

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

☐ Yes ☐ No

## 2. Type of consent being applied for

(more than one circle can be ticked):

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

☐ Other (please specify)

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

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

☐ Yes ☐ No

## 4. Consultation

Have you consulted with iwi/Hapū? ☐ Yes ☐ No

If yes, which groups have  
you consulted with?

Who else have you  
consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:  
The Resource Consents Planning Technicians, [planning\\_technicians@fndc.govt.nz](mailto:planning_technicians@fndc.govt.nz)

## 5. Applicant details

**Name/s:**

Sara McColl

**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.

|              |
|--------------|
| <br><br><br> |
|--------------|

## 6. Address for correspondence

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

**Name/s:**

Dylan Rogers

**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.

|      |
|------|
| <br> |
|------|

## 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:**

Sara McColl

Property address/  
location:

|              |
|--------------|
| <br><br><br> |
|--------------|

## 8. Application site details

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

Name/s:

Site address/  
location:

Postcode

Legal description:

Val Number:

Certificate of title:

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

### Site visit requirements:

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

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

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

## 9. Description of the proposal

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

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

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

☐ 2009 ☐ 2023

## 10. Would you like to request public notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent  EBC-2027-56/0

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

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

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

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

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

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

## 14. Assessment of environmental effects:

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

Your AEE is attached to this application ☐ Yes

## 15. Draft conditions:

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

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



## 16. Billing Details:

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

**Name/s:** (please write in full)

Sara McColl

**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)

Sara McColl

**Signature:**

(signature of bill payer)

**Date** 22-Aug-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](http://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)

Sara McColl

**Signature**

**Date** 22-Aug-2026

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

*See overleaf for a checklist of your information...*

## Checklist of your information

*Please tick if information is provided*

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

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



# LAND USE RESOURCE CONSENT APPLICATION

120 Mangatete Heights, Kaingaroa

Prepared for: Sara McColl

Dylan Rogers  
Rogersdylan889@gmail.com

**DOCUMENT CONTROL RECORD**

**Applicant:** Sara McColl

**Project:** New Build Land Use in the Rural Production Zone

**Document Type:** Assessment of Environmental Effects for Resource Consent Application

| Revision No. | Prepared By  | Description | Date       |
|--------------|--------------|-------------|------------|
| 1            | Dylan Rogers | Final       | 24/08/2026 |

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## Summary

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### Introduction

This assessment of environmental effects is prepared in support of an application for land use consent for a boundary infringement of a new build on the property located at 120 Mangatete Heights, Kaingaroa, in the Rural Production Zone as shown on the Site Plan attached as **Appendix A**. A copy of the Record of Title is attached as **Appendix B**.

Sara McColl, the applicant, seeks land use consent for the building of a new dwelling that does not meet the minimum setback requirements from unsealed roads. The site is located within the Rural Production Zone, and consent is required as a Restricted Discretionary Activity in accordance with Rule RPROZ-S3(2) of the Far North Proposed District Plan – Appeals Version (PDP).

Section 88 of the Resource Management Act 1991 (RMA) sets out the particular requirements for persons making an application to a local authority for a resource consent. Section 88(2)(b) states that:

*"an application must be made in the prescribed form and manner; and include, in accordance with Schedule 4 of the Act, an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment"*.

The purpose of this report is to provide Far North District Council with the information that is required to obtain resource consent for the activity on the site. In accordance with the above requirements the report provides a comprehensive assessment of the effects on the environment that may be associated with the proposal, considers the proposal against the relevant provisions of the PDP and demonstrates that overall, the proposal will meet the sustainable management purpose of the Resource Management Act 1991 (RMA).

The following documents are provided in support of the proposal:

**Appendix A** – Site Plan

**Appendix B** – Record of Title

**Appendix C** – Approved Building Consent

**Appendix D** – Notification of requirement to obtain Resource Consent (Form 4)

**Appendix E** – Suitability Report

## The Applicant and Property Details

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**Applicant:** Sara McColl

**Address for Service:** C/- Dylan Rogers  
1533 Far North Road, Waipapakauri

Attention: Dylan Rogers

Email: rogersdylan889@gmail.com

Phone: 021 195 4010

**Proposed Activity:** Boundary setback infringement for a new house build

**Location:** 120 Mangatete Heights, Kaingaroa

**Legal Description:** Lot 27 DP 377680

**Zone:** Rural Production Zone

**Overlays:** N/A

**Relevant Title Interests:** N/A

**Current Land Use:** Vacant Lifestyle



## Site Location



**Figure 1:** Site Location (source: FNDC GIS Maps).

## Description of Existing Environment

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### Site Description

The site is located approximately 5km northeast of Awanui township, within Kaingaroa. The application site comprises 3.7ha of land being located at 120 Mangatete Heights, Kaingaroa. The site is a lifestyle property that adjoins Mangatete Heights (an unsealed road) at its western end.

The site is located within the Rural Production Zone, with the surrounding area being zoned Rural Production as well.

Access to the site is gained via an existing vehicle crossing and driveway onto Mangatete Heights from the western boundary of the property.

The site is currently vacant of built development, but a building consent (EBC-2027-56/0) has been issued by Far North District Council on 20/08/2026 (**Appendix C**).

The site has a large flat plateau at its western end and drops away steeply from a crest towards the east. There is established vegetation within the site, most notably a hedge along the entirety of the property boundary with Mangatete Heights.

An existing wooden rail fence is also present along the entirety of the property boundary with Mangatete Heights.

### Surrounding Environment and Context

The surrounding environment is typified by rural lifestyle development with most surrounding allotments containing built residential development. Built development setbacks from roads on surrounding properties range in size from approximately 6m to 80m. Several of the surrounding properties contain sensitive development within 10m of the unsealed road.

Boundary hedging and garden shrubs/trees are located sporadically across some of the surrounding properties.

Mangatete Heights is a low-volume, low-speed road servicing only 15 properties beyond the subject site.

## Overview

## Far North District Plan Assessment

### Zoning

The application site and surrounding area are located within the Rural Production Zone under the PDP as shown in **Figure 3** below.



**Figure 3:** GIS Maps for the PDP (source: FNDC GIS Maps)

### Rules and Standards

The specific Chapters of the PDP of relevance to this Proposal are the Rural Production Zone.

**Table 1** - Assessment of compliance with the relevant rules of the PDP.

| Relevant Rule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Activity Description                                                               | Activity Status                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------|
| <b>Rural Production Zone (RPROZ) Chapter</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                    |                                          |
| <b>Rule RPROZ-R1</b><br>Permitted, where:<br><b>PER-1</b><br>New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures.<br><b>PER-2</b><br>The new building or structure and relocated building or extension or alteration to an existing building or structure complies with standards:<br>RPROZ-S1 Maximum height;<br>RPROZ-S2 Height in relation to boundary;<br>RPROZ-S3 Setback (excluding from MHWS or wetland, lake and river margins);<br>RPROZ-S4 Building or structure coverage;<br>RPROZ-S5 Buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor primary production activity); and | 1. N/A<br>2. RPROZ-S3 – minimum unsealed road boundary setback of 18.5m.<br>3. N/A | <b>Restricted Discretionary Activity</b> |

| Relevant Rule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Activity Description                                                                                                                                                                            | Activity Status                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| <p>RPROZ-S6 Sensitive activities setback from boundaries of the Mineral extraction zone.</p> <p>RPROZ-S7 Sensitive activities setback from intensive indoor and outdoor primary production activities; and</p> <p>RPROZ-S8 Sensitive activities setback from buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity).</p> <p>RPROZ-S9 Sensitive activities setback from the boundaries of the Heavy Industrial Zone</p> <p>RPROZ-S10 Sensitive activities setback from the boundary of the Horticulture Precinct</p> <p><b>PER-3</b></p> <p>The building or structure and relocated building, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p> |                                                                                                                                                                                                 |                                          |
| <p><b>Standard RPROZ-S3</b></p> <p>Permitted, where:</p> <p>The new building or structure and relocated building, or extension to existing building or structure must be setback at least 10m all site boundaries, except:</p> <ol style="list-style-type: none"> <li>on sites less than 5,000m<sup>2</sup> accessory buildings can be setback to a minimum of 3m for boundaries that do not adjoin a road;</li> <li>habitable buildings must be setback at least 20m from the boundary of an unsealed road and</li> <li>habitable buildings must be set back 30m from the boundary of a site containing a commercial forest.</li> </ol>                                                                                                                                                                                                                                                        | <ol style="list-style-type: none"> <li>N/A</li> <li>A portion of the new residential unit will be located 18.5m from the boundary of Mangatete Heights (unsealed road).</li> <li>N/A</li> </ol> | <b>Restricted Discretionary Activity</b> |

