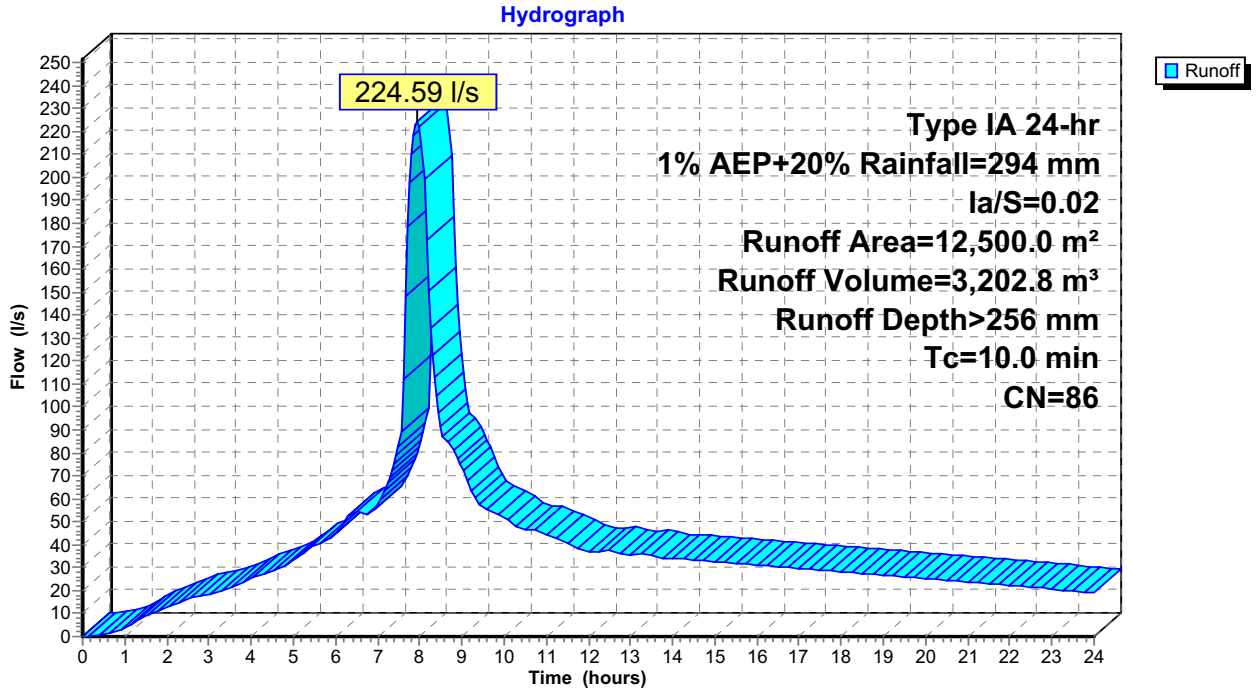
Runoff = 224.59 l/s @ 7.95 hrs, Volume= 3,202.8 m³, Depth> 256 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP+20% Rainfall=294 mm, Ia/S=0.02

Area (m²)	CN	Description
12,500.0	86	<50% Grass cover, Poor, HSG C
12,500.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 5S: Pre-dev Localised Catchment



