

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

Yes No

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use*

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

Subdivision

Extension of time (s.125)

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

Other (please specify)

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

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

Yes No

4. Consultation

Have you consulted with iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

Robert Warren

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Zenith Planning Consultants Limited - attention Wayne

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Department of Conservation

Property address/
location:

8. Application site details

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

Name/s:

Department of Conservation

Site address/
location:

477 Opito Bay Road

Kerikeri

Postcode

Legal description:

Section 26 BLK VIII Kerikeri SD

Val Number:

Certificate of title:

No title reference but is gazetted as Esplanade Reserve

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the proposal

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

To construct a coastal erosion protection structure on Esplanade Reserve

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

Building Consent

Enter BC ref # here (if known)

Regional Council Consent (ref # if known)

not yet applied for (if known)

National Environmental Standard Consent

Consent here (if known)

Other (please specify)

The structure may require a Licence to Occupy Esplanade Reserve

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Email:

Phone number:

Postal address:

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

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.

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)

ROBERT TERENCE WARREN

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

ROBERT WARREN

Signature:

(signature of bill payer)

[Handwritten signature]

Date 2/06/2026

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)

Wayne Smith

Signature

Date

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

4th June 2026

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

Attention Team Leader Resource Consents

RESOURCE CONSENT APPLICATION BY BOB WARREN TO CONSTRUCT AN EROSION PROTECTION STRUCTURE LOCATED ON ESPLANADE RESERVE AT 477 OPIITO BAY ROAD, KERIKERI.

Zenith Planning Consultants have been engaged by Bob Warren to prepare a landuse resource consent application for an erosion protection structure located within the water setback from the Coastal Marine Area.

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

- Completed Application Form
- Planning Report and Assessment of Effects
- Engineers' report and structure design
- Title information
- Written Approval and correspondence with Ngati Rehia, FNDC Reserves team & Department of Conservation

The applicant has made payment of the application fee online using the reference "Warren RC". It is also noted that an application to Northland Regional Council is to be lodged shortly for this proposal.

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

Yours faithfully



Wayne Smith

Zenith Planning Consultants Ltd

Principal | Director

BPlan | BSocSci | MNZPI

wayne@zenithplanning.co.nz

mob: +64 (0) 21 202 3898

Planning Report and Assessment of Effects

Resource Consent Application - Landuse

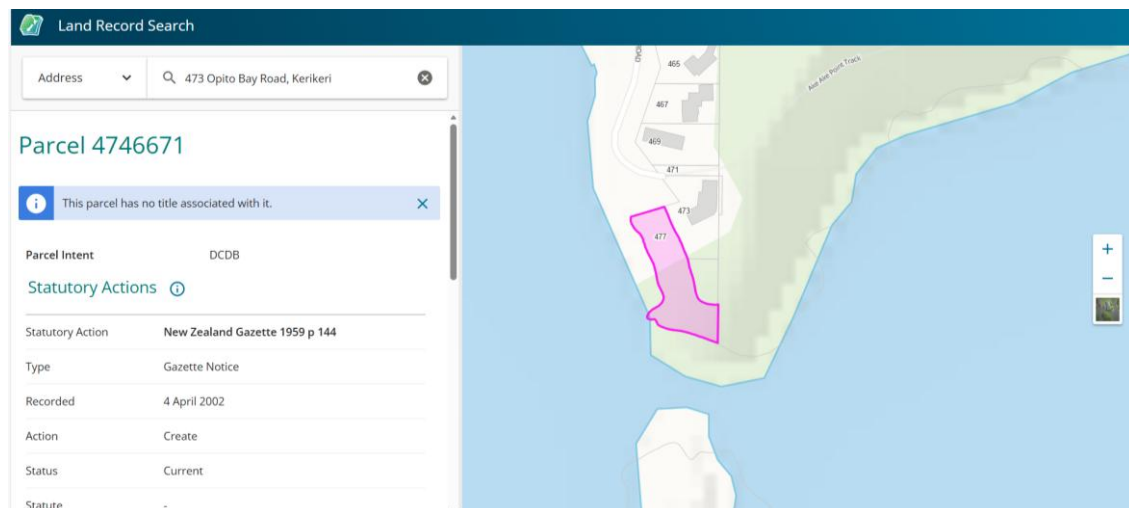
Robert Warren

**On Esplanade Reserve at 477 Opito Bay Road,
Kerikeri**

PLANNING REPORT AND ASSESSMENT OF EFFECTS

1.0 APPLICATION AND SITE DESCRIPTION

- 1.01 Zenith Planning Consultants have been engaged by Robert (Bob) Warren to prepare and lodge a resource consent application for a coastal erosion protection wall on land at 477 Opito Bay Road, Kerikeri. The land is adjacent to Bob's dwelling at 471 Opito Bay Road, Kerikeri. The land on which the works are to be completed is esplanade reserve and is within the Coastal Marine Area. The esplanade reserve in this location is both above and below the MHWS as illustrated on the most recent planning maps which illustrate hazard information. The proposal and related works are located right at the Mean High Water Mark position and is required to be completed within a modest construction window on either side of low tide.
- 1.02 The application site is a parcel of Esplanade Reserve which is positioned on the coastal margin and which has been subject to periodic coastal erosion. The level of erosion in certain locations has increased and exacerbated recently with growing concern with more severe and increased frequency of poor weather events. The parcel has no Certificate of Title but does have gazettal details. In discussions undertaken with both Council's Reserves Team (FNDC) and the Department of Conservation (DOC), the ownership and management of the reserve is within the jurisdiction of DOC.



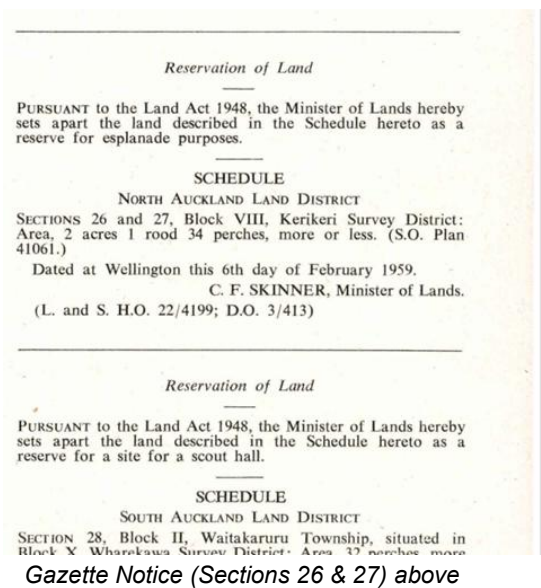
The highlighted parcel of land is where the proposed works are to be undertaken. Coastal erosion has removed much of the unformed legal road west of the esplanade reserve area as well as part of the Esplanade Reserve itself.

- 1.03 The applicant has undertaken past works within the esplanade reserve with DOC's endorsement, but this was modest drainage work and has not prevented continued erosion. The work sought to dewater the embankment above the area of concern and where there are other slips noted. However, this work was undone with the erosion continuing to occur at the toe of the embankment. The installed drainage is no longer effective and has moved with the erosion which has occurred on upper slopes of the

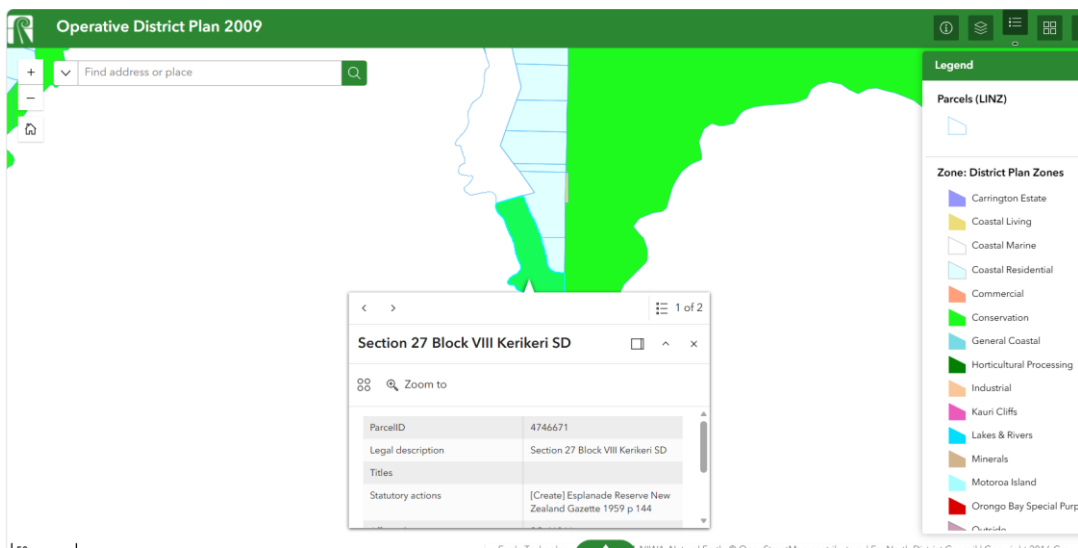
embankment. It is contended that by resolving the erosion at the toe of the embankment that the entire side of the embankment will be stabilised.

- 1.04 The high tide mark is located in the location of the proposed erosion protection wall and part of the esplanade has been “lost” to coastal erosion. The geology suggests that a lack of a rocky outcrop within the embankment in this particular area makes it particularly vulnerable to wave run up at high tide. Poor weather events turn the usually calm bay into having noticeable wave run up and can also have increased sea levels from storm surge. This is detailed within other planning documents such as the proposed district plan where there are noted areas subject to coastal hazards including erosion and coastal inundation. These plans also illustrate the esplanade reserve lost since the parcels was originally surveyed. The area of concern is isolated with other parts of the coastline not subject to the same coastal erosion risk.
- 1.05 Immediately above the Esplanade Reserve area is the end of Opito Bay Road, private driveways and entrances to several dwellings, and pedestrian access to the reserves primarily on the eastern side of the existing residences and which wrap around the peninsular. The reserves are well used by local residents and visitors with most users parking their vehicles near the boat ramp and embarking on a short walk up the hill to the end of Opito Bay Road. There are several walking options at this point. It is contended that this access road could be compromised in the future and access limited if some form of works is not undertaken.
- 1.06 There are several tracks through the esplanade reserve but are now rarely used as the area has been subject to slips and erosion. The base area of the proposed works is accessible at low tide where walking access can be achieved around the base of the peninsula. When undertaking the site visit there were a number of people taking advantage of low tide and walking around the rocks. The proposed erosion protection structure will not interfere with the ability to use this area except for potentially during the short construction phase when some of the available area will be used by equipment and materials. All materials required for the works including equipment, will be barged to the location with work occurring on either side of low tide.
- 1.07 The Esplanade Reserve is zoned Conservation under the Far North Operative District Plan and forms part of a series of public reserves which offer expansive views of the Bay of Islands and which also have several archaeological and culturally significant sites to Maori. None of the culturally sensitive sites are near to the proposed works. If there were sites within the toe area of the embankment, these would have been lost to the coastal erosion process.

1.08 The following is the gazetted notice attached to the parcel. The parcel has no title.



1.09 The property is zoned Conservation under the Operative District Plan and has no resource features attached to the parcel of land.



The Esplanade Reserve adjoins parcels of reserve land on the eastern side of the peninsular which has several archaeological sites. The parcel of land to be subject to the protection works is a steep embankment which has partially been lost to coastal erosion processes.

1.10 There are a number of photos within the Engineering report which illustrate the area for the erosion protection works. The photos include the actual erosion area which is regularly occurring, existing existing vegetation along the embankment, and the steepness of the embankment.

1.11 The Esplanade Reserve is well vegetated in a variety indigenous vegetation. The proposed works may result in the removal of some vegetation to enable construction to

be undertaken. This is relatively minor and will (assuming the erosion protection wall is effective) ensure that vegetation above the proposed wall is preserved and not likely to be lost due to the continued erosion of the embankment. The larger trees on site such as the Pohutakawa trees near to the proposed works should have an arborist present during the construction phase even though the proposed works do not intend to interfere with tree roots. It is not considered necessary that any remedial works be undertaken post construction with the rock construction appearing as natural as possible.