### Activity Status

Overall, the proposal is required to be considered as a **Restricted Discretionary Activity** under the PDP.

### Assessment Criteria

The following table summarises the matters of discretion and matters of control relevant to the rules listed above.

**Table 1** - Matters of Discretion or Control relevant to the rules breached by the proposal.

| Rule                            | Matters of Discretion/Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Rule RPROZ-R1 (RPROZ-S3)</b> | <p>Matters of discretion:</p> <ul style="list-style-type: none"> <li>a. the character and amenity values of the surrounding area;</li> <li>b. screening, planting and landscaping on the site;</li> <li>c. the design and siting of the building or structure with respect to privacy and shading;</li> <li>d. natural hazard mitigation and site constraints;</li> <li>e. the effectiveness of the proposed method for controlling stormwater;</li> <li>f. the safety and efficiency of the current or future access, egress on site and the roading network;</li> <li>g. the impacts on existing and planned public walkways, reserves and esplanades;</li> <li>h. the health and amenity impacts of dust from unsealed roads on habitable buildings;</li> <li>i. The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and</li> <li>j. The safe and efficient operation of the rail network.</li> </ul> |

## Purpose of Standard RPROZ-S3(2)

The PDP identifies the purpose of the unsealed road setback as:

- RPROZ-P4: Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity values of the Rural Production zone, which includes:
  - a. a predominance of primary production activities;
  - b. low density development with generally low site coverage of buildings or structures;
  - c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and
  - d. a diverse range of rural environments, rural character and amenity values throughout the district.

The 20 m standard is therefore primarily about:

1. Reducing dust exposure and associated health risks for residents.
2. Reducing noise exposure from vehicles on unsealed roads.
3. Providing a separation buffer between sensitive residential uses and the rural road environment.
4. Reducing any reverse sensitivity effects as a result of the above issues.

The following effects assessment is prepared in consideration of the above primary purpose.



## Assessment of Actual or Potential Effects on the Environment

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### Overview

In accordance with Section 88 and the Fourth Schedule to the RMA, this section of the report provides an assessment of the actual and potential effects on the environment associated with the proposal. In making this assessment the permitted baseline and receiving environment have been considered.

The proposed new dwelling is a sensitive activity (residential unit) in the Rural Production Zone under the PDP.

Standard RPROZ-S3(2) requires sensitive activities to be set back at least 20 m from the boundary of an unsealed road. The proposed dwelling will be located 18.5 m from the unsealed road boundary at its closest point, resulting in a minor 1.5 m non-compliance (7.5% inside the standard).

Only a small portion of the dwelling footprint (<5 m<sup>2</sup>), being a rear corner of the building, falls within the 20 m setback area. This portion does not contain any primary living, kitchen, or dining spaces or outdoor amenity areas.

As discussed previously, compliance with RPROZ-S3(2) is not achieved, so the activity status for this aspect is Restricted Discretionary, and the council's discretion is limited to the matters of discretion associated with the infringed standard

The purpose of this assessment is to demonstrate that the adverse effects of this minor, highly localised breach are no more than minor, and that the proposal is consistent with the relevant objectives and policies of the PDP, particularly those relating to unsealed roads, rural character and amenity, and reverse sensitivity.

### Permitted Baseline

Sections 95D(b) and 95E(2)(a) of the RMA state that in determining the extent of the adverse effects of an activity or the effects on a person, Council "may disregard an adverse effect if a rule or national environmental standard permits an activity with those effects". A permitted activity can be carried out without the need for a resource consent so long as it complies with any requirements, conditions and permissions specified in the RMA, in any regulations, and in any applicable plans or proposed plans.

The permitted baseline has been defined by case law as comprising non-fanciful (credible) activities that would be permitted as of right by the plan in question.

The permitted baseline in terms of bulk and location of built development in the Rural Production Zone is:

- 1 residential unit per site.
- A maximum build height of 12m.
- Boundary setbacks of 10m from all boundaries except:
  1. on sites less than 5,000m<sup>2</sup> accessory buildings can be setback to a minimum of 3m for boundaries that do not adjoin a road;
  2. habitable buildings must be setback at least 20m from the boundary of an unsealed road and
  3. habitable buildings must be set back 30m from the boundary of a site containing a commercial forest.

### Receiving Environment

The receiving environment includes permitted activities under the relevant plans, the lawfully established activities via existing use rights or resource consent, and any unimplemented resource consents that are

likely to be implemented. This is the environment within which the adverse effects of this application must be assessed.

The receiving environment consists of the potential permitted activity developments and the associated access and servicing arrangements within the subject site.

The receiving environment also includes the surrounding area, which is characterised by rural lifestyle development. The surrounding area is zoned Rural Production Zone.

All of the surrounding lifestyle properties are of a similar size and nature to the subject site. The majority of the surrounding properties have one residential dwelling per site. Detached garages and small sheds are common.

There are no known unimplemented resource consents linked to the application site or within the surrounding area that would affect the activity or the assessment of its actual and potential effects on the environment.

### Geotechnical Constraints

As detailed within Sections 6.1 and 9.1 of the Suitability Report prepared by RS Engineering (**Appendix E**), a portion of the site contains a slope stability geotechnical risk at the crest of the plateau near where the building location is. As such, the proposed residential unit is required to be set back a minimum of 15 m from the crest. This 15 m setback that is required as a result of the geotechnical risk pushes the proposed building within the 20 m road boundary setback.

It is noted that there is ample space within the site to accommodate the proposed residential unit outside of the required 20 m setback. However, as a result of the slope stability setback requirements detailed within the Suitability Report, the building location necessarily results in a marginal infringement of the 20 m road setback.

### Traffic Considerations

The subject site is located in the Rural Production Zone and is accessed via Mangatete Heights, an unsealed local road.

Mangatete Heights is low-speed (low operating speeds, no through-traffic function), low-volume, effectively acting as a cul-de-sac style access for a small number of lifestyle properties. Mangatete Heights serves only 15 properties beyond the subject site, with no commercial or industrial heavy traffic generators.

The road is not identified as a strategic or high-priority route in council transport planning documents, and there are no known plans to seal or significantly upgrade the road in the foreseeable future.

Given the nature of the road being very low volume, very low speed, and entirely residential/domestic in traffic usage, the amount of noise, dust, and nuisance caused by its use is low. As a result, the level of these effects is low and less than minor.

### Existing Buffers and Building Location

The site contains an existing wooden rail fence and established hedge of approximately 1.5m in height along the entirety of the road boundary. The hedge and fence provide a physical and visual buffer between the road and the residential unit. These physical buffers help to reduce dust migration into the property and residential unit from the road. The buffers also provide a level of noise attenuation and psychological separation from road traffic. The mitigation provided by the buffers reduces the level of dust and noise effects associated with traffic users of Mangatete Heights.