Summary for Subcatchment 1S: Post- Dev Localised Catchment

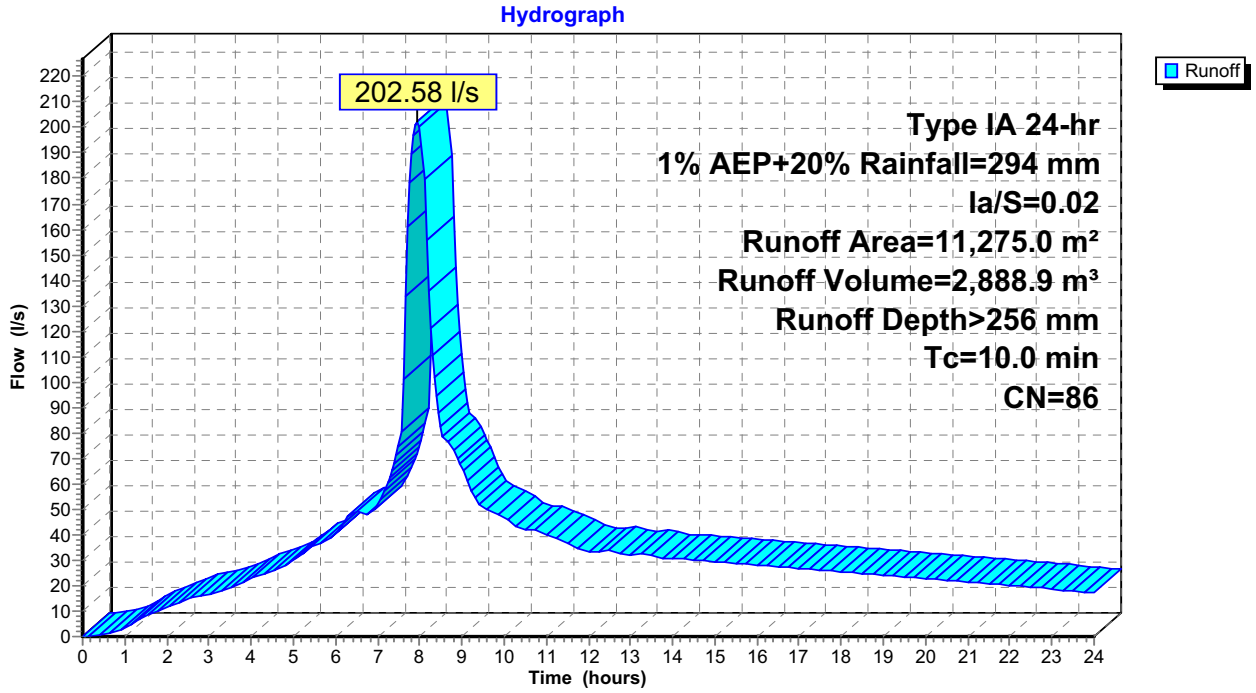
Runoff = 202.58 l/s @ 7.95 hrs, Volume= 2,888.9 m³, Depth> 256 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP+20% Rainfall=294 mm, Ia/S=0.02

Area (m²)	CN	Description
11,275.0	86	<50% Grass cover, Poor, HSG C