- 1.12 To the north of the proposed works is an existing gabion wall which is modest in its overall scale and offers protection from erosion within the area in which it is located. This gabion wall is located within legal road and has blended into the immediate area and does not look out of place with other hard surface structures also present. The construction method for this erosion proposal is arguably more natural in appearance and potentially slightly less visible. The scale remains modest in terms of length and constructed height and is fit for purpose – needing only to be as large as is necessary to achieve the required outcome.
- 1.13 The proposed works would not be visible from Opito Bay Road and only realistically visible to those who walk along the rocks at low tide and in a minor way from the bay itself. It is unlikely to be visible and would blend into the immediate area with less than minor visual effects. The bay itself has a boat ramp, parking areas, and moored boats and is considered to be a relatively modified environment. As noted, there is already a gabion basket wall near to the proposed works and some protection measures in place for the roadside carpark.
- 1.14 The key outcome for this type of development within this zone is to ensure that such development blends into the receiving environment and does not result in any adverse visual effect. Some effects can be short term, while construction occurs with these temporary effects managed, remedied, and mitigated as required.
- 1.15 The proposed development breaches a setback rule primarily due to the location of the proposed works in relation to the Mean High Water Springs.
- 1.16 The Far North District Council is in the process of preparing a new district plan to replace the current operative plan. The proposed district plan has identified the site as being Natural Open Space and within the Coastal Environment. In addition to these the area is noted as being subject to Natural Hazards such as Coastal Erosion and Inundation.



The application site is zoned Open Space with a Coastal Environment Overlay and a Coastal Erosion notation. The site falls outside the High Natural Character notation.

- 1.17 The Council is scheduled to confirm the Proposed District Plan in a meeting on the 11th June 2026. The planning committee recommendations have been published, and the Council will consider the information in the form of submissions, presentations and recommendations, before finalising the Plan. The Revised Proposed Plan will then be subject to an appeal period and during this transition period both the current Operative Plan and Revised Proposed Plan will have legal status and a weighting applied for any applications received during this period. Consideration of rules with immediate legal effect are relevant to this proposal and consideration of Objectives and Policies is also required.
- 1.18 With the proposed works being within the Coastal Environment, there are Regional Consents required from Northland Regional Council. This application will be lodged concurrently with regional consents required and expect to be lodged within 1-2 weeks.
- 1.19 As the site is Esplanade Reserve there will likely be a requirement for a Licence to Occupy required from the Department of Conservation. Preliminary conversations with DOC have been supporting of the proposal and communications with FNDC Reserves team has also been undertaken. The applicant as part of this process has also received Written Approval from Ngati Rehia who have mana whenua over the immediate area. Ngati Rehia were comfortable with the proposal and the positive outcome which the proposal will have on the immediate area.

2.0 APPLICATION PROPOSAL

- 2.01 The application for landuse consent to construct coastal erosion protection wall on esplanade reserve located at 477 Opito Bay Road, Kerikeri. The proposal includes some minor excavation of loose soil, sand, and some vegetation and which is to be replaced with large rocks as detailed in the Engineering Plans. For the purposes of the district

plan assessment, the structure is deemed to be a building and therefore subject to all relevant development rules.

2.02 The proposed construction is subject to both Conservation Zone rules and several district wide rules.

2.03 Consideration of the Proposed District Plan has also been completed with particular emphasis on rules which have an immediate legal effect. Only these rules are applicable to the site and proposal. Objective and Policy considerations are relevant and considered in this application.

OPERATIVE DISTRICT PLAN ASSESSMENT

ASSESSMENT OF RULES – FAR NORTH OPERATIVE DISTRICT PLAN

2.04 The following table is an assessment of the proposal against the respective rules of the Operative District Plan.

CONSERVATION ZONE RULES

RULE	ASSESSMENT
<p>9.7.5.1.1 PURPOSE OF BUILDINGS All new buildings shall be directly for, or ancillary to, the principal conservation activities of the site.</p>	<p>The proposed building is an erosion protection structure and does have an ancillary purpose to the conservation values of the site. The proposal seeks to protect the esplanade reserve from further erosion and to maintain the ability of this space to be used by the public.</p> <p>Permitted</p>
<p>9.7.5.1.2 SCALE OF ACTIVITIES The total number of people engaged in any activities on a site, which involves overnight accommodation, whether or not they are employed in the activity, making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed 8 persons per 20ha of net site area. Provided that: (a) this number may be exceeded for a period totalling not more than 60 days in any 12 month period where the increased number of persons is a direct result of activities ancillary to the primary activity on the site; and (b) this number may be exceeded where persons are engaged in constructing or establishing an activity (including environmental enhancement) on the site; and (c) this number may be exceeded where persons are visiting marae. In determining the total number of people engaged at any one period to time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitors accommodation, the number of seats in a restaurant or theatre), the number of staff needed to cater for the</p>	<p>The proposal does not result in any additional use of the site and does not result in any new activity.</p> <p>Permitted</p>

<p>maximum number of guests, and the number and nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.</p>	
<p>9.7.5.1.3 BUILDING HEIGHT The maximum height of any building shall be 8m.</p>	<p>The proposed erosion protection structure is well below the 8m height limit with the maximum height being approximately 1.3m.</p> <p>Permitted</p>
<p>9.7.5.1.4 SUNLIGHT No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions), except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.</p>	<p>The proposed structure is not located on the property boundary and the tidal influence now occasionally inundates the site. The structure is only 1.3m in height and even if positioned on the boundary would be compliant with the sunlight rule.</p> <p>Permitted</p>
<p>9.7.5.1.5 STORMWATER MANAGEMENT The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 10% or 1,000m², whichever is the lesser.</p>	<p>The footprint of the proposed coastal erosion protection structure is modest and will easily comply with the coverage allowance.</p> <p>Permitted</p>
<p>9.7.5.1.6 SCREENING FOR NEIGHBOURS Except along boundaries adjoining a Commercial or Industrial zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites in the Residential, Conservation, Russell Township and Coastal Residential Zones by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m.</p>	<p>Not applicable</p>
<p>9.7.5.1.7 KEEPING OF ANIMALS No site shall be used for factory farming, or boarding or breeding kennel or a cattery.</p>	<p>Not applicable</p>
<p>9.7.5.1.8 NOISE All activities shall be conducted so as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any site in the Residential, Coastal Residential or Russell Township Zones, or at or within the notional boundary of any dwelling in any other rural or coastal zone. 0700 to 2200 hours 55 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax Construction Noise: Construction noise shall meet the limits recommended in, and shall be measured</p>	<p>The proposed coastal erosion protection structure will not generate any noise once constructed.</p> <p>The construction process will result in some noise generation but as there are no dwelling near to the site compliance can be achieved.</p> <p>The construction period will also be short with work only able to be completed within a window around low tide.</p>

and assessed in accordance with, NZS 6803P:1984 – “The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work”.	
<p>9.7.5.1.9 HELICOPTER MOVEMENTS There shall be no landing or takeoff of any helicopter except:</p> <p>(a) in accordance with a resource consent; or (b) in the case of a medical or other emergency; or (c) where it is necessary for the management of the land.</p>	Not applicable
<p>9.7.5.1.10 SETBACK FROM BOUNDARIES No building for residential purposes shall be erected closer than 100m from any zone boundary with the Minerals Zone. Attention is also drawn to the setback from Lakes, Rivers, Wetlands and the Coastline provisions in Chapter 12.7. Note: This rule does not apply to the below ground components of wastewater disposal systems. However, provisions in Chapter 12.7 – Lakes Rivers Wetlands and the Coastline still apply to below ground components of wastewater treatment systems. Attention is also drawn to the TP58 On-site Wastewater Systems: Design and Management Manual and the Regional Water and Soil Plan for Northland, as consent may be required.</p>	Not applicable as the building is not for residential purposes.
<p>9.7.5.1.11 BUILDING COVERAGE Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 8% or 800m², whichever is the lesser, of the gross site area.</p>	The proposal complies with this allowance

EXCAVATION AND FILLING – CHAPTER 12.3

<p>12.3.6.1.2 EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES</p> <p>Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Living, Coastal Living, South Kerikeri Inlet Zone, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones is permitted, provided that:</p> <p>(a) it does not exceed 300m³ in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.</p>	<p>The proposed excavation are modest and equate to the following estimated volumes:</p> <p>Trench Excavation 14.4m³ Secondary Armour Dn = 200mm 5m³ Primary Armour Dn = 430mm 43.2m³</p> <p>The plans provided within the Engineer’s report detail the extent of the works proposed and provide some insight into the construction method to be used.</p> <p>Permitted</p>
<p>12.3.6.1.4 NATURE OF FILLING MATERIAL IN ALL ZONES Filling in any zone shall meet the following standards:</p> <p>(a) the fill material shall not contain putrescible, pollutant, inflammable or hazardous components; and (b) the fill shall not consist of material other than soil, rock, stone, aggregate, gravel, sand, silt, or demolition material; and</p>	<p>All proposed material will be rock and on this basis complies with the type of material allowable.</p> <p>Permitted</p>

(c) the fill material shall not comprise more than 5% vegetation (by volume) of any load.	
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VEGETATION CLEARANCE

12.2.6.1.1 INDIGENOUS VEGETATION CLEARANCE PERMITTED THROUGHOUT THE DISTRICT

Notwithstanding any rule in the Plan to the contrary but subject to Rules 12.5.6.1.1, 12.5.6.1.3 and 12.5.6.2.2 in the Heritage section of this Plan, indigenous vegetation clearance is permitted throughout the District where the clearance is for any of the following purposes:

- (a) clearance of indigenous vegetation 10 years old or less to establish new exotic plantation forest;
- (b) to provide clearance for existing overhead power and telephone lines, provided that no more vegetation is cleared or trimmed than is necessary for the safe operation of the utility service; or
- (c) the removal of trees and other vegetation which, as a result of old age or a natural event such as a storm or erosion, are a risk to the safety of people or property; or
- (d) the maintenance of existing roads, and private accessways and walkways including for the purposes of visibility and road safety; or
- (e) the formation and maintenance of walking tracks less than 1.2m wide using manual methods which do not require the removal of any tree over 300mm in girth; or
- (f) the maintenance of existing open space within 20m of an existing building; or
- (g) the removal of dead trees, provided that no more vegetation is cleared or trimmed than is necessary for safe removal; or
- (h) the sustainable harvest of plant material for rongoa Maori (customary medicine); or
- (i) the maintenance of existing fence lines, provided that the clearance does not exceed 3.5m in width either side of the fence line; or
- (j) normal gardening activities which result from the maintenance of lawn and gardens; or
- (k) the removal is in accordance with an existing use right; or
- (l) the removal is for a new fence where the purpose of the new fence is to exclude stock and/or pests from the area provided that the clearance does not exceed 3.5m in width either side of the fence line; or
- (m) creation and maintenance of firebreaks provided that no more vegetation is cleared than is necessary to achieve the practical purpose of the firebreak; or
- (n) vegetation clearance of land which has been previously cleared and where the vegetation to be cleared is less than 10 years old.

There is not expected to be any vegetation clearance which is required but there may be some plants which is located within loose debris resulting from erosion processes. The toe of the embankment requires some excavation and there may be some plant material.

Provision under clause (c) provides for the removal of vegetation from natural events which is the extent of the works proposed.

The Engineer's report notes that an arborist should be present to ensure that there is limited root damage (if any) to the Pohutakawa trees near to the proposed work area. This could be conditioned accordingly.

Vegetation clearance is permitted as proposed under the clause (c) exemption.