The proposed residential unit is positioned and orientated roughly parallel to and away from Mangatete Heights. The sensitive indoor spaces – main bedrooms, kitchen, living, and dining areas face and open away from the road in the opposite direction. The principal outdoor patio/amenity area is located on the opposite side of the residential unit from the road and there are no outdoor recreation or amenity spaces on the road side of the residential unit.

The only part of the residential unit that is located within the 20 m setback is a small rear corner (less than 5 m<sup>2</sup>). This part of the house is not a primary kitchen, living, or dining area and contains limited or no direct amenity value in relation to the road.

The degree of infringement is minimal at just 1.5 m or 7.5% of the permitted setback. It is also noted that only a small portion of the house, less than 5 m<sup>2</sup> or approximately 3.5% of the total floor area, is located within the 20 m setback area. This minor degree of infringement, orientation and layout, and the existing fence and hedge buffers, mean that the sensitive parts of the dwelling are effectively separated from the road by the full depth of the house, the hedge/fence buffer, and the site, even though a small technical breach of the 20 m line occurs at one corner. As such, the degree of infringement is negligible and the effects that arise as a result are less than minor.

### Amenity Values

Amenity values are those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. As such, any assessment of effects on amenity values is wide ranging and can encompass several varying considerations.

The Rural Production Zone expects a low-density environment which does not resemble a residential development pattern. The Zone anticipates buildings to be sufficiently set back from roads and accessways to avoid a ribbon development pattern that would compromise the open and low-density aesthetic of the rural environment when viewed by road users. The proposal is in keeping with the general development pattern in the area, as well as the maintenance of the amenity values that are expected in the area.

The dwelling's scale, design, and siting are consistent with the low-density, rural character of the area. The 1.5 m difference in setback is not visually discernible in the landscape and does not alter the openness or rural character of the road corridor. The existing wooden rail fence and established hedge are typical rural boundary treatments that reinforce the rural character anticipated by the PDP. These buffers provide visual screening of the built development from users of the road, therefore maintaining the amenity values of the rural environment. The proposal avoids ribbon development and maintains appropriate separation from other boundaries and other sensitive activities.

Given the siting and orientation of the residential unit and the existing hedge and fencing treatments along the road boundary, the effects on the amenity of the site and surrounding area are deemed to be less than minor.

### Reverse Sensitivity

Reverse sensitivity is an effect associated with the introduction of new sensitive activities (usually residential activities) adjacent to an existing effects generator. In the case of the subject proposal, the road is the existing effects generator, creating noise, dust, and traffic effects. In accordance with the above Permitted Baseline, the PDP considers that an appropriate setback distance from unsealed roads for habitable buildings is a minimum of 20m.

As demonstrated within the above effects assessment, the actual or potential effects as a result of the minor boundary infringement are less than minor. The nature and degree of setback infringement is

negligible, to the extent that effects are not meaningfully increased beyond what is expected under the Permitted Baseline. Given that there will be no discernible difference in the effects experienced between a habitable building setback 20m and a building setback 18.5m, the proposal is not considered to give rise to any reverse sensitivity effects that are minor or more than minor.

### Summary of Effects

The difference in the level of effects between 18.5 m and 20 m from a low-speed, low-volume road is effectively negligible. In consideration of the requirement for the building to be located where it is as a result of the geotechnical constraints at the site, and given the low traffic volumes, low speeds, substantial existing separation (18.5 m), the orientation of all sensitive spaces away from the road, the presence of an existing fence and hedge, and the fact that only a small, non-sensitive corner of the building is within the 20 m line, the additional dust, noise, and traffic effects from this minor breach are less than minor. The proposal is consistent with the PDP's expectation that rural residents accept typical rural noise, dust, and traffic effects and the minor reduction in setback does not meaningfully increase effects exposure to any sensitive part of the residential unit.

## Notification

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Under the provisions of the amended RMA a consent authority must follow the steps set out in Section 95A, in the order given, to determine whether to publicly notify an application for a resource consent. If there are no requirements under section 95A to publicly notify an application, then the steps set out in Section 95B must be followed to determine whether to give limited notification of the application.

### Section 95A Public Notification

Section 95A specifies the steps the Council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

#### **Step 1: Mandatory public notification in certain circumstances**

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- there are currently no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

#### **Step 2: If not required by step 1, public notification precluded in certain circumstances**

Public notification is precluded if a resource consent application is for a Controlled Activity (s95A(5)(b)(i)), or a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a Boundary Activity (s95A(5)(b)(iii)).

In this case, the proposal is for a land use that is not a Boundary Activity and therefore, the application is not precluded from public notification and Step 3 applies.

In accordance with Section 95D the assessment of any adverse effects on the wider environment must disregard any effects on the persons who own or occupy the application site and any land adjacent to the application site. Refer to **Figure 4** below for the identification of the adjacent properties to the application site.



**Figure 4:** Aerial view of the application site (outlined) and the properties adjacent to the site (1-3).

**Step 3: If not precluded by step 2, public notification required in certain circumstances**

Public notification of the proposal is not required because:

- The proposed activities are not subject to a rule or national environmental standard that requires public notification; and
- As it was concluded in the assessment completed in the section above, the effects of the proposal on the wider environment are considered to be less than minor.

**Step 4: Public notification in special circumstances**

If an application has not been publicly notified as a result of any of the previous steps, then the Council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)). Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable.

The application is for a Restricted Discretionary land use for a residential unit that marginally encroaches a road boundary setback within the Rural Production Zone. This is a straightforward proposal that is entirely aligned with the anticipated outcomes of the District Plan, except for a minimal non-compliance (7.5%) with road boundary setback requirements. The nature of the proposal does not exhibit anything that is special, exceptional, unusual, or outside the norms of such applications. Therefore, special circumstances warranting public notification do not exist.

**Public notification conclusion**

Having considered the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.

- Under step 2, public notification is not precluded, and step 3 applies.
- Under Step 3, public notification is not required because the proposal is not subject to a rule or national environmental standard that requires public notification, and as concluded in the assessment of effects, the effects of the proposal on the wider environment are considered to be less than minor.
- Under step 4, the nature of the proposal is not considered to be anything special, exceptional, unusual, or outside the norms of such applications and therefore does not warrant public notification.

The application can therefore be processed without public notification.

## Section 95B Limited Notification

### **Step 1: Certain affected protected customary rights groups must be notified**

There are no protected customary rights groups or customary marine title groups affected by the proposed activity (s95B(2)).

In addition, the Council must determine whether the proposed activity is on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). Within the Northland region the following statutory acknowledgements are relevant:

- Te Uri o Hau Claims Settlement Act 2002
- Te Roroa Claims Settlement Act 2008
- Ngati Manuhiri Claims Settlement Act 2012
- Ngai Takata Claims Settlement Act 2015
- Te Aupouri Settlement Act 2015
- Te Rarawa Settlement Act 2015
- Ngati Pukenga Settlement Act 2017
- Ngatikahu ki Whangaroa Settlement Act 2017

In this instance, the activity is not on or adjacent to land that is subject to a statutory acknowledgement and there are no adversely affected persons in this regard.

### **Step 2: If not required by step 1, limited notification precluded in certain circumstances**

The application is not precluded from limited notification as:

- The application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)), and
- The application is for a land use that requires consent under the PDP as a Restricted Discretionary Activity (s95B(6)(b)).

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

As this application is not for a Boundary Activity, there are no affected persons related to those types of activities (s95B (7)). An assessment of whether there are any affected persons that the application is required to be limited notified to is therefore required (s95B(8)).