11,275.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Post- Dev Localised Catchment



Summary for Subcatchment 2S: Post-Dev Impervious Surfaces

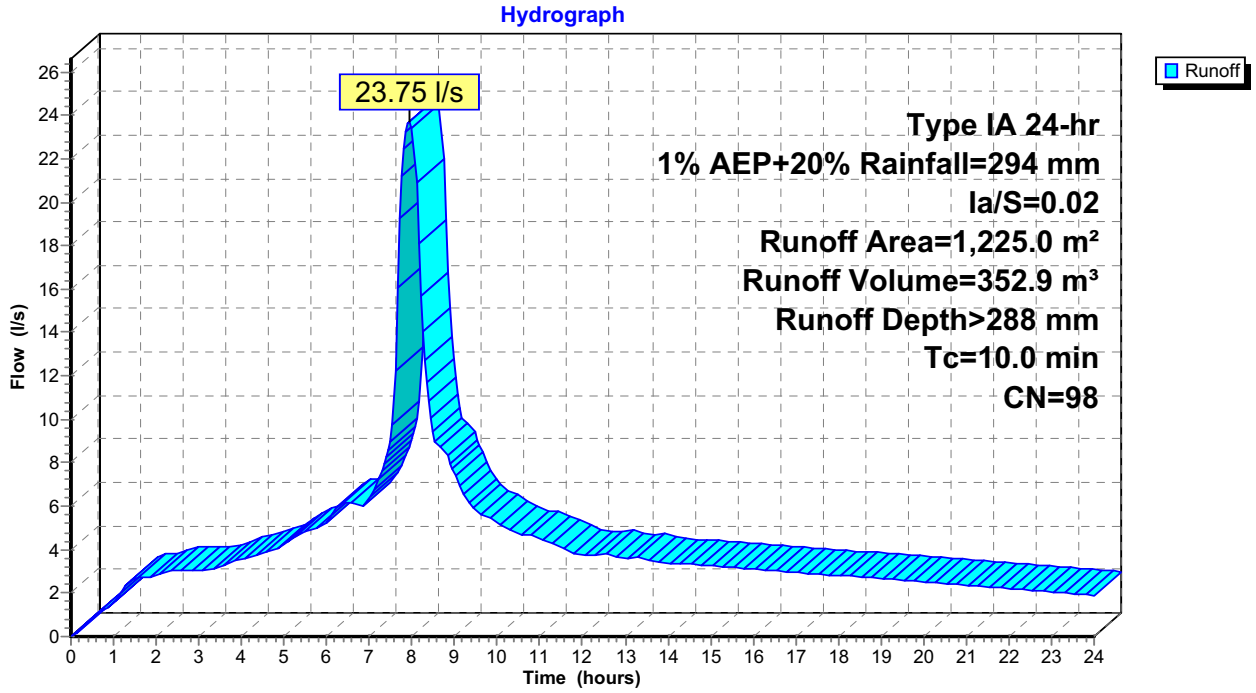
Runoff = 23.75 l/s @ 7.94 hrs, Volume= 352.9 m³, Depth> 288 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP+20% Rainfall=294 mm, Ia/S=0.02