LAKES, RIVERS, WETLANDS AND THE COASTLINE

<p>12.7.6.1.1 SETBACK FROM LAKES, RIVERS AND THE COASTAL MARINE AREA</p> <p>For the purposes of this rule, lakes include the Manuwai and Waingaro Reservoirs. Any building and any impermeable surface must be set back from the boundary of any lake (where a lake bed has an area of 8ha or more), river (where the average width of the riverbed is 3m or more) or the boundary of the coastal marine area, except that this rule does not apply to man-made private water bodies other than the Manuwai and Waingaro Reservoirs.</p> <p>The setback shall be:</p> <p>(a) a minimum of 30m in the Rural Production, Waimate North, Rural Living, Minerals, Recreational Activities, Conservation, General Coastal, South Kerikeri Inlet and Coastal Living Zones;</p> <p>(b) a minimum of 26m in the Residential, Coastal Residential and Russell Township Zones;</p> <p>(c) a minimum of 20m in the Commercial and Industrial Zones.</p> <p>Provided that these setbacks do not apply:</p> <p>(i) to activities in a Maritime Exemption Area; or</p> <p>(ii) to river crossings, including but not limited to, fords, bridges, stock crossings and culvert crossings; or</p> <p>(iii) to activities related to the construction of river crossings; or</p> <p>(iv) to pumphouses utilised for the drawing of water from the lake, river or wetland, provided such pumphouse covers less than 25m² in area; or</p> <p>(v) to buildings and impermeable surfaces associated with utility service structures, provided that they do not exceed 2m in height or 5m in area; or</p> <p>(vi) to activities associated with the maintenance, replacement and upgrading of existing linear network utilities; or</p> <p>(vii) where there is a legally formed and maintained road between the property and the coastal marine area, lake or river; or</p> <p>(viii) to activities associated with marine farming shore facilities on Lot 1 DP197240 (Orongo Bay), Lot 1 DP155347 (Waikare Inlet) and Lot 1 DP190467 (Waikare Inlet); or</p> <p>(ix) to Doug's Opuia Boatyard's existing uses and/or resource consents applicable over Sec 1, 2, 3, & 4 SO68634 (esplanade reserve) CT 121C/187; NRC Plan Map 3231B; and pt Lot 1, Lot 2 & Sec 3 Town Block of Opuia XXXII CT 21C/265; or</p> <p>(x) to activities, buildings and impermeable surfaces associated with the operation of a commercial boatyard on Part Allotment 6, Section 13, Town of Russell.</p>	<p>The proposed coastal erosion protection structure is considered to be a building and therefore subject to the 30m setback required for the Conservation Zone</p> <p>None of the listed exemptions noted within the provision apply to the proposal or the application site.</p> <p>Resource Consent required</p>
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NATURAL HAZARDS

2.05 Although the proposed works relate to an existing natural hazard, the rules of the only apply to those areas which are mapped within the Operative District Plan. Despite the hazard being recognized in the Proposed Plan and the Regional Planning documents

and all recent hazard maps this section of the plan does not apply as the hazard is not mapped in the Operative Plan.

2.06 The breach of the operative district plan is therefore noted as follows:

- Building an erosion protection structure within 30m of the Coastal Marine Area

2.07 The activity status of the application is determined as follows:

An activity is a restricted discretionary activity if:

(a) it complies with Rule 12.7.6.2.1 Development Bonus below; and

(b) it complies with the relevant standards for permitted, controlled or restricted discretionary activities in the zone in which it is located, set out in Part 2 of the Plan – Environment Provisions; and

(c) it complies with the other relevant standards for permitted, controlled or restricted discretionary activities set out in Part 3 of the Plan – District Wide Provisions.

The Council may approve or refuse an application for a restricted discretionary activity, and it may impose conditions on any consent.

In assessing an application for a restricted discretionary activity, the Council will restrict the exercise of its discretion to the matters specified in the relevant rule and will, where appropriate, take account of the Assessment Criteria applicable in the relevant zone and in Section 12.7.7.

- The proposal is not a matter which conflicts with clause (a).
- The proposal complies with all of the Conservation Zone rules and therefore meets clause (b).
- The proposal only breaches water setback for a structure with respect to the district wide provisions.

The application meet all of the above criteria

The application is a Restricted Discretionary Activity

PROPOSED DISTRICT PLAN

2.08 The majority of rules within the Proposed District Plan do not have legal effect until such time as Council publicly notifies its decisions on submissions (from the 11th June 2026). There are however certain rules that have been identified within the proposed plan which have immediate legal effect and that may therefore apply and need to be considered in assessing this application. Such rules may affect the activity status of the application and may be required to be addressed.

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

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

The rules are as follows:

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

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

- 2.11 The extent of the proposed earthworks is limited with minor excavation of loose debris including sand, clay, and loose smaller rocks. The new erosion protection works will replace this material at the toe of the embankment with large and small rocks as noted within the design plans. The estimated volume of all material is as follows:
- Trench Excavation 14.4m³
 - Secondary Armour Dn = 200mm 5m³
 - Primary Armour Dn = 430mm 43.2m³
- 2.12 The two related earthworks rules which have immediate legal effect relate to Accidental Discovery Protocol, which is commonly a requirement of approved resource consent applications. It is also commonly conditioned for developments to have an erosion and sediment control plan prepared, approved, and then implemented. The assessment of effects and application (in general) offers an erosion and sediment control plan and future mitigation measures.
- 2.13 It is contended that these two rule requirements can be readily complied with by conditions of consent, or via an advice note.
- 2.14 On this basis no resource consent is required under the Proposed District Plan. Therefore, none of these rules are applicable and so they do not need to be assessed.

3.0 ASSESSMENT OF EFFECTS

- 3.01 With the application being a Restricted Discretionary Activity the matters in which Council can consider the application is limited to the matters noted within the consideration criteria.
- 3.02 It is still necessary to consider the potential of Permitted Baseline and Existing Environment in determining the relevant matters to be assessed.

PERMITTED BASELINE

- 3.03 Pursuant to section 104(2) of the Act, when forming an opinion for the purposes of section 104(1)(a) a council may disregard an adverse effect of the activity on the environment if the plan or a NES permits an activity with that effect (i.e. a council may consider the "permitted baseline"). When considering an application for resource consent it is important to reference and place some reliance on Permitted Baseline

arguments. This provides the expectation for development proposals within the zone and enables the consideration of the differences between what could be undertaken “as of right” and that which is proposed. When referencing and using “Permitted Baseline” such arguments should not be fanciful but based on realistic proposals and expectations.

- 3.04 In addition to Permitted Baseline considerations, Existing Use Right considerations could also apply especially where the proposed activity is similar in nature and previously lawfully established.
- 3.05 In this circumstance, the construction of any structure within the water setback will breach the setback rule. There are structures or works exempted from this rule and which are naturally expected to be close to water such as bridges, modest scale utilities, and legal roads – all of which are listed within the setback from water rule. The extent of permitted baseline is not particularly useful for the proposed erosion protection structure.

ASSESSMENT CRITERIA EVALUATION

3.06 The following sections address specifically the rule breach matters which are in scope and allow most matters to be considered in evaluating the merits of the proposal. The source of the relevant criteria is detailed in Section 12.7.7 of the Plan which specifically considers water setback breach requests. With the proposal breaching the water setback provisions only, only this assessment criteria needs to be considered.

3.07 The matters to be considered include:

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

The applicant has discussed the proposal and undertaken consultation with Ngati Rehia who have mana whenua over the immediate area of the proposed erosion protection structure. Ngati Rehia raised no concerns over the project and provided their written approval for the proposed works. A copy of this letter of support is included within the application attachments.

- (b) the extent to which the activity may adversely affect wetlands;

There are no wetlands involved in this proposal.

- (c) the extent to which the activity may exacerbate or be adversely affected by natural hazards;

The proposed structure and related works are for the sole purpose of establishing a coastal erosion protection wall which will reduce the potential risk of the existing coastal hazard moving forward.

Over the past few years, the extent of coastal erosion has increased due to more regular (severe) weather events including ex-cyclones, tropical storms etc which cause wave runup, heavy rainfall, and storm surges. These events have periodically eroded the toe of the embankment (and the area of the proposed works) resulting in slips and a real risk now to roading infrastructure, the remaining esplanade reserve, and private property.

It is contended that the proposed works are necessary to reduce this risk and the means to achieve this is recommended within the Engineer's report prepared by Haigh Workman.

The proposal is not dissimilar to an existing gabion wall located near the base of the hill located within the road corridor and which is adjacent to the formed road carriageway and nearby carpark area.

- (d) the potential effects of the activity on the natural character and amenity values of lakes, rivers, wetlands and their margins or the coastal environment;

The proposed erosion protection works will look relatively natural and will over time blend into the existing environment. The proposed works involves large and small boulders to be placed over a short distance with existing natural rock formations on either side. There will be a degree of uniformity but not to the same extent as a gabion basket where the edges are squared off and stacked.

The existing wall to the north of the proposed works is a gabion wall structure.

Variable boulder sizes will ensure that there will be some naturalness retained and at only 1.3m high will not be clearly visible from distance and really only at low tide by people walking along the rocks.

It is contended that these minor visual effects are outweighed by the benefits to be derived from the proposed works which will protect the esplanade reserve from further coastal erosion and ensure that infrastructure and ability to use the reserve is maintained. There will also be reduced risk to neighbouring properties including the applicant. Erosion scars from slips will be avoided by the proposed works.

Effects less than minor

- (e) the history of the site and the extent to which it has been modified by human intervention;

The esplanade reserve is primarily in its original condition and is well vegetated with varying indigenous plants and trees. There has been past work undertaken within the reserve including walking tracks and some drainage works completed several years ago in an effort to dewater the embankment and reduce erosion risk. None of these aspects are visible from distance and only apparent within the area in which they exist.

- (f) the potential effects on the biodiversity and life supporting capacity of the water body or coastal marine area or riparian margins;

The current area of proposed works is subject to erosion and is impacting in an adverse way on the embankment. The poor weather events means that vegetation above the area of concern is impacted and will ultimately be lost to the sea if preventative works and measures are not completed.

The proposed coastal erosion protection measure should assist in stabilising the embankment and ensure that existing vegetation is not at risk to slip damage. It is

considered that this work will have a positive impact on the vegetation and biodiversity of the location without compromising other natural processes.

The proposed area of the erosion protection works is the only portion of the peninsular which does not have exposed rock which protects the embankment from erosion processes

- (g) the potential and cumulative effects on water quality and quantity, and in particular, whether the activity is within a water catchment that serves a public water supply;

The site is not part of any water catchment and this consideration is not considered to be relevant to this proposal.

- (h) the extent to which any proposed measures will mitigate adverse effects on water quality or on vegetation on riparian margins;

As noted previously, the above the proposed construction will not impact on water quality although it would prevent slips from entering the CMA and so in that context there will be benefits from undertaking the proposed work.

The proposed coastal erosion protection works will also ensure that vegetation is protected from severe weather events and the related slips and erosion which has and will continue to occur if no measures are out in place.

It is contended that the proposal will have a beneficial effect on the riparian area.

- (i) whether there are better alternatives for effluent disposal;

Not applicable

- (j) the extent to which the activity has a functional need to establish adjacent to a water body;

The proposal is not an activity per se but is a construction designed for a particular purpose, and which has a functional need to be positioned as proposed. The erosion protection structure will meet an existing need.

- (k) whether there is a need to restrict public access or the type of public access in situations where adverse safety or operational considerations could result if an esplanade reserve or strip were to vest.

The proposed works are intended to ensure that public access is retained and that the esplanade reserve will continue to exist in the future. To not complete the work will see a gradual increase in the erosion risk and potentially lead to the esplanade reserve being lost and reserve access, existing roading infrastructure, and private property being severely compromised.

During the construction phase there will be some of the land below MHWS used for equipment and materials and will only occur during construction and for health and safety reasons. There will remain sufficient space around the construction area to maintain access if required.

ASSESSMENT OF EFFECTS CONCLUSION

3.08 The application for proposed coastal erosion protection works has been assessed as a Restricted Discretionary activity with the following rule breached:

- Setback from water (CMA) for a structure

The assessment above concludes that notwithstanding the breach from water setback requirements that the effects of the proposed erosion protection structure is less than minor. The proposal seeks to remedy an existing natural hazard which over time will expand and result in the increased loss of public land (Esplanade Reserve) particularly where losses are already occurring, potential adverse effects on legal road at the end of Opito Bay Road, impacts on private land and potential loss of public access to reserves.