In determining whether a person is an affected person:

- A person is affected if the activity's adverse effects on that person are minor or more than minor (but not less than minor),
- Adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded,
- The adverse effects on those persons who have provided their written approval must be disregarded, and

The effects of the proposed activity have been discussed in detail within the Actual and Potential Adverse Effects on the Environment section above. The findings of this effects assessment also apply to the consideration of effects on the localised environment under s95B(8). As concluded within the Actual and Potential Adverse Effects on the Environment section above, given the low traffic volumes, low speeds, substantial existing separation (18.5 m), the orientation of all sensitive spaces away from the road, the presence of an existing fence and hedge, and the fact that only a small, non-sensitive corner of the building is within the 20 m line, the additional effects from this minor breach are less than minor. The proposal is consistent with the PDP's expectation that rural residents accept typical rural traffic effects and the minor reduction in setback does not meaningfully increase effects exposure to any sensitive part of the dwelling. Therefore, the resulting effects on the localised environment are less than minor and no persons are considered to be affected under s95B(8).

#### **Step 4: Further notification in special circumstances**

If an application has not been notified to any other persons as a result of any of the previous steps, then the Council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)). Special circumstances are those that are:

- Exceptional or unusual, but something less than extraordinary
- Outside of the common run of applications of this nature, or
- Circumstances which make notification desirable.

As indicated above, the nature of the proposal does not exhibit anything that is special, exceptional, unusual, or outside the common run of such applications.

#### **Limited notification conclusion**

Having considered the section 95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for an activity other than those specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons.
- Under step 4, the circumstances around the proposal are not considered special and therefore do not warrant the application being limited notified to any persons.

The application can therefore be processed without limited notification.

## Statutory Framework

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### Part 2 of the RMA

Part 2 of the RMA sets out the purpose and principles of the Act, being “to promote the sustainable management of natural and physical resources” which is defined to mean:

*“Managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while –*

- a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- c) Avoiding, remedying or mitigating any adverse effects of activities on the environment”.*

In the context of this application, the PDP includes provisions for the construction of residential units in the Rural Production Zone where specific land use requirements are met. The proposal is for the construction of a new residential unit that marginally infringes an unsealed road boundary setback. The siting of the building location that results in the infringed boundary is due to a slope stability setback requirement under the Suitability Report. The degree of infringement is minor, and the associated effects are negligible. As assessed above, the dust, noise, and traffic effects from this marginal breach are less than minor.

As the proposal will result in less than minor effects on the environment and achieves a high level of consistency with the relevant objectives and policies of the PDP, it is reasonable to conclude based on the above that the proposal will be in accordance with the requirements of Part 2 of the RMA.

Whether the purpose of the RMA is being achieved involves an overall broad judgement. This assessment is informed by reference to the matters set out in sections 6, 7 and 8 of the Act.

Section 6 sets out matters of national importance, being:

- the natural character of the coastal environment, lakes and rivers;
- protection of outstanding natural features;
- protection of areas of significant indigenous vegetation and habitats of indigenous fauna;
- maintenance and enhancement of public access along coastal marine areas, lakes and rivers, and the
- relationship of Maori and their culture and traditions;
- protection of historic heritage;
- protection of customary rights and management of significant risks from natural hazards.

The activity adequately recognises and provides for the relevant matters of national importance of Section 6 of the RMA.

Section 7 requires particular regard to be had to ‘other matters.’ Of relevance to this application are:

- (b) the efficient use and development of natural and physical resources;*
- (c) the maintenance and enhancement of amenity values; and*
- (f) maintenance and enhancement of the quality of the environment.*

The proposed activity is considered an efficient use and development of the existing rural lifestyle land resource. As detailed in the assessment contained throughout this report, the proposed activity will not compromise the positive contribution that the site makes to the amenity values associated with the area, or the quality of the surrounding environment, and will maintain the level of amenity expected for the public and surrounding area.

Section 8 requires the principles of the Treaty of Waitangi to be considered. There are no identified or recorded sites or areas of significance to Māori on or around the site and no effects on cultural values are expected.

The assessment set out in this report has shown that the potential for adverse effects on the environment associated with the activity will be less than minor. As the activity is almost entirely in alignment with the expectations and anticipated outcomes for the Rural Production Zone set out in the PDP, it will not result in any actual or potential adverse effects on the surrounding environment. As such, the activity is consistent with the requirements of Part 2 of the RMA.

## Section 104 RMA

Section 104 of the RMA provides the statutory requirements for the assessment of the application and sets out those matters that the Council must have regard to when considering the application. Subject to Part 2 of the RMA, it is considered that the relevant matters for the assessment of this application include:

- *Any actual or potential effects on the environment of allowing the activity;*
- *Any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity;*
- *The relevant objectives, policies, rules and other provisions of the PDP; and*
- *Any other matter that the Council considers relevant and reasonably necessary to determine the application.*

In response to these matters, the following conclusions are reached:

- As concluded in the previous assessment, adverse effects of the proposed activity on the environment are considered to be less than minor and therefore acceptable.
- The proposal is considered to be consistent with the relevant objectives and policies of the PDP as assessed below.

Under Section 104C of the RMA the Council may grant or refuse an application for a Restricted Discretionary Activity, and if it grants the application, may impose appropriate conditions in accordance with section 108.

## Appeals Version of the Proposed District Plan

The District Plan objectives and policies most relevant to the activity include the Rural Production Zone provisions:

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

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



The application has demonstrated that the activity is consistent with the anticipated outcomes of the Rural Production Zone and therefore aligns with the relevant objectives and policies. The existing amenity and character of the site and surrounding area will be maintained and no reverse sensitivity effects on the unsealed road are expected. Adverse effects on users of Mangatete Heights are less than minor and the degree of infringement is negligible. Therefore, the activity is almost entirely consistent with the relevant objectives and policies of the Rural Production Zone.

## Section 106 RMA

Pursuant to section 106 of the RMA, if there is a significant natural hazard or the proposal has not made sufficient provision for physical and legal access to the site, the council may refuse this application or approve the application subject to conditions. In regard to the subject activity, Section 106 was considered as part of the building consent application process and therefore is not a consideration of this resource consent application.

## Conclusion

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A comprehensive assessment of actual and potential effects on the environment that may be associated with the proposal has been provided throughout this report. This assessment has concluded that any actual or potential effects associated with the proposal will be less than minor, and that no other persons are considered to be affected. The activity is also consistent with relevant objectives and policies of the PDP.

The activity aligns with the sustainable management purpose of the RMA, as it enables the applicant to provide for their economic and social well-being, whilst maintaining and enhancing the quality and amenity of the existing rural lifestyle environment. Actual and potential adverse effects on the environment are appropriately avoided, remedied and mitigated.

The application for consent can be approved in terms of Section 104 of the RMA, subject to any conditions of consent that are considered appropriate to avoid, remedy, or mitigate any potential for adverse effects on the surrounding environment.

24/08/2026

Far North District Council  
RMA Consents Department  
ATTN: RMA Consents Team Leader

Via email: [Planning.Support@fndc.govt.nz](mailto:Planning.Support@fndc.govt.nz)

Dear Team Leader,

**Subject: Application for Resource Consent – land Use – 120 Mangatete Heights, Kaingaroa**

Please find attached an application for resource consent made on behalf of Sara McColl for the land use at 120 Mangatete Heights, Kaingaroa.

The application has been assessed as a Restricted Discretionary Activity within the Rural Production Zone under the Proposed District Plan – Appeals Version.

It would be appreciated if an invoice can be raised for the deposit fee so payment can be arranged.

Please do not hesitate to contact me if you have any further queries or wish to discuss any of the above further.