	Area (m²)	CN	Description
*	1,225.0	98	House roof
	1,225.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Post-Dev Impervious Surfaces

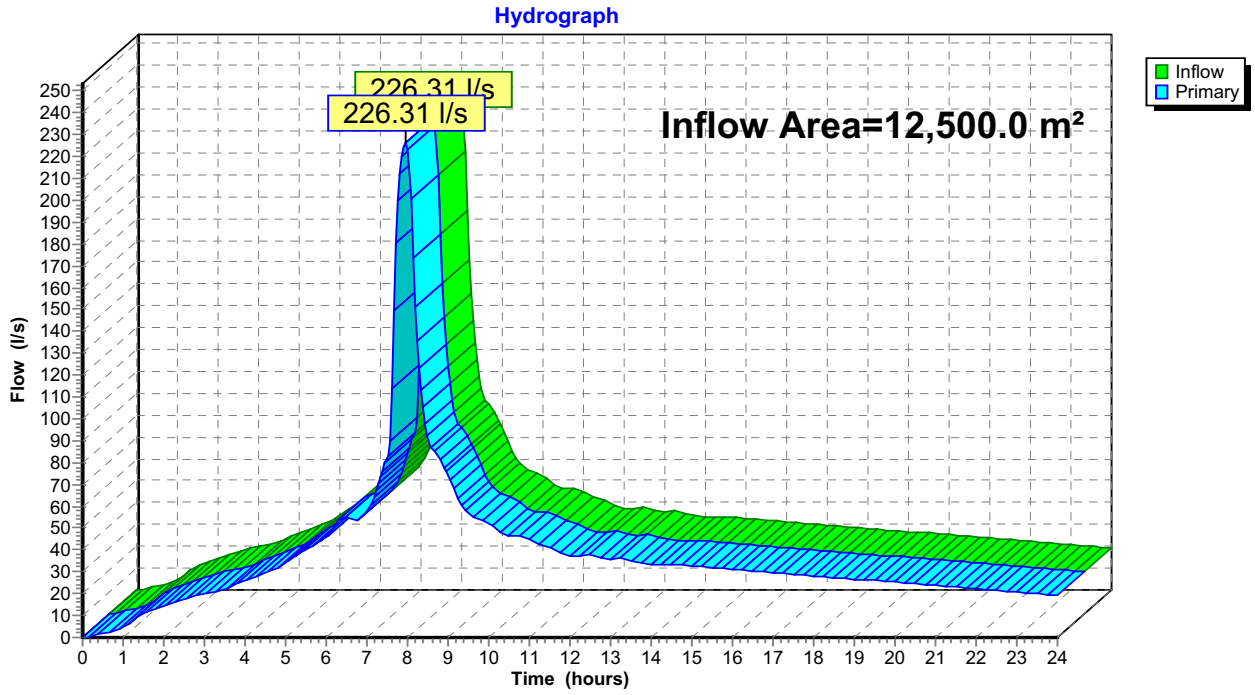


Summary for Link 4L: Flows

Inflow Area = 12,500.0 m², 9.80% Impervious, Inflow Depth > 259 mm for 1% AEP+20% event
Inflow = 226.31 l/s @ 7.95 hrs, Volume= 3,241.8 m³
Primary = 226.31 l/s @ 7.95 hrs, Volume= 3,241.8 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 4L: Flows



Attachment F Archaeological Report prepared by Horizon Archaeology Limited

HORIZON ARCHAEOLOGY

7 April 2026

Ethan Poole
Argento Developments
(via email)

Kia ora Ethan,

As requested, I have carried out a desk-based review of your property, Lot 3 DP340835, Pukematu Lane, Russell (Figure 1, 2). The purpose of this work was to identify any archaeological sites on the Lot and to assess the effects of planned building and development on any such sites. Based on the plans supplied to me via email, it is my understanding that the proposed work include the construction of a new dwelling and associated accessways.

DESK BASED REVIEW

The desk-based archaeological review involved the inspection of the New Zealand Archaeological Association Site Recording Scheme via the ArchSite platform, historic and modern aerial photographs, survey plans and LiDAR to identify the location and extent recorded, and any unrecorded, archaeological sites.

The New Zealand Archaeological Association Site Recording Scheme does **not** record any sites on the property. Two sites (Q05/1279 and Q05/1599) are recorded 140m west and 240m east of the subject property, both relate to World War II coastal defence (Figure 3). Review of the wider distribution of known archaeological sites shows several Māori sites (pits/terraces) in the general vicinity of flagstaff hill and other high ground near Kororāreka. Pā are less frequent and are located in prominent areas like Tapeka Point. There is no clear evidence from the site distribution that sites would be expected on the subject property, particularly given its topography (see below).

A review of aerial photographs shows ground modification associated with the extension of Pukematu Lane and dwellings west of the property. The track cut through the property appears to be the original route of the land, prior to the establishment of the current alignment. There are no visible signs of archaeological sites in these images.

Available historical survey plans and LiDAR did not identify any pre-1900 archaeological sites on the property. LiDAR data suggests the topography of Lot 3 is relatively steep and unlikely to have supported areas of settlement.

The Far North District Council (FNDC) operative plan and the Heritage New Zealand List (Rārangi Korero) do not record any heritage places or zones on the property.

SUMMARY & RECOMMENDATIONS

1. There are no recorded archaeological sites on Lot 3 DP340835.
2. The desk-top review did not identify any previously unrecorded archaeological sites on the property.
3. Based on desk-based research I believe it unlikely that any unrecorded sites are present in the project area, therefore building activity is highly unlikely to have an effect on heritage values.
4. An archaeological authority from Heritage New Zealand Pouhere Taonga is **not** required for this work. However, it should be noted that all archaeological sites, whether recorded or not, are protected. Therefore a robust accidental discovery protocol should be in place for works.

Please do not hesitate to contact me if you have questions.

Ngā mihi,

Dr Andrew Brown

Director | Horizon Archaeology Ltd

cc. Dr James Robinson | Senior Archaeologist – Heritage New Zealand Pouhere Taonga.