3.09 The works involved include clearing loose material from the toe of the embankment with a digger and to replace this with large and small boulders. The height of the proposed works is approximately 1.3m in height and is set to occur right on the MHWS mark.

3.10 There is unlikely to be any adverse visual effect from the modest scaled project and is located within a largely modified environment with residential houses, road and a boat ramp, an existing gabion wall near the site, boat moorings. The structure will have some uniformity but will not be similar to a gabion wall.

3.11 The applicant has previously undertaken work to alleviate the issue but as the frequency and intensity of severe weather events have occurred this has been unsuccessful.

3.12 The application is considered to represent a positive development for the immediate area with no adverse effects created or effects which could be considered as minor or more than minor. The proposal has significant public good which results from the proposed works and which will ensure that the well being of the community and local environment remains accessible for everyone. Effects are considered overall to be less than minor.

4.0 OPERATIVE DISTRICT PLAN – OBJECTIVES AND POLICIES

4.01 The following assessment of objectives and policies focuses on the provisions within the Conservation Zone and the those relating to the water setback provisions in the District Wide Provisions.

4.02 With the application being Restricted Discretionary, the presumption is that the proposal is generally consistent with what is considered to be acceptable development. The following provisions are some of those objectives and policies which apply to the proposal. It is not intended to undertake an assessment due to the activity status but rather comments as appropriate on the relevant provisions. The following Objectives and Policies are considered to be the most relevant to the application.

CONSERVATION

9.7.3 OBJECTIVES

These objectives supplement those set out in Section 9.3.

- 9.7.3.1 To protect the conservation values and the natural and physical resources of the district for present and future generations.
- 9.7.3.2 To ensure the use, development and protection of land zoned conservation is consistent with the conservation values of the site, and avoids adverse effects on the surrounding environment.
- 9.7.3.3 To protect the historic values of conservation areas.
- 9.7.3.4 To provide for recreational and educational opportunities that are compatible with the protection of natural and historic resources.

9.7.4 POLICIES

These policies supplement those set out in Section 9.4.

- 9.7.4.1 That the existing conservation values of areas be maintained or enhanced.
- 9.7.4.2 That existing conservation areas are used and developed in a way which will avoid adverse effects on the conservation values of the site and which will avoid adverse effects on the surrounding area.
- 9.7.4.3 That land zoned Conservation is permanently protected through the use of protective mechanisms (including acquisition as an esplanade reserve where appropriate as a financial contribution arising from subdivision or land use activities). See Chapter 14 for the implementation of this policy.
- 9.7.4.4 That areas worthy of conservation are identified and provided permanent protection.
- 9.7.4.5 That the net effect of activities within the Conservation Zone should not degrade or diminish the total biodiversity and ecological functioning of the values contained within it.

4.03 The proposal does not appear to conflict with the overall outcome sought under these Conservation Zone objectives and policies. The intent of the project is to achieve these suggested outcomes with a significant benefit resulting from the proposed works with less than minor effects resulting from the proposed works.

4.04 The following objective and policies relate to the district wide provisions and the rule which is breached by the proposed coastal erosion protection structure. With the application being assessed as Restricted Discretionary the presumption is that the proposal is consistent with these matters of consideration.

LAKES, RIVERS, WETLANDS AND THE COASTLINE

12.7.3 OBJECTIVES

- 12.7.3.1 To avoid, remedy or mitigate the adverse effects of subdivision, use and development on riparian margins.
- 12.7.3.2 To protect the natural, cultural, heritage and landscape values and to promote the protection of the amenity and spiritual values associated with

the margins of lakes, rivers and indigenous wetlands and the coastal environment, from the adverse effects of land use activities, through proactive restoration/rehabilitation/revegetation.

- 12.7.3.3 To secure public access (including access by Maori to places of special value such as waahi tapu, tauranga waka, mahinga kai, mahinga mataitai, mahinga waimoana and taonga raranga) to and along the coastal marine area, lakes and rivers, consistent with Chapter 14 - Financial Contributions, to the extent that this is compatible with:
- (a) the maintenance of the life-supporting capacity of the waterbody, water quality, aquatic habitats, and
 - (b) the protection of natural character, amenity, cultural heritage, landscape and spiritual values; and
 - (c) the protection of public health and safety; and
 - (d) the maintenance and security of authorised activities (but acknowledging that loss of privacy or fear of trespass are not valid reasons for precluding access). In some circumstances public acquisition of riparian margins may be required and managed for purposes other than public access, for example to protect significant habitats, waahi tapu or historic sites, or for public recreation purposes.
- 12.7.3.5 To avoid the adverse effects from inappropriate use and development of the margins of lakes, rivers, indigenous wetlands and the coastline.
- 12.7.3.6 To protect areas of indigenous riparian vegetation:
- (a) physically, by fencing, planting and pest and weed control; and
 - (b) legally, as esplanade reserves/strips.
- 12.7.3.7 To create, enhance and restore riparian margins.

12.7.4 POLICIES

- 12.7.4.1 That the effects of activities which will be generated by new structures on or adjacent to the surface of lakes, rivers and coastal margins be taken into account when assessing applications.
- 12.7.4.2 That land use activities improve or enhance water quality, for example by separating land use activities from lakes, rivers, indigenous wetlands and the coastline, and retaining riparian vegetation as buffer strips.
- 12.7.4.3 That adverse effects of land use activities on the natural character and functioning of riparian margins and indigenous wetlands be avoided.
- 12.7.4.6 That public access to and along lakes, rivers and the coastline be provided as a consequence of development or as a result of Council (see Method 10.5.19) or public initiatives except where it is necessary to restrict access or to place limits on the type of access, so as to:
- (a) protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna or
 - (b) protect cultural values, including Maori culture and traditions; or
 - (c) protect public health and safety; to the extent that is consistent with policies in Chapter 14.
- 12.7.4.9 That riparian areas in Council ownership be managed so as to protect and enhance the water quality of surface waters.
- 12.7.4.11 That the extent of impervious surfaces be limited so as to restore, enhance and protect the natural character, and water quantity and quality of lakes, rivers, wetlands and the coastline.
- 12.7.4.15 To encourage the integrated protection and enhancement of riparian and coastal margins through:

- (a) planting and/or regeneration of indigenous vegetation;
- (b) pest and weed control;
- (c) control (including, where appropriate, exclusion) of vehicles, pets and stock.

4.05 The proposed coastal erosion protection works will not conflict with the specific and relevant objectives and policies noted above. There are many benefits from the proposed construction with the emphasis on the continued effective use of public land which if not managed by the works proposed could be lost and significant and key objectives or coastal access not achieved.

PROPOSED FAR NORTH DISTRICT PLAN

4.06 The proposed district plan has no rules which apply to the proposal other than compliance requirements relevant to excavation and filling. If those requirements are satisfied (and it is noted that they can be), then no consent is required.

4.07 With respect to objectives and policies for the Open Space Zone and those objectives and policies relating to setback from water considerations we can offer the following comments.

4.08 The Restricted Discretionary Activity status does not require a review of objectives and policies from the proposed plan however a review of these suggests that the outcomes from the operative plan considerations are also largely relevant. There are no provisions identified to which there is any conflict with given the modest scale of the proposal and significant benefits which this proposal would have on the viability of the esplanade as a public space moving forward.

4.09 In this respect the proposal does not appear to be contrary to the objectives above of the supporting policies.

5.0 REGIONAL AND NEW ZEALAND COASTAL POLICY STATEMENT PLANNING CONSIDERATIONS

5.01 The proposed coastal erosion protection structure requires regional consent to be approved with the works occurring both above and below the MHWS. The criteria for consideration touches on several similar considerations which from a district council perspective are acceptable and can be endorsed. This conclusion is partially reached due to the Restricted Discretionary activity status and the matters to which Council's discretion is limited. The regional planning considerations require that Policy D.6 be satisfied and the application to NRC addresses this requirement.

5.02 If the application was assessed as discretionary or non-complying then the considerations for FNDC could be extended to include the regional considerations and regional consents required.

5.03 Lodgment of the NRC consent is expected to occur in the next two weeks and a copy of this can be forwarded to the reporting planner for this application as supplementary information. As noted above it does not form part of the matters to which FNDC's discretion is limited.

- 5.04 The NZCPS is also a relevant planning consideration but with the application status also plays less of a role that where discretion is not restricted. The Regional Planning Consent will provide significant scope and detail for this consideration.
- 5.05 Preliminary drats of the regional consents have been completed and for the considerations under both regional planning and national policy statements there does not appear to be any conflict particularly given the expected outcomes from the proposal. In this respect the proposal is considered to not be contrary to these higher order documents.

6.0 PART 2 CONSIDERATIONS

- 6.01 The application does not conflict with any matter or consideration under Part 2 of the Act. The proposal provides for the social and economic well-being of the district by improving the environment and enabling appropriate and measured development to be established all while resulting and ensuring the potential effects of the proposal are less than minor. There are many positive outcomes from the proposed works
- 6.02 It is therefore contended that the proposed erosion protection works are both necessary and results in less than minor effects. The benefits will protect public space and access to the coastline which could be hampered in the future if no work is completed. The proposal is appropriate and consistent with the purpose of the Act.

7.0 NOTIFICATION ASSESSMENT S95A TO 95G OF THE ACT

- 7.01 Sections 95A to 95G require Council to follow specific steps in determining whether to notify an application. In considering the conclusions findings within this report are relied upon.
- 7.02 [Public Notification section 95A](#)

Step 1

Mandatory public notification in certain circumstances

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

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

Step 2 Public Notification precluded in certain circumstances

The criteria for step 2 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:
- (b) the application is for a resource consent for 1 or more of the following, but no other, activities:

- (i) a controlled activity;
- (ii) a restricted discretionary or discretionary activity, but only if the activity is a subdivision of land or a residential activity;
- (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;
- (iv) a prescribed activity (see section 360H(1)(a)(i)).

The proposed development is a Restricted Discretionary activity but is not a subdivision or a residential activity or a boundary activity and is therefore not precluded from public notification.

Step 3 – Public Notification required in certain circumstances

The criteria for Step 3 are as follows:

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

The proposed activity is not subject to any rule or national environmental standard which requires that public notification occur. There is however it is contended that the effects on the wider environment have been concluded as less than minor and therefore public notification of the application is not required.

7.03 Affected Persons Assessment – Limited Notification Section 95B

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

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

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

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

Step 2: if not required by step 1, limited notification precluded in certain circumstances

The criteria for step 2 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;
- (b) the application is for a resource consent for either or both of the following, but no other, activities:

- (i) a controlled activity that requires consent under a district plan (other than a subdivision of land);
- (ii) a prescribed activity (see section 360H(1)(a)(ii)).

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

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

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

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

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

There is no prospect of visual domination or loss of amenity values from the proposed works and there is significant public good which will result from this proposal. The potential effects are concluded as being less than minor.

Ngati Rehia are supportive of the proposed works and preliminary discussions with both the Department of Conservation and FNDC Reserves team raised no specific concerns. The Department of Conservation are the administrators of the esplanade reserve. There are no other persons deemed to be potentially affected by the proposed development.

7.04 Notification Assessment Conclusion

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


- In accordance with section 95A, public notification is not required because the activity is a Restricted Discretionary activity but is not exempted from this process as the activity is not an exempted activity;
- In accordance with section 95B, written approvals from private landowners were not considered to be necessary as there are no persons affected by the proposed works. There are no effects resulting from the proposed works which are considered to be minor or more than minor on the adjoining properties. Written approval for the proposal was obtained from Ngati Rehia who raised no concerns with respect to the proposal. The proposed erosion protection works will reduce future erosion risk and provide significant public good for public land. No persons are considered to be affected by the application; and,
- In accordance with section 95A(9) and 95B(10), there are no special circumstances to require public or limited notification.