Kind regards,

Dylan Rogers

**M** 021 195 4010

**E** Rogersdylan889@gmail.com





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **311818**  
**Land Registration District** **North Auckland**  
**Date Issued** 14 August 2008

**Prior References**  
NA28A/1

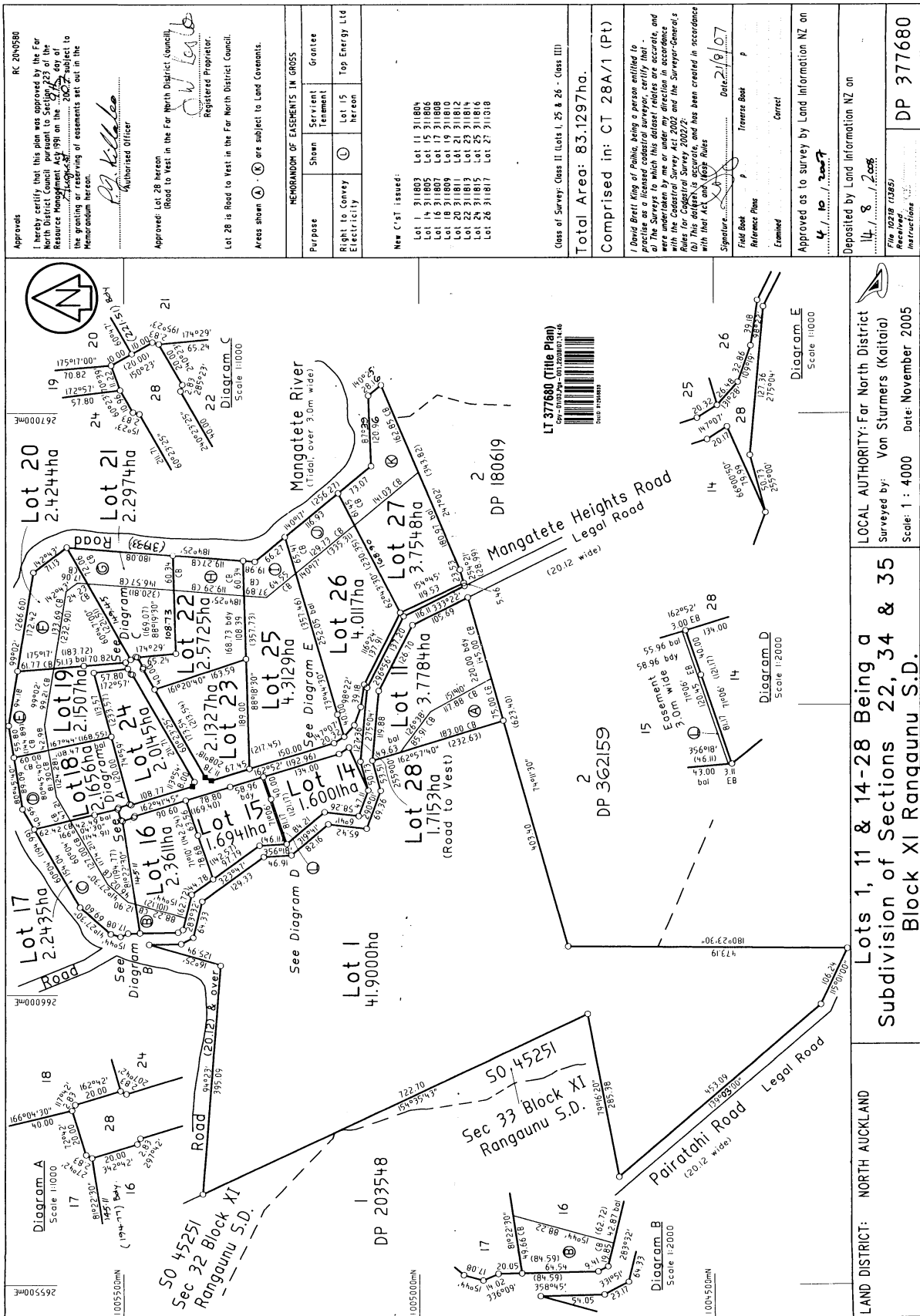
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**Estate** Fee Simple  
**Area** 3.7548 hectares more or less  
**Legal Description** Lot 27 Deposited Plan 377680  
**Registered Owners**  
Sara McColl

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**Interests**

Subject to Section 59 Land Act 1948  
7908105.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.8.2008 at 9:00 am  
Land Covenant in Easement Instrument 7908105.6 - 14.8.2008 at 9:00 am  
Fencing Covenant in Transfer 8430479.2 - 11.3.2010 at 3:06 pm  
13208917.16 Revocation of Land Covenant 7908105.6 as to Lots 10-12 DP 599156 - 3.2.2025 at 12:25 pm



**FORM 5  
BUILDING CONSENT**

Section 51, Building Act 2004

**Building Consent Number:** EBC-2027-56/0

**THE BUILDING**

Street Address of Building

120 Mangatete Heights, Kaingaroa  
0483

Building Name:

Level/unit number:

Legal description of land where building is located:

Lot 27 DP 377680

Location of Building within site / block number:

**THE OWNER**

Name of Owner:

Sara McColl

Contact Person Name:

Mailing Address:

2 Bush Point Road  
Cable Bay  
0420

Street Address / Registered Office:

Phone Number:

Landline:

Mobile:

02040314068

Daytime:

After Hours:

Facsimile Number:

Email Address:

[sararogers1970@icloud.com](mailto:sararogers1970@icloud.com)

Website

**First point of contact for communications with the building consent authority:**

Signature Homes Northland

16 Waiwarawara Drive, Ruakaka

Ph: 09 432 7980

Email: [HelenDigby@signature.co.nz](mailto:HelenDigby@signature.co.nz)

**BUILDING WORK**

The following building work is authorised by this building consent:

3 Bedroom dwelling with single cladding type Install Freestanding Fireplace and Onsite Wastewater Disposal System

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.



**THIS BUILDING CONSENT IS SUBJECT TO THE FOLLOWING CONDITION(S)**

**Section 90 Inspections by the Building Consent Authority (BCA) and Third Parties**

Agents authorised by the BCA (Council) are entitled to inspect, at all times during normal working hours or while building work is being done. Inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with this building consent.

Attached to this document are a list of the inspections that Council will undertake (refer attachments for details) and a list of inspections and supporting documentation required by third parties e.g. your engineer or accredited inspection body (refer attachments for details)

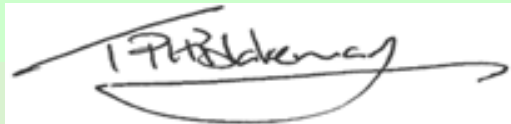
**COMPLIANCE SCHEDULE**

- A compliance schedule is not required for the building.

**ATTACHMENTS**

Copies of the following documents are attached to this building consent:

- ☐ Project information memorandum
- ☐ Development contribution notice
- ☒ Notification of requirement to obtain Resource Consent (Form 4)
- ☒ Schedule of Inspections required by the BCA and 3rd Parties. These schedules identify certificates and producer statements required during construction. Please ensure you read these documents carefully.



Trent Blakeman

Position: Manager – Building Services  
On behalf of: Far North District Council (Building Consent Authority)  
Date: 21-Aug-2026



## Part 1: Schedule of BCA (Council) Inspections required under s.90 of the Building Act

The following inspections are required to confirm compliance during construction. Where construction monitoring or certification is also required, refer to Part 2 for further detail.

### 209B

#### Bored Pile Foundation

A hole or series of holes are drilled in the ground. A timber pile or post is then placed in the hole before it is filled with concrete. The hole may also have reinforcing steel placed in it.

