

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):

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

**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:

Jason Goldie and Emma Kiff

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.

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6. Address for correspondence

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

Name/s:

Steven Sanson - Bay of Islands Planning

Email:

Phone number:

Home

Postal address:

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

Postcode

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

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

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

Name/s:

Jason Goldie and Emma Kiff

Property address/
location:

<hr/> <hr/> <hr/> <hr/>

8. Application site details

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

Name/s:

Jason Goldie and Emma Kiff

Site address/
location:

Postcode

Legal description:

Lot 35 DP 505455

Val Number:

Certificate of title:

762880

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 call applicant prior to a 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.

Two lot subdivision [one additional] in the Coastal Living 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

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

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

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

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

Flooding

Active Faults

Landslips

Liquefaction

Coastal Erosion

Tsunami

Coastal Inundation

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

14. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full)	Jason Goldie and Emma Kiff
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)	Emma Kiff
Signature: (signature of bill payer)	
	Date 22-Apr-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)	
Signature	
	Date

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.*

Assessment of Environmental Effects



Application for Resource Consent:

Two Lot Subdivision [One Additional] – 32 Blue Penguin Drive, Kerikeri

Prepared for: Jason Goldie and Emma Kiff

By: Steven Sanson | Consultant Planner

Date: May 2026

1.0 APPLICANT & PROPERTY DETAILS

Applicant	Jason Goldie and Emma Kiff
Address for Service	Bay of Islands Planning Limited PO Box 318 PAIHIA 0247 C/O - Steven Sanson steve@bayplan.co.nz 021-160-6035
Legal Description	Lot 35 DP 505455
Record Of Title	762880
Physical Address	32 Blue Penguin Drive, Kerikeri
Site Area	2.6770ha
Owner of the Site	Jason Russell Goldie and Emma Jayann Kiff
District Plan Zone	Coastal Living [ODP] Rural Lifestyle [PDP]
District Plan Features	Coastal Environment Coastal Flood Hazards
Archaeology	Nil
NRC RPS Overlays	Coastal Environment
Soils	Class 5
Protected Natural Area	Kiwi Density Present PNA Rangitane Shrubland
HAIL	Nil

2.0 SUMMARY OF PROPOSAL

Proposal	<p>The proposal is for a two lot subdivision which creates one additional record of title as follows in the Coastal Living Zone.</p> <ul style="list-style-type: none"> Proposed Lot 1 - 6,246m², containing the existing residential dwelling and curtilage. Proposed Lot 2 - 2.052ha, comprising a vacant lot with a defined building area.
Reason for Application	<p>The proposal requires consent for the following rule breaches:</p> <ul style="list-style-type: none"> 12.4.6.1.2 Fire Risk to Residential Units 13.7.2.1 Minimum Lot Size
Appendices	<p>Appendix A – Record of Title & Instruments Appendix B – Scheme Plan Appendix C – Landscape Report Appendix D – Civil and Geotechnical Report Appendix E – Infrastructure Communications</p>
Consultation	<p>Nil</p>

3.0 INTRODUCTION & PROPOSAL

3.1 Report Requirements

This report has been prepared for Jason Goldie and Emma Kiff in support of a subdivision consent application at 32 Blue Penguin Drive, Kerikeri.

Section 88 of the Resource Management Act 1991 [RMA] requires that every resource consent application shall be made in the prescribed form and manner and includes the information relating to the activity, including an assessment of the activity's effects on the environment, as required by Schedule 4.

Schedule 4 of the RMA outlines the matters which must be included within an application for resource consent, including:

- a) a description of the activity:
- b) a description of the site at which the activity is to occur:
- c) the full name and address of each owner or occupier of the site:
- d) a description of any other activities that are part of the proposal to which the application relates:
- e) a description of any other resource consents required for the proposal to which the application relates:
- f) an assessment of the activity against the matters set out in Part 2:
- g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

Schedule 4 also defines additional matters to be included in an application for subdivision consent and the matters to be considered when preparing an assessment of effects on the environment.

These statutory requirements are addressed in the application.

3.2 Description of Proposal

The proposal involves creating one additional title in the Coastal Living zone:

- Proposed Lot 1 – 6,246m²
- Proposed Lot 2 – 2.052ha

No earthworks are required to give effect to the subdivision.

Activity Status: The proposal is a Discretionary Activity.

4.0 SITE & SURROUNDING ENVIRONMENT

4.1 Zoning & Resource Features

The property is located in the Coastal Living Zone under the ODP and is proposed to be zoned Rural Lifestyle under the PDP. The site is in the Coastal Environment and is

subject to a small portion of coastal flood hazard in the south east portion of the property.

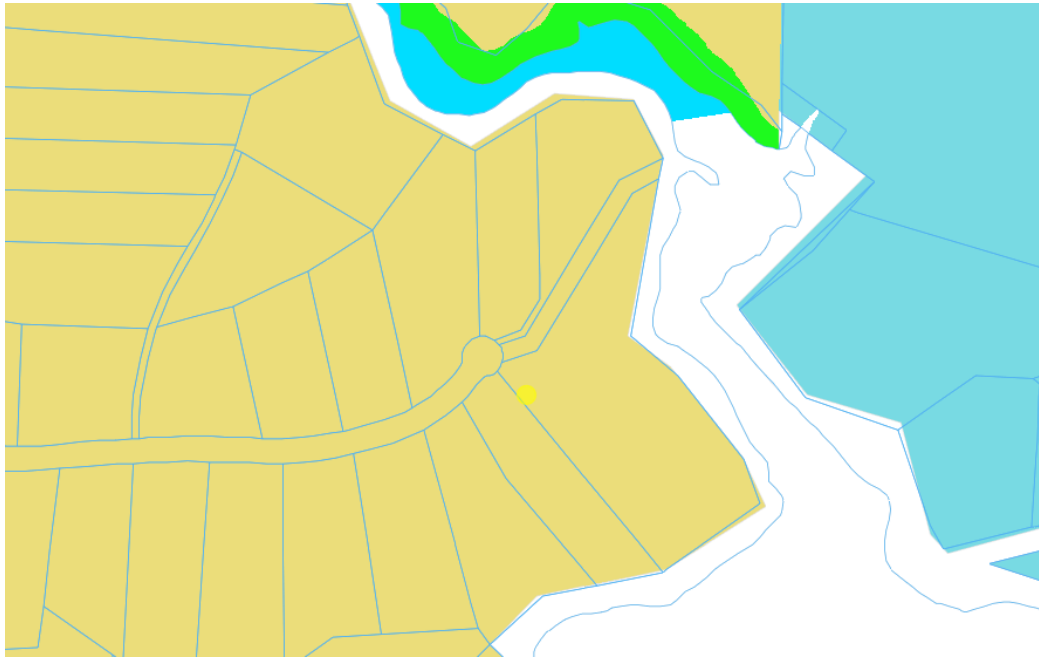


Figure 1 - FNDC Zone Map [Source: Far North Maps]

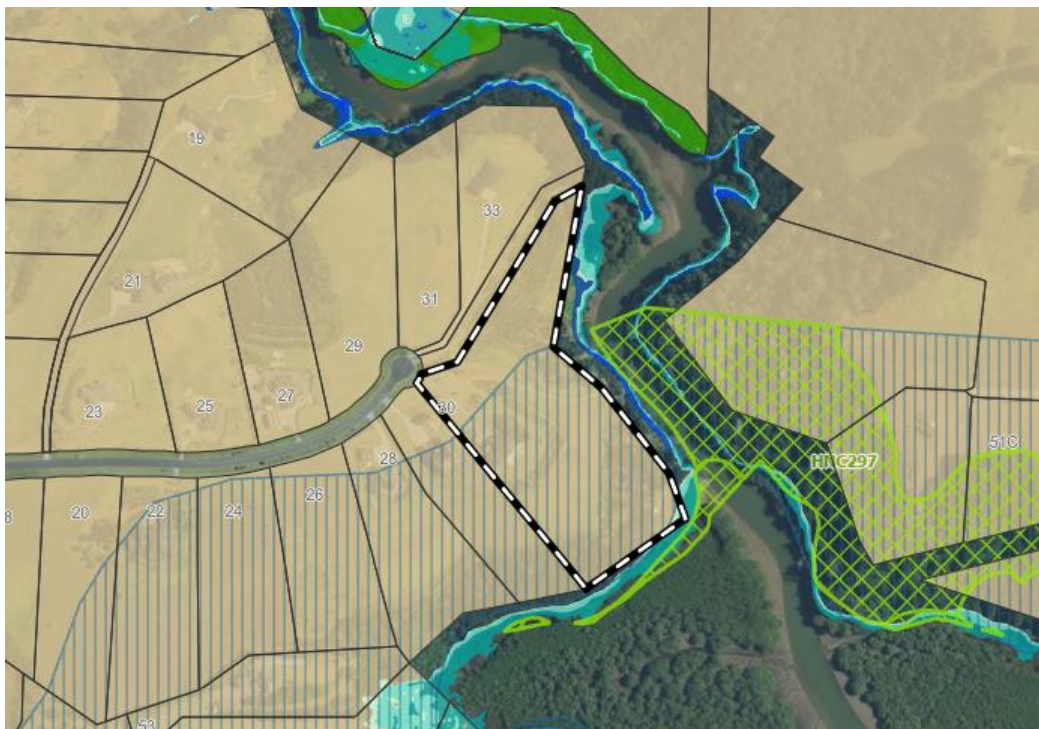


Figure 2 - FNDC PDP Zone & Features Map [Source: Far North Maps]

4.2 Record of Title & Instruments

The Record of Title and relevant instruments are provided in [Appendix A](#).

The title is subject to several instruments that govern land use, environmental protection, and infrastructure requirements. While a private Land Covenant (10388614.8) is registered on the title, it is a civil matter and does not fall under the Council's jurisdiction for this application.

The following consent notices are relevant to this proposed subdivision and will be carried forward to the new titles for Lot 1 and Lot 2:

- 10388614.2 - Establishes original subdivision conditions including building envelopes, weed/pest management, stormwater, wastewater and firefighting water supply requirements in conjunction with the construction of any dwelling.
- 10858979.1 - Provides specific controls for the subject lot, including the matters above as well as a prohibition of carnivorous animals.

These consent notices are sought to roll over on to the new titles in principle, albeit subject to the specific reports lodged with this application which provide site specific requirements for Lot 2 [i.e see engineering and landscaping reports].

In our view these supplement the already existing consent notices on the title to provide additional environmental benefits.

We are open to discussing this practicalities of this in more detail with the processing planner in more detail. For example, it may be more efficient to simply cancel and reapply the consent notices to link specifically to this application. In any event, the intent is to keep the underlying ethos of the previous subdivision approvals intact.

4.3 Topography

The lot generally slopes toward the southeast at a gradient ranging between 8-15 degrees. The proposed building area on Lot 2 is located on a gently sloping grassed area. This area features occasional surface boulders and small soil mounds.

Beyond the proposed development site, the landform transitions into a steep slope characterised by flax and other small, regenerating native vegetation. This meets the mangrove area and estuarine edge to the southeast. This low-lying margin is the only portion of the site susceptible to coastal flooding, as identified in Figure 2 above.

4.4 Built Form & Access

Proposed Lot 1 contains the primary residential dwelling located in the western portion of the property. This built area is in part separated from the balance of the land by a native planting buffer that follows the upper flanks of the slope.

Proposed Lot 2 will comprise a vacant lot with a defined building area situated on a gently sloping lawn in the southern portion of the site. The future building site is set back 10m from the south-western external boundary and 10m from the north-western boundary with proposed Lot 1.

Future development on Lot 2 will be restricted to a maximum building height of 6m above existing ground level to protect the outlook from neighbouring properties.

The property is accessed from Blue Penguin Drive. Access to the site is currently provided via an existing concrete driveway with a carriageway width of approximately 3.5m.

The first 25m of the existing driveway will be formalised as an easement to serve both Lot 1 and Lot 2. The legal width of the easement will be 8m. The driveway is designed to serve as a hardstand location for emergency services.

The existing vehicle crossing provides a sight distance of approximately 120m to the west, sight distance to the east is considered redundant as the property is situated at the head of a cul-de-sac.

The new access for Lot 2 will branch off the existing driveway, extending around the existing dwelling on Lot 1 to the east.

4.5 Surrounding Environment

The surrounding environment is characterised by its high-amenity coastal location within the Rangitane River Park subdivision. The site and surrounding sites are zoned Coastal Living within the ODP and blend low density residential development with the coastal environment.

5.0 ASSESSMENT OF RELEVANT RULES

5.1 Assessment

An assessment of the relevant rules of the ODP Plan is provided in the Tables below.

Table 1 – Coastal Living Zone Rule Assessment

Rule	Assessment	Status
10.7.5.1.1 Visual Amenity	No new buildings are proposed.	Permitted (as per existing consented environment 2180490-RMALUC & EBC-2023-693)
10.7.5.1.2 Residential Intensity	No new buildings are proposed.	Permitted
10.7.5.1.3 Scale of Activities	No new buildings are proposed.	Permitted
10.7.5.1.4 Building Height	No new buildings are proposed.	Permitted
10.7.5.1.5 Sunlight	Existing buildings are sufficiently offset from the proposed boundaries.	Permitted
10.7.5.1.6 Stormwater Management	A consent is required for the existing surfaces on Lot 2.	Permitted (as per existing consented environment 2180490-RMALUC & EBC-2023-693)
10.7.5.1.7 Setback from Boundaries	Not relevant.	Permitted (as per existing consented environment 2180490-RMALUC & EBC-2023-693)
10.7.5.1.8 Screening for Neighbours	Not relevant.	Permitted
10.7.5.1.9 Transportation	Traffic:	Permitted

	<p>The proposal does not exceed 20 traffic movements.</p> <p>Parking: Not relevant.</p> <p>Access: Access is existing to the site and is considered appropriate without need for upgrades.</p>	
10.7.5.1.10 Hours of Operation	Not relevant.	Permitted
10.7.5.1.11 Keeping of Animals	Not relevant.	Permitted
10.7.5.1.12 Noise	Not relevant.	Permitted

Table 2 – District Wide Matters

Rule	Assessment	Status
12.1 Landscapes & Natural Features	Not relevant.	Permitted
12.2 Indigenous Flora & Fauna	Not relevant.	Permitted
12.3 Soils & Minerals	Not relevant.	Permitted
12.4 Natural Hazards	The applicant wishes to future proof a potential dwelling being located 20m from vegetation on the site. This is in breach of 12.4.6.1.2	Discretionary
12.5 Heritage	Not relevant.	Permitted
12.7 Lakes, Rivers and Wetlands	Not relevant.	Permitted

12.8 Hazardous Substances	Not relevant.	Permitted
12.9 Renewable Energy & Energy Efficiency	Not relevant.	Permitted
13 Subdivision	Under 13.7.2.1[ix] the proposal meets the Discretionary Activity minimum lot size of 5,000m ² .	Discretionary
14 Financial Contributions	Not relevant.	Permitted
15 Transportation	Refer above	Permitted
16 Signs and Lighting	Not relevant.	Permitted
17 Designation	Not relevant.	Permitted
18 Special Areas	Not relevant.	Permitted
19 GMO's	Not relevant.	Permitted

Overall, the proposal is a Discretionary Activity.

In terms of Regional Council matters, no consents are required.

Table 3 – PDP Rules with Legal Effect

Rule	Assessment
Hazardous Substances	Not relevant as no such substances proposed. Permitted
Heritage Area Overlays	Not indicated on PDP. Permitted
Historic Heritage	Not indicated on PDP. Permitted

Notable Trees	Not indicated on PDP. Permitted
Sites and Areas of Significance to Māori	Not indicated on PDP Permitted
Ecosystems and Indigenous Biodiversity	Not relevant as no clearance proposed. Permitted
Activities on the Surface of Water	Not indicated on PDP. Permitted
Earthworks	No earthworks proposed. Permitted
Signs	Not indicated on PDP. Permitted
Orongo Bay Zone	Not indicated on PDP. Permitted
Subdivision	Subdivision rules with legal effect not relevant in this instance. Permitted

Overall, no resource consents are required under the PDP.

6.0 NOTIFICATION ASSESSMENT

6.1 Public Notification

The table below outlines the steps associated with public notification insofar as it relates to s95 of the RMA.

Table 4 – s95 Adverse Effects Assessment

<u>Step 1</u>	Mandatory public notification in certain circumstances	
S95A(3)(a)	Has the applicant requested that the application be publicly notified?	No
S95A(3)(b)	Is public notification required under section 95C?(after a request for further information)	TBC
S95A(3)(c)	Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.	No
<u>Step 2</u>	if not required by step 1, public notification precluded in certain circumstances	
S95A(5)(a)	Is the application for a resource consent for 1 or more activities and each activity is subject to a rule or national environmental standard that precludes public notification?	No
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but no other, activities; (i) a controlled activity; (i) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;	No

7.0 EFFECTS ON THE ENVIRONMENT

Effects on persons who are owners and occupiers of the land in, on, or over which the application relates, or of adjacent land must be disregarded when considering effects on the environment (s 95D(a)).

7.1 Effects that May be Disregarded

The permitted baseline may be taken into account should the Council deem it relevant. For subdivisions, there are no permitted activities, but we note that the existing development on Lot 1 is legally established. We have not considered the effects of the development of Lot 1 on this basis.

7.2 Effects Assessment

The following assessment has been prepared in accordance with Section 88 and Schedule 4 of the RMA which specifies that the assessment of effects provided should

correspond with the scale and significance of the proposal. The effects of the proposal are considered in [Table 5](#) below.

Table 5 – Effects Assessment

Item	Assessment Criteria	Assessment
Positive Effects	Nil	<p>The subdivision allows for additional living space on a relatively large landholding, which enhances the social wellbeing of the applicants by providing for their future residential needs.</p> <p>The project contributes to ongoing economic benefit and job creation in the Kerikeri area through the engagement of consultants, contractors, and builders during the subdivision and subsequent construction phases.</p>
Stormwater Effects	Chapter 11	<p>The proposal is supported by a engineering report which is provided in Appendix D.</p> <p>The proposal has been evaluated against the Far North District Council Engineering Standards (FNDC ES 2023) to ensure that any increase in impervious surfaces does not adversely impact the downstream catchment.</p> <p>The report identifies the site to be in a tidal discharge environment and through the continued application of impermeable surface caps, via existing consent notices, the stormwater effects of the proposal are considered to be less than minor.</p>
Fire Risk Effects	Chapter 12.4	<p>The purpose of seeking authorisation for this breach is to ensure that a future dwelling does not require approval for this matter. In terms of mitigation, the engineering report outlines relevant options, in addition, consent notice requirements already require the active management of this matter at time of constructing a dwelling.</p>

Subdivision Effects	Chapter 13	<p><u>Allotment Size and Dimension</u></p> <p>Proposed Lot 2 is capable of meeting the 30m x 30m requirement for a building envelope.</p>
		<p><u>Natural and Other Hazards</u></p> <p>Only a very small portion of the site is subject to hazards. No development is proposed at this juncture, and any future development can easily avoid the area of coastal flood hazards.</p>
		<p><u>Water Supply, Stormwater Disposal and Sanitary Sewage Disposal</u></p> <p>No development is proposed at this juncture. Any future development can address these matters through the existing consent notices that apply to the property.</p>
		<p><u>Energy Supply and Telecommunications</u></p> <p>Communication has been undertaken with Top Energy and Chorus and their feedback is provided in Appendix E.</p> <p>Top Energy Transmission lines are not relevant.</p> <p>The National Grid is not relevant.</p> <p>Renewable energy may be utilised by future developers of the site.</p>
		<p><u>Easements</u></p> <p>Please refer to the Scheme Plan in Appendix B. An easement is being provided to provide access to proposed lot 2.</p>
		<p><u>Provision of Access</u></p> <p>Please refer to the Scheme Plan in Appendix B. An easement is being provided to provide access to proposed lot 2.</p>

		<p><u>Effect of Earthworks & Utilities</u></p> <p>There are no resulting effects as there are no earthworks or utilities proposed.</p>
		<p><u>Building Locations</u></p> <p>No development is proposed at this juncture.</p>
		<p><u>Preservation of Resources</u></p> <p>The sites natural resources [flora] are proposed to be retained as they are currently, with protection via imposed building envelopes.</p> <p>The title already has a consent notice applying to the protection of Kiwi, therefore it is expected that the consent notice will be transferred to any new title created.</p>
		<p><u>Soil</u></p> <p>There are Class 5 soils on the site. These are not highly productive.</p>
		<p><u>Access to Waterbodies</u></p> <p>The site does not adjoin the CMA or waterways. There is a legal road between the property and the CMA.</p>
		<p><u>Land Use Compatibility</u></p> <p>The proposal is for an additional Coastal Living subdivision which promotes a density that is anticipated under the ODP. Subsequent land uses on the vacant site is expected to be residential in nature which is commensurate with the surrounds.</p>
		<p><u>Proximity to Airports</u></p> <p>Not relevant.</p>
		<p><u>Natural Character of the Coastal Environment</u></p>

		No development is proposed at this juncture, any future development will need to comply with the provisions relating to the natural character of the coastal environment.
Concluding Statement:		The effects of the proposed subdivision can be mitigated and addressed to a level where the effects are no more minor.

8.0 EFFECTS TO PEOPLE

The table below outlines the steps associated with limited notification insofar as it relates to s95 of the RMA.

Table 6 – s95 Affected Persons Assessment

Step 1	certain affected groups and affected persons must be notified	
S95B(2)(a)	Are there any affected protected customary rights groups?	No
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?	No
S95B(3)(a)	Is the proposed activity on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?	No
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?	No
Step 2	if not required by step 1, limited notification precluded in certain circumstances	
S95B(6)(a)	the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:	No
S95B(6)(b)	the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land)	No

8.1 Affected Person Determination

As the proposed activity does not trigger mandatory limited notification, nor is it precluded, an assessment of potentially affected persons must be undertaken.

The consent authority has discretion to determine whether a person is an affected person. A person is affected if an activity's adverse effects are minor or more than minor to them.

8.2 Written Approvals Received & Consultation

No written approvals have been sought or provided.

8.3 Localised Effects Assessment [Effects to Persons]

An assessment of effects to persons who are owners or occupiers of adjacent land has been undertaken. The proposal is considered to result in less than minor adverse effects on neighbors for the following reasons:

- Any future dwelling on Lot 2 is subject to a maximum height limit of 6m above existing ground level. This restriction, combined with a 10m setback from the north-western and south-western boundaries, ensures that the outlook from the neighboring property and the existing dwelling on proposed Lot 1 is preserved.
- The materials and colors proposed are restricted to a Reflectance Value of $\leq 30\%$ for walls and $\leq 25\%$ for the roof. This ensures that future built form will blend into the coastal location rather than appearing visually dominant to neighbours.
- The existing native planting buffer (which is proposed to be protected in perpetuity) and the natural topography of the coastal slope provide significant perceptual and physical separation between the building sites, maintaining a high level of privacy for both existing and future residents.
- Blue Penguin Drive is a low-volume, no-exit road. The addition of one residential lot at the end of the cul-de-sac will result in approximately 10

additional vehicle movements per day, an increase that is considered negligible in the context of the existing road capacity.

- The existing vehicle crossing provides an ~120m sight distance to the west, which exceeds the 45m required by FNDC Engineering Standards. This ensures that the shared use of the accessway does not compromise the safety of neighbors or road users.
- The proposal does not rely on Council reticulated services or neighbouring infrastructure. All wastewater treatment, stormwater management, and water supply (rainwater harvesting) will be contained within the boundaries of the subject site.
- Since the site discharges into a tidal receiving environment, there is no requirement for stormwater attenuation, and the subdivision will not increase the risk of flooding for downstream or adjacent properties.
- The proposal carries forward the strict prohibition of carnivorous animals. This ensures that the increased density does not introduce new risks to the local kiwi population, maintaining the environmental standards expected by the community.
- By restricting fencing to rural character post and rail/wire, the subdivision avoids the ‘suburbanisation’ of the coastal margin, preserving the open, natural character valued by adjacent landowners.

8.4 Effect to Persons Conclusion

Given the lot sizes are anticipated by the zone, the low building height limits, the recessive color palettes, and the self-contained nature of the infrastructure, it is concluded that any adverse localised effects to persons will be less than minor.

9.0 STATUTORY CONTEXT

9.1 Far North District Plan – Operative [ODP]

An assessment of the relevant objectives and policies associated with the ODP has been undertaken and is found in tables below.

Table 7 – Coastal Living Zone Assessment

Objective / Policy	Assessment
Objectives	
10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.	The proposal enables low-density residential use through the creation of one additional. Both lots exceed the 5,000m ² minimum for the zone, ensuring social and economic well-being is provided for.
10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.	Natural character is preserved by locating the new building area on an existing gently sloping area, well-removed from steep coastal banks and kiwi habitats. The retention of the existing vegetation will continue to contribute to the sites ‘naturalness’. Building heights are restricted to 6m to maintain the skyline in this location.
Policies	
10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.	All relevant effects are addressed earlier in the report and are considered to be appropriately mitigated.