8.0 SUMMARY

- 8.01 The application site is identified as esplanade reserve and is located at 477 Opito Bay Road, Kerikeri. The reserve located adjacent to the applicant's property at 471 Opito Bay Road. The position of the proposed work is located at the MHWS and is both above and below this point. Regional consents are also required and will be applied for in the next week or so.
- 8.02 The proposal involves the construction of a coastal erosion protection structure which will see protection works completed within an area which has been subject to coastal erosion and which if left unresolved could result in significant loss of esplanade reserve and impact legal road, public access to reserves, and private property.
- 8.03 The frequency of poor weather events has increased and increased the potential risk moving forward. The area of concern at the toe of the embankment will have some loose material removed and replaced with large and small boulders as illustrated within the Engineering plans.
- 8.04 Materials and equipment will be barged to the site and the work undertaken in a small window at low tide.
- 8.05 Under the Operative Plan the esplanade reserve is zoned Conservation and has no relevant resource features. The site is also subject to provisions of the Proposed District Plan with the property zoned Open Space and has several notations applicable including being within the coastal environment and having several natural hazards. The hazards include being subject to coastal flooding and inundation and also illustrates the loss of esplanade reserve land which has occurred. The proposed works offer a solution which ultimately seeks to reduce this risk.
- 8.06 The effects of the proposal which only breaches the setback from water rule, are considered to be less than minor and the proposal is assessed as a restricted discretionary activity. The proposal satisfies the assessment criteria to which Council's discretion is limited.
- 8.07 The proposal is considered to be generally consistent with the relevant objectives and policies of both plans despite having an RDA status and matters restricted for Council.
- 8.08 Regional consents will be required and this will detail comprehensive assessments against the relevant regional planning documents and the NZCPS which is not required for a Restricted Discretionary Activity. A copy of this regional consent application can be forwarded to the processing planner if required.
- 8.09 With respect to conditions of consent the applicant would appreciate sighting a draft set of conditions for review and comment (if necessary).

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

Yours faithfully



Wayne Smith

Zenith Planning Consultants Ltd

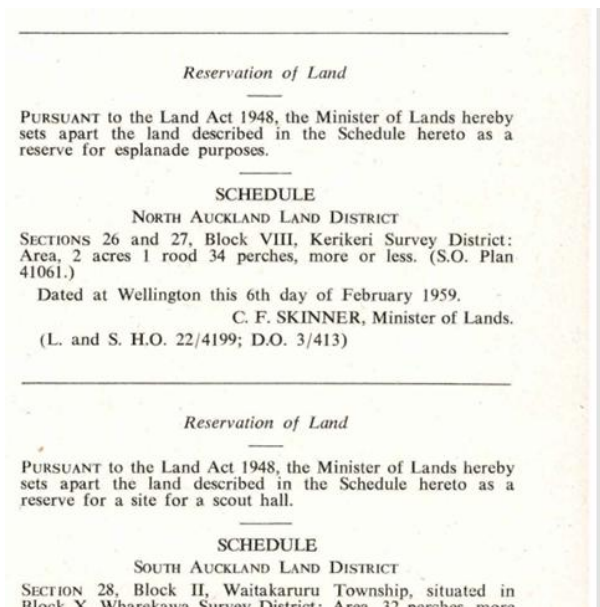
Principal | Director

BPlan | BSocSci | MNZPI

wayne@zenithplanning.co.nz

mob: +64 (0) 21 202 3898

Gazette Notice (Sections 26 & 27)



Parcel of Esplanade Reserve involved

The screenshot shows the "Land Record Search" interface. The search address is "473 Opito Bay Road, Kerikeri". The selected parcel is "Parcel 4746671".

A message box states: "This parcel has no title associated with it."

Parcel Intent: DCDB

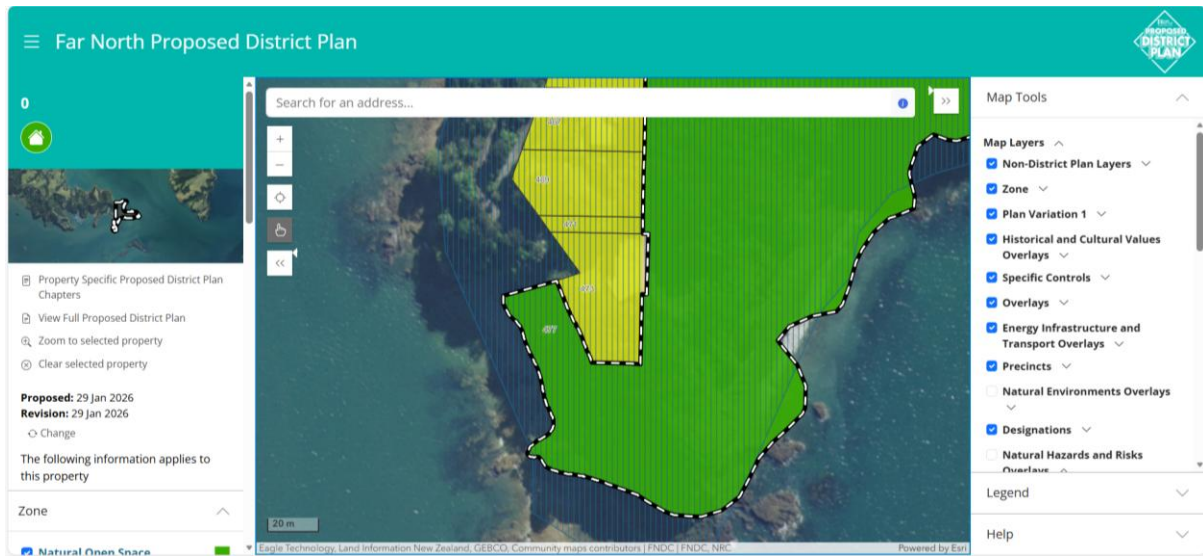
Statutory Actions:

Statutory Action	New Zealand Gazette 1959 p 144
Type	Gazette Notice
Recorded	4 April 2002
Action	Create
Status	Current
Statute	-

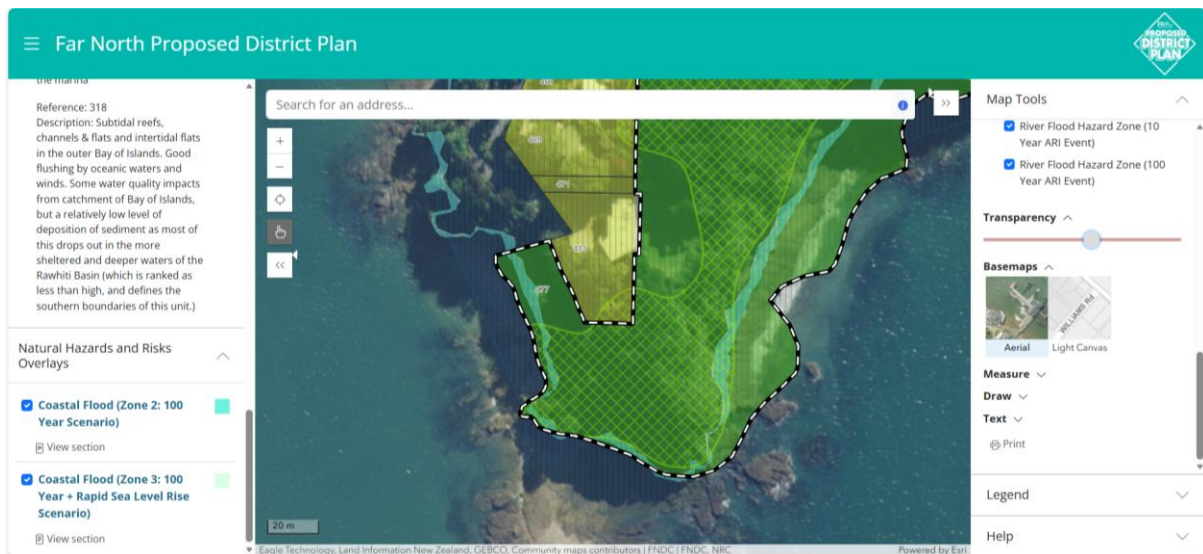
The map on the right shows the parcel highlighted in pink, situated on the coast near Opito Bay Road. Other parcels are labeled with numbers 455, 467, 469, 471, and 473.

“Title” information noting that the parcel has no title associated with it

Parcel of Land is zoned Open Space in the Proposed District Plan with a coastal environment overlay



Coastal Erosion line clearly located within the esplanade reserve.





Legend	
	Property Boundaries
	Topographic Surveyed Outboundary
	Mean High Water Mark
	Tree Dripline
	Rock

DRAFT

Rev	Date	Description	By	Checked
A	23/05/2024	DRAFT	JT	JC

DWG SITE PLAN

A3 SCALE 1:250

0 5m 12.5m

Date 23/05/2024

Drawn JT Checked JC Approved

File O:\SITEFILES - 24 024 - 473 OPITO BAY ROAD, KERIKERI (LOT 44 DP 47619)\ENGINEERING\DRAWINGS\24_024_CIVIL_DESIGN_C3D.DWG

HAIGH WORKMAN
Civil & Structural Engineers

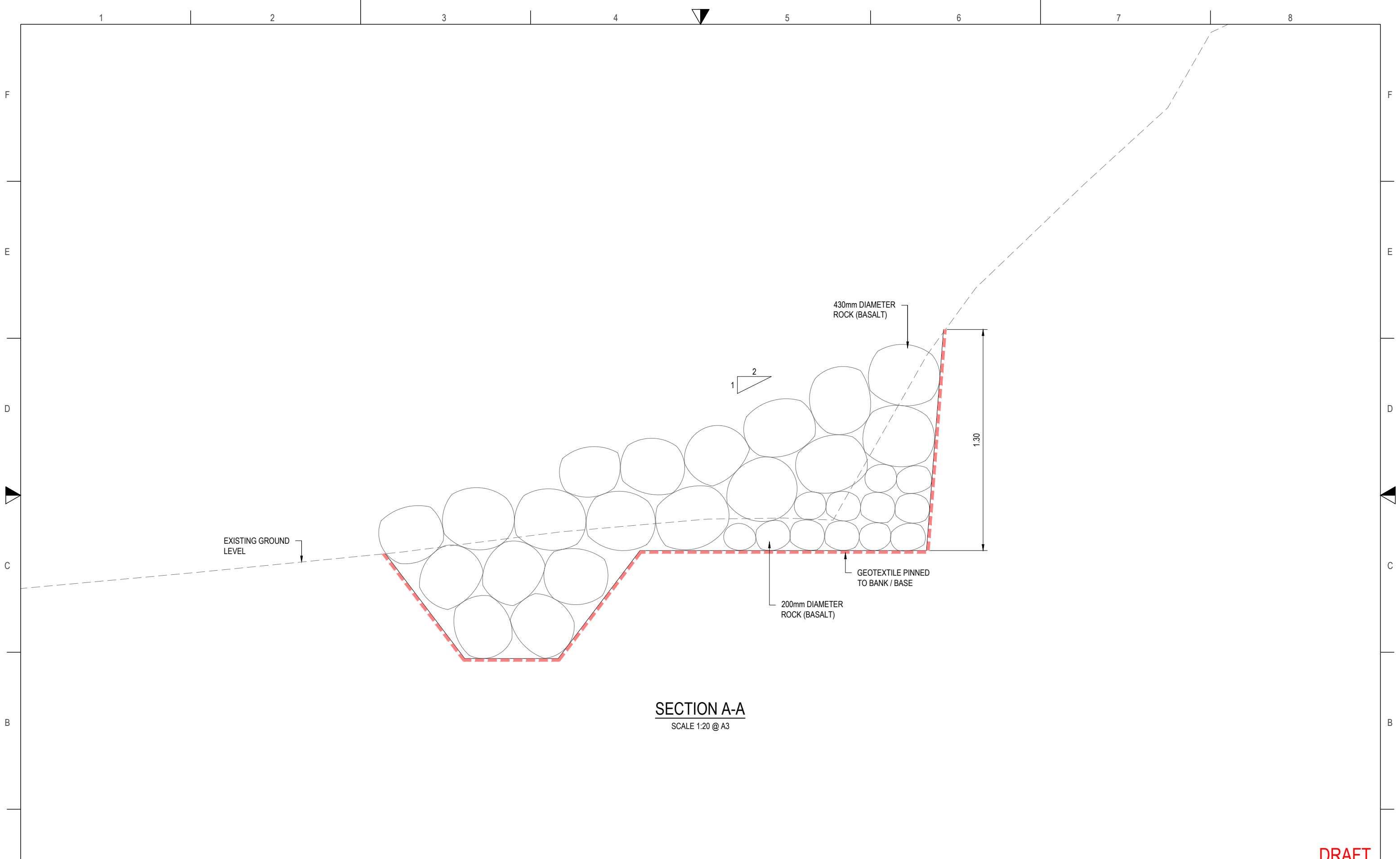
6 Fairway Drive
Kerikeri, BOI

T: 09 407 8327
F: 09 407 8378
E: info@haighworkman.co.nz

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Client	BOB WARREN
Project No.	24 024
RC no.	