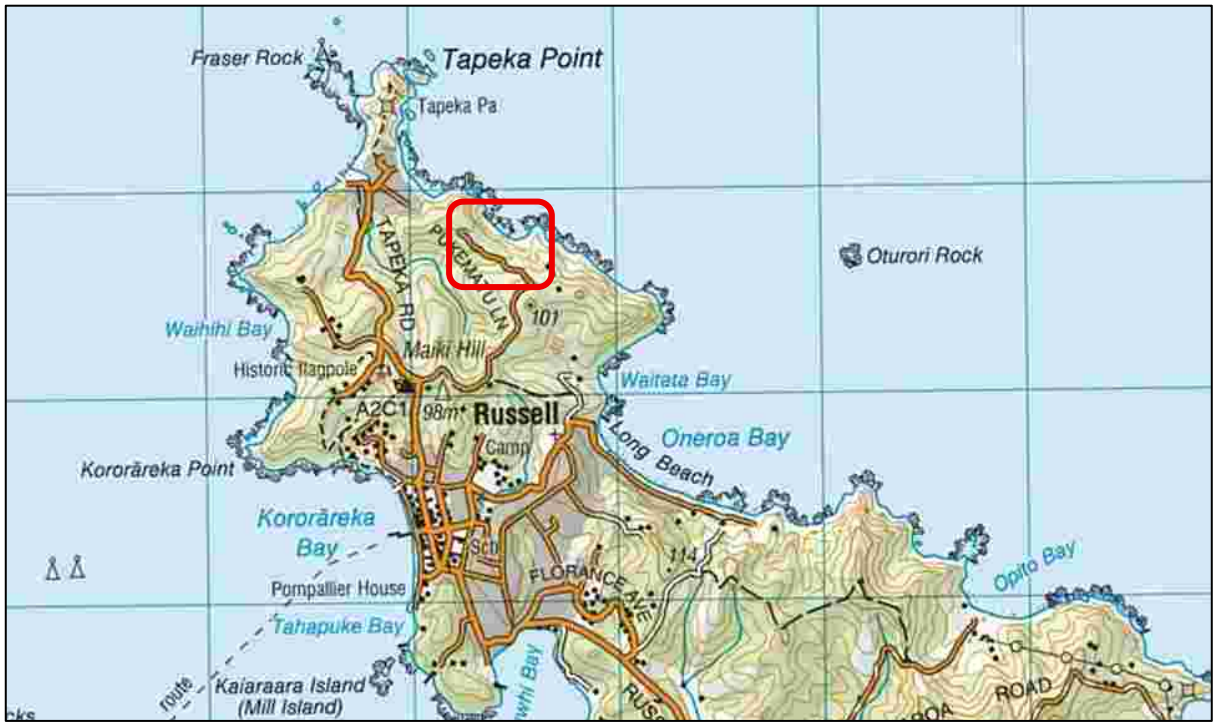


Figure 1 *– Location of the project area (red polygon), Far North District (LINZ).*

Figure 2 – Stake survey of Lot 3 DP 340835.