Objective / Policy	Assessment
<p>10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.</p>	<p>Adequate infrastructure is provided through the imposition on consent notices on future titles commensurate with those that currently exist when development is proposed.</p>

<p>10.7.4.3 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:</p> <p>(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;</p> <p>(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;</p> <p>(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</p> <p>(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2, and in particular Section 2.5, and Council’s “<i>Tangata Whenua Values and Perspectives (2004)</i>”);</p>	<p>Development is clustered on stable more level slopes, leaving the valley and steep coastal margins vegetated and undisturbed.</p> <p>Any new built form is limited to a 6m height and restricted to recessive materials ($RV \leq 30\%$ for walls; $\leq 25\%$ for the roof).</p> <p>Existing native vegetation is to be retained with a dedicated weed management regime to enhance local biodiversity.</p> <p>Discharge to a tidal environment removes the need for attenuation, ensuring the development does not exacerbate flooding.</p>
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Objective / Policy	Assessment
<p>(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</p> <p>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</p>	

Table 8 – Subdivision Chapter ODP Assessment

Objective / Policy	Assessment
Objectives	
<p>13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.</p>	<p>The proposal is consistent with the Coastal Living Zone by creating allotments that exceed the 5,000m² minimum lot size. This promotes the low density coastal character anticipated by the Plan.</p>

Objective / Policy	Assessment
<p>13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.</p>	<p>Geotechnical investigation confirms the building area is safe and stable, provided specific foundation designs are used for the Class H expansive soils.</p> <p>Coastal flooding hazards are limited to a small section in the southeast and do not affect the building platforms.</p>
<p>13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.</p>	<p>No relevant.</p>
<p>13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.</p>	<p>Not relevant.</p>
<p>13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.</p>	<p>Three waters will be provided at time of any new development in accordance with the consent notice.</p> <p>The site discharges into a tidal receiving environment, meaning no attenuation is required to maintain hydraulic neutrality.</p>

Objective / Policy	Assessment
<p>13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.</p>	<p>Not relevant.</p>
<p>13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.</p>	<p>These matters are not present on the site.</p>
<p>13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.</p>	<p>The existing dwelling is adequately serviced by existing infrastructure. The letters from Chorus and Top Energy confirm that services can also be provided to proposed Lot 2. Refer Appendix E.</p>
<p>13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).</p>	<p>No new development is proposed at this juncture. The site orients south east towards the inlet.</p>

Objective / Policy	Assessment
13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.	The design is considered efficient in this respect.
To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities	Not relevant.
Policies	
13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on: (a) natural character, particularly of the coastal environment; (b) ecological values; (c) landscape values; (d) amenity values; (e) cultural values; (f) heritage values; and (g) existing land uses.	The design of the proposal has considered these matters. The proposed allotments follow the natural logic of the topography, with a native planting buffer providing a perceptual boundary between the existing dwelling and the new title.
13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.	Noted.
13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.	Refer 13.3.2 above.

Objective / Policy	Assessment
<p>13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.</p>	<p>Noted.</p>
<p>13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation</p>	<p>Access is provided for.</p>
<p>13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.</p>	<p>Vegetation is proposed to be retained.</p>

Objective / Policy	Assessment
<p>13.4.7 That the need for a financial contribution be considered only where the subdivision would:</p> <p>(a) result in increased demands on car parking associated with non-residential activities; or</p> <p>(b) result in increased demand for esplanade areas; or</p> <p>(c) involve adverse effects on riparian areas; or</p> <p>(d) depend on the assimilative capacity of the environment external to the site.</p>	<p>Not relevant.</p>
<p>13.4.8 That the provision of water storage be taken into account in the design of any subdivision.</p>	<p>Noted. Water will need to be provided at time of development.</p>
<p>13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.</p>	<p>Not relevant.</p>
<p>13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.</p>	<p>Not relevant.</p>
<p>13.4.11 That subdivision recognises and provides for the relationship of Māori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.</p>	<p>Noted.</p>

Objective / Policy	Assessment
13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.	Not relevant.

<p>13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:</p> <p>(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;</p> <p>(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;</p> <p>(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</p> <p>(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council’s <i>“Tangata</i></p>	<p>These factors have been considered in the design of the proposal.</p>
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Objective / Policy	Assessment
<p><i>Whenua Values and Perspectives” (2004);</i></p> <p>(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</p> <p>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</p> <p>(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.</p>	
<p>13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.</p>	<p>Refer above.</p>

Objective / Policy	Assessment
<p>13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:</p> <ul style="list-style-type: none"> (a) development of energy efficient buildings and structures; (b) reduced travel distances and private car usage; (c) encouragement of pedestrian and cycle use; (d) access to alternative transport facilities; (e) domestic or community renewable electricity generation and renewable energy use. 	<p>Noted.</p>

Objective / Policy	Assessment
<p>13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:</p> <p>(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;</p> <p>(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and</p> <p>(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.</p> <p>Note 1: Structures and activities located near transmission lines must comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Compliance with this plan does not ensure compliance with NZECP34:2001.</p> <p>Note 2: Vegetation to be planted within, or adjacent to, the National Grid Corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</p>	<p>Not relevant.</p>

Table 9 – Rural Lifestyle Zone PDP Assessment

Objectives	Assessment
<p>RLZ-O1 The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.</p>	<p>The proposal will result in low density residential activities.</p>
<p>RLZ-O2 The predominant character and amenity of the Rural Lifestyle zone is characterised by:</p> <ul style="list-style-type: none"> a. low density residential activities; b. small scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production Zone; d. a general absence of urban infrastructure; e. rural roads with low traffic volumes; f. areas of vegetation, natural features and open space. 	<p>This is considered to be achieved through the design of the proposal.</p>
<p>RLZ-O3 The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.</p>	<p>The proposed subdivision and ongoing residential uses are not incompatible with the surrounds.</p>
<p>RLZ-O4 Land use and subdivision in the Rural Lifestyle zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production zones.</p>	<p>There is no primary production land use in the immediate surrounds. The surrounding land use is best described as rural lifestyle, which this proposal perpetuates.</p>
Policies	Assessment
<p>RLZ-P1 Enable activities that will not compromise the role, function and predominant character and amenity of</p>	<p>The proposal will result in low density residential activities.</p>

<p>the Rural Lifestyle zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including:</p> <ul style="list-style-type: none"> a. low density residential activities; b. small scale farming activities; c. home business activities; d. visitor accommodation; and e. small scale education facilities. 	
<p>RLZ-P2 Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle zone because they are:</p> <ul style="list-style-type: none"> a. contrary to the density anticipated for the Rural Lifestyle zone; b. predominantly of an urban form or character; c. primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living; or d. commercial, rural industry or industrial activities that are more appropriately located in a Settlement zone or an urban zone. 	<p>The density is anticipated by the ODP, the uses identified are avoided.</p>
<p>RLZ-P3 Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zone.</p>	<p>These effects are avoided.</p>

<p>RLZ-P4 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. consistency with the scale and character of the rural lifestyle environment; b. location, scale and design of buildings or structures; c. at zone interfaces: d. any setbacks, fencing, screening or landscaping required to address potential conflicts; e. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; f. the capacity of the site to cater for on-site infrastructure associated with the proposed activity; g. the adequacy of roading infrastructure to service the proposed activity; h. managing natural hazards; i. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and j. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6. 	<p>These factors have been integrated into the design of the proposal where they are relevant.</p>
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Table 10 – Subdivision Chapter PDP Assessment

Objectives	Assessment
<p>SUB-O1 Subdivision results in the efficient use of land, which:</p> <ul style="list-style-type: none"> a. achieves the objectives of each relevant zone, overlays and district wide provisions; b. contributes to the local character and sense of place; c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate; d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located; e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and f. manages adverse effects on the environment. 	<p>The proposal meets the density anticipated in the ODP. Overall, the objective is achieved.</p>
<p>SUB-O2 Subdivision provides for the:</p> <ul style="list-style-type: none"> a. Protection of highly productive land; and b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High 	<p>Protection of resources are already entrenched via consent notices.</p>

<p>Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.</p>	
<p>SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:</p> <ul style="list-style-type: none"> a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network. 	<p>The site will be serviced by on site infrastructure and existing roading infrastructure is considered sufficient.</p>
<p>SUB-O4 Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:</p> <ul style="list-style-type: none"> a. public open spaces; b. esplanade where land adjoins the coastal marine area; and c. esplanade where land adjoins other qualifying waterbodies. 	<p>The proposal achieves this via the existing roading network. The site does not directly adjoin the CMA.</p>
<p>Policies</p>	<p>Assessment</p>
<p>SUB-P1 Enable boundary adjustments that:</p> <ul style="list-style-type: none"> a. do not alter: 	<p>Not relevant.</p>

<ul style="list-style-type: none"> i. the degree of non compliance with District Plan rules and standards; ii. the number and location of any access; and iii. the number of certificates of title; and <p>b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.</p>	
<p>SUB-P2 Enable subdivision for the purpose of public works, infrastructure, reserves or access.</p>	<p>Noted.</p>
<p>SUB-P3 Provide for subdivision where it results in allotments that:</p> <ul style="list-style-type: none"> a. are consistent with the purpose, characteristics and qualities of the zone; b. comply with the minimum allotment sizes for each zone; c. have an adequate size and appropriate shape to contain a building platform; and d. have legal and physical access. 	<p>The proposal meets the density anticipated in the ODP. This is considered to be achieved.</p>
<p>SUB-P4 Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan.</p>	<p>The proposal appropriately considers these matters where they are relevant to the site.</p>
<p>SUB-P5 Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for</p>	<p>Not relevant.</p>

<p>safe, connected and accessible environments by:</p> <ul style="list-style-type: none"> a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network; b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections; c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces; d. contributing to a well connected transport network that safeguards future roading connections; and e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network. 	
<p>SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:</p> <ul style="list-style-type: none"> a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and b. ensuring that the infrastructure is provided in accordance with the purpose, characteristics and qualities of the zone. 	<p>Noted.</p>

<p>SUB-P7 Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.</p>	<p>The site does not directly adjoin the CMA or relevant waterbody.</p>
<p>SUB-P8 Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:</p> <ul style="list-style-type: none"> a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and b. will not result in the loss of versatile soils for primary production activities. 	<p>Not relevant.</p>
<p>SUB-P9 Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.</p>	<p>Not relevant.</p>
<p>SUB-P10 To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.</p>	<p>Not relevant.</p>
<p>SUB-P11 Manage 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:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design and character of 	<p>These factors have been integrated into the design of the proposal where they are relevant.</p>

<p>the environment and purpose of the zone;</p> <p>b. the location, scale and design of buildings and structures;</p> <p>c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</p> <p>d. managing natural hazards;</p> <p>e. any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</p> <p>f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>	
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9.2 Regional Policy Statement for Northland [RPS]

An assessment of the relevant objectives and policies associated with the RPS for Northland has been undertaken and is also found in tables below. The RPS sets region wide objectives and policies for the environment.

Table 11 – RPS Assessment

Objective / Policy	Assessment
Integrated Catchment Management	Not relevant

Region Wide Water Quality	Not relevant
Ecological Flows and Water Quality	Not relevant
Indigenous Ecosystems & Biodiversity	This is not specifically specified on the site save for the title already having a consent notice applying to the protection of Kiwi. It is proposed that the consent notice will be transferred to the new title created.
Enabling Economic Wellbeing	There is ongoing economic benefit and job growth through the subdivision process.
Economic Activities – Reverse Sensitivity And Sterilization	The proposal does not result in any more than minor reverse sensitivity or sterilization effects as it proposes housing in line with the density anticipated in the plan.
Regionally Significant Infrastructure	The proposal does not impact any regionally significant infrastructure.
Efficient and Effective Infrastructure	The proposal seeks to use existing infrastructure within the rural context.
Security of Energy Supply	Power is already provided to the site.
Use and Allocation of Common Resources	Not relevant.
Regional Form	The proposal does not result in any more than minor reverse sensitivity effects, or a change in character or sense of place.
Tangata Whenua Role in Decision Making	Council may send this application to relevant hapū or iwi if considered appropriate to do so to fulfil their obligations.
Natural Hazard Risk	All natural hazard risks have been considered.

Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes And Historic Heritage	Not relevant.
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Having considered the relevant components of the RPS, it is concluded that the proposal is not inconsistent with the relevant objectives and policies.

9.4 National Policy Statements and Environmental Standards

The table below considers these matters.

Table 12 – NPS and NES Assessment

Document	Assessment
New Zealand Coastal Policy Statement	Refer landscape assessment.
National Policy Statement for Infrastructure	Not relevant.
Natural Policy Statement for Natural Hazards	Not relevant.
National Policy Statement for Highly Productive Land	Not relevant.
National Policy Statement for Electricity Networks	Not relevant.
National Policy Statement for Renewable Electricity Generation	Not relevant.
National Policy Statement for Greenhouse Gas Emission from Industrial Process Heat	Not relevant.
National Policy Statement on Urban Development	Not relevant.
National Environmental Standards for Detached Minor Residential Units	Not relevant.
National Environmental Standards for Commercial Forestry	Not relevant.

National Environmental Standards for Marine Aquaculture	Not relevant.
National Environmental Standards for Sources of Human Drinking Water	Not relevant.
National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat	Not relevant.
National Environmental Standards for Electricity Transmission Activities	Not relevant.
National Environmental Standards for Freshwater	The proposal does not require any works and therefore the NES is not relevant. Future works may be subject to regional council authorisations.
National Environmental Standards for Storing Tyres Outdoors	Not relevant.
National Environmental Standards for Air Quality	Not relevant.
National Environmental Standards for Telecommunication Facilities	Not relevant.
National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health	Not relevant.

9.5 Conclusion

The above assessment finds that the proposal is not inconsistent with relevant statutory and higher order objectives and policies.

10.0 PART 2 ASSESSMENT

10.1 Section 5 - Purpose of the RMA

Section 5 in Part 2 of the RMA identifies the purpose as being the sustainable management of natural and physical resources. This means managing the use of

natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being which sustain those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding remedying or mitigating adverse effects on the environment.

It is considered that proposal represents Part 2, Section 5 of the RMA.

10.2 Section 6 - Matters of National Importance

In achieving the purpose of the RMA, a range of matters are required to be recognised and provided for. This includes:

- a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- f) the protection of historic heritage from inappropriate subdivision, use, and development:

g) the protection of protected customary rights:

h) the management of significant risks from natural hazards.

In context, the relevant items to the proposal have been recognised and provided for.

10.3 Section 7 - Other Matters

In achieving the purpose of the RMA, a range of matters are to be given particular regard. This includes:

(a) kaitiakitanga:

(aa) the ethic of stewardship:

(b) the efficient use and development of natural and physical resources:

(ba) the efficiency of the end use of energy:

(c) the maintenance and enhancement of amenity values:

(d) intrinsic values of ecosystems:

(e) [Repealed]

(f) maintenance and enhancement of the quality of the environment:

(g) any finite characteristics of natural and physical resources:

(h) the protection of the habitat of trout and salmon:

(i) the effects of climate change:

(j) the benefits to be derived from the use and development of renewable energy.

These matters have been given particular regard through the design of the proposal.

10.4 Section 8 - Treaty of Waitangi

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local Iwi and hapū who may have an interest in this application.

10.5 Part 2 Conclusion

Given the above, it is considered that the proposal meets the purpose of the RMA.

11.0 CONCLUSION

A Discretionary Activity resource consent is sought from the Far North District Council to carry out the proposed subdivision.

The proposal is considered to result in less than minor effects on the environment and through assessment, there are no more than minor effects to persons.

The proposal is not considered contrary to the objectives and policies of both District Plans.

The proposal is consistent with the Regional Policy Statement for Northland and achieves the purpose of the RMA.

Relevant NPS' and NES' have been considered with the proposal finding consistency with their general aims and intent.

Regards,

Steven Sanson

Consultant Planner



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R. W. Muir
Registrar-General
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Identifier **762880**
Land Registration District **North Auckland**
Date Issued 03 August 2017

Prior References

723030 723031

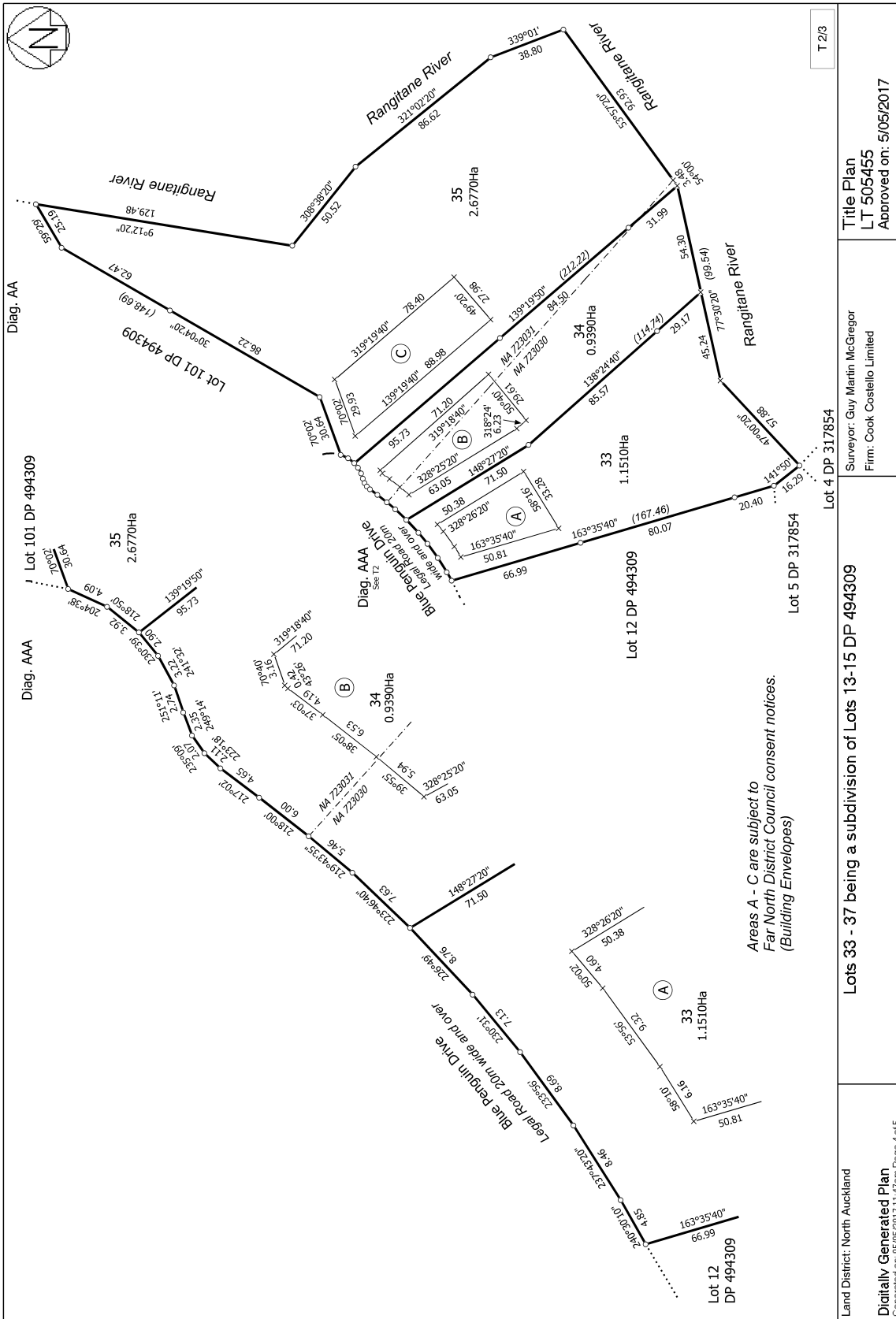
Estate Fee Simple
Area 2.6770 hectares more or less
Legal Description Lot 35 Deposited Plan 505455

Registered Owners

Jason Russell Goldie and Emma Jayann Kiff

Interests

10388614.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.8.2016 at 2:54 pm
Land Covenant in Transfer 10388614.8 - 10.8.2016 at 2:54 pm (limited to duration)
10858979.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.8.2017 at 3:20 pm
Fencing Covenant subject to Section 6(2) Fencing Act 1978 in Easement Instrument 10858979.3 - 3.8.2017 at 3:20 pm
Fencing Covenant in Transfer 10890566.1 - 11.9.2017 at 4:23 pm
13102821.2 Mortgage to ASB Bank Limited - 11.9.2024 at 3:49 pm



T 2/3

Land District: North Auckland

Digitally Generated Plan

Generated on: 05/05/2017 11:47am Page 4 of 5

Surveyor: Guy Martin McGregor

Firm: Cook Costello Limited

Lot 4 DP 317854

Lot 5 DP 317854

Lot 12 DP 494309

Lot 13 DP 494309

Lot 14 DP 494309

Lot 15 DP 494309

Lot 33 - 37 being a subdivision of Lots 13-15 DP 494309

Title Plan LT 505455

Approved on: 5/05/2017

View Instrument Details



Instrument No 10388614.2
Status Registered
Date & Time Lodged 10 August 2016 14:54
Lodged By Wallace, Anne Michele
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
NA28A/800	North Auckland
NA80A/723	North Auckland
NA97B/194	North Auckland

Annexure Schedule: Contains 3 Pages.

Signature

Signed by Anthea Mary Coombes as Territorial Authority Representative on 24/08/2016 03:06 PM

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



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Fax: (09) 401 2197
Email: esk.us@fndc.govt.nz
Website: www.fndc.govt.nz

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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2160062

Being the Subdivision of Section 26 BLK VII Kerikeri SD,
Pt Sec 3 BLK VII Kerikeri SD (SO1130) and Lot 1 DP 135938
North Auckland Registry

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

SCHEDULE

Lots 1- 32 – DP 494309

- i) All buildings including water tanks and ancillary buildings shall be located within the approved building envelope as detailed within the survey plan.
- ii) In the event that the site remains undeveloped and that the landuse consent component of this decision lapses then the future development of the site (including any resource consent applications that may be required) shall be undertaken in general compliance with the design and development guidelines within the lapsed landuse decision (RC 2160062 issued by the Far North District Council dated 19th February 2016. This resource consent supercedes RC 2130171).
- iii) Pest and weed eradication measures established under the Building Development Landscape Plan and condition 11 of the landuse decision shall be implemented prior to and following the development of the site. The programme shall be maintained for the duration of the consent by the landowner.
- iv) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose.



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These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

- v) When the vehicle crossing to the lot is finalized the lot owner/ developer shall apply to Council for a Vehicle Crossing Permit. The crossing is to be completed in accordance with the applicable Council Standards.
- vi) In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system the applicant shall submit for Council approval a site specific TP58 report prepared by a Chartered Professional Engineer or an approved TP58 report writer. The report shall be prepared generally in accordance with the onsite wastewater management section of the Engineers report prepared by Cook Costello Consulting Engineers (RC 2130171 and which is adopted into RC 2160062). The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment and disposal system can be fully contained within the lot boundary and that it complies with the Regional Water and Soil Plan Permitted Activity Standards.
- vii) In conjunction with the construction of any building the applicant shall submit for Council approval as part of the Building Consent application a report prepared by a suitably qualified engineer for the design of the stormwater management system in accordance with the recommendations relevant to that particular lot contained in the approved Addendum to the Subdivision Suitability Report prepared by Cook Costello and dated 29 October 2014.

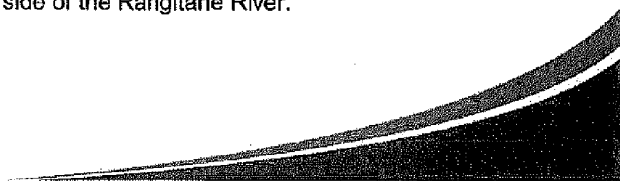
Lots 1-12, 17-20 & 22-32 – DP 494309

- viii) The lot is located within an area noted as having Kiwi present. Dogs within the lot shall remain under control at all times with cats kept inside in the evenings. It is also recommended that dogs within the lot should undertake Kiwi aversion training.

Lots 13-16, & 21 – DP 494309

- ix) No owners or occupiers of or visitors to any of the lots shall keep or introduce onto the land any carnivorous animal (such as cats, dogs, or mustelids) which have the potential to be Kiwi predators. This prohibition includes the bringing of any such animals onto the site by visitors and contractors.

Note: This requirement has been imposed as these allotments adjoin the Crown Grant Road and are immediately adjacent to high density kiwi populations located on the norther side of the Rangitane River.





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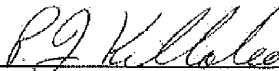
Lots 3, 4, 21, 25 & 26 – DP 494309

- x) For the purposes of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health these allotments are HAIL Sites. Prior to the commencement of any soil disturbance appropriate DSI Reports shall be completed and any required remediation and revalidation testing undertaken. An application to Council under the NES Regulations will be required where the Permitted thresholds of the NES Regulations are not met.

Lot 1000 only – DP 494309

- xi) Any site identified as a deposition area for material removed from Control Areas 1, 2 & 3 as required by condition 2(e) and which includes fill received from Control Areas 1, 2 & 3 is a HAIL site for the purposes of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health and is therefore not suitable for residential development. The soil contaminants are to be tested and confirmed as being at or below levels considered suitable for recreational purposes.