Stage	
Dwg No.	P1
Sheet No.	1 of 1



DRAFT

Rev	Date	Description	By	Checked
A	23/05/2024	DRAFT	JT	JC

DWG CROSS SECTION
DETAIL

A3 SCALE 1:20

0 0.4m 1.0m

Date 23/05/2024

Drawn JT Checked JC Approved

File O:\SITEFILES - 24 024 - 473 OPITO BAY ROAD, KERIKERI (LOT 44 DP 47619)\ENGINEERING\DRAWINGS\24_024_CIVIL_DESIGN_DETAILS.DWG

HAIGH WORKMAN
Civil & Structural Engineers

6 Fairway Drive
Kerikeri, BOI

T: 09 407 8327
F: 09 407 8378
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Project COASTAL EROSION PROTECTION
473 OPITO BAY ROAD, KERIKERI

Client BOB WARREN

Project No. 24 024

RC no.

Stage

Dwg No. D1

Sheet No. 1 of 1

Proposed Coastal Erosion Protection
473 Opito Bay Road, Opito Bay
For
Bob Warren

Haigh Workman reference 24 024

December 2025



Revision History

Revision N ^o	Issued By	Description	Date
A	Joshua Cuming	First Issue	18 December 2025

Prepared By



Joshua Cuming

Environmental Geologist
BSc (Geol, Env Stu.), CEnvP

Approved By



John Papesch

Senior Civil Engineer
BE (Civil), NZCE, CPEng

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Executive Summary

Haigh Workman Ltd was commissioned by Bob Warren (the client) to provide a design for a proposed coastal erosion protection structure at 473 Opito Bay Road, Opito Bay, Kerikeri.

The site is situated on the eastern side of Opito Bay. A dwelling is located on 473 Opito Bay Road (Lot 44 DP 47619). To the west of this lot is an esplanade reserve Section 27 Block VIII Kerikeri SD. The western boundary of the esplanade reserve is located on the beach. It is proposed to construct a rock wall in esplanade reserve Section 27 Block VIII Kerikeri SD. The purpose of the wall is to stabilise the toe of the slip against coastal erosion. The slip feature extends from the reserve to our clients property at 473 Opito Bay Road.

A bank consisting of slip material from relatively recent events (2007 onwards) is present at the upper edge of the foreshore. The slip material consists of silty clay with gravel and cobbles present. Also present is remnants of a retaining wall and dripper lines from the displaced wastewater disposal field. The toe of the bank shows evidence of erosion.

Based on site conditions observed during the site visits on 13 February 2024 and 5 November 2025 it is likely the toe of the bank will continue to erode causing the bank to progressively slump and retreat. Severe weather events are likely to accelerate the erosion of the bank. Without coastal erosion protection it is likely that the toe erosion will eventually undermine the dwelling and curtilage located at 473 Opito Bay Road. In addition, the continual erosion of the toe will cause debris to be deposited on the foreshore and undermine two mature Pohutakawa trees.

A seawall has been designed as rock armour that is designed to resist the erosion of the coastal bank along the 20 metre frontage. The design reflects the relatively sheltered wave climate at Opito Bay, with calculated $H_{1/3}$ 100-year wave heights of around 1.3 m. To withstand those forces, the wall uses 430mm primary armour rock placed in two layers with a 1:2 slope, with a secondary layer of smaller 200 mm rock beneath. A heavy-duty non-woven geotextile is pinned against the bank to stop finer soils washing through the rock.

1 Introduction

1.1 Project Brief and Scope

Haigh Workman Ltd was commissioned by Bob Warren (the client) to provide a design for a proposed coastal erosion protection structure at 473 Opito Bay Road, Opito Bay, Kerikeri.

The site is situated on the eastern side of Opito Bay. A dwelling is located on 473 Opito Bay Road (Lot 44 DP 47619). To the west of this lot is an esplanade reserve Section 27 Block VIII Kerikeri SD. The western boundary of the esplanade reserve is located on the beach. It is proposed to construct a rock wall in esplanade reserve Section 27 Block VIII Kerikeri SD. The purpose of the wall is to stabilise the toe of the slip against coastal erosion. The slip feature extends from the reserve to our clients property at 473 Opito Bay Road. The works conducted by Haigh Workman included:

- Site walkover;
- Detailed design and construction drawings.

1.2 Site Description

The site is situated on the eastern side of Opito Bay. A dwelling is located on Lot 44 DP 47619. To the east and south of this lot is an esplanade reserve Section 27 Block VIII Kerikeri SD. A number of retaining walls are present in the west of Lot 44 DP 47619 and the east of the esplanade reserve. The western boundary of the esplanade reserve is located on the beach.

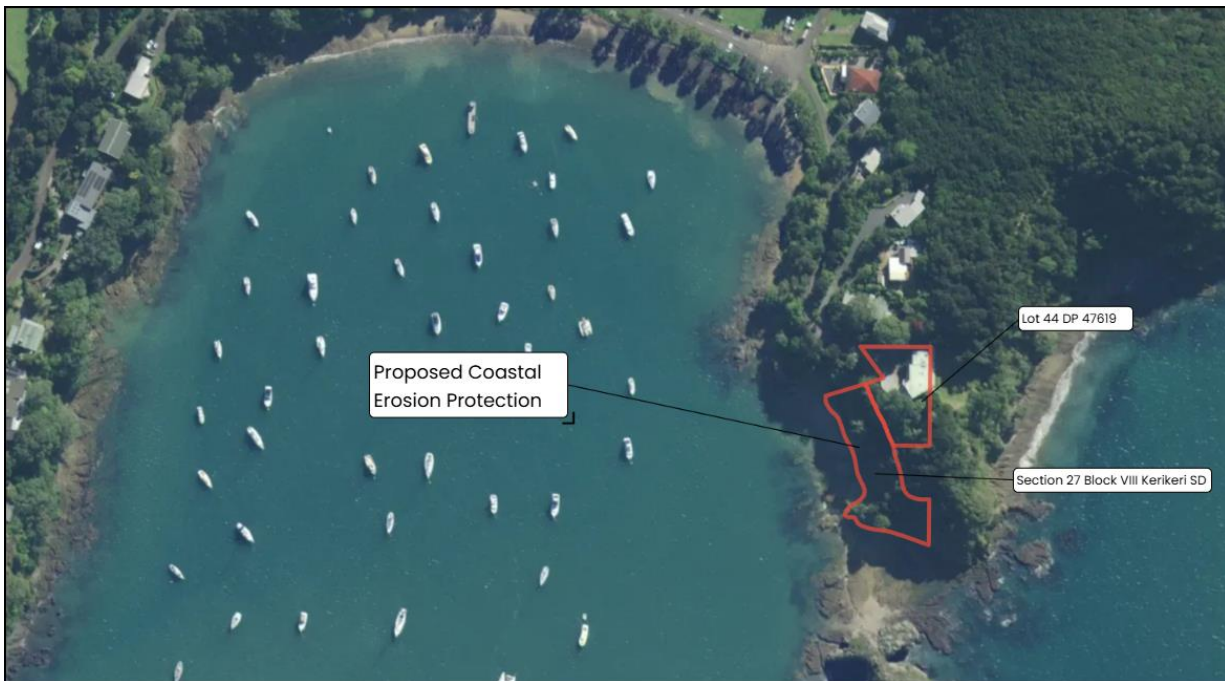


Figure 1 - Site location

2 Environmental Setting

2.1 Coastal Hazards

Using the Northland Regional Council GIS coastal flood mapping, the site is identified as at risk of coastal inundation as shown below:

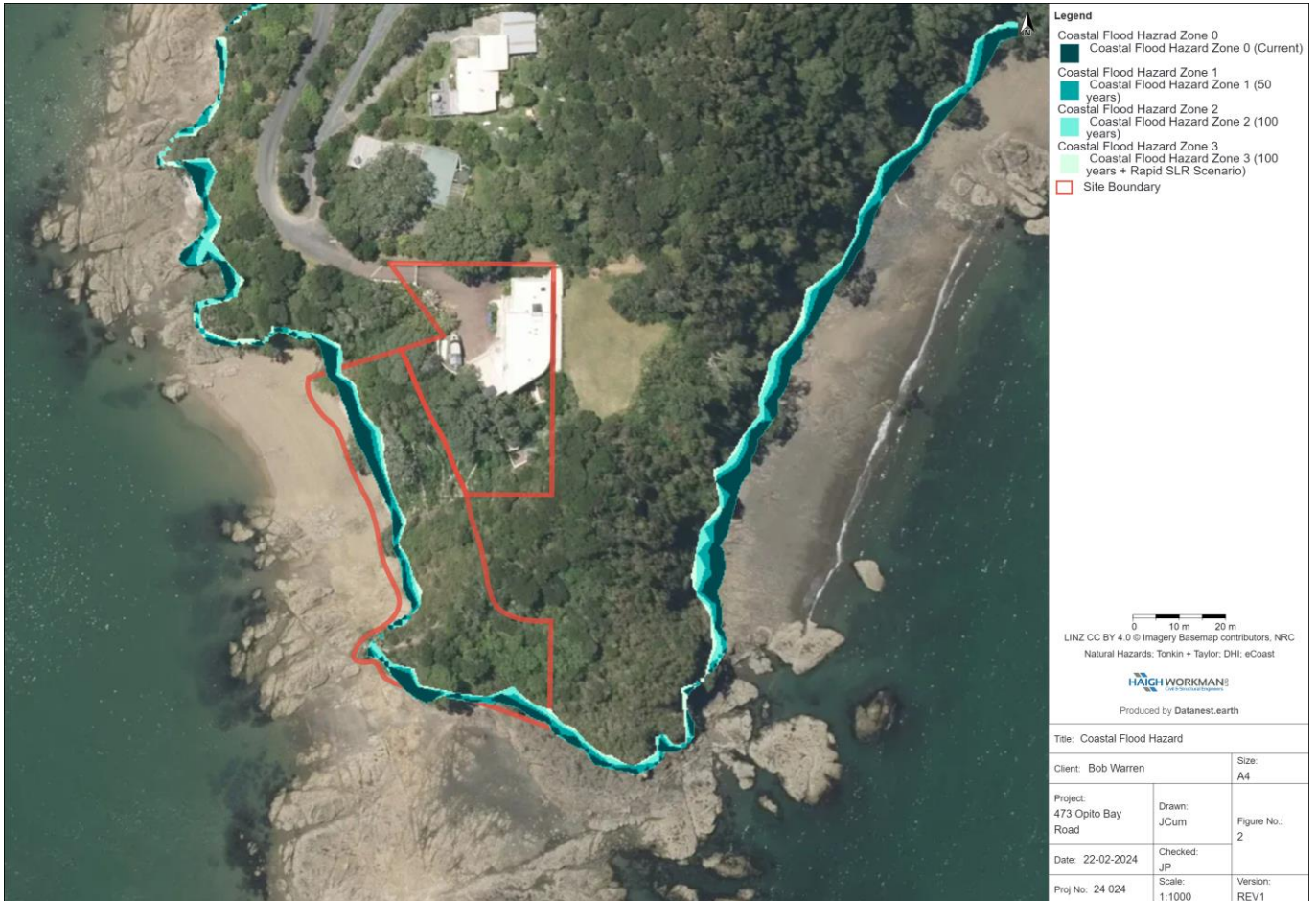


Figure 2 - Coastal flood mapping

2.2 Geology

- GNS Science Geological Memoir 1, 1996: “Geology of the Whangarei Area”;
- GNS Sciences 1:250,000 scale map Sheet 1, 1996: “Whangarei” (Rocks);
- NZMS Sheet 290 N04/05, 1:100,000 scale map, Edition 1, 1979: “Whangaroa - Kaikohe” (Soils);
- NZMS Sheet 290 N04/05, 1:100,000 scale map, Edition 1, 1982: “Whangaroa - Kaikohe” (Rocks).