This inspection takes place prior to the concrete being placed.

The inspector will check the depth and width of the hole and its location.

**Note:** If you are unable to locate survey pegs a Registered Land Surveyor's certificate will be required and must be provided at time of inspection.

### 212

#### Under Slab Plumbing

The purpose of this inspection is to check the size, fall and location of the pipes. The pipe work must be on test; this means that the pipes are full of water. The certifying plumber must be on site. An as-built plan from the certifying plumber is required at time of the inspection.

### 213A

#### Raft Floor Slab

Raft slabs are engineer designed and usually comprise polystyrene pods laid on the ground with spaces between. Reinforcing steel is placed between the spaces.

The purpose of this inspection is to check that the reinforcing steel has been properly installed. This inspection takes place before any concrete is poured. Siting can also be carried out at this inspection if it is a raft slab.

**Note:** If you are unable to locate survey pegs a Registered Land Surveyor's certificate will be required and must be provided at time of inspection.

### 222A

#### Wall and Roof Framing

Wall framing inspections cover wall framing, mid-floor framing and roof framing. Safe access (scaffolding or stairs) must be provided. The purpose of this inspection is to check framing layout (size and location); bracing and connections (nails and nail plates). Framing can refer to timber or steel structures.

**Note:** If there is a membrane roof or deck; the substrate is also inspected at this inspection.

### 223

#### Cavity Wrap

The purpose of this inspection is to check that the wrap is secure and has no tears in it. The inspector will check that the wrap is not damaged and that tapes are applied appropriately. They will also ensure that any penetrations for pipes and wires are sealed properly.

Windows are usually in at this inspection and will also be checked to make sure all flashings are installed correctly.

**226A**

**Cladding**

The purpose of this inspection is to check that the building is weathertight, and all external claddings are in place (roof and wall cladding and joinery).

**Cladding types:** Weatherboard; Linea; corrugated iron; sheet claddings; plywood; board and batten etc.

**229A**

**Preline Building Paired with 229B**

The purpose of a pre-line inspection is to make sure that the timber is dry enough for the internal linings to be fitted. The moisture content for timber framing must be 18% or less before the installation of any internal lining.

**229B**

**Preline Plumbing**

The purpose of this inspection is to check and test the installation of the water supply pipes and the waste pipes.

This inspection must be done before or at the same time as pre-line building. The water supply pipes must be under pressure test to check for any leaks in the system.

**Note:** The plumber (with licence) must be on site at the time of inspection.

**237A**

**Post Line (bracing)**

The purpose of this inspection is to check that the correct linings have been installed and check bracing elements have been correctly fixed. This inspection occurs before any plastering, painting, decorating, skirtings or scotia are installed.

**241A**

**Drainage (conventional)**

The inspection of storm water and foul water pipes before the pipes are buried. The purpose of this inspection is to check that there is enough fall on the pipe and that they are the right size. The pipework must be under test to confirm there are no leaks in the system. The registered drain layer must be on site and provide an as-built plan at the time of the inspection.

These licenses are to be on site at time of inspection:

- Drain layer licence.

**241D**

**Effluent disposal system, septic tank, effluent field**

When there is no public foul water or sewer drainage available the foul water must be collected and disposed of on-site via a septic tank or effluent disposal system. (Usually only rural areas)

The inspector will check the installation of the effluent system prior to covering-up the effluent disposal field. The drain layer must be on site and provide an as-built plan at the time of the inspection.

These licenses are to be on site at time of inspection:

- Drain layer licence

**306A**

**Final Inspection – Residential Buildings**

The purpose of this inspection is to ensure all building work is complete, including:

- Smoke alarms
- Painting and decorating
- Floor coverings in wet areas
- Fixtures & fittings (plumbing)
- Electrical work
- Gas installations
- Driveways and paving
- Landscaping Etc.

Power must be connected and hot water on

## Part 2: Schedule of 3<sup>rd</sup> party inspections and documentation for general construction

The following 3<sup>rd</sup> party inspections, certificates, producer statements and documents are required to confirm compliance during construction. For information about inspection and documentation for specified systems, refer to Part 3 for further details.

### Drainage (PS3)

Producer statement (PS3) stating compliance with the New Zealand Building Code is required from the drainlayer. Confirmation is required that the work complies with the design approved by this building consent and any relevant New Zealand Building Code Clauses.

### Fireplace (PS3)

Producer statement (PS3) is to be submitted by the installer for the installation of the fireplace, flue system, flashing system and all other associated components. Confirmation is required that the work complies with the design approved by this building consent and any relevant New Zealand Building Code Clauses.

### Internal Waterproofing systems (PS3)

Producer statement (PS3) stating compliance with the New Zealand Building Code is required from the installer. Confirmation is required that the work complies with the design approved by this building consent and any relevant New Zealand Building Code Clauses.

### Plumbing (PS3)

Producer statement (PS3) stating compliance with the New Zealand Building Code is required from the plumber. Confirmation is required that the work complies with the design approved by this building consent and any relevant New Zealand Building Code Clauses.

### Footings and / or foundations (PS4)

Producer statement construction review (PS4) is to be submitted by the structural engineer for the observation and construction of the foundations confirming that work complies with the structural design approved in this building consent.

### Geotechnical (PS4) Site Cut and Fill Compaction

Producer statement construction review (PS4) is to be submitted by the geotechnical engineer for the observation and construction of the building platform, including site excavations, the installation of any sub-soil drainage and placement of compacted fill as necessary to form the building platform. Confirmation is also required that the work complies with the design approved by this building consent and meets the requirements and/or recommendations of the geotechnical report submitted at building consent.

### Raft Slab (PS4)

Producer statement construction review (PS4) is to be submitted by the engineer for the observation of the construction of the raft slab confirming that the work complies with the design approved by this building consent and any relevant New Zealand Building Code clauses

### Structural elements – Beams connections and posts (PS4)

Producer statement construction review (PS4) is to be submitted by the structural engineer for the observation and construction of the structural elements confirming that work complies with the structural design approved in this building consent.

**Commissioning Statement – On-site wastewater treatment system**

A commissioning statement for the on-site wastewater treatment system is to be provided confirming the system has been installed, tested and is working as intended. Commissioning statement to be issued by the manufacturer, their agent, or a relevant qualified person.

**Energy Works Certificate - Electrical**

The electrician is required to submit an energy works certificate certifying that all electrical installations meet the requirements of Clause G9 (Electricity) of the New Zealand Building Code and the Electrical Regulations

**Record of Building Work (Form 6A)**

A Record of Building Work (Form 6A) is to be submitted by all Licensed Building Practitioners for all Restricted Building Work (RBW) undertaken as required by s.88 of the New Zealand Building Act 2004.

## **Part 3: Schedule of 3rd party inspections and documentation for Specified Systems**

The following 3rd party inspections, certificates, producer statements and documents are required to confirm compliance for specified systems during construction.

N/A

**RECORD OF INSPECTIONS FOR  
EBC-2027-56/0**

**Applicant Name:** Sara McColl  
**Project:** 3 Bedroom dwelling with single cladding type Install Freestanding Fireplace and Onsite Wastewater Disposal System  
**Address:** 120 Mangatete Heights, Kaingaroa 0483

- Please refer to the attached Form 5 document for a list of inspections required for this project.
- The purpose of this form is to assist home owners and contractors with the management of inspections.