SIGNED:


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

DATED at KERIKERI this 27th day of July 2016



View Instrument Details



Instrument No 10388614.8
Status Registered
Date & Time Lodged 10 August 2016 14:54
Lodged By Wallace, Anne Michele
Instrument Type Transfer and Grant of Easement



Affected Computer Registers	Land District
723018	North Auckland
723019	North Auckland
723020	North Auckland
723021	North Auckland
723022	North Auckland
723023	North Auckland
723024	North Auckland
723025	North Auckland
723026	North Auckland
723027	North Auckland
723028	North Auckland
723029	North Auckland
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723032	North Auckland
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723036	North Auckland
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723042	North Auckland
723043	North Auckland
723044	North Auckland
723045	North Auckland
723046	North Auckland
723047	North Auckland
723048	North Auckland
723049	North Auckland

Annexure Schedule: Contains 6 Pages.

Transferor Certifications

- I certify that I have the authority to act for the Transferor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

Transferor Certifications

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

Signature

Signed by Anthea Mary Coombes as Transferor Representative on 10/08/2016 02:46 PM

Transferee Certifications

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

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

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

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

Signature

Signed by Anthea Mary Coombes as Transferee Representative on 10/08/2016 02:47 PM

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

Approved by Registrar-General of Land under No. 2002/1026

Transfer instrument
Section 90, Land Transfer Act 1952



BARCODE

Land registration district

North Auckland

Unique identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

Continued on Annexure Schedule		
--------------------------------	--	--

Transferor

Surname(s) must be underlined or in CAPITALS.

NEIL CONSTRUCTION LIMITED

Transferee

Surname(s) must be underlined or in CAPITALS.

NEIL CONSTRUCTION LIMITED

Estate or interest to be transferred, or easement(s) or *profit(s) à prendre* to be created
State if fencing covenant imposed.

Fee Simple subject to Land Covenant (continued on Annexure Schedule)
--

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or <i>profit à prendre</i> is described above, that easement or <i>profit à prendre</i> is granted or created.

Dated this _____ day of _____ 20____

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

Signature [common seal] of Transferor	Signed in my presence by the Transferor _____ Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
	_____ Occupation Address

Certified correct for the purposes of the Land Transfer Act 1952.

--

[Solicitor for] the Transferee

Annexure Schedule

Page 1 of 5 Pages

Insert instrument type

Transfer

*Continued in additional Annexure Schedule, if required*Continuation of "Estate or Interest or Easement to be Created"

The Transferor as registered proprietor of all that land contained in Lots 1 to 32 (inclusive) on Deposited Plan 494309 subdivided that land into lots ("the lots") together with roads and reserves for the purposes of the sale of that land as residential lots in a building estate.

The Transferee for himself and his successors in title hereby covenants with and for the benefit of the Transferors' its successors in title and the registered proprietors for the time being of all the Allotments ("lots") described in the Second Schedule hereto ("the lots") for the purposes of creating a building scheme for the benefit of all the lots to take effect from the date herein and continuing thereafter until the first day of January 2066 after which date this covenant shall be of no further effect:

First Schedule

The Transferee covenants as follows:

- 1 To erect a new residential dwelling on any lot which shall have a gross floor area of not less than 200m² including closed in garage(s) (but excluding verandas, patios, free standing garages and other structures).
- 2 A freestanding garage or other ancillary domestic structure can be erected on any lot provided it is constructed to a design and using materials which complements the residential dwelling.
- 3 To construct any Road boundary fence in kiln fired brick, concrete, stucco textured finished stone, brush timber or wrought steel. Pre-painted metal fencing i.e. "Colourscreen" may be used but only with the prior written approval of the Transferors' as to colour and profile, which shall be entirely at the Transferor's discretion.
- 4 Subject always to the terms of Clause 3 above, no fence, wall, hedge or barrier on or within 3 metres of the road boundary shall be constructed or permitted to grow more than 1.2 metres in height above the original finished ground level
- 5 Not use or permit or suffer to be used on any dwelling or other building on any Lot any building material other than kiln fired or concrete brick, stone, masonry, stucco, solid plaster, linea weatherboard, composite aluminium panelling, waterproofed honed masonry or timber weatherboard for any outer wall facing except with the written approval of the Transferors', which shall be entirely at the Transferor's discretion.
- 6 All downpipes, conduits, water pipes or similar attached to the exterior walls on any dwelling or other building are to be as closely colour matched as possible to the exterior cladding of the dwelling except stainless steel or copper down pipes which can be left in their natural colour.
- 7 To use only such roofing materials that have a tile profile, or incorporate wood, fibre cement, glass fibre, bitumen or slate products by way of roofing shingles for all roofing other than flat roofs (refer to clause 11 below). Factory pre-finished metal roofing material (i.e. Colorsteel type or similar) may be used but only with the prior written approval of the Transferors' as to colour and profile of the roofing material, which shall be entirely at the

Insert instrument type

Transfer

Continued in additional Annexure Schedule, if required

Transferor's discretion.

- 8 To complete any new dwelling within 10 months of laying down the foundations for such dwelling and within 15 months of laying down the foundations to complete all ancillary work such as fencing and landscaping and further will within that 15 months construct in a proper and tradesmanlike manner a driveway or vehicle access in a permanent continuous surfacing of concrete, concrete block, brick paving, tar sealing or similar.
- 9 All water tanks on any lot must be either buried and not protrude above natural ground or be adequately screened so as not to be visible from the road or any adjoining lot by fencing or planting.
- 10 Not to permit the lot to be occupied or used as a residence unless the dwelling on the property has been substantially completed including driveways and landscaping in accordance with this agreement and the dwelling meets the requirements of the local authority.
- 11 To construct any dwelling defined in this Covenant with:
- (a) more than one hip or one gable in the roofline, and
 - (b) to construct such dwelling to a shape other than a simple square or rectangle excluding breaks for back and front door entries. Flat roofed dwellings are acceptable provided they meet all covenants except clause 7 and the roof has more than one level.
- 12 Not to place on the lot any form of temporary accommodation (e.g. caravan etc) other than a builder's shed for the purpose of the builder's usual day to day use. Such shed is to be removed upon completion of the dwelling and in all respects shall not remain on the lot for any period greater than one year from the date of issue of the building consent for the dwelling by the Council or from the date the shed is first placed on the lot whichever is the earlier date.
- 13 Not to use the lot or permit the same to be used for any trading or commercial purposes without first obtaining the written consent of the registered proprietors of all adjoining lots which are contained within the Transferors' Rangitane River Park Subdivision (Lots 1 to 32 on DP 494309 other than as a show home or an office within the dwelling for the use of the residents of the property.
- 14 To construct a new letterbox at the time the dwelling is erected, and the design, colour and cladding of which shall complement the dwelling
- 15 To minimise any damage to footpaths and berms by nominating the position of any future driveways prior to the commencement of the construction to ensure that vehicular movement on the lot is confined to that one particular driveway during the construction period, such driveway to be no more than 4 metres in width. The Transferee shall be responsible for the repair of any damage caused by the Transferee, or his employees or contractors, to the footpaths and berms at the Transferee's expense.
- 16 Not to erect or permit to be erected more than one Satellite Dish on the property which

Annexure Schedule

Page 3 of 5 Pages

Insert instrument type

Transfer

Continued in additional Annexure Schedule, if required

exceeds 750mm in diameter. A Satellite Dish which exceeds 750mm in diameter may be erected on the property providing:

- (a) The Satellite Dish is not visible from the road adjacent to the frontage of the property; and
 - (b) The owner has first obtained the written consent of the registered proprietors of all the adjoining lots which are contained within the Transferors' "Rangitane River Park" subdivision (Lots 1 to 32 DP 494309).
- 17 Not to permit any berm on the road frontage of the property, or any grassed areas within the property, to remain in an untidy condition and not to allow grass to grow to a height which exceeds 150mm.
- 18 No commercial vehicle that has a gross mass exceeding 3.5 tonnes, machinery, equipment or trailers are to be parked or located on that area within 4 metres of the road boundary and no commercial vehicles that have a gross mass exceeding 3.5 tonnes, machinery, equipment or trailers shall be regularly located on the balance of the land unless garaged or adequately screened so as not to be highly visible from the road.
- 19 Not to grow or allow to grow any hedge or continuous line of trees or shrubs, whether on a boundary line or elsewhere on the property to a height exceeding 2.50 metres above the ground level existing at the date of the deposit of DP 494309 without obtaining the written approval of the Transferor which shall be entirely at the Transferor's discretion.
- 20 Not to plant grow or allow to grow on the property any of the following exotic tree species:
- (a) Any type of tree from the Pinus species;
 - (b) Any type of tree from the Eucalyptus species other than ornamental or small flowering gums; and
 - (c) Poplars, Japanese Cedar, Cryptomeria Japonica, Willows, Macrocapra, Casuarinas, Douglas Fir, Cypress, Wattles without obtaining the written approval of the Transferor which shall be entirely at the Transferor's discretion.
- 21 AND IF there should be any breach or non-observance of any of the foregoing covenants and without prejudice to any other liability which the Transferee may have to any person having the benefit of this covenant the Transferee will upon written demand being made by the Transferors' or any of the registered proprietors of the lots in the First Schedule:
- (a) Pay to the person making such demands as liquidated damages the sum of \$400.00 (Four Hundred Dollars) per day for every day that such breach or non-observance continues after the date upon which written demand has been made;
 - (b) Remove or cause to be removed from the lot any second hand or used residential dwelling, garage, carport, building or other structure erected or placed on the lot in breach or non-observance of the foregoing covenants; and
 - (c) Replace any building materials used or permitted to be used in breach or non-

Annexure Schedule

Page 4 of 5 Pages

Insert instrument type

Transfer

Continued in additional Annexure Schedule, if required

observance of the foregoing covenants.

Second Schedule

A The Land

Certificates of Title 723018-723049 (inclusive)

B	Covenantee Lots	Benefitting Lots (continued)
1		All Lots on DP494309 other than Lot 1, 75,100,101,102 and 1000
2		All Lots on DP494309 other than Lot 2, 75,100,101,102 and 1000
3		All Lots on DP494309 other than Lot 3, 75,100,101,102 and 1000
4		All Lots on DP494309 other than Lot 4, 75,100,101,102 and 1000
5		All Lots on DP494309 other than Lot 5, 75,100,101,102 and 1000
6		All Lots on DP494309 other than Lot 6, 75,100,101,102 and 1000
7		All Lots on DP494309 other than Lot 7, 75,100,101, 102 and 1000
8		All Lots on DP494309 other than Lot 8, 75,100,101,102 and 1000
9		All Lots on DP494309 other than Lot 9, 75,100,101,102 and 1000
10		All Lots on DP494309 other than Lot 10, 75,100,101,102 and 1000
11		All Lots on DP494309 other than Lot 11, 75,100,101,102 and 1000
12		All Lots on DP494309 other than Lot 12, 75,100,101,102 and 1000
13		All Lots on DP494309 other than Lot 13, 75,100,101,102 and 1000
14		All Lots on DP494309 other than Lot 14, 75,100,101,102 and 1000
15		All Lots on DP494309 other than Lot 15, 75,100,101,102 and 1000
16		All Lots on DP494309 other than Lot 16, 75,100,101,102 and 1000
17		All Lots on DP494309 other than Lot 17, 75,100,101,102 and 1000
18		All Lots on DP494309 other than Lot 18, 75,100,101,102 and 1000
19		All Lots on DP494309 other than Lot 19, 75,100,101,102 and 1000

Annexure Schedule

Page 5 of 5 Pages

Insert instrument type

Transfer

Continued in additional Annexure Schedule, if required

20	All Lots on DP494309 other than Lot 20, 75,100,101,102 and 1000
21	All Lots on DP494309 other than Lot 21, 75,100,101,102 and 1000
22	All Lots on DP494309 other than Lot 22, 75,100,101,102 and 1000
23	All Lots on DP494309 other than Lot 23, 75,100,101,102 and 1000
24	All Lots on DP494309 other than Lot 24, 75,100,101,102 and 1000
25	All Lots on DP494309 other than Lot 25, 75,100,101,102 and 1000
26	All Lots on DP494309 other than Lot 26, 75,100,101,102 and 1000
27	All Lots on DP494309 other than Lot 27, 75,100,101,102 and 1000
28	All Lots on DP494309 other than Lot 28, 75,100,101,102 and 1000
29	All Lots on DP494309 other than Lot 29, 75,100,101,102 and 1000
30	All Lots on DP494309 other than Lot 30, 75,100,101,102 and 1000
31	All Lots on DP494309 other than Lot 31, 75,100,101,102 and 1000
32	All Lots on DP494309 other than Lot 32, 75,100,101,102 and 1000

View Instrument Details



Instrument No 10858979.1
Status Registered
Date & Time Lodged 03 August 2017 15:20
Lodged By Wallace, Anne Michele
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
723030	North Auckland
723031	North Auckland
723032	North Auckland

Annexure Schedule: Contains 3 Pages.

Signature

Signed by Anthea Mary Coombes as Territorial Authority Representative on 03/08/2017 03:13 PM

*** End of Report ***



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Email: ed.law@fnk.govt.nz
Website: www.fnk.govt.nz

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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2160435

Being the Subdivision of Lots 13 – 15 DP 494309
North Auckland Registry

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

SCHEDULE

Lots 33-37 DP 505455

- i) All buildings including water tanks and ancillary buildings shall be located within the approved building envelope as detailed within the survey plan.
- ii) In the event that the site remains undeveloped and that the landuse consent component of this decision lapses then the future development of the site (including any resource consent applications that may be required) shall be undertaken in general compliance with the design and development guidelines within the lapsed landuse decision (RC 2160432 issued by the Far North District Council. This resource consent supercedes RC 2130171 and RC 2160062/VAR insofar as it relates to Lots 33-37 of this subdivision).
- iii) Pest and weed eradication measures established under the Building Development Landscape Plan and condition 10 of the landuse consent (Decision B) shall be implemented prior to and following the development of the site. The programme shall be maintained for the duration of the consent by the landowner.
- iv) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will

be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

- v) Prior to constructing a vehicle access point to any site, the lot owner is to obtain a permit from the Council as to the siting (from a traffic safety point-of-view), earthworks, formation and drainage of such access in terms of the Council's control of Vehicle Crossings Bylaw 2004.
- vi) In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by Cook Costello Consulting Engineers and submitted with RC 2130171 and which is adopted into RC 2160062 and modified as required for RC 2160435).

The installation shall include an agreement with the system supplier or its authorised agent for the on going operation and maintenance of the wastewater treatment plant and the effluent disposal system.

Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.

Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.


- vii) In conjunction with the construction of any building the applicant shall submit for Council approval as part of the Building Consent application a report prepared by a suitably qualified engineer for the design of the stormwater management system in accordance with the recommendations relevant to that particular lot contained in the approved Addendum to the Subdivision Suitability Report prepared by Cook Costello and dated 29 October 2014, Cook Costello response dated 29th July 2016 and revised Stormwater Management Plan ref 11067-003 dated 12/07/16.

Note: The maximum impermeable surface allowance as approved under RC 2160435 – Decision B, is 800m² (as defined within the district plan).

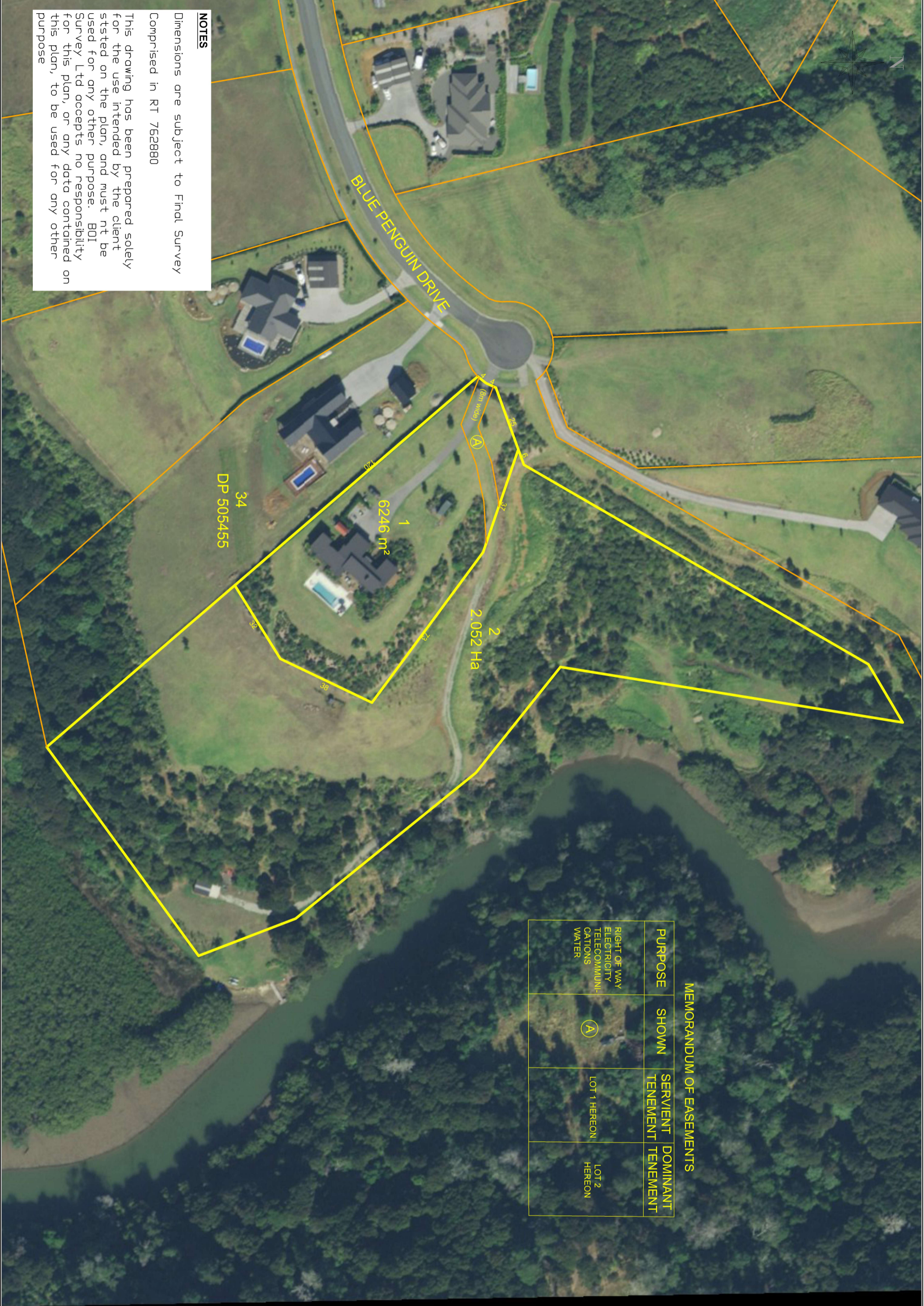
- viii) No owners or occupiers of or visitors to any of the lots shall keep or introduce onto the land any carnivorous animal (such as cats, dogs, or mustelids) which have the potential to be Kiwi predators. This prohibition includes the bringing of any such animals onto the site by visitors and contractors.

Note: This requirement has been imposed as these allotments adjoin the Crown Grant Road and are immediately adjacent to high density kiwi populations located on the northern side of the Rangitane River.

SIGNED:


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

DATED at KERIKERI this 15th day of May 2017



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY ELECTRICITY TELECOMMUNI- CATIONS WATER	(A)	LOT 1 HEREON	LOT 2 HEREON

NOTES

Dimensions are subject to Final Survey
 Comprised in RT 762880

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. BOI Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose

Rev.	Reason For Issue or Amendment	Date	Drawn	Checked	Surveyed
A	Scheme Plan 30 PENGUIN DRIVE	05/03/26	TW	DC	TW



BOI SURVEY LTD
 555 Shepherd Road
 Kenken 0230
 e: Tony@boisurvey.co.nz

PROPOSED SUBDIVISION OF LOT 35 DP 505455 30 BLUE PENGUIN DRIVE		JOB NO:	5116	Scale:	1:1000 @ A3
CLIENT:	JASON GOLDIE, EMMA KIFF	Level Datum:	N/A	Origin:	-
		Drawing Number:	5116-001	Revision:	A
				Sheet:	1 of 1

Jason Goldie & Ema Kiff
30 Blue Penguin Drive

Landscape Assessment

28 April 2026

26021_01
FINAL



Document Quality Assurance

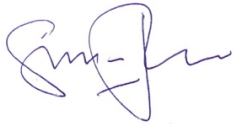

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1.0 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by the applicant to undertake a landscape assessment for the subdivision of a 2.6ha lot in the Coastal Living and Coastal Environment to create one additional lot. The lot is identified as Lot 35 DP 505455 and is located at 30 Blue Penguin Drive, Kerikeri (refer to [Figure 1](#) in [Appendix 1](#)).

Under the Operative District Plan, the subject Site is within the Coastal Living Zone, and the status of the application is Discretionary since the proposal breaches 13.7.2.1 Minimum Lot Size

Under the Proposed District Plan, the lot is within the Rural Lifestyle Zone and is partially overlain by the Coastal Environment.

The following consent notices are relevant to this proposed subdivision and will be carried forward to the new titles for Lot 1 and Lot 2:

- *10388614.2 - Establishes original subdivision conditions including building envelopes, weed/pest management, stormwater, wastewater and firefighting water supply requirements in conjunction with the construction of any dwelling.*
- *10858979.1 - Provides specific controls for the subject lot, including the matters above as well as a prohibition of carnivorous animals.*

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)¹. 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 Conduct².

Effects Ratings and Definitions

The significance of effects identified in this assessment are based on a seven-point scale which includes very low; low; moderate-low; moderate, moderate-high, high, and very high. For the purpose of this assessment, low-moderate equates to minor in RMA terminology.

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:

- Northland Regional Policy Statement (2016);
- The Operative Far North District Plan;
- The Proposed Far North District Plan;
- Scheme plan prepared by BOI Survey. 5116_01 Rev A;
- Bay of Islands Planning. Assessment of Environmental Effects. May 2026
- Bioresearches. Rangitane River Park Kerikeri: Assessment of Ecological Effects. October 2021;
- Rod Clough. Statement of Evidence. 12 December 2023;
- Te Runanga O Ngati Rehia. Cultural Impact Assessment. 31 January 2020;

¹ https://nzila.co.nz/media/uploads/2022_09/Te_Tangi_a_te_Manu_Version_01_2022_.pdf

² Contained in Appendix 1 of: http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf

- Aerial photography, Far North District Council GIS mapping, and Google Earth.

A visit was undertaken on the late afternoon of 16 March 2026. The weather conditions during the visit were sunny with light winds.

2.0 THE PROPOSAL

The subdivision proposal is illustrated in [Figures 2a – 2b](#). Proposed Lot 1, containing the existing dwelling will have an area of 6,246m², whilst Lot 2 will have an area of 2.052ha. The boundary between the two lots will have a logic, following the ‘outer’ edge of the native planting buffer which contains the existing dwelling and its curtilage. This planting buffer occupies the upper flanks of the coastal slope whilst the dwelling and contextual garden occupies the flat area at the top of the slope.

Separated from proposed Lot 1 by the planting buffer and slope, Lot 2 is perceptually separate from Lot 1 and occupies the coastal margin where it slopes down to the estuarine river channel. The lot comprises two distinctly separate areas. The northern half of the lot forms the western side of the river valley, with the landform – clad in regenerating native vegetation – sloping steeply to the river margin. Here, grassed areas are used for informal recreation by residents of the subdivision, this area being afforded access by a grassed access lot.

The landform of the southern portion relates more directly to the estuarine embayment. It contains the northern side of this embayment, whilst the Kingfisher Drive headland contains the southern side (refer to [Figure 2b](#)).

It is within this southern portion that the Lot 2 proposed building site is located, and as is evident from [photos 1 and 2](#), the building site occupies a gently sloping lawn area which is contained on its eastern, south eastern and southern edges by a vegetated coastal bank which drops some 10m to the estuarine edge.

The proposed building site – defined in [Figure 2a](#) – is set back 10m from the south western (external) boundary, and 10m from the north western boundary with proposed Lot 1. Together with the proposed maximum building height limit of 6m, this will ensure that the future building within Lot 2 will not intrude on the outlook from the neighbouring Lot 34 DP 505455), or from proposed Lot 1.

The proposed buildings and structures within proposed Lot 2 will be subject to a suite of design guidelines that will ensure that future built form is recessive in its external materiality and colour, and is sympathetic to its setting.

The specified design guidelines that shall be required via consent notices are listed in [Table 2](#) below.

Height of buildings and structures	Applies to Lot 2: The maximum height of all buildings and structures (not including chimneys) shall be 6m metres above existing ground level (measured using the rolling height method).
Finishes for buildings	Applies to Lot 2: Refer to BS5252. The colour selection for the all buildings and structures must be made from the following indicators. ³ Hue (Colour) All the colours from 00 – 24 are acceptable, conditional on the limitations below. <ul style="list-style-type: none"> - Reflectance Value (RV) and Greyness Groups. The predominant wall colours, shall have a RV rating of no more than 30% for greyness groups A, B and C. Colours within greyness groups D and E are not permitted. - Reflectance Value (RV) and Greyness Groups: Roofs shall have an RV rating of no more than 25% within greyness groups A, B and C. Colours within greyness groups D and E are not permitted.
Infrastructure Fencing	Applies to Lots 1 and 2: Solid fences are not permitted unless physically joined with the main residential unit. Notwithstanding this, solid fences are not permitted along the external boundaries of the

³ City Of Auckland District Plan, Hauraki Gulf Islands Section Review: Colour For Buildings. Hudson Associates, (September 2006)

	lot. All other fences shall be visually permeable and shall be of a rural character (post and wire or timber post and rail).
Exterior lighting	All external lighting shall be down lighting only and shall not be used to highlight buildings or landscape features visible from beyond the property boundary.
Water tanks	Water tanks shall be buried, or screened from views external to the lot on which they are located.
Materiality of driveways	Driveways shall be constructed from materials with a recessive finish such as blue metal, chip seal or concrete with black oxide added to the mix at a rate of 5kg/m ³ .