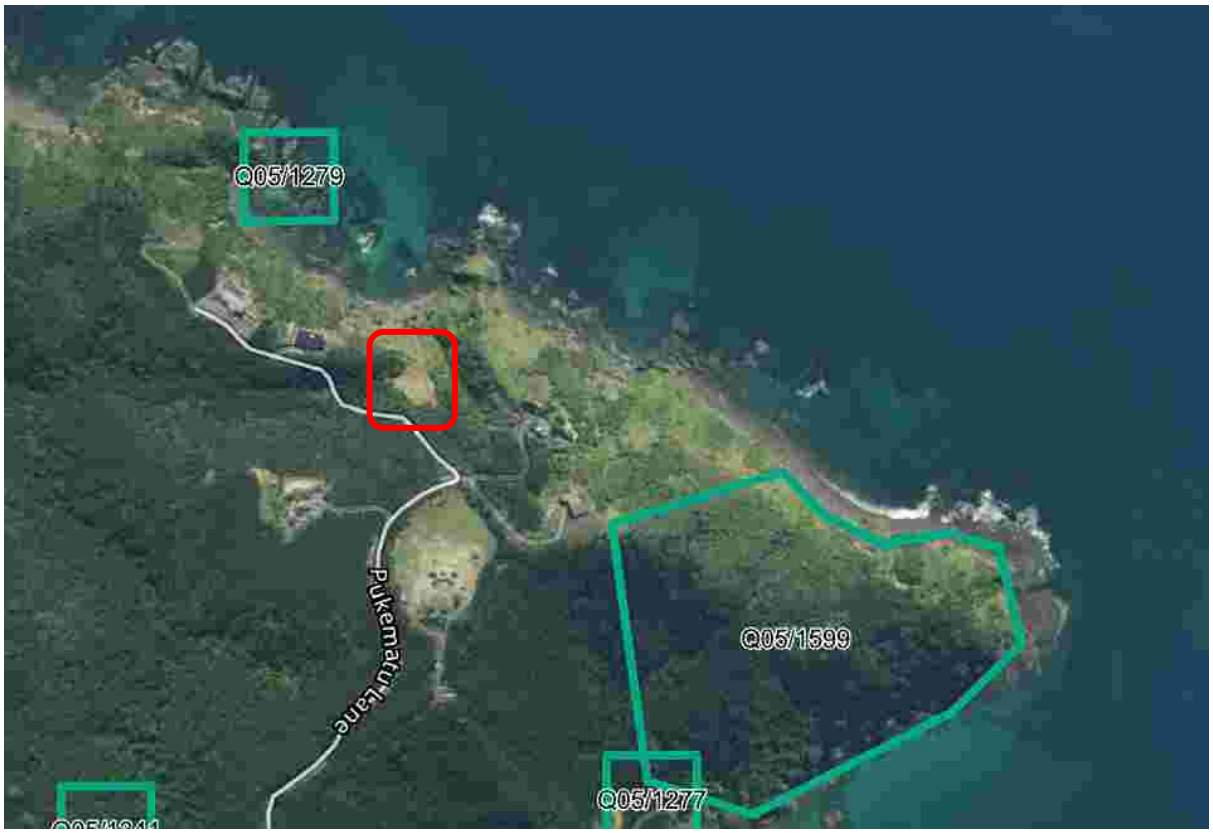
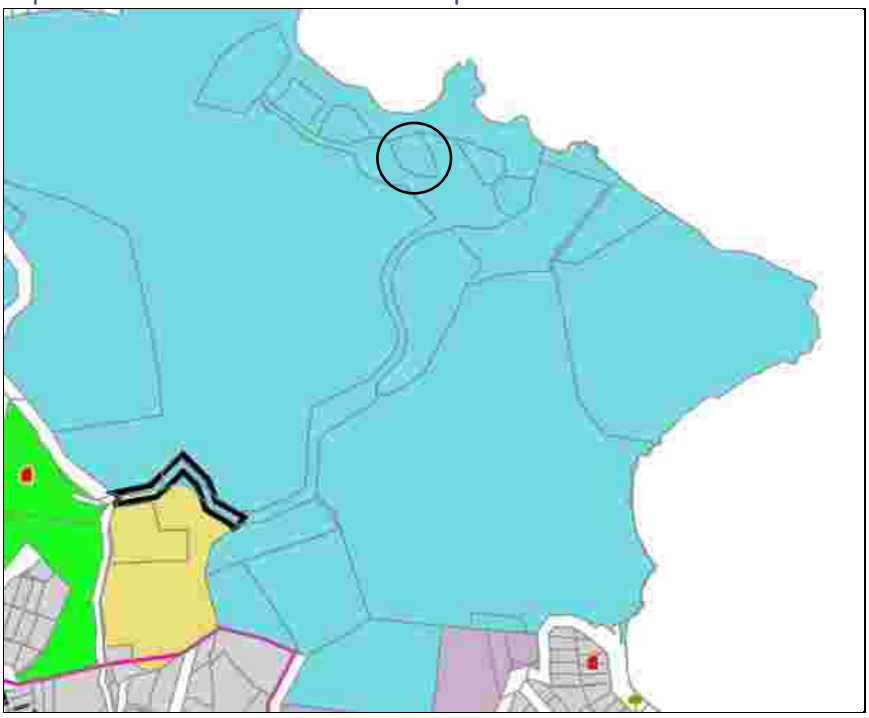


Figure 3 *– Recorded archaeological sites around the subject property (red polygon).*

Attachment G District Plan Maps

Operative District Plan Map



Proposed District Plan Map