Building conditions, inspections, advice notes and documentation requirements have been discussed with the Owner / Agent / Builder / Other

Date: ..... Print Name & Initial: .....  
 Role: .....

| Inspection Date | Inspection Code | Result | Inspection Sheet ID# | Comments | Inspectors Initials |
|-----------------|-----------------|--------|----------------------|----------|---------------------|
|                 |                 |        |                      |          |                     |
|                 |                 |        |                      |          |                     |
|                 |                 |        |                      |          |                     |
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**Disclaimer:**

The inspections listed on the building consent are indicative only. Additional inspections may be required depending on the complexity of the project or variations to the consented plans. All required inspections must be completed to ensure all building work is inspected during construction. If unsure, request an inspection or ask the onsite inspector for guidance.

[illegible][illegible]



19 August 2026

Sara McColl  
2 Bush Point Road  
Cable Bay  
0420

Tēnā koe,

**Building consent number:** EBC-2027-56/0  
**Property ID:** 3351985  
**Address:** 120 Mangatete Heights, Kaingaroa 0483  
**Description:** 3 Bedroom dwelling with single cladding type Install  
Freestanding Fireplace and Onsite Wastewater Disposal  
System

### Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

**NB:** As of 30<sup>th</sup> June 2026, the Far North District Council Proposed District Plan – Decisions Version took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules  
[Map - Far North Proposed District Plan - Decisions Version](#)

The site is zoned **Rural Production** under the Proposed District Plan – Decisions Version and Resource Consent is required for breach of the following:

|                |                                                                                                                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Rule:</b>   | RPROZ-R1 RPROZ-S3 Setback                                                                                                                                                                                                                        |
| <b>Reason:</b> | Aerial images appear to show the road boundary adjoins an unsealed road and a minimum setback of 20m from the boundary of an unsealed road is required. Plans show the nearest setback from the road boundary to the proposed dwelling as 18.5m. |

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from [www.fndc.govt.nz](http://www.fndc.govt.nz) and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on [Duty.Planner@fndc.govt.nz](mailto:Duty.Planner@fndc.govt.nz) or 0800 920 029.

Nāku iti nei, nā



Lysigna Mare  
PIM Officer

**Delivery and Operations**

Emailed to: [HelenDigby@signature.co.nz](mailto:HelenDigby@signature.co.nz)

**FORM 4**  
**Certificate attached to**  
**PROJECT INFORMATION MEMORANDUM**  
Section 37, Building Act 2004

**Building Consent Number: EBC-2027-56/0**

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER  
RESOURCE MANAGEMENT ACT 1991**

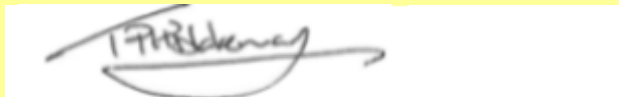
The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Trent Blakeman  
Manager - Building Services –  
Delivery and Operations

Position:

On behalf of:

Far North District Council (Building Consent Authority)

Date:

19 August 2026



## **SUITABILITY REPORT**

**120 Mangatete Heights**

**Kaingaroa**

**(Lot 27 DP 377680)**

# SUITABILITY REPORT

**120 Mangatete Heights**

**Kaingaroa**

(Lot 27 DP 377680)

**Report prepared for:** Signature Homes

**Report reference:** 19907

**Date:** 8 April 2026

**Revision:** 1

## Document Control

| Date       | Revision | Description            | Prepared by: | Reviewed by: | Authorised by: |
|------------|----------|------------------------|--------------|--------------|----------------|
| 08/04/2026 | 1        | Building Consent Issue | M McClure    | B Lucas      | M Jacobson     |
|            |          |                        |              |              |                |
|            |          |                        |              |              |                |
|            |          |                        |              |              |                |



association of  
consulting and  
engineering

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## Appendices

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| B | Subsurface Investigations           |
| C | On-site Wastewater Disposal Details |

# SUITABILITY REPORT

## 120 Mangatete Heights, Kaingaroa

### (Lot 27 DP 377680)

---

#### 1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Signature Homes to investigate the suitability of the property (Lot 27 DP 377680) for residential construction. The purpose of this report is to assess the suitability of the building site making foundation and earthworks recommendations and detail the design of an on-site wastewater disposal system.

The client proposes to construct a three-bedroom dwelling founded on a RibRaft concrete floor slab.

#### 2.0 Site Description

This 3.75 ha property is located on the eastern side of Mangatete Heights, approximately 1.12km northwest of its intersection with Arawhata Road. The proposed building area is situated on a gently sloping (2-4°) platform with steeply sloping (20-24°) topography falling towards the east. Ground coverage currently consists of an existing driveway, vegetation, and pasture.



**Figure 1:** Lot 27 DP 377680 (Source: QGIS).

### 3.0 Desk Study

#### 3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology Of The Kaitia Area – Isaac – 1996.

#### 3.2 Site Geology

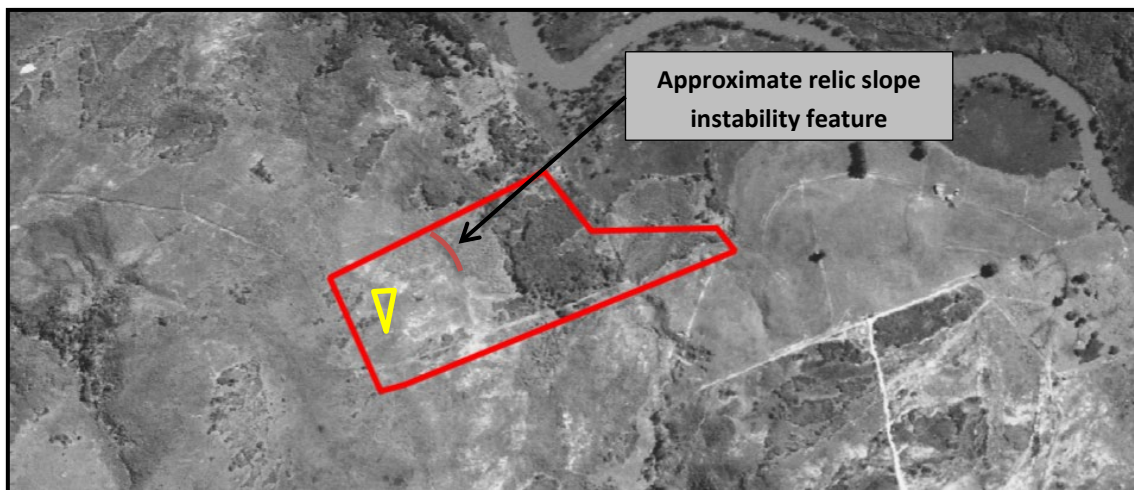
The GNS 1:250,000 scale New Zealand Geology Web Map and site investigations indicate that the property is located within an area that is underlain by Awhitu Group, which has been described as follows: *“Partly consolidated sandstone and mudstone of high terraces.”*

Taipa Mudstone in Northland Allochthon is also mapped on the eastern side of the property, which has been described as follows *“Weakly to moderately indurated grey to blue-grey calcareous mudstone commonly with redeposited beds of glauconitic sandstone.”*

#### 3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically two images, from 1950 and 1981. See Figure 2 below of the 1950 image. Several notable features were observed, listed below.

- The 1950 imagery shows Mangatete Heights and the property undeveloped and used as farmland.
- By 1981, the Mangatete Heights road has been formed, and the property is masked in dense vegetation.
- Soil creep is evident on the steep slopes east of the proposed building platform.
- There is evidence of relic slope instability on the steep slopes approximately 40m northeast of the proposed building area.



**Figure 2:** 1950 Aerial Image – yellow arrow marks proposed building area (Source: [www.retrolens.nz](http://www.retrolens.nz)).

## **4.0 Field Investigation**

A Technician from this office visited the property on 7 April 2026 to undertake a walkover inspection, three Scala Penetrometer tests and three hand augers.