Table 2. Building controls.

Maintenance of existing vegetation to be protected

It is recommended that indigenous vegetation identified on Figure 2a shall be retained.

Some judicious pruning of vegetation is permitted to maintain views from the property to the Inlet, but pruning should seek to provide fragmented views rather than uninterrupted views.

Weed control is part of the overall site management. Through weed management the elimination and continued control of weeds will be undertaken to ensure that the site is kept free of weed species in perpetuity by the landowners.

Weeds common in the area include Tobacco weed, pampas, ginger, gorse and moth plant. If landowners are unfamiliar with weed identification and management weedbusters www.weedbusters.org.nz is a useful resource for weed identification and management techniques.

To note, chemical sprays shall not be used over water bodies and no herbicide except glyphosate shall be used if there is any chance of it getting into a water body. Cut and paint is a lower risk method to use near water. Where practicable, manual methods shall be used for streamside areas. All spraying is to take place in settled weather i.e. not windy conditions.

3.0 EXISTING ENVIRONMENT

3.1 The site context

As is evident from [Figure 1](#), the subject Site is located on the coastal margin of the estuarine Pickmere Channel, close to the confluence of the Channel with the Rangitane River (refer to [Plate 1](#) below).



To the south of the Rangitane River, the undulating landscape rising to a height of some 60m, and riven with steep and meandering stream channels is redolent of the Kerikeri landscape. Here the landform reflects its volcanic geology and is underlain with basalt. This landform contrasts with the steeply rising slope which defines the northern bank of the Rangitane River and marks the transition to an underlying greywacke geology (refer to [Plate 2](#) below).

Plate 1: Drone view from Lot 20 DP 494309 looking south east to Site

Blue Penguin Drive ascends a low easterly trending ridge from Kapiro Road, whilst two diverging roads provide access to spurs that extend to the north. Even though the lots sizes adjoining the road corridor vary between 8,000m² and 11,000m², the residential development imparts a strongly urban character. This is because – as is evidenced by [Figure 2b](#) and [photo 3](#) – the dwellings within these lots have been constructed relatively close to the road frontage (utilising the flatter ridge crest land), leaving the southern flanks of the Blue Penguin Drive ridge under pasture.

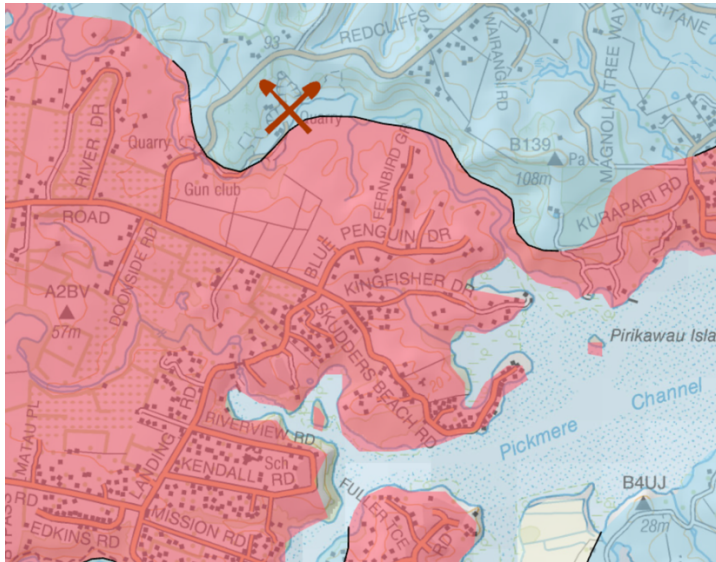


Plate 2: Geology

The prevailing landscape character therefore, is rural residential and given the lot sizes, there is limited evidence of productive use of the unbuilt land with lot owners choosing instead to mow the balance areas of grass.

the bush clad escarpment along the northern side of the Rangitane River and the cleared forestry area and old quarry to its west display distinctly rural and natural character attributes, as do the estuarine and vegetated margins of the Pickmere Channel and Rangitane River, .

The subject Site occupies a ‘headland’ of sorts, projecting to the south east with the existing dwelling situated on the ridge crest, offering long views to the east along the Channel. This upper level is separated from a grassed ‘mid’ terrace by a vegetated bank of some 4 – 5m in height (refer to [photo 4](#)). This grassed terrace is contained on its southern, south eastern and eastern sides by a second vegetated bank which is approximately 8 – 10m in height and drops to the estuarine edge.

Within the south western corner of the property (and within the adjoining properties to the west), this lower bank drops to the estuarine edge, at the eastern-most extreme of the subject Site, an area of lawn, straddling the Site boundary, appears to have (historically) been reclaimed from the estuary (refer to [photo 5](#)).

A similar area has been (historically) developed within the northern portion of the subject Site which encompasses the eastern-facing gully side of vegetated Rangitane River bank (refer to [photo 6](#)). This lawn area is contiguous with an area of lawn that is used by residents of the subdivision for recreation and is accessed by a right of way

Experienced from this area next to the river and separated from the domestic residential landscape on the ridge, the landscape is imbued with a strong sense of naturalness. It is the sense of, or views of the natural landscape that occupants of dwellings within the Blue Penguin subdivision (and adjoining subdivisions) seek to benefit from. Analysis of the design and placement of dwellings reveals that – not surprisingly – these are situated and oriented to seek (where possible), a northerly outlook which offers views either of the River and vegetated escarpment to the north, or views to the Pickmere Channel to the east and north east.

This includes a dwelling located within Lot 36 to the north of the subject Site (refer to [Figure xx](#)) which offers views to the south east into the river valley and along the Pickmere Channel. Views from this dwelling include the existing dwelling within the Site, and the northern portion of the ‘mid’ terrace.

A vacant lot – Lot 37 – is situated on the western side of Lot 36 and offers views across Blue Penguin Drive to the existing dwelling within the Site (refer to [photo 7](#)).

Dwellings within Lots 33 and 34 are located at a similar elevation to the existing dwelling within the Site. These dwellings offer views to the south east to the Pickmere Channel, but views to the ‘mid’ terrace are partially blocked by landform and / or vegetation.

Within the wider landscape, the landscape to the west and south west retains a spacious rural residential character with a development framework derived from revegetation plantings within gullies and along watercourses, and amenity plantings within residential lots. To the north the recent consent granted to the Rangitane River Park (Tubbs Farm) development will result in the extension of this rural residential pattern of development further to the north.

In their report on the Tubbs Farm development, Ngāti Rēhia noted that the area is within the cultural landscape of Rangitane Pā and the whenua of Parengaroa. They stated that this was a centre point of high use for tangata whenua and a Ngāti Rēhia artefact was found near the head of a gully within the Tubbs Farm site.

The archaeological Assessment prepared for the Tubbs Farm development determined that:

No archaeological sites had previously been recorded within the project area, although there are numerous recorded sites in the vicinity, in the coastal areas, along riverbanks and on islands within the Kerikeri Inlet.

It noted that although the low lying flatter areas along the banks of the Rangitane River where there was potential that temporary camps sites, or processing sites may have existed, no evidence could be found by them. The Assessment also determined that:

Tubbs farm itself, however, does not appear to have been a significant location of settlement in either pre- or early European times....Locally the main focus of settlement appears to have been on the north side of the Rangitane River, where Rangitane Pā (P05/18) and the possible pā (P05/17) are located.



Plate 3: identified archaeological sites

No sites of significance to mana whenua or other archaeological sites are known to existing within the subject Site although the field survey associated with the Tubbs Farm development identified two shell middens (Midden 1 referenced P05/944 and Midden 2 referenced P05/970) on the unformed Crown Grant Road on the western bank of the Rangitane River (refer to [Plate 3](#) at left).

The Ecological Assessment prepared for the Tubbs Farm development described the ecological context as historically

comprising predominantly of taraire, tawa, podocarp forest ecosystem type with areas of kahikatea, pukatea forest. The natural (unplanted) areas of vegetation within the Site and its landscape context typically comprise tōtara (*Podocarpus totara*), with mamaku (*Cyathea medullaris*) and mānuka (*Leptospermum scoparium*) also common throughout. The understorey vegetation is typical of early succession assemblages and includes harakeke (*Phormium tenax*), māpou (*Myrsine australis*) and mahoe (*Meliclytus ramiflorus*), with high weed infestation of gorse (*Ulex europaeus*), tree privet (*Ligustrum lucidum*), pampas (*Cortaderia* sp.) and woolly nightshade (*Solanum mauritianum*). Planted / revegetated areas comprise a typical mix of mānuka (*Leptospermum scoparium*), kānuka (*Kunzea robusta*), māpou (*Myrsine australis*) and mahoe (*Meliclytus ramiflorus*), harakeke (*Phormium tenax*) and houpara (*Pseudopanax lessonii*).

3.2 Statutory Matters

Northland Regional Policy Statement

Appendix 2, Parts A) and B)

In regards to this document the relevant landscape matters for this development are:

PART A

- (l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to _' Land, Water and Common Resources'); and*
- (m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' more details and guidance); and*
- (n) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate*

PART B

Context - *(b) Recognises and builds on landscape context and character*

Character - *(c) Protects and enhances distinctive landforms, water bodies and indigenous plants and animals.*

Custodianship - *(a) Maintains landscape values, ecological services and cultural values*

FNDP (Operative)

The site is zoned Coastal Living and is not subject to any resource classifications. The Coastal Living zone forms part of the Far North District Plan (FNDP) Coastal Environment policy and rule framework.

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

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

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

- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*
- (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*
- (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
- (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*
- (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*

- (f) *recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and*
- (g) *where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and*
- (h) *gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

Coastal Environment

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

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

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

10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods.

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

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

10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;*
- (b) the number of buildings and intensity of development;*
- (c) the colour and reflectivity of buildings;*
- (d) the landscaping (including planting) of the site;*
- (e) the location and design of vehicle access, manoeuvring and parking areas.*

The Coastal Living Zone applies to those areas of the coastal environment which have already been developed but which still maintain a high level of amenity associated with the coast. These areas have been identified as having an ability to absorb further low density, mainly rural residential development, without detriment to their overall coastal character. The zone therefore allows rural residential development to occur and thereby reduces pressure for development in the General Coastal Zone whilst retaining, as far as possible, the character, features and landscapes of this part of the coastal environment

10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.

10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.

10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.

10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of

the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:

- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;
- (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;
- (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District
- (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;
- (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

10.7.5.3.1 VISUAL AMENITY

The following are restricted discretionary activities in the Coastal Living Zone:

- (a) any new building(s); or
- (b) any alteration/addition to an existing building that do not meet the permitted activity standards in **Rule 10.7.5.1.1** where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.

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

- i* the location of the building;
- ii* the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;
- iii* the colour and reflectivity of the building;
- iv* the extent to which planting can mitigate visual effects;
- v* any earthworks and/or vegetation clearance associated with the building;
- vi* the location and design of associated vehicle access, manoeuvring and parking areas;
- vii* the extent to which the building will be visually obtrusive;
- viii* the cumulative visual effects of all the buildings on the site;
- ix* the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;
- x* the extent to which private open space can be provided for future uses ;
- xi* the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;
- xii* the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

In the Proposed District Plan, the Site is located within the Rural Lifestyle Zone. The objectives and policies of relevance are as follows:

RLZ-O1 The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone

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

- a. consistency with the scale and character of the rural lifestyle environment;
- b. location, scale and design of buildings or structures;
- c. 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;
- d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- e. the adequacy of roading infrastructure to service the proposed activity;
- f. managing natural hazards;
- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and
- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

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

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

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

CE-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-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;
 - b. 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
 - a. 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.

3.3 Visual catchment

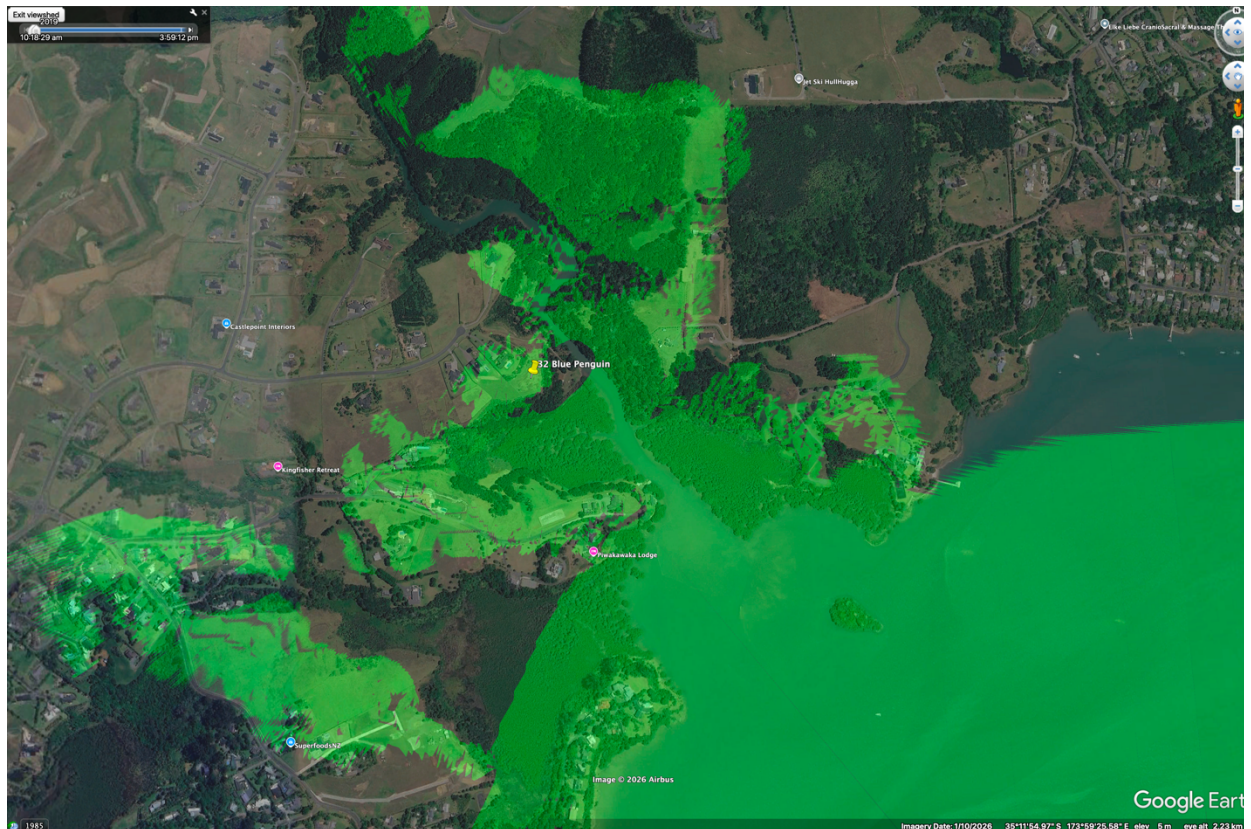


Plate 4: ZTV analysis⁴

Located on a terrace on the south facing flank of the Blue Penguin Drive ridge, views from the northern quadrant are limited by landform, although the elevated landform to the north east of the Site does offer the potential for views. This elevated landform comprises a vegetated ridge flank on which, taking into account the screening effect of existing vegetation, there are no public nor private opportunities for views.

As is evident in [Plate 3](#) above, the visual catchment encompasses the Pickmere Channel to the south east and east of the Site.

To the south, Kingfisher Lane extends to the east and from this private road, views of the Site are possible from a number of private residences (refer to [photo 8](#)).

More proximate views are possible from neighbouring properties located at the north eastern end of Blue Penguin Drive. These include a dwelling located within Lot 36 to the north of the subject Site (refer to Figure xx) which offers views to the south east into the river valley and along the Pickmere Channel. Views from this dwelling include the existing dwelling within the Site, and the northern portion of the 'mid' terrace.

A vacant lot – Lot 37 – is situated on the western side of Lot 36 and offers views across Blue Penguin Drive to the existing dwelling within the Site (refer to [photo 7](#)).

⁴ The ZTV analysis has been prepared using Google Earth and is, as a result, schematic only. Whilst useful to give a general impression of the visual catchment, this software determines the catchment of a location based on landform without consideration of the screening effects of vegetation.

Dwellings within Lots 33 and 34 are located at a similar elevation to the existing dwelling within the Site. These dwellings offer views to the south east to the Pickmere Channel, but views to the 'mid' terrace are partially blocked by landform and / or vegetation.

4.0 IDENTIFIED LANDSCAPE VALUES

The Site is not overlain by any areas of significance although the forested northern slopes of the Rangitane River are overlain by a High Natural Character Area (HNC 297).

The RPS defines this areas as 6/47 and described it as follows:

Coastal faces with kanuka dominant forest and shrubland with several gullies with mixed broadleaved forest and a section of river. Excludes area of wattles in centre.

Largely indigenous vegetation with relatively few pest plants. Part of community pest control area. Minimal human-mediated hydrological or landform change. Part of level 1 PNA site PO5/087 Kerikeri ED. Few obvious human structures

The RPS also identifies the Rangitane Estuary as 6/46, described thus:

Rangitane Estuary mangroves with limited saltmarsh & freshwater wetland (raupo with flax, pampas, gorse) in upper reaches.

Indigenous vegetation without pest plants (mangroves). Sequence of mangroves, saltmarsh & freshwater wetland. Part of community pest control area. No obvious human structures

The ridge top associated with Blue Penguin Drive displays a rural residential spaciousness with potential views to the wider landscape including the channel, and forested ridge flank to the north. From some locations, views down into the Rangitane River valley are possible. These external views lend the area an increased amenity and sense of naturalness.

Visitors to the recreation area on the valley floor (accessed by the RoW) enjoy a heightened sense of naturalness, with separation from built form and habitation provided by the elevation difference and enclosure provided by vegetation.

The primary contributing elements which influence the natural character of the subdivision are on the edges, or external to the subdivision. The edges – being the vegetated lower ridge flanks provide containment for the estuarine Pickmere Channel and Rangitane River and form a backdrop to views from the water. These edges are vulnerable to change, notably vegetation removal or an increase in the dominance of built form in proximity to the water,

5.0 ASSESSMENT OF EFFECTS

5.1 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.

The proposal will result in the very minor and localized recontouring of the landform to facilitate access and the construction of built form within proposed Lot 2. The proposed Lot 2 building area is defined, and all built form will be contained within this area, so existing native vegetation on the slopes separating the 'mid' terrace from the ridge crest, and the 'mid' terrace and estuarine edge will not be affected. Further, the earthworks will not affect the legibility of the ridge terrace landform.

Overall, therefore, the change in the abiotic and biotic attributes of the Site will be small and the level of adverse effect will be very low.

Turning to the changes in the experiential attributes of the landscape that will result from the proposal, it is anticipated that future built form and infrastructure facilitated by the proposal will be largely visually contained by the existing vegetation and by landform. The applicant has 'tested' the visibility of a dwelling within proposed Lot 2 using a drone flown at a height of some 5 – 6m, and the drone did not intrude on views from the neighbouring property to the west (Lot 34 DP 505455).

Although when viewed in plan, the proposal appears to signal an increase in built density at this north eastern end of Blue Penguin Drive, the building site within proposed Lot 2 is situated at a lower level to the building within Lot 1, and will be contained within a framework of existing vegetation, and separated from the existing dwelling by this vegetation. As a result, perceptually, the increased density of built form is less obvious, with the difference in level and existing vegetation serving to maintain the sense of spaciousness and openness that is currently the prevailing character of this part of the subdivision.

Further, the subdivision design will ensure that the mid and northern portion of proposed Lot 2 is retained as open and natural, , with the northern portion in particular retaining its cover of native vegetation. This vegetation is contiguous with and the riparian forested vegetation to the north and as a result, the northern portion of the lot will retain an unbuilt and native appearance. This will also maintain the existing character of the community recreation area.

It is the opinion of the author therefore, that the change in the experiential attributes will be affected by no more than a small degree and that the level of adverse effect will be low.

Turning to social, cultural and associative values (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), the author is not aware of any cultural, social, archaeological or associative values linked to the Site, noting that the context of the Site and the social, cultural, archaeological and associative attributes of the landscape of the Site will only be affected to a very low level.

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

5.2 Assessment of visual effects

The potentially effected individual groups are limited to nearby properties to the north, and west of the Site, to users of the recreation area, occupants of dwellings to the south (including those accessed by Kingfisher Place), and occupants of boats on the Pickmere Channel / Rangitane River. .

Occupants of dwellings to the north (Lots 36 and 35), are largely screened by landform from proposed Lot 2, although Lot 36 has the potential to gain a glimpse view of the northern portion of the 'mid' terrace as a part of its view to Pickmere Channel at a separation distance of some 250m.

At most, these individuals will have the potential to view a small portion (the northern 'end' of) of a future building and whilst this will form a recognisable change, it will not reduce the ability to gain views to the Channel, nor will it – by virtue of the scale of the visible structure – detract from that view. As such, it is the opinion of the author that the potential adverse visual effect on these individuals will be (at most) very low).

Occupants of dwellings within Lots 33 and 34 benefit from views to the south east to the Channel. These individuals will be largely screened from a future dwelling within Lot 2 by the landform and existing vegetation. Their outlook to the water will be unaffected, and they will not experience any loss of Therefore, it is the opinion of the author that the potential adverse visual effect on these individuals will be (at most) low.

Potential receptors to the south west of the subject Site tend to be separated by a distance of between 250 – 400m (refer to [photo 8](#)). These properties are afforded an expansive view, or range of views and although it is possible that a future dwelling within Lot 2 will be visible, the change from the existing situation – given the existing residential character of the Blue Penguin Drive ridge – will be very small and it is the opinion of the author that the potential adverse visual effect on these individuals will be (at most) very low).

The majority of boat traffic on the water is restricted to the main channel accessing the Kerikeri River. It is possible that smaller vessels will approach the Rangitane River mouth, and this threads between stands of mangrove. From distance in excess of some 50m, the future dwelling within proposed Lot 2 will be visible, but the building will be elevated above, and separated from the estuarine edge by the vegetated low ridge flank, and will be backdropped by vegetation on the slope between proposed Lots 1 and 2.

As such, the proposed building, controlled in terms of its scale and external finish by proposed design controls, will not detract from the amenity and values of the Channel and River, and it is the opinion of the author that the potential adverse visual effect on these individuals will be (at most) low).

5.3 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 a landform backdrop and will not form a skyline element.

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

6.0 AFFECT ON THE STATUTORY FRAMEWORK

Under the Operative District Plan, the subject Site is within the Coastal Living Zone, and the status of the application is Discretionary. Under the Proposed District Plan, the lot is within the Rural Lifestyle Zone and is partially overlain by the Coastal Environment.

The key themes running through both plans, and cascading down from the NZCPS and Northland RPS are the maintenance of natural character values, the avoidance of significant adverse effects outside of areas of outstanding values, the maintenance of access to the coastal environment, the protection of biodiversity values and historic heritage / cultural values. In addition, other themes include the maintenance of rural character and amenity.

The above assessment has determined that the proposed subdivision will – given the subdivision design and the proposed mitigation measures – successfully enable the integration of an additional dwelling into the coastal landscape whilst maintaining landscape, natural character, visual amenity, ecological, and cultural values and associations. The separation provided by the existing vegetation, and the vertical separation resulting from the stepped ‘terraces’ on which the Lot 1 and Lot 2 building will be located will ensure that the sense of spaciousness (important for the character of the landscape), will be retained, and the proposed building will not detract from, nor intrude on views from public or private locations.

Rule 10.7.5.3.1 lists the following to which Council will restrict the exercise of its discretion to matters relating to:

- i the location of the building;*
- ii the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;*
- iii the colour and reflectivity of the building;*
- iv the extent to which planting can mitigate visual effects;*
- v any earthworks and/or vegetation clearance associated with the building;*
- vi the location and design of associated vehicle access, manoeuvring and parking areas;*
- vii the extent to which the building will be visually obtrusive;*
- viii the cumulative visual effects of all the buildings on the site;*
- ix the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;*
- x the extent to which private open space can be provided for future uses ;*
- xi the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
- xii the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*

The assessment has considered the above matters, noting the defined location for the future building, the limited volume of earthworks required for its construction, its limited visibility – a consequence of the location, the existing vegetation, and the design controls that will limit scale and external finishes.

The resulting level of landscape, natural character and visual effects will be (at most) low, and given the separation in elevation, and the containment offered by vegetation, the proposal will not result in a cumulative effect.