The site is within the bounds of the GNZ Geological Map “Geology of the Whangarei area”, 1:250,000 scale. The published geology shows the site to be underlain by Waipapa group consisting of massive to thin bedded, lithic volcaniclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous. The NZMS 290 soil map indicates the soils to comprise of Marua brown clay loam.



Figure 3 - Geology Map, GNS

3 Site observations

3.1 13 February 2024

A site walkover was undertaken on 13th of February 2024.

A bank consisting of slip material dating from relatively recent events (2007 onwards) is present at the upper edge of the foreshore. The slip material consists of silty clay with gravel and cobbles present. Also present is remnants of a retaining wall and dripper lines from the displaced wastewater disposal field. The toe of the bank shows evidence of being eroded.

The foreshore typically consists of sand in front of the slip material with rock to the south and both sand and rock to the north. The foreshore has a slope of 5-6° in front of the slip bank.

The width of the bank of slip material is 20m. It is bordered on the north and south by rock.

Photos from the site visits are included below.



Figure 4 - Northern extent of bank needing erosion protection.

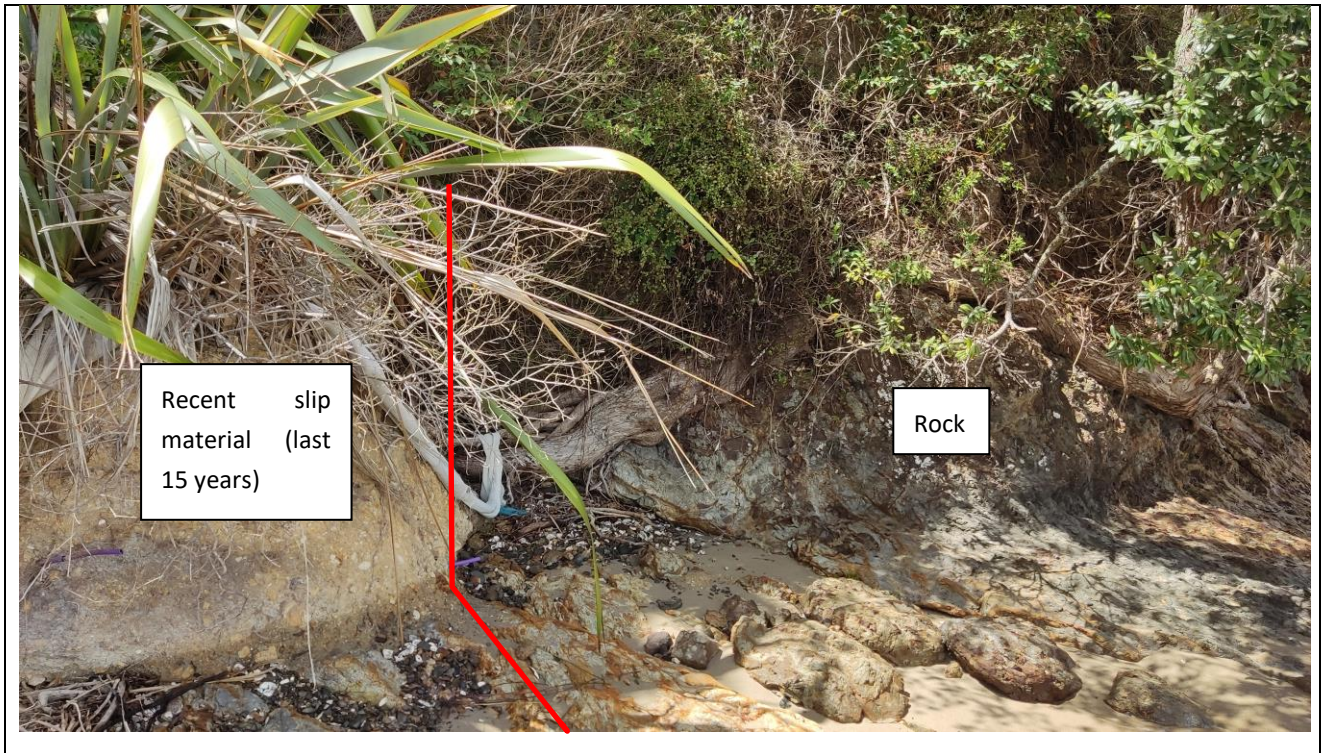


Figure 5 - Southern extent of bank needing erosion protection.



Figure 6 - Observed toe erosion of bank



Figure 7 – Slip material at base of bank with debris from the former wastewater field.

3.2 5 November 2025

An additional site visit was undertaken on 5 November 2025 to provide an update of conditions onsite.

The toe of the bank has eroded approximately another 1-2m. A comparison of the bank from the two visits is shown in the figures below.



Figure 8 – Comparison of eastern portion of bank between site visits



Figure 9 - Comparison of western portion of bank between site visits

4 Discussion

Based on site conditions observed during the site visits on 13 February 2024 and 5 November 2025 it is likely the toe of the bank will continue to erode causing the bank to progressively slump and retreat. Severe weather events are likely to accelerate the erosion of the bank. Without coastal erosion protection it is likely that the bank erosion will eventually undermine the dwelling and curtilage located at 473 Opito Bay Road.

The continual erosion of the bank will cause debris to be deposited on the publicly accessible foreshore and coastal marine area. The toe erosion will also effect stability of a landslip in a council reserve and in particular two mature Pohutukawa trees.

A rock seawall is considered in this case to be the protection structure with the smallest environmental impact.

5 Engineering Design

5.1 Wave height

The fetch lengths are shown in figure 9 below. They vary between 2842m and 1252m and are all from the southwest.



Figure 10 - Fetch distances

Table 3.1 of the Tonkin and Taylor Coastal Flood Hazard Assessment for Northland Region 2019-2020 shows resulting 100-year ARI wave heights for various fetch distances and wind directions. The wave height for a fetch distance of 2-5 km from the southwest is 1.3m this is considered conservative as the likely fetch is distance is less than this. These wave heights are calculated using equation 3.2 which considers storm tide, wave run up and sea level rise.

Table 3.1: Resulting 100-year ARI wave heights for various fetch distances and wind directions

Fetch distance (km)	Wind Direction							
	N	NE	E	SE	S	SW	W	NW
<1	0.5	0.6	0.6	0.6	0.5	0.6	0.6	0.6
1-2	0.8	0.9	0.9	0.9	0.8	0.9	0.9	0.9
2-5	1.2	1.3	1.4	1.3	1.2	1.3	1.4	1.3
5-10	1.6	1.8	1.9	1.8	1.6	1.8	1.9	1.8
10-15	2.0	2.2	2.3	2.2	2.0	2.2	2.3	2.2

Figure 11 - Table 3.1, Coastal Flood Hazard Assessment for Northland Region 2019-2020.

$$\text{Extreme dynamic water level} = ST + RU + SLR \quad (3.2)$$

Where:

ST = **Storm tide** level defined by the combination of astronomical tide, storm surge and mean sea level fluctuations

SU = **Wave set-up** caused by wave breaking and onshore directed momentum flux across the surf zone

RU = **Wave run-up** being the maximum potential vertical level reached by individual waves above the storm tide level (note this component implicitly includes wave set-up)

SLR = **Sea level rise** at 0.1 m increments up to 1.5 m (roughly corresponding to highest RCP scenario at 2130 as included in MfE, 2017) and selected SLR values at defined planning timeframes (i.e. present day, at least 50 and at least 100 years).

Figure 12 - Equation 3.2, Coastal Flood Hazard Assessment for Northland Region 2019-2020.

5.2 Rock sizing

The weight of the armour unit required under breaking waves at a sloping surface can be calculated using the Hudson formula:

$$W = \frac{\rho_r g H^3}{K_D \Delta^3 \cot \alpha}$$

where W = Weight of an armour unit (N).
 H = Design wave height at the structure (m).
 K_D = Dimensionless stability coefficient.
 α = Slope angle of structure.
 ρ_r = Mass density of armour (kg/m³).
 g = Acceleration due to gravity (m/s²).
 Δ = Relative mass density of armour = $(\rho_r / \rho_w) - 1$
 ρ_w = Mass density of seawater (kg/m³).

Figure 13 - Hudson Formula

The weight of the rock = 2081.4 N

The mass of the rock = 212.2 kg

The rock size is given by, $D_n = \text{nominal diameter of rock unit} = (M/\rho_r)^{1/3} = 0.43\text{m}$

Design parameters of the seawall are shown below in table 2.

Table 1 - Design Parameters for the Seawall

Design Parameter	Proposed Design	Comment
Primary Armour Size	$D_n = 430\text{mm}$ (200-300 kg)	Location provides a sheltered wave climate. Armour rocks have been sized to provide a robust solution able to withstand forces like waves, overland flow, etc.
Primary Armour Thickness	2 layers (min 0.8+/- 0.2m)	200mm diameter rock. Assumes armour rock density of 2700 kg/m ³ though lower density rock could be utilised. Basalt Rock recommended.
Secondary Armour Size	$D_n = 200\text{mm}$	Beneath the primary armour detailed above the remaining seawall should be constructed of 200mm diameter rock to further dissipate the wave energy.
Geotextile filter material	Non-woven heavy duty (Duraforce/Terratex K series or Similar). To be pinned to the bank.	Minimise wash out of any material eroded from the stabilised Rock armour
Effective Revetment Length	20m	
Revetment Slope	1:2 (V:H)	

Rock Structures are normally constructed with armour layer (often double layer) and a thin underlayer of filter. The core may consist of quarried rock. A non-woven high strength geotextile (TERRATEX K series or similar) shall be placed and pinned underneath the armour layer to retain the soils behind the wall.

6 Construction

6.1 Earthworks

6.1.1 Excavations

Excavated faces are expected to be temporarily stable, provided they are left unsupported for the shortest possible duration. Current industry safe working practices should be followed always when working near cut faces.

Excavation of the bank is not anticipated. Earthworks will comprise of a 600mm deep trench excavated in the foreshore as shown in drawing D1.

Special care should be undertaken during any excavation or earthworks, with particular regard to working in the Coastal Marine Area. We envisage excavated sands can be re-placed on the beach.

Excavation works should be timed to coincide with low tides.

Rock, materials and plant needed to construct the rock protection wall will need to be barged to the site.

Earthworks volumes are estimated below:

	Volume (m3)
Trench Excavation	14.4
Secondary Armour $D_n = 200\text{mm}$	5
Primary Armour $D_n = 430\text{mm}$	43.2

6.2 Pohutukawa Trees

Whilst work is shown under the dripline of the Pohutukawa trees no excavation is proposed in and around the tree trunks. Machinery will need to be utilised that does not impact the trees. A professional arborist should be engaged to assist with a construction monitoring plan.



Figure 14 - Pohutukawa tree at southern end of proposed erosion protection structure



Figure 15 - Pohutukawa tree at northern end of proposed erosion protection structure

6.3 Construction Observations

Specific engineering inspections of the seawall are to be carried out. These observations are required to ensure that the conditions onsite at the time of construction are consistent with the assumptions made in this report, together with the materials used and construction techniques adopted.