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

7.0 CONCLUSION

The application seeks to subdivide a 2.6ha lot in the Coastal Living and Coastal Environment to create one additional lot. The proposed lot sizes will be 6,246m² (containing the existing dwelling), and 2.052ha. The existing lot is identified as Lot 35 DP 505455 and is located at 30 Blue Penguin Drive, Kerikeri.

Under the Operative District Plan, the subject Site is within the Coastal Living Zone, and the status of the application is Discretionary.

Under the Proposed District Plan, the lot is within the Rural Lifestyle Zone and is partially overlain by the Coastal Environment.

Building design controls are proposed to limit the prominence of future development and assist with integration of future built form.

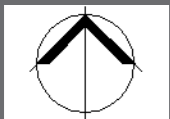
Given the proposed subdivision design, the location of the proposed building site and proposed mitigation measures, it is the opinion of the author that the proposal will not detract from the landscape and natural character of the Site and its immediate context. In addition, the proposal will not facilitate development that detracts from the visual amenity of neighbours or receptors in the wider visual catchment.

Overall it is the opinion of the author that the potential adverse landscape effect will be low, and the visual amenity effect experienced by potential receptors will be (at most) low. The proposal is considered to be consistent with the relevant provisions of the statutory documents, and it is the opinion of the author that the proposal is appropriate from a landscape and visual perspective.

Simon Cocker



APPENDIX 1: Figures



Location of the Site

Jason Goldie & Ema Kiff
 30 Blue Penguin Drive
 Landscape Assessment
 FIGURE 1: The context of the Site

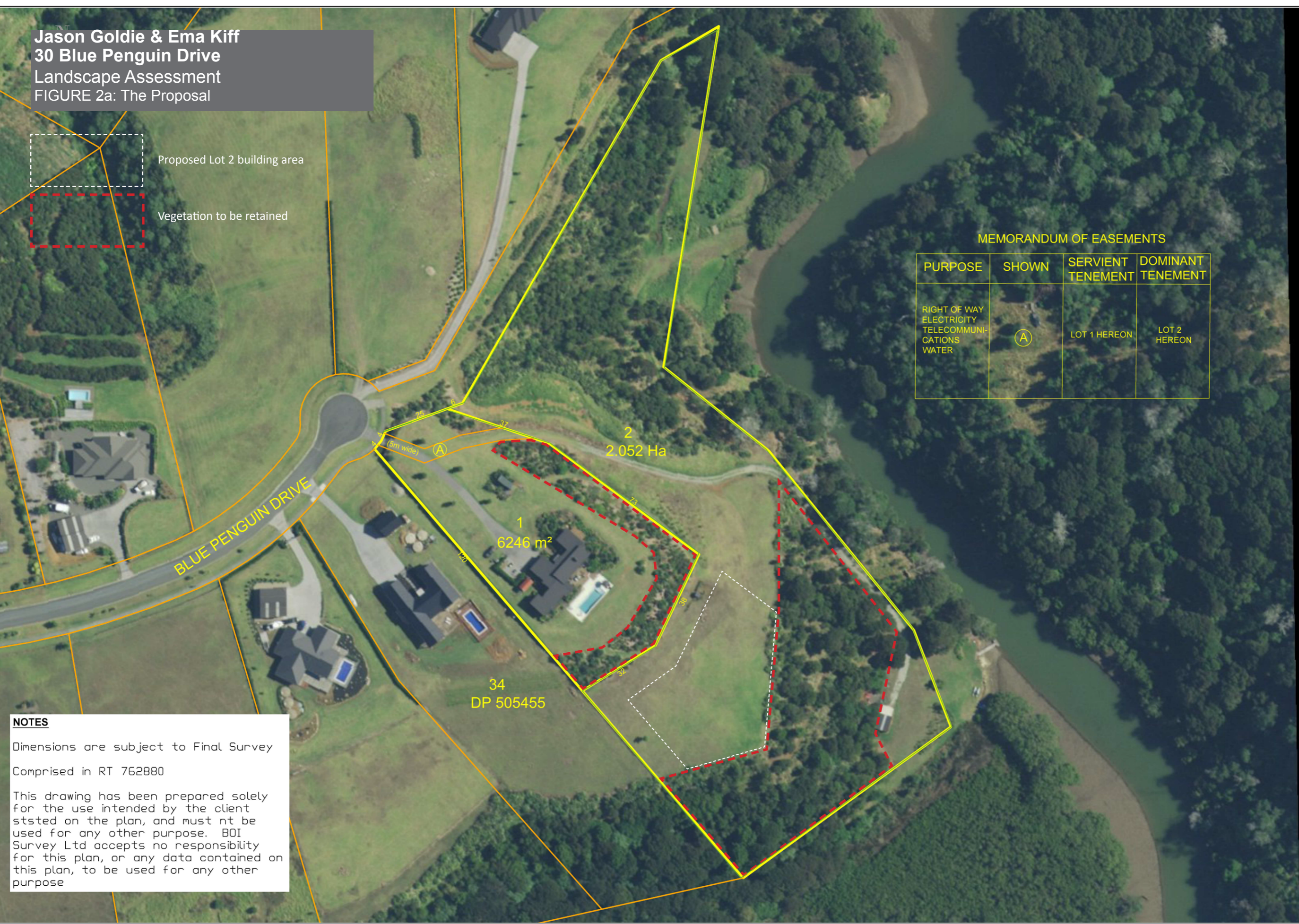


Jason Goldie & Ema Kiff
30 Blue Penguin Drive
 Landscape Assessment
 FIGURE 2a: The Proposal

Proposed Lot 2 building area
 Vegetation to be retained

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY ELECTRICITY TELECOMMUNICATIONS WATER	(A)	LOT 1 HEREON	LOT 2 HEREON



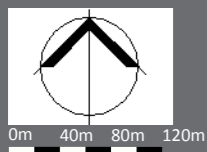
NOTES
 Dimensions are subject to Final Survey
 Comprised in RT 762880
 This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. BOI Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose

Rev.	Reason For Issue or Amendment	Date	Drawn	Checked	Surveyed
A	Scheme Plan 30 PENGUIN DRIVE	05/03/26	TW	DC	TW



BOI SURVEY LTD
 55B Shepherd Road
 Kerikeri 0230
 e: Tony@boisurvey.co.nz

PROPOSED SUBDIVISION OF LOT 35 DP 505455 30 BLUE PENGUIN DRIVE CLIENT: JASON GOLDIE , EMMA KIFF	JOB NO: 5116	Scale: 1:1000 @ A3
	Level Datum: N/A	Origin: -
Drawing Number: 5116-001	Revision: A	Sheet: 1 of 1



Jason Goldie & Ema Kiff
 30 Blue Penguin Drive
 Landscape Assessment



FIGURE 2b: The proposal in its landscape context



Photo 1: View east across proposed Lot 2 building site (pan 1 of 2)

Photo date - 16 March 2026

Jason Goldie & Ema Kiff
30 Blue Penguin Drive
Photos

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





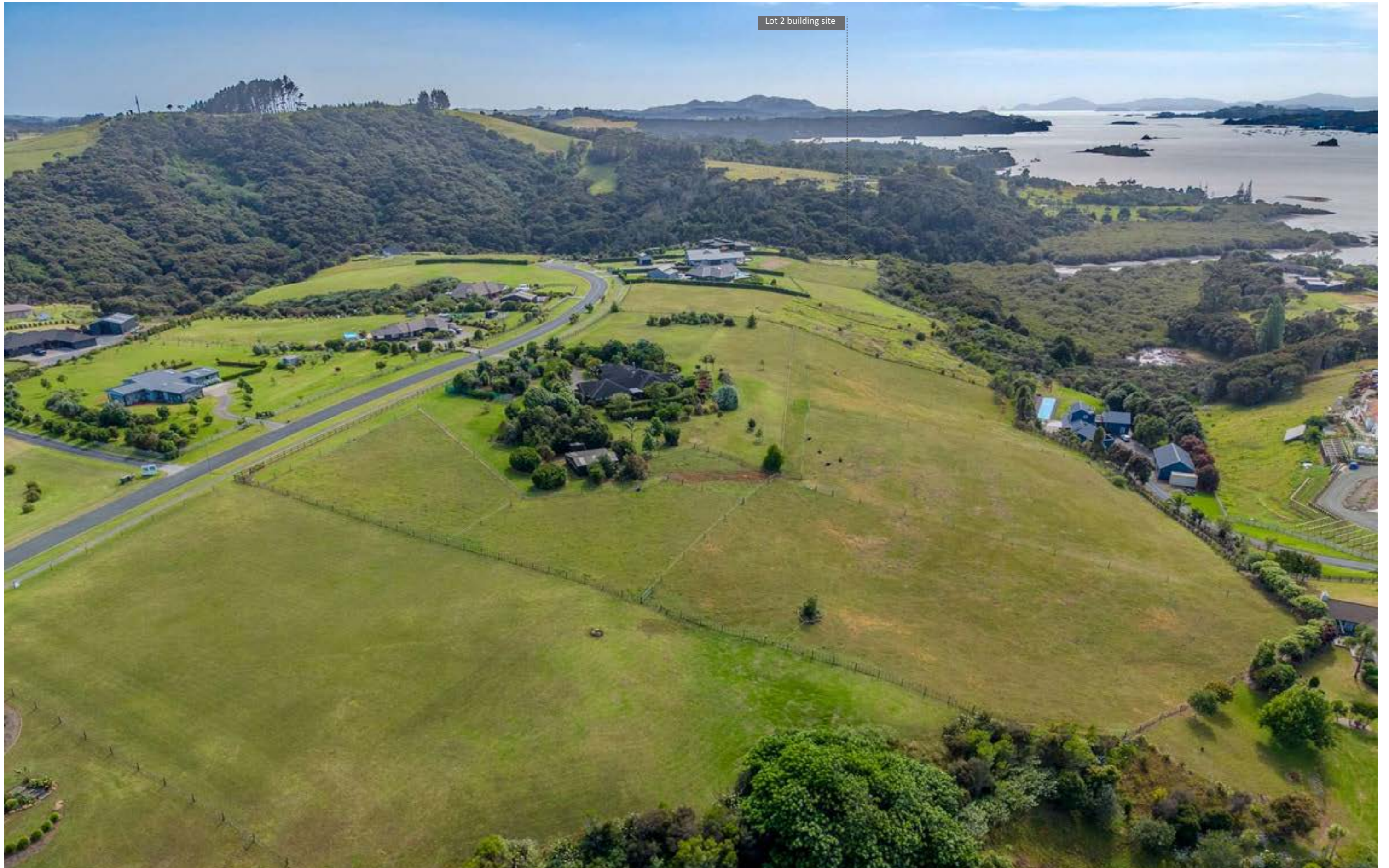
Photo 2: View to south east across proposed Lot 2 building site (pan 2 of 2)

Photo date - 16 March 2026

Jason Goldie & Ema Kiff
30 Blue Penguin Drive
Photos

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





Lot 2 building site

Photo 3: Drone view to north east from 18 Blue Penguin Drive

Photo date - Unknown (sourced from Real estate agent website)

Jason Goldie & Ema Kiff
30 Blue Penguin Drive
Photos





Photo 4: View to north west from Lot 2 building site

Photo date - 16 March 2026

Jason Goldie & Ema Kiff
30 Blue Penguin Drive
Photos

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



Simon Cocker
Landscape Architecture



Photo 5: View west from river edge to lower vegetated slope

Photo date - 16 March 2026

Jason Goldie & Ema Kiff
30 Blue Penguin Drive
Photos

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



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Photo 6: View south toward Lot 1 dwelling from recreation area

Photo date - 16 March 2026

Jason Goldie & Ema Kiff
30 Blue Penguin Drive
Photos

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



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Landscape Architecture



Photo 7: View east from Lot 37 to Pickmere Channel

Photo date - 16 March 2026

Jason Goldie & Ema Kiff
30 Blue Penguin Drive
Photos

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





Lot 2 building site

Photo 8: View to Site from Kingfisher Lane (entrance to Lot 5 DP 317854)

Photo date - 16 March 2026

Jason Goldie & Ema Kiff
30 Blue Penguin Drive
Photos

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



Document Quality Assurance

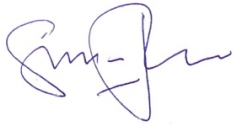

<p>Bibliographic reference for citation:</p> <p>Simon Cocker Landscape Architecture Limited. 2026. 30 Blue Penguin Drive: <i>Proposed subdivision of Lot 35 DP 505455 - Landscape assessment.</i></p>		
Prepared by	Simon Cocker Landscape Architect Principal SCLA	
Reviewed by	Simon Cocker Landscape Architect Principal SCLA	
Ref.	26029_01	
Status. [FINAL]	Revision / version	Issue Date: 28 April 2026
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1.0 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by the applicant to undertake a landscape assessment for the subdivision of a 2.6ha lot in the Coastal Living and Coastal Environment to create one additional lot. The lot is identified as Lot 35 DP 505455 and is located at 30 Blue Penguin Drive, Kerikeri (refer to [Figure 1](#) in [Appendix 1](#)).

Under the Operative District Plan, the subject Site is within the Coastal Living Zone, and the status of the application is Discretionary since the proposal breaches 13.7.2.1 Minimum Lot Size

Under the Proposed District Plan, the lot is within the Rural Lifestyle Zone and is partially overlain by the Coastal Environment.

The following consent notices are relevant to this proposed subdivision and will be carried forward to the new titles for Lot 1 and Lot 2:

- *10388614.2 - Establishes original subdivision conditions including building envelopes, weed/pest management, stormwater, wastewater and firefighting water supply requirements in conjunction with the construction of any dwelling.*
- *10858979.1 - Provides specific controls for the subject lot, including the matters above as well as a prohibition of carnivorous animals.*

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)¹. 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 Conduct².

Effects Ratings and Definitions

The significance of effects identified in this assessment are based on a seven-point scale which includes very low; low; moderate-low; moderate, moderate-high, high, and very high. For the purpose of this assessment, low-moderate equates to minor in RMA terminology.

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:

- Northland Regional Policy Statement (2016);
- The Operative Far North District Plan;
- The Proposed Far North District Plan;
- Scheme plan prepared by BOI Survey. 5116_01 Rev A;
- Bay of Islands Planning. Assessment of Environmental Effects. May 2026
- Bioresearches. Rangitane River Park Kerikeri: Assessment of Ecological Effects. October 2021;
- Rod Clough. Statement of Evidence. 12 December 2023;
- Te Runanga O Ngati Rehia. Cultural Impact Assessment. 31 January 2020;

¹ https://nzila.co.nz/media/uploads/2022_09/Te_Tangi_a_te_Manu_Version_01_2022_.pdf

² Contained in Appendix 1 of: http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf

- Aerial photography, Far North District Council GIS mapping, and Google Earth.

A visit was undertaken on the late afternoon of 16 March 2026. The weather conditions during the visit were sunny with light winds.

2.0 THE PROPOSAL

The subdivision proposal is illustrated in [Figures 2a – 2b](#). Proposed Lot 1, containing the existing dwelling will have an area of 6,246m², whilst Lot 2 will have an area of 2.052ha. The boundary between the two lots will have a logic, following the ‘outer’ edge of the native planting buffer which contains the existing dwelling and its curtilage. This planting buffer occupies the upper flanks of the coastal slope whilst the dwelling and contextual garden occupies the flat area at the top of the slope.

Separated from proposed Lot 1 by the planting buffer and slope, Lot 2 is perceptually separate from Lot 1 and occupies the coastal margin where it slopes down to the estuarine river channel. The lot comprises two distinctly separate areas. The northern half of the lot forms the western side of the river valley, with the landform – clad in regenerating native vegetation – sloping steeply to the river margin. Here, grassed areas are used for informal recreation by residents of the subdivision, this area being afforded access by a grassed access lot.

The landform of the southern portion relates more directly to the estuarine embayment. It contains the northern side of this embayment, whilst the Kingfisher Drive headland contains the southern side (refer to [Figure 2b](#)).

It is within this southern portion that the Lot 2 proposed building site is located, and as is evident from [photos 1 and 2](#), the building site occupies a gently sloping lawn area which is contained on its eastern, south eastern and southern edges by a vegetated coastal bank which drops some 10m to the estuarine edge.

The proposed building site – defined in [Figure 2a](#) – is set back 10m from the south western (external) boundary, and 10m from the north western boundary with proposed Lot 1. Together with the proposed maximum building height limit of 6m, this will ensure that the future building within Lot 2 will not intrude on the outlook from the neighbouring Lot 34 DP 505455), or from proposed Lot 1.

The proposed buildings and structures within proposed Lot 2 will be subject to a suite of design guidelines that will ensure that future built form is recessive in its external materiality and colour, and is sympathetic to its setting.

The specified design guidelines that shall be required via consent notices are listed in [Table 2](#) below.

Height of buildings and structures	Applies to Lot 2: The maximum height of all buildings and structures (not including chimneys) shall be 6m metres above existing ground level (measured using the rolling height method).
Finishes for buildings	Applies to Lot 2: Refer to BS5252. The colour selection for the all buildings and structures must be made from the following indicators. ³ Hue (Colour) All the colours from 00 – 24 are acceptable, conditional on the limitations below. - Reflectance Value (RV) and Greyness Groups. The predominant wall colours, shall have a RV rating of no more than 30% for greyness groups A, B and C. Colours within greyness groups D and E are not permitted. - Reflectance Value (RV) and Greyness Groups: Roofs shall have an RV rating of no more than 25% within greyness groups A, B and C. Colours within greyness groups D and E are not permitted.
Infrastructure Fencing	Applies to Lots 1 and 2: Solid fences are not permitted unless physically joined with the main residential unit. Notwithstanding this, solid fences are not permitted along the external boundaries of the

³ City Of Auckland District Plan, Hauraki Gulf Islands Section Review: Colour For Buildings. Hudson Associates, (September 2006)

	lot. All other fences shall be visually permeable and shall be of a rural character (post and wire or timber post and rail).
Exterior lighting	All external lighting shall be down lighting only and shall not be used to highlight buildings or landscape features visible from beyond the property boundary.
Water tanks	Water tanks shall be buried, or screened from views external to the lot on which they are located.
Materiality of driveways	Driveways shall be constructed from materials with a recessive finish such as blue metal, chip seal or concrete with black oxide added to the mix at a rate of 5kg/m ³ .

Table 2. Building controls.

Maintenance of existing vegetation to be protected

It is recommended that indigenous vegetation identified on Figure 2a shall be retained.

Some judicious pruning of vegetation is permitted to maintain views from the property to the Inlet, but pruning should seek to provide fragmented views rather than uninterrupted views.

Weed control is part of the overall site management. Through weed management the elimination and continued control of weeds will be undertaken to ensure that the site is kept free of weed species in perpetuity by the landowners.

Weeds common in the area include Tobacco weed, pampas, ginger, gorse and moth plant. If landowners are unfamiliar with weed identification and management weedbusters www.weedbusters.org.nz is a useful resource for weed identification and management techniques.

To note, chemical sprays shall not be used over water bodies and no herbicide except glyphosate shall be used if there is any chance of it getting into a water body. Cut and paint is a lower risk method to use near water. Where practicable, manual methods shall be used for streamside areas. All spraying is to take place in settled weather i.e. not windy conditions.

3.0 EXISTING ENVIRONMENT

3.1 The site context

As is evident from [Figure 1](#), the subject Site is located on the coastal margin of the estuarine Pickmere Channel, close to the confluence of the Channel with the Rangitane River (refer to [Plate 1](#) below).



To the south of the Rangitane River, the undulating landscape rising to a height of some 60m, and riven with steep and meandering stream channels is redolent of the Kerikeri landscape. Here the landform reflects its volcanic geology and is underlain with basalt. This landform contrasts with the steeply rising slope which defines the northern bank of the Rangitane River and marks the transition to an underlying greywacke geology (refer to [Plate 2](#) below).

Plate 1: Drone view from Lot 20 DP 494309 looking south east to Site

Blue Penguin Drive ascends a low easterly trending ridge from Kapiro Road, whilst two diverging roads provide access to spurs that extend to the north. Even though the lots sizes adjoining the road corridor vary between 8,000m² and 11,000m², the residential development imparts a strongly urban character. This is because – as is evidenced by [Figure 2b](#) and [photo 3](#) – the dwellings within these lots have been constructed relatively close to the road frontage (utilising the flatter ridge crest land), leaving the southern flanks of the Blue Penguin Drive ridge under pasture.

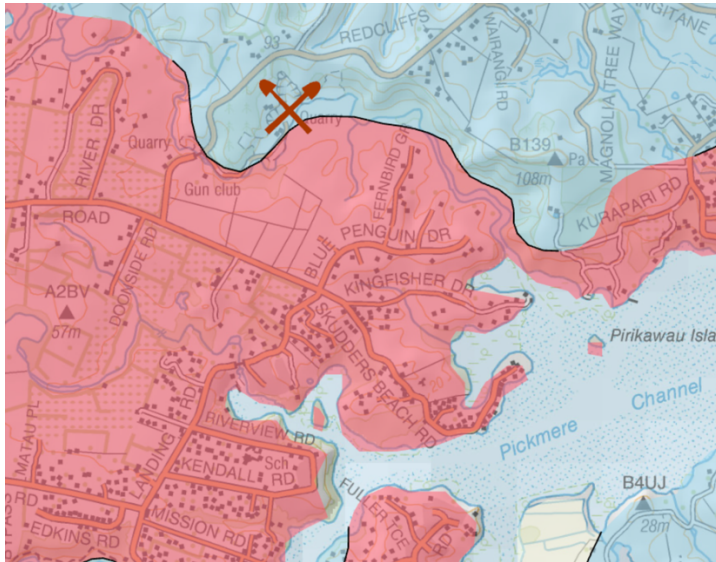


Plate 2: Geology

The prevailing landscape character therefore, is rural residential and given the lot sizes, there is limited evidence of productive use of the unbuilt land with lot owners choosing instead to mow the balance areas of grass.

the bush clad escarpment along the northern side of the Rangitane River and the cleared forestry area and old quarry to its west display distinctly rural and natural character attributes, as do the estuarine and vegetated margins of the Pickmere Channel and Rangitane River, .

The subject Site occupies a ‘headland’ of sorts, projecting to the south east with the existing dwelling situated on the ridge crest, offering long views to the east along the Channel. This upper level is separated from a grassed ‘mid’ terrace by a vegetated bank of some 4 – 5m in height (refer to [photo 4](#)). This grassed terrace is contained on its southern, south eastern and eastern sides by a second vegetated bank which is approximately 8 – 10m in height and drops to the estuarine edge.

Within the south western corner of the property (and within the adjoining properties to the west), this lower bank drops to the estuarine edge, at the eastern-most extreme of the subject Site, an area of lawn, straddling the Site boundary, appears to have (historically) been reclaimed from the estuary (refer to [photo 5](#)).

A similar area has been (historically) developed within the northern portion of the subject Site which encompasses the eastern-facing gully side of vegetated Rangitane River bank (refer to [photo 6](#)). This lawn area is contiguous with an area of lawn that is used by residents of the subdivision for recreation and is accessed by a right of way

Experienced from this area next to the river and separated from the domestic residential landscape on the ridge, the landscape is imbued with a strong sense of naturalness. It is the sense of, or views of the natural landscape that occupants of dwellings within the Blue Penguin subdivision (and adjoining subdivisions) seek to benefit from. Analysis of the design and placement of dwellings reveals that – not surprisingly – these are situated and oriented to seek (where possible), a northerly outlook which offers views either of the River and vegetated escarpment to the north, or views to the Pickmere Channel to the east and north east.

This includes a dwelling located within Lot 36 to the north of the subject Site (refer to [Figure xx](#)) which offers views to the south east into the river valley and along the Pickmere Channel. Views from this dwelling include the existing dwelling within the Site, and the northern portion of the ‘mid’ terrace.

A vacant lot – Lot 37 – is situated on the western side of Lot 36 and offers views across Blue Penguin Drive to the existing dwelling within the Site (refer to [photo 7](#)).

Dwellings within Lots 33 and 34 are located at a similar elevation to the existing dwelling within the Site. These dwellings offer views to the south east to the Pickmere Channel, but views to the ‘mid’ terrace are partially blocked by landform and / or vegetation.

Within the wider landscape, the landscape to the west and south west retains a spacious rural residential character with a development framework derived from revegetation plantings within gullies and along watercourses, and amenity plantings within residential lots. To the north the recent consent granted to the Rangitane River Park (Tubbs Farm) development will result in the extension of this rural residential pattern of development further to the north.

In their report on the Tubbs Farm development, Ngāti Rēhia noted that the area is within the cultural landscape of Rangitane Pā and the whenua of Parengaroa. They stated that this was a centre point of high use for tangata whenua and a Ngāti Rēhia artefact was found near the head of a gully within the Tubbs Farm site.

The archaeological Assessment prepared for the Tubbs Farm development determined that:

No archaeological sites had previously been recorded within the project area, although there are numerous recorded sites in the vicinity, in the coastal areas, along riverbanks and on islands within the Kerikeri Inlet.

It noted that although the low lying flatter areas along the banks of the Rangitane River where there was potential that temporary camps sites, or processing sites may have existed, no evidence could be found by them. The Assessment also determined that:

Tubbs farm itself, however, does not appear to have been a significant location of settlement in either pre- or early European times....Locally the main focus of settlement appears to have been on the north side of the Rangitane River, where Rangitane Pā (P05/18) and the possible pā (P05/17) are located.



Plate 3: identified archaeological sites

No sites of significance to mana whenua or other archaeological sites are known to existing within the subject Site although the field survey associated with the Tubbs Farm development identified two shell middens (Midden 1 referenced P05/944 and Midden 2 referenced P05/970) on the unformed Crown Grant Road on the western bank of the Rangitane River (refer to [Plate 3](#) at left).

The Ecological Assessment prepared for the Tubbs Farm development described the ecological context as historically

comprising predominantly of taraire, tawa, podocarp forest ecosystem type with areas of kahikatea, pukatea forest. The natural (unplanted) areas of vegetation within the Site and its landscape context typically comprise tōtara (*Podocarpus totara*), with mamaku (*Cyathea medullaris*) and mānuka (*Leptospermum scoparium*) also common throughout. The understorey vegetation is typical of early succession assemblages and includes harakeke (*Phormium tenax*), māpou (*Myrsine australis*) and mahoe (*Meliclytus ramiflorus*), with high weed infestation of gorse (*Ulex europaeus*), tree privet (*Ligustrum lucidum*), pampas (*Cortaderia* sp.) and woolly nightshade (*Solanum mauritianum*). Planted / revegetated areas comprise a typical mix of mānuka (*Leptospermum scoparium*), kānuka (*Kunzea robusta*), māpou (*Myrsine australis*) and mahoe (*Meliclytus ramiflorus*), harakeke (*Phormium tenax*) and houpara (*Pseudopanax lessonii*).

3.2 Statutory Matters

Northland Regional Policy Statement

Appendix 2, Parts A) and B)

In regards to this document the relevant landscape matters for this development are:

PART A

- (l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to _' Land, Water and Common Resources'); and*
- (m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' more details and guidance); and*
- (n) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate*

PART B

Context - *(b) Recognises and builds on landscape context and character*

Character - *(c) Protects and enhances distinctive landforms, water bodies and indigenous plants and animals.*

Custodianship - *(a) Maintains landscape values, ecological services and cultural values*

FNDP (Operative)

The site is zoned Coastal Living and is not subject to any resource classifications. The Coastal Living zone forms part of the Far North District Plan (FNDP) Coastal Environment policy and rule framework.

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

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

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

- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*
- (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*
- (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
- (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*
- (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*

- (f) *recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and*
- (g) *where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and*
- (h) *gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

Coastal Environment

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

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

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

10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods.

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

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

10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;*
- (b) the number of buildings and intensity of development;*
- (c) the colour and reflectivity of buildings;*
- (d) the landscaping (including planting) of the site;*
- (e) the location and design of vehicle access, manoeuvring and parking areas.*

The Coastal Living Zone applies to those areas of the coastal environment which have already been developed but which still maintain a high level of amenity associated with the coast. These areas have been identified as having an ability to absorb further low density, mainly rural residential development, without detriment to their overall coastal character. The zone therefore allows rural residential development to occur and thereby reduces pressure for development in the General Coastal Zone whilst retaining, as far as possible, the character, features and landscapes of this part of the coastal environment

10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.

10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.

10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.

10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of

the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:

- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;
- (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;
- (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District
- (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;
- (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

10.7.5.3.1 VISUAL AMENITY

The following are restricted discretionary activities in the Coastal Living Zone:

- (a) any new building(s); or
- (b) any alteration/addition to an existing building that do not meet the permitted activity standards in **Rule 10.7.5.1.1** where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.

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

- i* the location of the building;
- ii* the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;
- iii* the colour and reflectivity of the building;
- iv* the extent to which planting can mitigate visual effects;
- v* any earthworks and/or vegetation clearance associated with the building;
- vi* the location and design of associated vehicle access, manoeuvring and parking areas;
- vii* the extent to which the building will be visually obtrusive;
- viii* the cumulative visual effects of all the buildings on the site;
- ix* the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;
- x* the extent to which private open space can be provided for future uses ;
- xi* the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;
- xii* the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

In the Proposed District Plan, the Site is located within the Rural Lifestyle Zone. The objectives and policies of relevance are as follows:

RLZ-O1 The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone

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

- a. consistency with the scale and character of the rural lifestyle environment;
- b. location, scale and design of buildings or structures;
- c. 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;
- d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- e. the adequacy of roading infrastructure to service the proposed activity;
- f. managing natural hazards;
- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and
- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

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

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

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

CE-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-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;
 - b. 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
 - a. 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.

3.3 Visual catchment

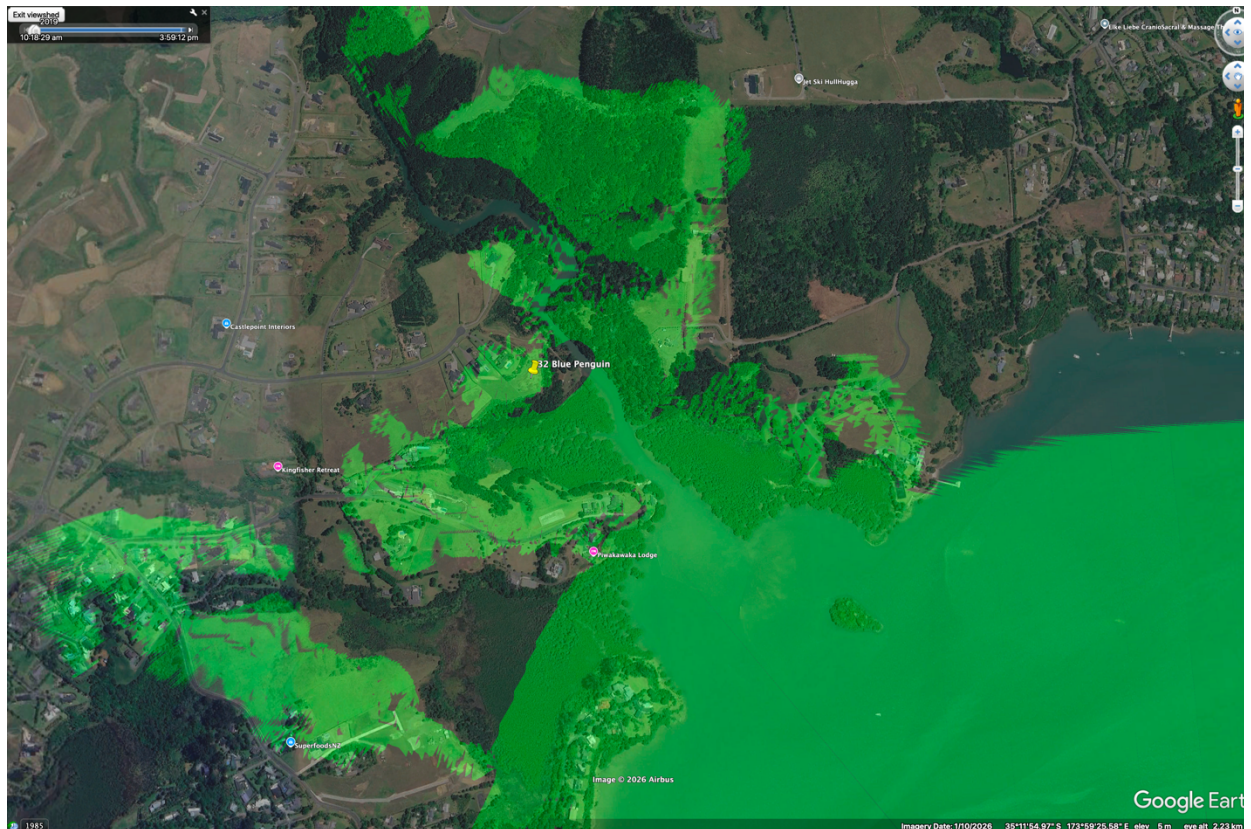


Plate 4: ZTV analysis⁴

Located on a terrace on the south facing flank of the Blue Penguin Drive ridge, views from the northern quadrant are limited by landform, although the elevated landform to the north east of the Site does offer the potential for views. This elevated landform comprises a vegetated ridge flank on which, taking into account the screening effect of existing vegetation, there are no public nor private opportunities for views.

As is evident in [Plate 3](#) above, the visual catchment encompasses the Pickmere Channel to the south east and east of the Site.

To the south, Kingfisher Lane extends to the east and from this private road, views of the Site are possible from a number of private residences (refer to [photo 8](#)).

More proximate views are possible from neighbouring properties located at the north eastern end of Blue Penguin Drive. These include a dwelling located within Lot 36 to the north of the subject Site (refer to Figure xx) which offers views to the south east into the river valley and along the Pickmere Channel. Views from this dwelling include the existing dwelling within the Site, and the northern portion of the 'mid' terrace.

A vacant lot – Lot 37 – is situated on the western side of Lot 36 and offers views across Blue Penguin Drive to the existing dwelling within the Site (refer to [photo 7](#)).

⁴ The ZTV analysis has been prepared using Google Earth and is, as a result, schematic only. Whilst useful to give a general impression of the visual catchment, this software determines the catchment of a location based on landform without consideration of the screening effects of vegetation.

Dwellings within Lots 33 and 34 are located at a similar elevation to the existing dwelling within the Site. These dwellings offer views to the south east to the Pickmere Channel, but views to the 'mid' terrace are partially blocked by landform and / or vegetation.

4.0 IDENTIFIED LANDSCAPE VALUES

The Site is not overlain by any areas of significance although the forested northern slopes of the Rangitane River are overlain by a High Natural Character Area (HNC 297).

The RPS defines this areas as 6/47 and described it as follows:

Coastal faces with kanuka dominant forest and shrubland with several gullies with mixed broadleaved forest and a section of river. Excludes area of wattles in centre.

Largely indigenous vegetation with relatively few pest plants. Part of community pest control area. Minimal human-mediated hydrological or landform change. Part of level 1 PNA site PO5/087 Kerikeri ED. Few obvious human structures

The RPS also identifies the Rangitane Estuary as 6/46, described thus:

Rangitane Estuary mangroves with limited saltmarsh & freshwater wetland (raupo with flax, pampas, gorse) in upper reaches.

Indigenous vegetation without pest plants (mangroves). Sequence of mangroves, saltmarsh & freshwater wetland. Part of community pest control area. No obvious human structures

The ridge top associated with Blue Penguin Drive displays a rural residential spaciousness with potential views to the wider landscape including the channel, and forested ridge flank to the north. From some locations, views down into the Rangitane River valley are possible. These external views lend the area an increased amenity and sense of naturalness.

Visitors to the recreation area on the valley floor (accessed by the RoW) enjoy a heightened sense of naturalness, with separation from built form and habitation provided by the elevation difference and enclosure provided by vegetation.

The primary contributing elements which influence the natural character of the subdivision are on the edges, or external to the subdivision. The edges – being the vegetated lower ridge flanks provide containment for the estuarine Pickmere Channel and Rangitane River and form a backdrop to views from the water. These edges are vulnerable to change, notably vegetation removal or an increase in the dominance of built form in proximity to the water,

5.0 ASSESSMENT OF EFFECTS

5.1 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.

The proposal will result in the very minor and localized recontouring of the landform to facilitate access and the construction of built form within proposed Lot 2. The proposed Lot 2 building area is defined, and all built form will be contained within this area, so existing native vegetation on the slopes separating the 'mid' terrace from the ridge crest, and the 'mid' terrace and estuarine edge will not be affected. Further, the earthworks will not affect the legibility of the ridge terrace landform.

Overall, therefore, the change in the abiotic and biotic attributes of the Site will be small and the level of adverse effect will be very low.

Turning to the changes in the experiential attributes of the landscape that will result from the proposal, it is anticipated that future built form and infrastructure facilitated by the proposal will be largely visually contained by the existing vegetation and by landform. The applicant has 'tested' the visibility of a dwelling within proposed Lot 2 using a drone flown at a height of some 5 – 6m, and the drone did not intrude on views from the neighbouring property to the west (Lot 34 DP 505455).

Although when viewed in plan, the proposal appears to signal an increase in built density at this north eastern end of Blue Penguin Drive, the building site within proposed Lot 2 is situated at a lower level to the building within Lot 1, and will be contained within a framework of existing vegetation, and separated from the existing dwelling by this vegetation. As a result, perceptually, the increased density of built form is less obvious, with the difference in level and existing vegetation serving to maintain the sense of spaciousness and openness that is currently the prevailing character of this part of the subdivision.

Further, the subdivision design will ensure that the mid and northern portion of proposed Lot 2 is retained as open and natural, , with the northern portion in particular retaining its cover of native vegetation. This vegetation is contiguous with and the riparian forested vegetation to the north and as a result, the northern portion of the lot will retain an unbuilt and native appearance. This will also maintain the existing character of the community recreation area.

It is the opinion of the author therefore, that the change in the experiential attributes will be affected by no more than a small degree and that the level of adverse effect will be low.

Turning to social, cultural and associative values (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), the author is not aware of any cultural, social, archaeological or associative values linked to the Site, noting that the context of the Site and the social, cultural, archaeological and associative attributes of the landscape of the Site will only be affected to a very low level.

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

5.2 Assessment of visual effects

The potentially effected individual groups are limited to nearby properties to the north, and west of the Site, to users of the recreation area, occupants of dwellings to the south (including those accessed by Kingfisher Place), and occupants of boats on the Pickmere Channel / Rangitane River. .

Occupants of dwellings to the north (Lots 36 and 35), are largely screened by landform from proposed Lot 2, although Lot 36 has the potential to gain a glimpse view of the northern portion of the 'mid' terrace as a part of its view to Pickmere Channel at a separation distance of some 250m.

At most, these individuals will have the potential to view a small portion (the northern 'end' of) of a future building and whilst this will form a recognisable change, it will not reduce the ability to gain views to the Channel, nor will it – by virtue of the scale of the visible structure – detract from that view. As such, it is the opinion of the author that the potential adverse visual effect on these individuals will be (at most) very low).

Occupants of dwellings within Lots 33 and 34 benefit from views to the south east to the Channel. These individuals will be largely screened from a future dwelling within Lot 2 by the landform and existing vegetation. Their outlook to the water will be unaffected, and they will not experience any loss of Therefore, it is the opinion of the author that the potential adverse visual effect on these individuals will be (at most) low.

Potential receptors to the south west of the subject Site tend to be separated by a distance of between 250 – 400m (refer to [photo 8](#)). These properties are afforded an expansive view, or range of views and although it is possible that a future dwelling within Lot 2 will be visible, the change from the existing situation – given the existing residential character of the Blue Penguin Drive ridge – will be very small and it is the opinion of the author that the potential adverse visual effect on these individuals will be (at most) very low).

The majority of boat traffic on the water is restricted to the main channel accessing the Kerikeri River. It is possible that smaller vessels will approach the Rangitane River mouth, and this threads between stands of mangrove. From distance in excess of some 50m, the future dwelling within proposed Lot 2 will be visible, but the building will be elevated above, and separated from the estuarine edge by the vegetated low ridge flank, and will be backdropped by vegetation on the slope between proposed Lots 1 and 2.

As such, the proposed building, controlled in terms of its scale and external finish by proposed design controls, will not detract from the amenity and values of the Channel and River, and it is the opinion of the author that the potential adverse visual effect on these individuals will be (at most) low).

5.3 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 a landform backdrop and will not form a skyline element.

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

6.0 AFFECT ON THE STATUTORY FRAMEWORK

Under the Operative District Plan, the subject Site is within the Coastal Living Zone, and the status of the application is Discretionary. Under the Proposed District Plan, the lot is within the Rural Lifestyle Zone and is partially overlain by the Coastal Environment.

The key themes running through both plans, and cascading down from the NZCPS and Northland RPS are the maintenance of natural character values, the avoidance of significant adverse effects outside of areas of outstanding values, the maintenance of access to the coastal environment, the protection of biodiversity values and historic heritage / cultural values. In addition, other themes include the maintenance of rural character and amenity.

The above assessment has determined that the proposed subdivision will – given the subdivision design and the proposed mitigation measures – successfully enable the integration of an additional dwelling into the coastal landscape whilst maintaining landscape, natural character, visual amenity, ecological, and cultural values and associations. The separation provided by the existing vegetation, and the vertical separation resulting from the stepped ‘terraces’ on which the Lot 1 and Lot 2 building will be located will ensure that the sense of spaciousness (important for the character of the landscape), will be retained, and the proposed building will not detract from, nor intrude on views from public or private locations.

Rule 10.7.5.3.1 lists the following to which Council will restrict the exercise of its discretion to matters relating to:

- i the location of the building;*
- ii the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;*
- iii the colour and reflectivity of the building;*
- iv the extent to which planting can mitigate visual effects;*
- v any earthworks and/or vegetation clearance associated with the building;*
- vi the location and design of associated vehicle access, manoeuvring and parking areas;*
- vii the extent to which the building will be visually obtrusive;*
- viii the cumulative visual effects of all the buildings on the site;*
- ix the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;*
- x the extent to which private open space can be provided for future uses ;*
- xi the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
- xii the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*

The assessment has considered the above matters, noting the defined location for the future building, the limited volume of earthworks required for its construction, its limited visibility – a consequence of the location, the existing vegetation, and the design controls that will limit scale and external finishes.

The resulting level of landscape, natural character and visual effects will be (at most) low, and given the separation in elevation, and the containment offered by vegetation, the proposal will not result in a cumulative effect.

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

7.0 CONCLUSION

The application seeks to subdivide a 2.6ha lot in the Coastal Living and Coastal Environment to create one additional lot. The proposed lot sizes will be 6,246m² (containing the existing dwelling), and 2.052ha. The existing lot is identified as Lot 35 DP 505455 and is located at 30 Blue Penguin Drive, Kerikeri.

Under the Operative District Plan, the subject Site is within the Coastal Living Zone, and the status of the application is Discretionary.

Under the Proposed District Plan, the lot is within the Rural Lifestyle Zone and is partially overlain by the Coastal Environment.

Building design controls are proposed to limit the prominence of future development and assist with integration of future built form.

Given the proposed subdivision design, the location of the proposed building site and proposed mitigation measures, it is the opinion of the author that the proposal will not detract from the landscape and natural character of the Site and its immediate context. In addition, the proposal will not facilitate development that detracts from the visual amenity of neighbours or receptors in the wider visual catchment.

Overall it is the opinion of the author that the potential adverse landscape effect will be low, and the visual amenity effect experienced by potential receptors will be (at most) low. The proposal is considered to be consistent with the relevant provisions of the statutory documents, and it is the opinion of the author that the proposal is appropriate from a landscape and visual perspective.

Simon Cocker



APPENDIX 1: Figures

APPENDIX 2: Landscape and Visual Effects Assessment Methodology

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.



Civil and Geotechnical Investigation Report

Address

32 Blue Penguin
Drive, Kerikeri

Job No.

17949

Client

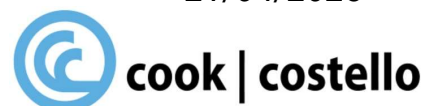
Jason Goldie and
Emma Kiff

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1. Executive Summary

Site Classification:

NZ Building Code Expansive Soil Class	H – Highly Expansive Soils
AS/NZS 1170.5 Soil Class	C – Shallow soil sites

Bearing Capacity Summary:

Depth to 200 kPa Uncorrected Ultimate Bearing Capacity:	0.2 mbgl in the natural ground
Depth to 300 kPa Uncorrected Ultimate Bearing Capacity:	0.2 mbgl in the natural ground

Site Foundation Options:

Shallow Foundations:	Stiffened slab (i.e. RibRaft) foundation can be designed for a UBC of 300 kPa, if founded at a minimum of 0.2m below the existing ground level, below any topsoil, respectively. The stiffened slab should be specifically designed in accordance with NZ Building Code Clause B1 for Class 'H' soils for a characteristic surface movement of 78 mm.
Pile Foundations:	Specifically designed piles foundations embedded to a minimum depth of 1.5 mbgl, adhering to NZ Building code B1/VM2. Strength reduction factors of either 0.5 or 0.8 should be applied for pile design capacity. Pile foundation design should be carried out in accordance with NZ Building Code B1 and will require specific engineering design by a suitably qualified engineer.

Civil Engineering

Effluent treatment and disposal:

Treatment Method	An effluent field will be required on-site. A secondary effluent sub-surface drip irrigation system is recommended with 22 rows of 19.6 m pipe lengths. The effluent disposal system will require a secondary treated effluent tank of 4030L.
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Water Supply:

Potable water	Reticulated water is not available at the property. It is recommended that the property be serviced by on-site rainwater harvesting. Rainwater harvesting is the most convenient method of providing a water supply to the proposed dwelling. A 50 m ³ storage volume is recommended for on-site storage.
----------------------	---

Power and communications:

Utilities	Existing power and communications connections are present on the site.
------------------	--

2. Introduction

Cook Costello has been engaged by Emma Kiff and Jason Goldie ('Client') to provide a civil and geotechnical engineering report for the proposed subdivision in support of resource consent for the Far North District Council.

It is proposed to subdivide the existing Lot 35 DP 505455.

A site testing plan is attached as Appendix 1, showing the property boundaries and associated site investigations.

3. Geotechnical Engineering

3.1. Relevant Documentation

- New Zealand Building Code Clause B1 (effective as at 28th July 2025)
- AS 2870: 2011 - Construction of residential slabs and footings
- NZS 3604: 2011 - Timber-framed buildings
- NZS 4402: 1986 - Methods of testing soils for civil engineering purposes
- Resource Management Act 1991
- Far North District Council: GIS Maps
- Northland Regional Council: GIS Maps
- Northland Regional Council Rock Type maps
- GNS Geological maps
- GNS Groundwater maps

3.2. Building Code – B1 Good ground definition

The requirement for specific engineer design is dependent on whether or not the site subsoils fall within the NZS3604:2011 & New Zealand Building Code B1 definition of 'Good Ground' – any soil or rock capable of permanently withstanding an ultimate bearing pressure of 300 kPa (i.e. a dependable bearing capacity of 150 kPa using a reduction factor of 0.5) but excludes;

- a) Potentially compressible ground such as topsoil, soft soils such as clay which can be moulded easily in the fingers, and uncompacted loose gravel which contains obvious voids,
- b) Expansive soils being those that have a liquid limit of more than 50% when tested in accordance with NZS4402 Test 2.2 and linear shrinkage of more than 15% when tested from the liquid limit in accordance with NZS 4402 Test 2.6 and,
- c) Any ground which could foreseeably experience a movement of 25 mm or greater for any reason including one or a combination of the following: land instability, ground creep,

subsidence, seasonal swelling and shrinking, frost heave, changing groundwater level, erosion, dissolution of soil in water, and effects of tree roots.

4. Desktop Study

4.1. Site Description

The property has the legal description Lot 35 DP 505455. The lot is accessible through a driveway accessed from Blue Penguin Drive. The lot has an existing dwelling located in the western corner of the lot. The site slopes to the southeast at a slope of approximately 8 – 15 degrees and is covered in grass and bushes.

Please refer to Figure 1 for the site extent and property boundaries.

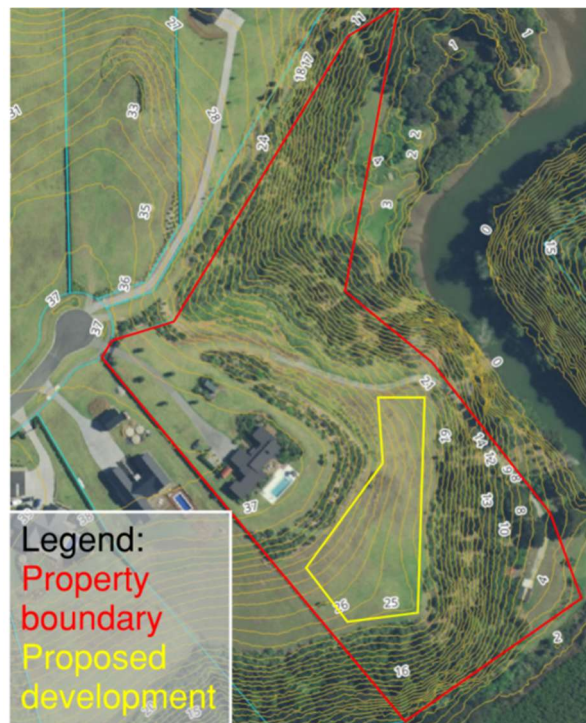


Figure 1: Aerial imagery of site extent showing Lot 35 DP 505455.

4.2. Published Geology

The GNS Science online 1:250k geological map shows that the site is underlain by Kerikeri Volcanic Group Late Miocene basalt of the Kaikohe- Bay of Islands volcanic field. They typically consist of basalt lava, volcanic plugs and minor tuff.

The Northland Regional Council soil factsheet has the site mapped as Kerikeri friable clay with large boulders belonging to the mature basaltic volcanic soils group. Mature basalt is generally free-draining, requiring few drainage structure improvements.



Legend:

— Approximate property boundary

■ Kerikeri Volcanics

Figure 2: 1:250k GNS Geological Map of New Zealand.



Legend:

■ Kerikeri friable clay with large boulders

Figure 3: Northland Soil Fact sheet, NRC.

These are regionally scaled documents and should not be relied on for site-specific acceptance.