We recommend the following specific items will need (but are not limited to) observation at the time of construction:

1. Trench excavation,
2. Sea wall construction; materials and shape.

6.4 Services

It is our understanding that there are no underground services that affect the proposed works, however it is the responsibility of the Contractor to satisfy themselves that there are no service clashes.

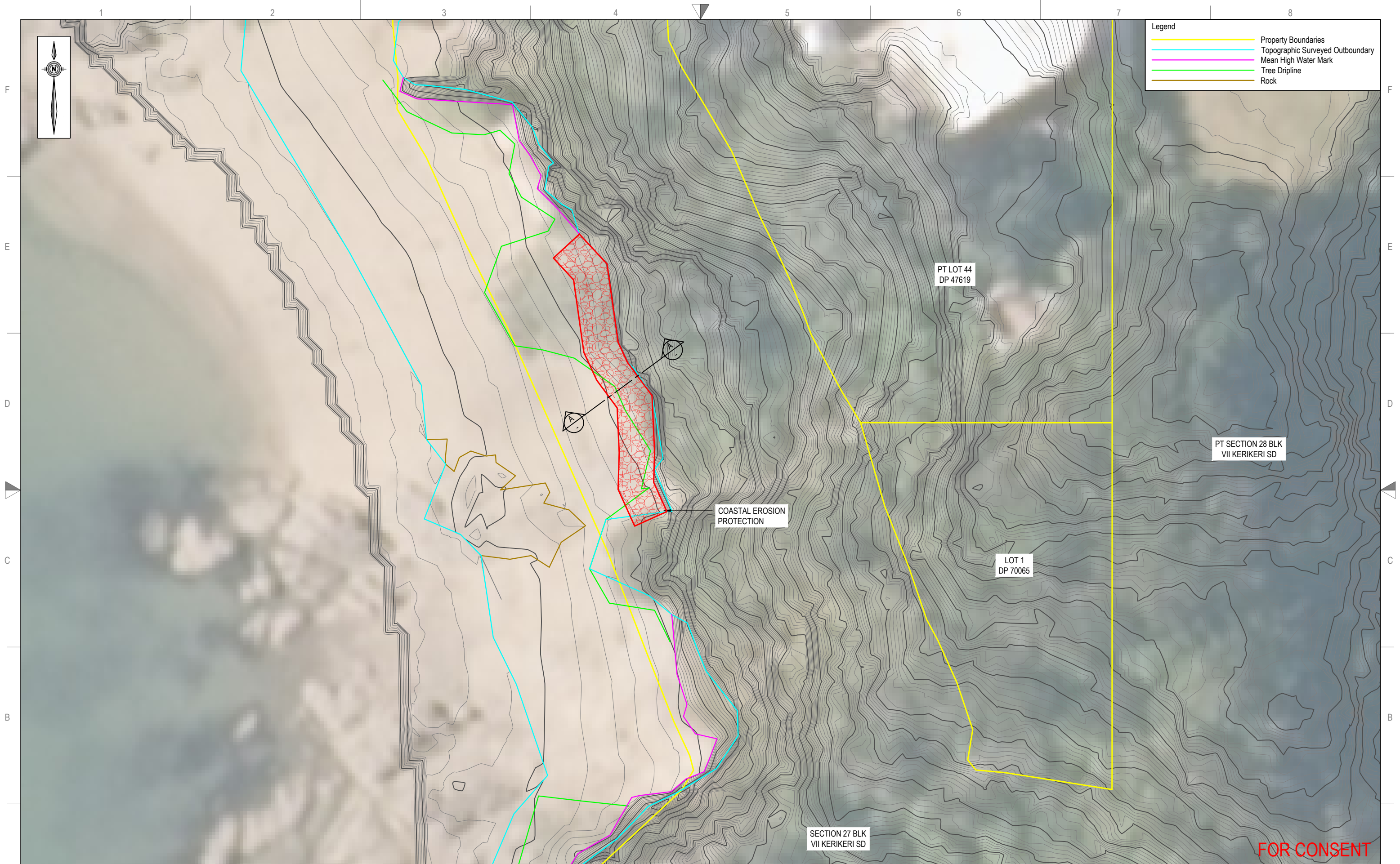
7 Limitations

This report has been prepared for the use of the Bob Warren with respect to the particular brief outlined to us. This report is to be used by our client to provide a design for coastal erosion protection. Furthermore, this report may be utilised in the preparation of building and/or resource consent applications with local authorities. The information and opinions contained within this report shall not be used in other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

The comments and opinions presented in this report are based on the findings of the desk study and information available from the reference reports. There may be other facts prevailing for the site which have not been revealed by this investigation, and which have not been taken into account by this report. Studies relating to this report are driven by climate change, a subject which itself is subject to ongoing change as various climate models are refined and updated. The estimates presented in this report are based on information available and are conservative. Responsibility cannot be accepted for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of strata or other spatially variable features between or beyond investigation positions is conjectural and given for guidance only.

Appendix A – Drawings

Drawing No.	Title	Revision
P1	Site Plan	A
D1	Cross-Section Detail	A



Legend	
	Property Boundaries
	Topographic Surveyed Outboundary
	Mean High Water Mark
	Tree Dripline
	Rock

FOR CONSENT

Rev	Date	Description	By	Checked
A	19/12/2025	FOR CONSENT	JT	JC

DWG SITE PLAN	
A3 Scale 1:250	Date 19/12/2025
Drawn JT	Checked JC
Approved	
File T:\CLIENTS\BOB WARREN\JOB\24 024 - 473 OPITO BAY ROAD, KERIKERI (LOT 44 DP 47619)\ENGINEERING\DRAWINGS\24_024_CIVIL_DESIGN_C3D.DWG	

HAIH WORKMAN
Civil & Structural Engineers

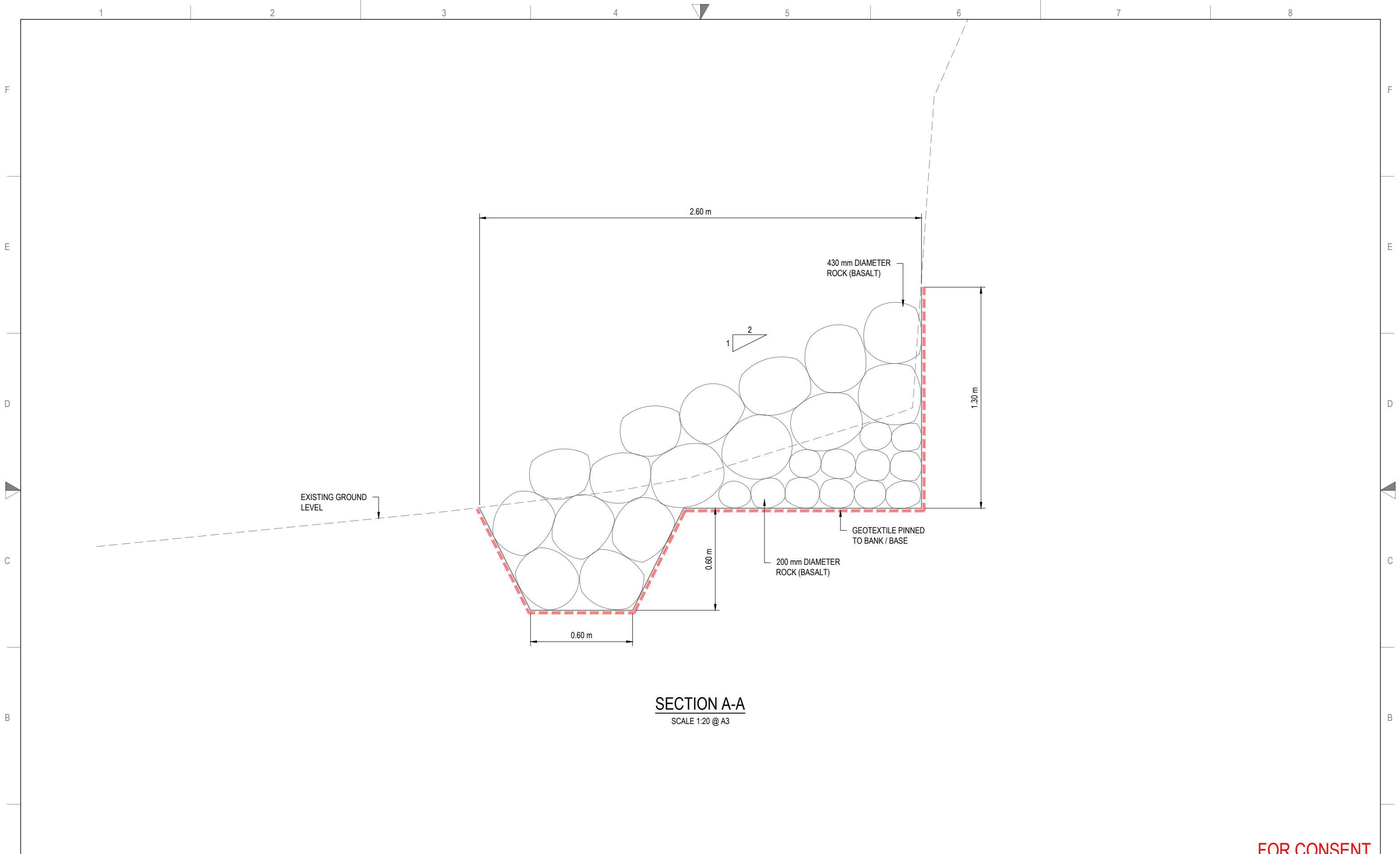
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Kerikeri, Bay of Islands
New Zealand

T: 09 407 8327
E: info@haighworkman.co.nz

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Client	BOB WARREN
Project No.	24 024
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Stage	
Dwg No.	P1
Sheet No.	1 of 1



SECTION A-A
SCALE 1:20 @ A3

FOR CONSENT

Rev	Date	Description	By	Checked
A	19/12/2025	FOR CONSENT	JT	JC

DWG	CROSS SECTION DETAIL		
A3 Scale	1:20	Date	19/12/2025
Drawn	JT	Checked	JC
Approved			
File	T:\CLIENTS\BOB WARREN\JOBS\24 024 - 473 OPITO BAY ROAD, KERIKERI (LOT 44 DP 47619)\ENGINEERING\DRAWINGS\24_024_CIVIL_DESIGN_DETAILS.DWG		

HAIH WORKMAN
Civil & Structural Engineers

6 Fairway Drive
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Project	COASTAL EROSION PROTECTION 473 OPITO BAY ROAD, KERIKERI	
Client	BOB WARREN	
Project No.	24 024	RC no.

Stage	
Dwg No.	D1
Sheet No.	1 of 1

RE: Proposed retaining wall at land adjacent to 473 Opito Bay Road, Kerikeri

T Te Whare Taiao o Ngāti Rehia <taiao@ngatirehia.co.nz>
To: Wayne Smith

Reply Reply all Forward
Mon 20/04/2026 3:02 PM

Kia Ora Wayne

I refer to our phone conversation from today.

I advise have reviewed your application as it falls within our tribal boundaries of Ngāti Rēhia. Te Rūnanga o Ngāti Rēhia is mandated by our hāpu to exercise kaitiakitanga/guardianship over our natural resources and cultural resources. This means we consider impacts on the mauri of our taiao in particular land, water, plants, animals and people.

We are aware of the economic benefits to support appropriate development, and we do not intend to hinder progress or general compliance with statutes. We value working together with our community as it was envisioned in the Treaty of Waitangi. Please refer to our [Hapū Environmental Management Plan](#)

We have conducted a review of this application and advise:

- we do not have any concerns or objections
- we support the proposed works as per the Haigh Workman report December 2025.

Please address all replies to taiao@ngatirehia.co.nz

Or call our office: 09 401 6399

From: Wayne Smith <wayne@zenithplanning.co.nz>
Sent: Thursday, 9 April 2026 9:32 am

Subject: Re: Proposed retaining wall at land adjacent to 473 Opito Bay Road, Kerikeri

Kia ora