4.3. Published Groundwater

The GNS National Water Table indicated that groundwater is expected to be encountered between 0-0.5 metres below the existing ground level. We estimate that the groundwater is more likely to be between 2.5-3 metres given the topography and the nearby river influencing the depth profile, previous site investigations where groundwater was not encountered, and given nearby the national water table indicator indicates that the groundwater is likely 2.5-5 mbgl.



Legend:
■ 0-0.5 mbgl

Figure 4: GNS mapped Groundwater.

4.4. Hazards

Far North District Council and the Northland Regional Council have no information regarding land stability. Based on knowledge of local geology along with the slope of the site ranging between 8- 15°, there is likely a low slope instability risk.

Far North District Council has information regarding acid sulphate soils. The site is not mapped as having an acid sulphate soil risk.

Northland Regional Hazard maps have mapped the property as a tsunami inundation zone. The property is mapped for the river flood hazard zone. There is a river flood hazard area to the east of the property which does not intersect the property. Northland Regional Council has mapped a coastal flood hazard area to the east of the property. It is mapped for zones 0-3. Zone 0 being current, 1 being 50 years, zone 2 being 100 years and zone 3 being 100 years plus a rapid sea level rise scenario.



Legend:



-  Tsunami inundation zone
-  Safe Area

Figure 5: Tsunami zones (NRC Natural Hazards Maps).



Figure 6: River flood zones (NRC Natural Hazards Maps).



Figure 7: Coastal flood hazard NRC Natural Hazards Maps).

It should be noted that these are regionally scaled documents and should not be relied on for site-specific information.

4.5. Previous site investigations

Previous site investigations were carried out in this lot and the neighbouring lot

Test ID	Depth (mbgl) ¹	Groundwater depth (mbgl)	Test Results	
			(mbgl)	Soil Type
BH03(Lot 15)	3.0	Groundwater Not Encountered	0-0.2	Very silty TOPSOIL, traces of organics (rootlets), dark brown, moist, friable
			0.2-0.8	Very silty CLAY, minor gravel < 5mm, light orangish-brown, moist, friable, moderate plasticity, stiff
			0.8-1.3	Very silty CLAY, some gravels <10mm, subangular to angular, light orangish brown, moist, friable, stiff.
			1.3-2.0	Very silty CLAY, minor gravels<10mm, light orangish - brown, very moist, friable, stiff.
			2.0-3.0	Silty CLAY, minor gravel, light orange brown with some grey, moist, friable, high plasticity, soft

Scala penetrometer results show that an ultimate bearing capacity (UBC) is in excess of 200 kPa (100 kPa dependable) from approximately 0.2 m below the existing ground level in the fill platform, and an ultimate bearing capacity is in excess of 300 kPa (150 kPa dependable) from approximately 0.3 below the existing ground level.

5. Ground Investigation

A site visit was undertaken by a Cook Costello Geotechnical Engineer on 24 March 2026. A ground investigation was undertaken around the area of the proposed development, with the following investigation points undertaken within the area of the proposed accommodation units:

- 1 no. Hand-augured boreholes (HA01) to determine the nature of near-surface soils.
- 2 no. Scala penetrometer (SP01 to SP02) tests to determine the strength/stiffness of near-surface soils.

The test locations are shown on the site investigation plan attached as Appendix 1. Full site testing results can be found in Appendix 2. Site walkover and testing photos are attached in Appendix 4.

5.1. Site walkover observations

A site walkover was carried out by a Cook Costello geotechnical engineer during the site visit on 24 March 2026. The following observations were noted:

- The proposed development area is located below the existing dwelling

- The natural ground surface in the area of the proposed development is gently sloping grass with a few boulders noticeable on the surface, as well as small soil mounds.
- Outside of the area of the proposed development, there is a steep slope with flax and other small vegetation.
- There were periods of rain during the site visit.

5.2. Hand Auger Investigations

The results from the hand auger investigation carried out at the site are summarised in Table 1 below. The location of the tests is shown in Appendix 2. For more detailed logs and testing results, refer to Appendix 3.

Table 1: Summary of Hand Auger results.

Test ID	Depth (mbgl) ¹	Groundwater depth (mbgl)	Test Results	
			(mbgl)	Soil Type
HA01	0.8 (Refusal due to core loss)	>0.8	0.0 – 0.2	TOPSOIL (SILT), brown, soft, dry
			0.2 – 0.8	Clayey SILT with some gravels and traces of roots, brown, soft, increasing to stiff with depth, dry, moderate plasticity

NOTES

1. mbgl = meters below ground level

5.3. Scala Penetrometer Investigations

Scala penetrometer results show that an ultimate bearing capacity (UBC) is in excess of 200 kPa (100 kPa dependable) and 300 kPa (150 kPa dependable) from approximately 0.2 m below the existing ground level.

Uncorrected ultimate bearing capacities derived from Scala penetrometer tests were estimated using the procedure presented by M.J. Stockwell in the paper 'Determination of allowable bearing pressure under small structures (June 1977)'. Bearing capacities should be corrected for the proposed foundation dimensions once these are known.

Table 2. Summary of uncorrected ultimate bearing capacity identified at each SP location.

Test ID	Depth Below Ground (m)	Scala Penetrometer (blows/100mm)	Uncorrected Ultimate Bearing Capacity (kPa)
SP01	0.2	3	>300
SP02	0.2	3	>300

5.4. Water Table

The groundwater table was not encountered during onsite investigations. The measurement was taken in summer during periods of rainfall. Previous summer investigations in the upper portion of the site also did not detect groundwater within 0-3.0 mbgl, indicating the expected summer groundwater table is likely deeper than 3.0 mbgl.

6. Geotechnical Assessment

6.1. Site Subsoil Profile

The subsoil profile for the proposed development consists of Clayey SILT. Based on the GNS geological map showing Kerikeri volcanics and the varying boulders noticed onsite, the Clayey SILT is interpreted to overlie completely weathered Kerikeri volcanics. Information from the Northland Regional Council, shows the underlying material in the area is mapped as weathered to soft clay ranging from red brown to dark grey, brown, extending to a depth of approximately 20 m and containing rounded core stones. Information from the Northland Regional Council shows a variation of the Kerikeri volcanics to have weathered to soft rock red brown rubbly clay to a depth of 3m. For a basic geological interpretation based on shallow geotechnical investigations, see Table 3

Table 3: Basic Geological interpretation

Depth Ranges (mbgl)	Geological Interpretation
0-0.2	TOPSOIL
0.2- 0.8	Clayey SILT
0.8-3.0	Silty CLAY (inferred from previous testing)
>3.0	Completely weathered Kerikeri volcanic rock is likely to be found at a depth between 3.0-20.0 mbgl

6.2. Site Subsoil Classification

The general soils encountered across the site are consistent with the site subsoil classification Class C – Shallow Soil sites as per NZS1170.5 -2005.

Therefore, the site is conservatively assumed to be Class C. Further investigation could be undertaken, however, to refine the subsoil classification.

6.3. Liquefaction assessment

Based on the ground conditions encountered, the fines content in the soil layers are higher than 35%, indicating that cohesive soil properties would dominate the behaviour of the soil layers due to the soil classification being Clayey SILT.

Given that the fines content in these layers is greater than 35% and the likelihood of liquefaction is classified as low, the soils at the site can be classified as “non-susceptible to liquefaction”.

6.4. Slope stability

A numerical slope stability analysis is not included in this report. However, given the high measured soil strength and no signs of instability on the slopes above or below the proposed development, the site is not considered a high risk of instability.

6.5. Expansive soils assessment

Expansive soils are those which undergo significant changes in volume alongside changes in water content. The classifications range from S for slightly reactive soils, through M and H, moderately and highly reactive, to E for extremely reactive soils. The classifications provided in Table 4 are based on the Australian Standards, and B1/AS1 – Clause 2.3.8.2.

Table 4: Classification by characteristic surface movement (from Table 2.3 of AS 2870:1996).

Characteristic surface movement	Classification of site
$0 \text{ mm} < y_s \leq 20 \text{ mm}$	S – Slightly reactive
$20 \text{ mm} < y_s \leq 40 \text{ mm}$	M – Moderately reactive
$40 \text{ mm} < y_s \leq 70 \text{ mm}$	H – Highly reactive
$70 \text{ mm} < y_s$	E – Extremely reactive

The classification provided in Table 4 is based on Australian standards, and B1 Structure clause 7.5.13.1.2 Expansive soil class shall be defined as

- (a) Slightly 'S', having an I_{ss} range of 0–1.9%, and a 500-year design characteristic surface movement return (y_s) of 22 mm, or
- (b) Moderately 'M', having an I_{ss} range of 2.0–3.7% and a 500-year design characteristic surface movement return (y_s) of 44 mm, or
- (c) Highly 'H', having an I_{ss} range of 3.8–6.5% and a 500-year design characteristic surface movement return (y_s) of 78 mm, or
- (d) Extremely 'E', having an I_{ss} range of 6.6–7.5% and a 500-year design characteristic surface movement return (y_s) of 90 mm.

Based on the clayey soils we have encountered within the top 0.8 m of the hand auger borehole, we conservatively classify the shallow soils of the site to be Class 'H' - Highly reactive. This classification is consistent with the range of clay parameters encountered at the site. The differential movement resulting from varying classes of expansivity should be considered from no estimated movement (0mm) to the highest estimated amount of movement (78mm).

6.6. Foundation assessment

Where possible, any future structure should adopt a single consistent type of foundation, bored piles or slab foundations, not a combination of both, to limit the effects of differential movement. Where multiple foundation types are required for a single structure, they should be designed to perform uniformly across the foundation plane to minimise differential movements resulting from settlement and expansive soils.

The expansive soils beneath the site have been classified as Class H as per the New Zealand Building Code B1. Foundations should be designed in accordance with NZ Building Code – B1 for a characteristic surface movement of 78 mm.

As required by Section B1/VM2 of the New Zealand Building Code, a strength reduction factor of 0.50 or 0.80 must be applied to all recommended geotechnical ultimate soil capacities in conjunction with their use in factored design load cases for static and earthquake overload conditions, respectively.

6.6.1. Shallow Foundation

Shallow foundations are suitable and recommended for the proposed building site. Shallow foundations can only be carried out if a flat building platform is constructed prior to shallow foundation installation. In order to mitigate the effects of expansive soils for a slab foundation, we recommend designing a stiffened concrete slab (e.g. RibRaft) specifically designed in accordance with NZ Building Code Clause B1 for Class 'H' soils for a characteristic surface movement of 78 mm. Further design will be needed at the detailed design stage. Scala penetrometer results show that an Ultimate Bearing Capacity (UBC) in excess of 300 kPa (150 kPa dependable) is available from approximately 0.2 m below the existing ground level, below any topsoil or fill. Further testing will be required during the building consent phase, and the above design is only indicative.

6.6.2. Pile foundations

Specifically designed bored pile foundations are suitable for the proposed building site.

To mitigate the effects of the potentially expansive soils and lateral load due to soil creep, we recommend designing piles embedded a minimum of 1.5 m below the cleared natural ground level. At this depth, it is considered to be below the effects of seasonal moisture variations that cause the expansive soils to shrink and swell, inducing uplift forces on the piles.

For shaft capacity and lateral capacity of piles, the upper 0.75 mbgl should not be relied upon to provide shaft resistance in tension and/or compression due to the presence of expansive soils, which may shrink away from the pile face.

It is noted that bored piles will be difficult to bore due to the presence of cobbles and small boulders in the soil.

6.7. Earthworks

Any earthworks conducted at the site should be undertaken and tested in accordance with NZS4431:2022.

All engineered or structural hardfill should be placed in ≤ 200 mm lifts and be compacted to a minimum of 95% of maximum dry density, at no less than optimum moisture content. Compaction should be achieved using standard plant and methodology suitable for the imported material. A water source should be maintained on-site for moisture control. The fill must be tested and certified in accordance

with NZS4431 if the total thickness exceeds 300 mm and will require testing and certification by a suitably qualified engineer or engineering geologist.

Fill batters in soil may be battered down to the natural ground at a maximum grade of 1V in 2H. Alternatively, any compacted fill on-site should be retained by retaining structures. The cut batters should not be left exposed for a long period of time; cuts should be made efficiently in conjunction with the construction of retaining walls.

Wherever filling or soft native ground is present at the foundation level, it should be undercut and replaced with approved compacted hardfill. Its suitability or otherwise as a bearing material beneath the floor slab should be determined on-site by the Engineer.

All cuts are recommended to be at a maximum grade of 1V in 3H. They should not be left exposed for a long period of time; cuts should be made efficiently in conjunction with the construction of retaining walls. Cuts onsite can be up to 1V in 3H.

Where site-won fill is proposed to be used as engineered FILL material, this material must be tested in a soil laboratory and approved for use by a suitably qualified geotechnical engineer or engineering geologist.

7. Civil Engineering

7.1. Access

Far North District Council Engineering Standard 2023 (FNDC ES (2023)) has been used as the basis of the access assessment.

7.1.1. Site Accessibility – Blue Penguin Drive

32 Blue Penguin Drive is an urban, no-exit road classified by NZTA's 'One Road Classification Network' as a sealed Low-Volume Road with a speed limit of 40km/h. The road has an estimated Average Daily Traffic (ADT) of 144 vehicles per day, with 10% of the daily traffic volume being heavy vehicles.

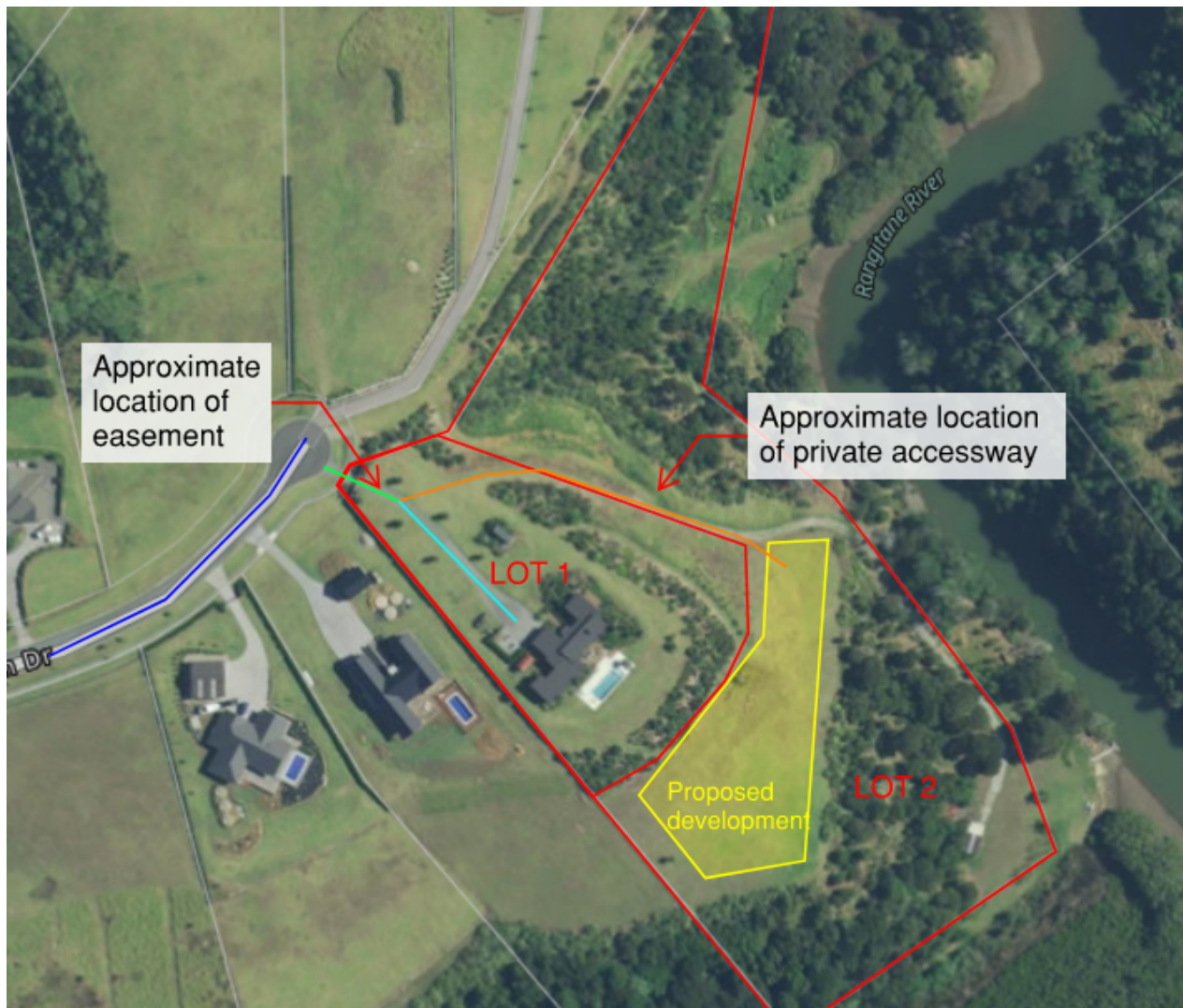


Figure 8: Access to the proposed lot and neighbouring property

A portion of the existing access is also proposed to serve the proposed lot. The existing accessway for the parent lots' dwelling is a concreted driveway with a carriageway width of approximately 3.5m. As the first 25m of the existing driveway is proposed to be an easement, a minimum legal width of 5.0m, with a carriageway width of 4.0m is required, and the proposed accessway is to be surfaced with concrete

or seal as per Table 3-16 of the FNDC ES 2023. However, it should be noted that the existing access is aligned in a straight line, and access to the proposed lot will branch off the existing driveway. It is considered that the branching of the accessway will create a widened path for emergency services to be able to access the bottom lot without having to remove and reinstate the existing access.

As access to the proposed lot is required to accommodate emergency service vehicles, a minimum 4.0 m carriageway width is to be provided along the full length of the proposed accessway, starting from the point where the proposed accessway meets the existing accessway. The driveway will also serve as a hardstand location for emergency services.



Figure 9: Image of vehicle crossing location

As per FNDC ES 2023, a minimum sight distance of 45m is required from the vehicle crossing. An approximate 120m sight distance can be seen to the west of the accessway entrance. Sight distance is redundant to the west as the property is situated at the end of a cul-de-sac, where the only traffic encountered will be vehicles exiting neighbouring properties. This is also an existing property entrance that has previously been consented to by FNDC.

Table 5: Approximate sight distance view from the proposed access location

	
<p>Western view from the accessway (Google Street View 2024)</p>	<p>Eastern view from the accessway (Google Street View 2024)</p>

7.2. Effluent Treatment and Disposal

The preliminary design of the effluent treatment and disposal system is in accordance with the standard AS/NZS 1547:2012 for on-site domestic wastewater management.

The following preliminary design parameters have been adopted for this design:

- The proposed dwelling will be serviced by a roof water supply.
- A secondary treated effluent is required for this site
- Standard water reduction fixtures will be in use, resulting in a daily flow rate of 145 L/person/day.
- A 4-Bedroom dwelling design. Design occupancy of 7 persons.

Thus, $145 \text{ L/person/day} * 7 \text{ person} = 1015 \text{ L/day}$.

There are no known groundwater bores located in the surrounding area. The effluent field must remain >20 m away from any existing water supply bores.

Effluent fields and septic tanks will need to be more than 20 m away from the streams or waterways for primary treated disposal and 15 m for secondary treatment.

As shown in Appendix 4, the minimum required separation distances can be achieved.

7.2.1. Preliminary Disposal System

The silty CLAY soils across the site behave as light clays and therefore have an effluent disposal category of 5, being moderately structured with an indicative permeability K_{sat} of 0.06 – 0.12m/day.

The proposed effluent field site is situated on sloping ground at a slightly waning divergent grade of approximately 15.0%.

The use of a secondary treated effluent system is recommended for this site. It is recommended to use a subsurface drip irrigation system; other systems, such as conventional trench and AES systems are also viable options. Effluent field design plans can be found in Appendix 4.

7.2.2. Effluent Tank

For the effluent tank capacity with a 5-year desludging period, the sizing is as follows:

$$24\text{-hour storage volume} = 7 \text{ people} * 145 \text{ L/person/day} = 1015 \text{ L}$$

$$24\text{-hour storage volume above the high-water level} = 1015 \text{ L}$$

$$5 \text{ years of sludge accumulation at } 80 \text{ L/person/year} = 5 * 80 * 5 = 2000 \text{ L}$$

$$\text{Total tank volume} = 1015 \text{ L} + 1015 \text{ L} + 2000 \text{ L} = 4030 \text{ L}$$

The minimum effluent tank capacity should be 4030 L, and a secondary system should be used.

7.2.3. Effluent field sizing for the proposed dwelling

Conventional trench effluent disposal field sizing is as follows:

$Q = 145\text{L/person/day} \times 7 \text{ persons} = 1015 \text{ L/day}$

$\text{DLR} = 2.4 \text{ mm/day}$ (20% reduction factor due to slope) (Table 5.2 of AS/NZS 1547:2012)

$\text{Total field area} = 1015 \text{ L/day} / 2.4 \text{ mm/day} = 433 \text{ m}^2$

Number of lines example = 22

Line length example = 19.6 m

Line spacing (min) = 1 m

Reserve area = 30% of field area = 130 m²

Total field area = 563 m²

Therefore, a secondary treated disposal field of 433 m² with an uphill cutoff drain and a reserve area of an additional 130 m² is required at the site.

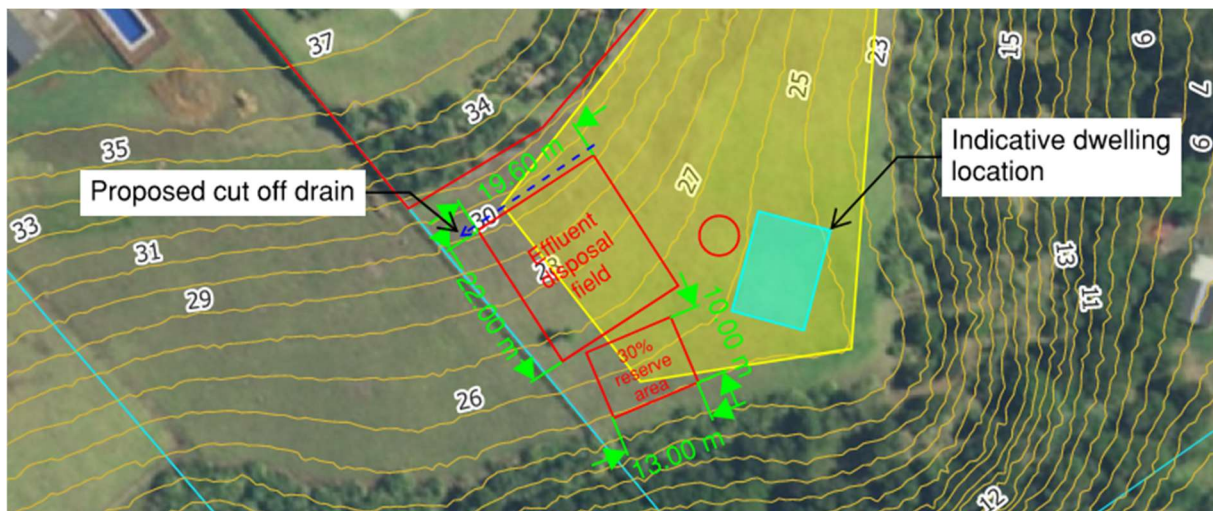


Figure 10: Proposed effluent disposal field design

7.3. Water Supply

7.3.1. Potable Water

There is currently no reticulated potable water supply located on the proposed development. The most convenient method of potable water supply for new households is by means of individual household on-site rainwater harvesting. The neighbouring properties in the area adopt this method to attain a potable water supply for their dwellings. The use of rainwater harvesting has the added benefit of contributing to stormwater retention and minimising the impact of post-development stormwater runoff. This can provide significant benefits to the design and operations of downstream stormwater systems.

It is recommended to place 50 m³ of rainwater storage tanks onsite; however, the amount of storage used is up to the client, depending on expected usage.

Overflow from the rainwater storage tanks needs to be routed to a location that won't negatively affect the ground stability and shrink-swell behaviour in the dwelling location. The most viable option is to install a pipe that goes from the tank to the bank downslope from the dwelling location and distribute the water via a level spreader or similar, and allow the overflow to dissipate via soakage and sheet flow.

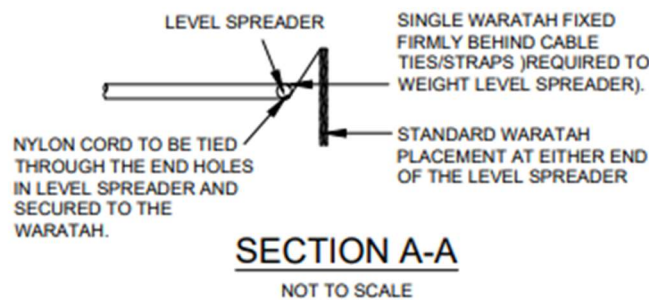
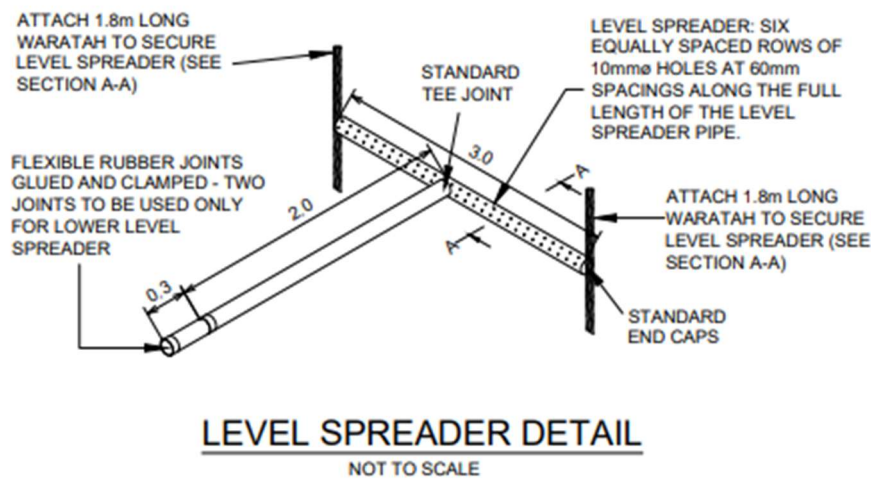


Figure 11: Typical level spreader detail - Cook Costello

7.3.2. Fire Supply

On-site storage for fire-fighting supplies are required as there will be no reticulated water supply on property. The proposed dwelling will likely meet the FW2 water supply category as defined by SNZ PAS 4509:2008 (New Zealand Fire Service Firefighting Water Supplies Code of Practice).

A constant water source will need to be stored within 90 m of the dwelling in order to provide adequate firefighting service to the dwelling. To comply with SNZ PAS 4509:2008, a dwelling with a fire water classification FW2 should have a minimum water storage capacity of 45 m³.

It has been previously stated by FENZ that upon application, a dwelling of up to 200 m² can have a 10 m³ storage volume to service the firefighting needs. A dwelling with a floor area exceeding 200 m² will need a water storage tank of 20 m³. An application can be sent to FENZ to confirm the required storage volume.

The property can be serviced by a tank located adjacent to the proposed accessway. This location allows the accessway to be used as a hardstand for fire services while keeping the supply tank within an appropriate distance from the dwelling. The driveway will need to be widened to a 4.0m carriageway width to supply access for firefighting vehicles.

See Figure 6 below for the proposed location. The Firefighting tank location will need to be refined and determined during the building consent phase.

The tanks should be more than 6m from any flammable structures.

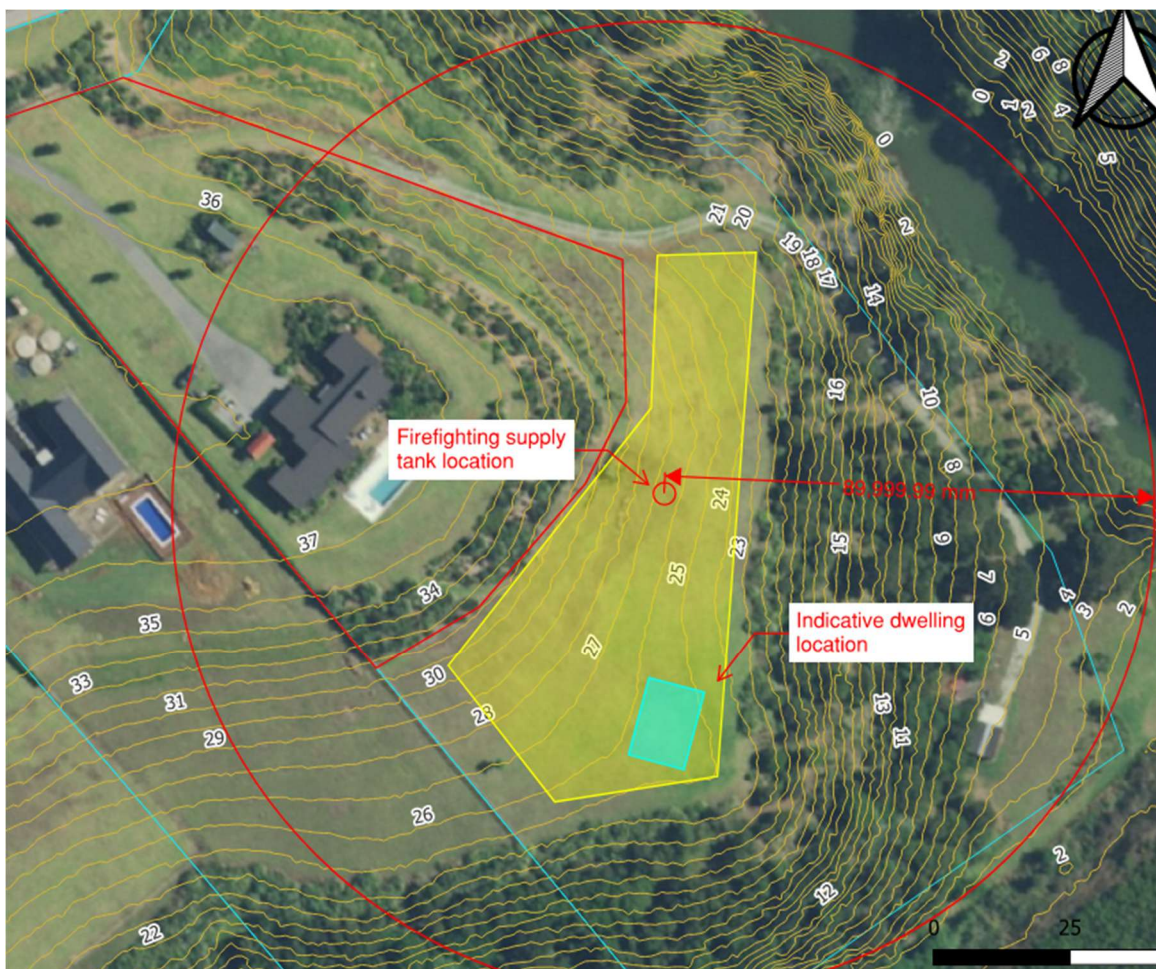


Figure 12: Aerial image with 0.2m contours displaying the potential fire-fighting supply water tank locations

7.4. Stormwater

7.4.1. Stormwater Assessment

The site has three stormwater flow paths identified, with one near the northwestern corner of the boundary, one directly south, and one following the driveway accessing the southeastern portion of the property. These flow path travels west, where they then enter an area with a linear grade, before entering the estuary to the west of the lot via non-concentrated overland flow. The driveway flowpath starts at the western stretch of the proposed boundary. This flowpath follows the alignment of the accessway down to the south-eastern corner of the section, where it changes to surface sheet flow and discharges into the coastline. The northern, southern, and driveway OLFP do not enter the development site, and neither is considered to have an effect on development in this location. The remaining stormwater travels across the lot as non-concentrated overland sheet flow that outlets directly to the coastline.

Northland Regional Council GIS maps have been used to investigate the effects of flooding on the property. The NRC Natural Hazards Priority Rivers model identifies minor flooding to the south within the mangrove area. The toe of the slope that meets the mangrove area becomes inundated during 10-, 50-, and 100-year events; however, the flooding is restricted to a small area and does not affect properties within the development area.

This zone is also subject to coastal flood inundation. The Coastal Flood Hazard model has been used to identify coastal flooding affecting the lot for 10-, 50-, and 100-year events. Much like the river flood hazard, coastal flooding is restricted to the toe of the banks surrounding the properties in this area. Flooding is not considered a hazard for this development and restriction of FFL heights is not expected to affect any proposed future dwelling on the site, unless that dwelling is located at the toe of the bank near the river.

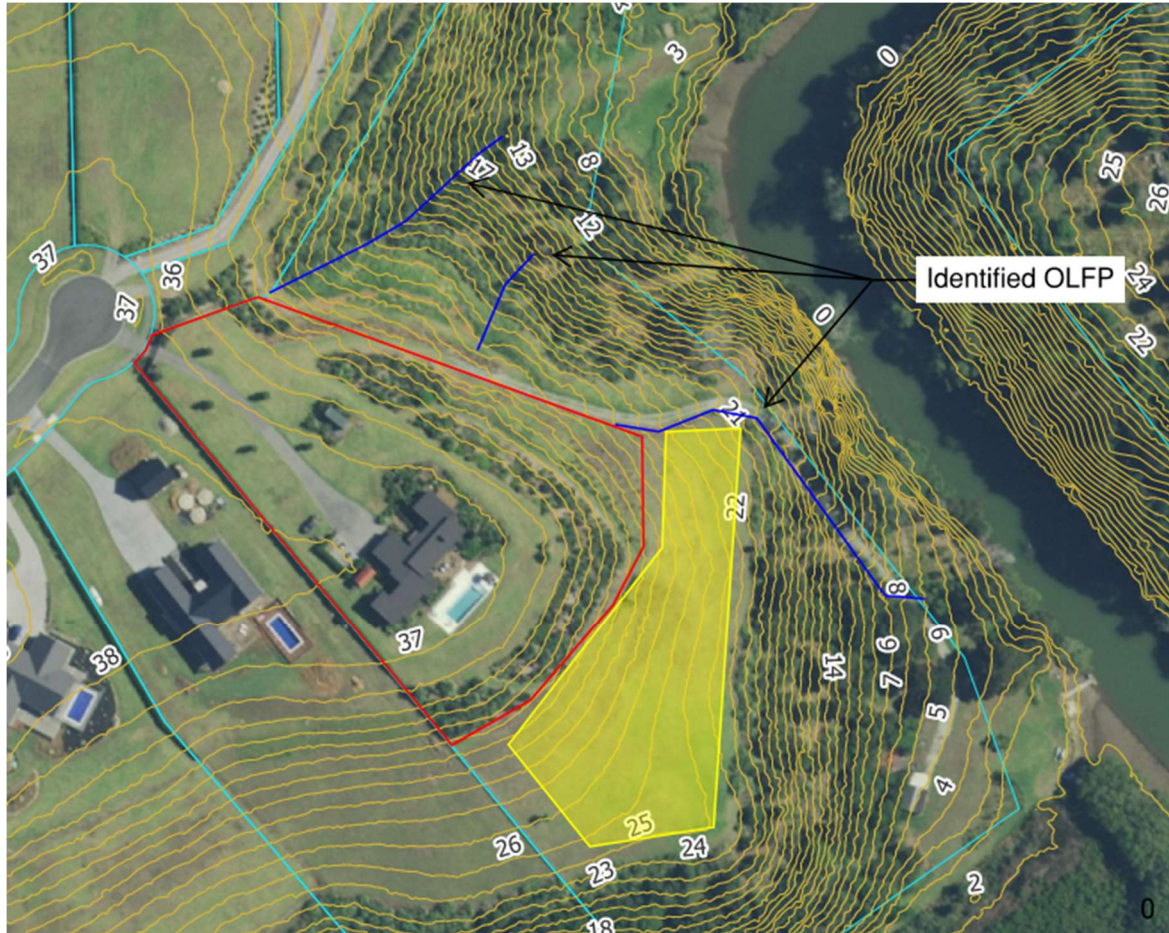


Figure 13: Identified Stormwater flow paths onsite (OLFP)

As there is a proposed increase in impervious areas at the proposed development site, stormwater attenuation may be required to reduce stormwater runoff to less than the pre-existing runoff levels. The FNDC ES 2023 requires the stormwater runoff from an increase in impervious area for the design events (of 2yr, 5yr ARI) plus climate change (+20% rainfall depth) to be reduced to 80 % of the predevelopment discharge so as not to affect the downstream catchment.

Far North District Council Engineering Standards 2023 state that “if the proposed stormwater discharge is into a tidal zone, then no attenuation is required.” As the proposed discharge from this property is into a tidal receiving environment, stormwater attenuation is therefore not required for the development.

7.5. Power and Telecommunications

The proposed development can be adequately serviced with power and telecommunications. Existing telecommunications and power infrastructure are located in the parent lot at 30 Blue Penguin Drive to serve the existing property. A buried power cable is located to the north of the proposed dwelling location and runs in an east-to-west direction. It is considered that this can be extended where necessary to service the development. It is likely that no further upgrading of these services will be required. Further confirmation from the appropriate service providers will be required at the design stage of the project.

8. Construction Monitoring

It is recommended that a Cook Costello engineer observes the excavations to confirm whether the ground conditions encountered are as assumed during the preparation of this report. In the case that the actual ground conditions deviate from the ground conditions presented in this report, Cook Costello would be in a position to recommend appropriate design and/or construction modifications that suit the actual ground conditions.

The following inspections are suggested as a minimum:

- Review of foundation excavations to confirm the founding material is of suitable bearing capacity.
- Compaction testing if engineered fill exceeding 300 mm depth is used on site.
- Pre-pour inspection of any pile foundations or retaining walls if required.

Inspections, in addition to those stated above, may be required depending on the chosen foundation solution, and this should be confirmed in consultation with the structural engineer once the final foundation solution has been chosen. Inspections should be undertaken by a suitably qualified engineer.

9. Conclusions

Geotechnical investigations indicate that the site is presently stable, and the subsoil properties have adequate strength parameters necessary for the proposed development, provided that the recommendations made in this report are followed.

The development will need to be carried out in accordance with proper engineering practice and the following guidelines:

1. Soils are assessed to be Highly Expansive, Class H soils as per NZ Building Code Clause B1. This means that the encountered clays may be prone to moderate volume changes (swelling and shrinking) that are directly related to changes in water content. Shrinkable soils are a significant risk to foundations. Expansive soils fall outside the definition of “Good Ground” according to NZS 3604:2011; therefore, specific foundation design is required for the site.
2. The site meets the definition of Class C – Shallow soil sites as per NZS1170.5.
3. All rainfall and stormwater are properly captured and collected, and their discharges are controlled and drained off the site away from building platforms.
4. Scala penetrometer testing shows that >300 kPa of uncorrected ultimate bearing capacity is generally available from 0.2 mbgl
5. Pile Foundation Recommendations
 - a. Specifically designed timber piles embedded to a minimum depth of 1.5 mbgl are a suitable foundation option for the site and will mitigate the effects of expansive soils.
 - b. A single consistent type of foundation should be adopted to limit the effects of differential movement.
 - c. The lateral and shaft capacity of the upper 0.75 mbgl should not be relied upon to provide resistance due to the presence of expansive soils.
 - d. Piles on steep slopes should also be designed to allow for the horizontal forces of soil creep.
6. Any earthworks conducted at the site should be undertaken and tested in accordance with NZS4431:2022. Compacted hardfill beneath the building platform exceeding a depth of 300mm will require testing and certification by a suitably qualified engineer. Fills should be made in maximum gradients of 1V in 3H, while cuts should be made in maximum gradients of 1V in 3H. Cuts onsite can be up to 1V in 3H.
7. All works should be carried out under the guidance of a Chartered Professional Engineer with relevant experience.

Civil Engineering

1. Access

Access to the proposed lot can be achieved by extending the driveway of the existing property around the existing dwelling, down to the proposed development site. The accessway is

required to have a 5.0m legal width and a 4.0 m carriageway width. The access will also serve as a hardstand area for emergency services.

1. Effluent Disposal Field.

An effluent field will be required on-site. A subsurface drip irrigation system is recommended with 20 rows of 15m pipe lengths. Other systems, such as Conventional trench and AES systems are also viable options for this site.

2. Potable water supply

The most convenient method of potable water supply for the development is on-site rainwater harvesting. It is recommended to place 50 m³ of rainwater storage tanks onsite. Typically, two 25 m³ tanks are used for this purpose. Overflow can be managed with a level spreader or similar, to allow the overflow to dissipate via soakage and sheet flow.

3. Firefighting water supply

A minimum water storage capacity of 45 m³ is required for the proposed dwelling based on the FW2 classification. FENZ can determine the required storage volume and advise on the appropriate storage volume. The fire supply tank is to be installed adjacent to the proposed accessway

4. Stormwater

Stormwater is released from the property via non-concentrated overland sheet flow, where it eventually discharges to the coastline to the west. Due to the lot being located in a coastal environment, attenuation is not required for this site as per FNDC ES 2023.

5. Power and Communications

Existing power and communications connections are located at the entry gate to the site, and a power box is also located adjacent to the hardstand area.

10. Limitations

This report has been prepared for the benefit of Emma Kiff and Jason Goldie as our client(s) with respect to an investigation for the proposed development and for the Far North District Council's approval of the proposal as defined in the brief. It shall not be relied upon for any other purpose. The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Opinions and judgments expressed herein are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions. Where opinions or judgments are to be relied on, they should be independently verified with appropriate legal advice. Any recommendations, opinions, or guidance provided by Cook Costello in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

Recommendations and opinions in this report are based on data from testing and observations undertaken on-site. The nature and continuity of subsoil conditions away from the tests are inferred and it must be appreciated that actual conditions could vary considerably from the assumed model.





During excavation and construction, the site should be examined by a Cook Costello Engineer or Engineering Geologist to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoil may require further investigation and modification of the design based on this report. In any event, it is essential that the firm is notified if there is any variation in subsoil conditions from those described in the report, as it may affect the design parameters recommended in the report.


Cook Costello has performed the services for this project in accordance with the standard agreement for consulting services and current professional standards for environmental site assessment. No guarantees are either expressed or implied.

There is no investigation that is thorough enough to preclude the presence of materials at the site which presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable now may in the future become subject to different regulatory standards, which cause them to become unacceptable and require further remediation for this site to be suitable for the existing or proposed land use activities.

Appendix 1: Site Investigation Plan



- Legend:**
-  Scala
 -  Penetrometer (SP)
 -  Hand Auger (HA)
 -  Draft Proposed Building Area

SCALES:	Not To Scale		Geotechnical Investigation		DATE:	23/3/2026	
DRAWN:	JM	Site Testing Plan			CCL JOB No:	17949	
		Address: 32 Blue Penguin Drive			Client:		
		Client contact	NA		Rev 0		

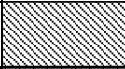
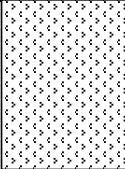
Appendix 2: Site Investigation Results

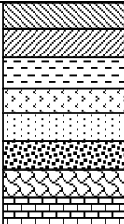
BOREHOLE LOG AND TEST SHEET

NZGS December 2005

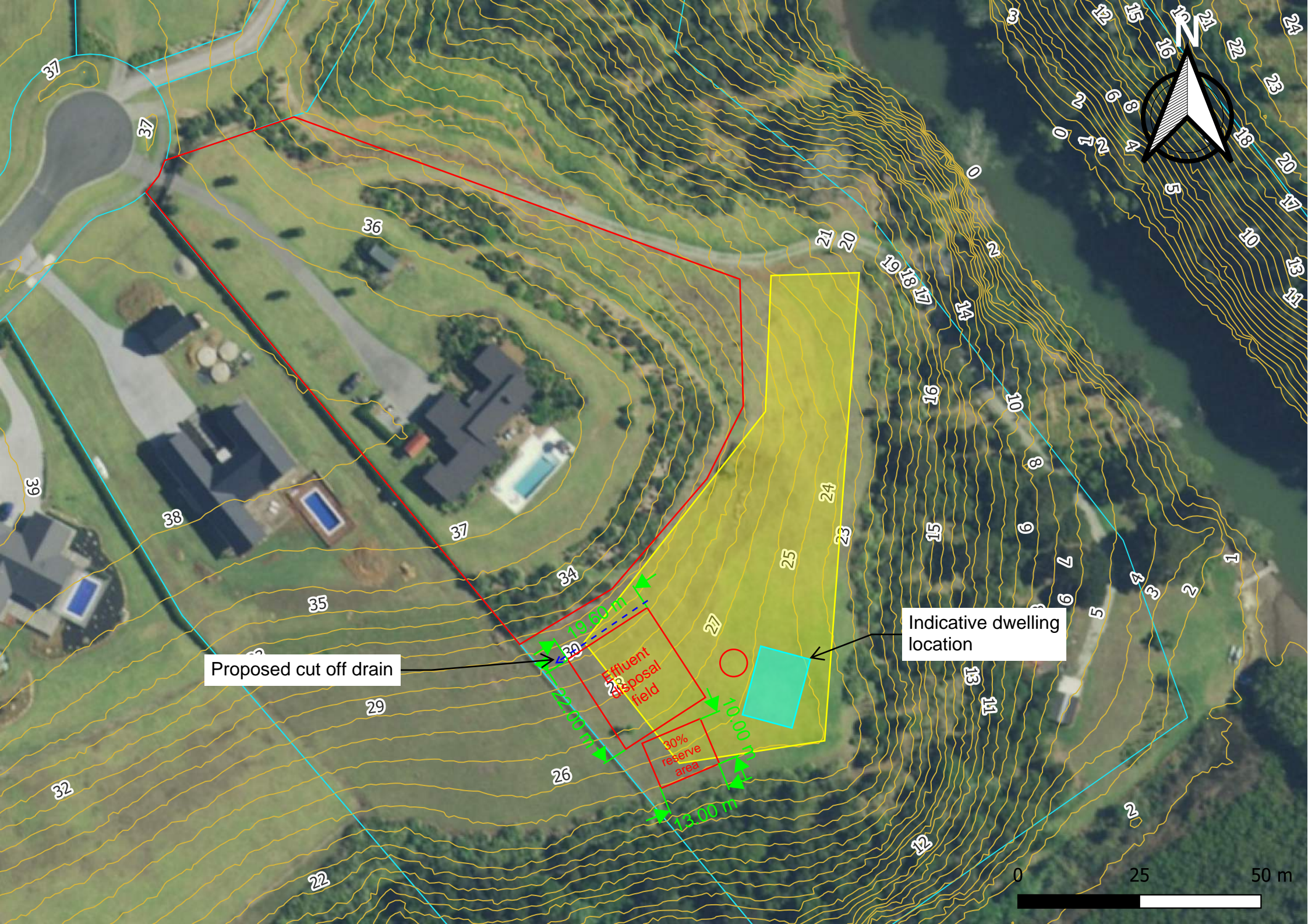
Ref.: 17949
 Client: Emma Kiff and Jason Goldie
 Date: 24/03/2026
 Borehole No.: HA01
 Location: 32 Blue Penguin Drive, Kerikeri
 Drilling Method: Hand Auger

Page: 1
 Tested by: JM
 Logger: JM

Depth (mbgl)	Legend	Soil Description	Water Level (mbgl)	Vane Shear Strength maximum/residual corrected (kPa)
0.2		TOPSOIL (SILT) , brown, soft, dry	-	
0.8		Clayey SILT with some gravels and traces of roots, brown, soft, increasing to stiff with depth, dry, moderate plasticity. Gravels- 1-15mm, brown and dark grey, weak		0.5m: 181+
		End of Hand Auger (Refusal due to core loss).		

<p>Remarks: No groundwater was encountered. Shear vane correction factor = 1.294</p>	Topsoil Fill Clay Silt Sand Gravel Peat Rock	
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Appendix 3: Effluent Design

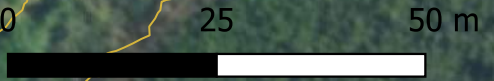


Proposed cut off drain

Effluent disposal field

30% reserve area

Indicative dwelling location



34

27

25

24

23

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

0

2

3

4

5

6

7

8

9

10

11

12

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31

32

33

34

35

36

37

38

39

22

29

35

37

38

39

32

37

37

36

21

0

2

10

6

13

0

25

50 m



Identified OLFP

0 25 50 m

Appendix 4: Site Photographs



Photo 1: View of proposed building area, looking southeast



Photo 2: Hand Auger 1

Chorus New Zealand Limited

21 April 2026

Chorus reference: 11586505

Attention: Andrew McPhee

Quote: New Property Development

1 connections at 32 Blue Penguin Drive , Kerikeri, Far North District, 0294

Your project reference: N/A

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$1,400.00
---------------	------------

The total contribution we would require from you is **\$1,610.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 21 April 2026. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

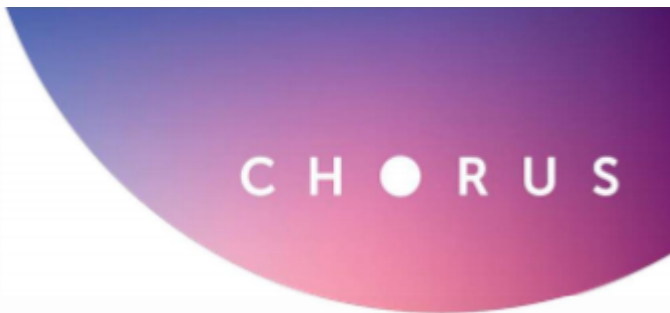
If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team



28 April 2026

Steve Sanson
Bay of Islands Planning

Email: steve@bayplan.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION

Jason Goldie & Emma Kiff – 32 Blue Penguin Drive, Kerikeri. Lot 35 DP 505455.

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement is that power be made available for the additional lot. Top Energy advises that there is an existing power supply to proposed lot 1. Design and costs to provide a power supply to proposed lot 2 would be provided after application and an on-site survey have been completed.

Link to application: [Top Energy | Top Energy](#)

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely



Aaron Birt

Planning and Design

E: aaron.birt@topenergy.co.nz