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

The hand augers were dug to a maximum depth of 0.35m below ground level (BGL) where refusal was encountered due to a cemented hardpan layer. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

The Scala Penetrometer tests were performed next to the corresponding hand augers recording between 3 to 30 blows per 100mm.

## **5.0 Subsoil Conditions**

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

- Topsoil was recorded at the surface to a depth of 0.3m BGL.
- Underlying topsoil, a cemented hardpan consisting of hard, dry, low plasticity silt of the Awhitu Group was recorded to the investigated depth. The cemented hardpan layer is expected to be less than 1.0m in thickness.
- Soils underlying the hardpan are expected to be alluvial sands, silts, and clays of the Awhitu Group. Taipa Mudstone is expected within 5.0-10.0m BGL.
- Groundwater was not encountered during the investigations, however, perched groundwater may develop above the cemented hardpan layer following prolonged or heavy rainfall.

## **6.0 Geotechnical Assessment**

### **6.1 Slope Stability**

The proposed building area is positioned atop of a gently sloping (2-4°) platform underlain by Awhitu Group alluvium, consisting of hard silt overlying a cemented hardpan, with moderate (12-16°) and steep (20-24°) slopes falling towards the east.

Site investigations and review of historical imagery and geomorphology show signs of a relic slope instability and soil creep downslope of the proposed identified building area, likely to be within the Taipa Mudstone. The relic slope instability is located approximately 40m northeast of the



proposed building area, appears rounded, and shows no evidence of recent activation. The building site is to be setback >15m from slopes in excess of 14° allowing for potential regression.

Given the gentle slopes of the building platform, the competent nature of the underlying cemented hardpan, and provided the setback and recommendations in this report are adhered to, RS Eng consider the risk of slope instability to the proposed building area to be low.

## **6.2 Liquefaction**

The proposed building area is positioned on land underlain by Awhitu Group alluvium, consisting of soils that are cohesive in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng consider the risk of liquefaction to be low.

## **6.3 Expansive Soils**

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

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

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

## **6.4 Shallow Soil Creep**

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

Shallow soil creep was evident on slopes >14° near the proposed building area. Provided a 15m setback is achieved from these slopes, the risk of soil creep to the proposed new dwelling is considered to be low.

## 7.0 On-site Wastewater Disposal

### 7.1 Site Evaluation

The land available for effluent disposal is moderately sloped (less than 14°) and waxing divergent. At the proposed effluent disposal area, topsoil overlies a cemented silt hardpan, considered relatively impervious. Considering this, RS Eng have assessed the soil as Category 6 as per AS/NZS 1547:2012. RS Eng recommend the use of a secondary treatment system loading sub surface pressure compensating drip irrigation line within a planted and fenced area. These systems use lower application rates and are more easily laid around the boundary and on sloping ground when compared with conventional type soakage bed systems.

Disposal fields laid on ground slopes over 10° require a 10m vegetated buffer zone downslope of the lowest irrigation line to be included as part of the disposal field area, complying with the relevant Northland Regional Council Regional Plan Rules for discharge of treated effluent to land. This has been indicated on Sheet 1 of Appendix A.

### 7.2 Design

The proposed dwelling has three bedrooms. The design calculations are presented in Table 1 below.

**Table 1:** Wastewater Disposal Calculations.

|                          |     |                       |
|--------------------------|-----|-----------------------|
| Number of Bedrooms       | 3   | No.                   |
| Number of Persons        | 5   | No.                   |
| Flow Allowance           | 145 | L/person/Day          |
| Total Flow               | 725 | L/Day                 |
| Irrigation Rate (DIR)    | 2   | L/m <sup>2</sup> /day |
| Slope Reduction Factor   | 20  | %                     |
| Irrigation Area Required | 453 | m <sup>2</sup>        |
| Irrigation Line Spacing  | 1   | m                     |

The design is based on the use of standard water reduction fixtures as per AS/NZS 1547:2012.

### 7.3 Northland Regional Council Discharge Compliance

Table 2 below demonstrates compliance with the Northland Regional Council's New Regional Plan.

**Table 2:** NRC Permitted Discharge Compliance.

| Feature                                   | Proposed Regional Plan | Available |
|-------------------------------------------|------------------------|-----------|
| Identified Stormwater Flow Path           | 5m                     | >5m       |
| River, Lake, Pond, Stream, Dam or Wetland | 15m                    | >15m      |
| Existing Water Supply Bore                | 20m                    | >20m      |
| Property Boundary                         | 1.5m                   | >1.5m     |
| Groundwater                               | 0.6m                   | >0.6m     |
| 10m Buffer Zone                           | Slopes >10°            | >10°      |
| Floodplain Exclusion                      | 5% AEP                 | N/A       |
| Reserve area                              | 30%                    | 30%       |

### 8.0 Stormwater Attenuation

As impervious surfaces do not exceed 15% of the total property, stormwater attenuation will not be required in accordance with the Rural Production Zone of the District Plan.

### 9.0 Engineering Recommendations

#### 9.1 Building Setback

The building shall be set back no less than 15m from the crest of the slopes. Where building works extend within the setback, they shall be subject to specific geotechnical investigation and assessment. The 15m building setback has been indicated on sheet 1 of Appendix A.

The setback does not include the on-site wastewater drip irrigation system which provides controlled, low volume, subsurface discharge over a dispersed area and is unlikely to detrimentally affect the stability of the slope.

#### 9.2 Site Subsoil Class

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

### **9.3 Earthworks**

To form level access to and create a building platform for the proposed building earthworks are proposed. To suitably develop the building area, RS Eng recommend as follows.

- Cuts and fills shall be limited to 1.0m without further geotechnical investigation.
- Cut and fill batters should be sloped at angles less than 1V to 3H.
- Site works shall generally be completed in accordance with NZS 4431.
- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.

### **9.4 Shallow Foundations**

It is proposed to construct a timber framed type dwelling on a RibRaft floor slab. To suitably found the proposed building RS Eng make the following recommendations.

- The RibRaft slab shall be specifically designed for Class H1 soil and be placed on a minimum of 150mm compacted granular hardfill extending 1.0m beyond the building envelope.
- Isolated standard NZS 3604 type pile foundations supporting decks, verandas, or similar shall extend to a minimum depth of 1.0m below cleared ground level or be founded on the hardpan.

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

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

### **9.5 Building Platform Drainage**

To mitigate the potential of surface water pooling on the building platform or in the hardfill base, RS Eng recommend that subsoil drainage be implemented. Alternatively, the building platform and subgrade could be shaped to allow any pooling surface water to shed from the platform/hardfill to lower ground. The situation where surface pooling is of particular risk is on near level platforms where earth, paving or topsoil is left or placed that prevents natural drainage or surface water during wet periods. RS Eng is aware of situations where pooling surface water is a contributing factor to rising damp on concrete slabs and raft floors.

### **9.6 Stormwater Disposal**

All stormwater should be collected from roofs and paved surfaces and discharged in a controlled manner. RS Eng recommends stormwater is collected where possible and piped to the roadside drain or discharged north of the proposed dwelling to a 10m dispersal trench. Refer to Appendix

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

## **10.0 Construction Monitoring and Producer Statements**

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

- Stripped site once topsoil and all other unsuitable material has been removed from the building envelope.
- Hardfill compaction.

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

## **11.0 Conclusions**

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

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

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

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

## 12.0 Limitations

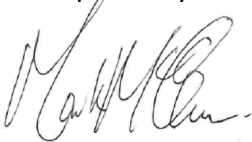
This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed new dwelling, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein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

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

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

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:



Mark McClure  
Technician

Reviewed by:



Ben Lucas  
Geologist  
BSc(Geology)

Approved by:



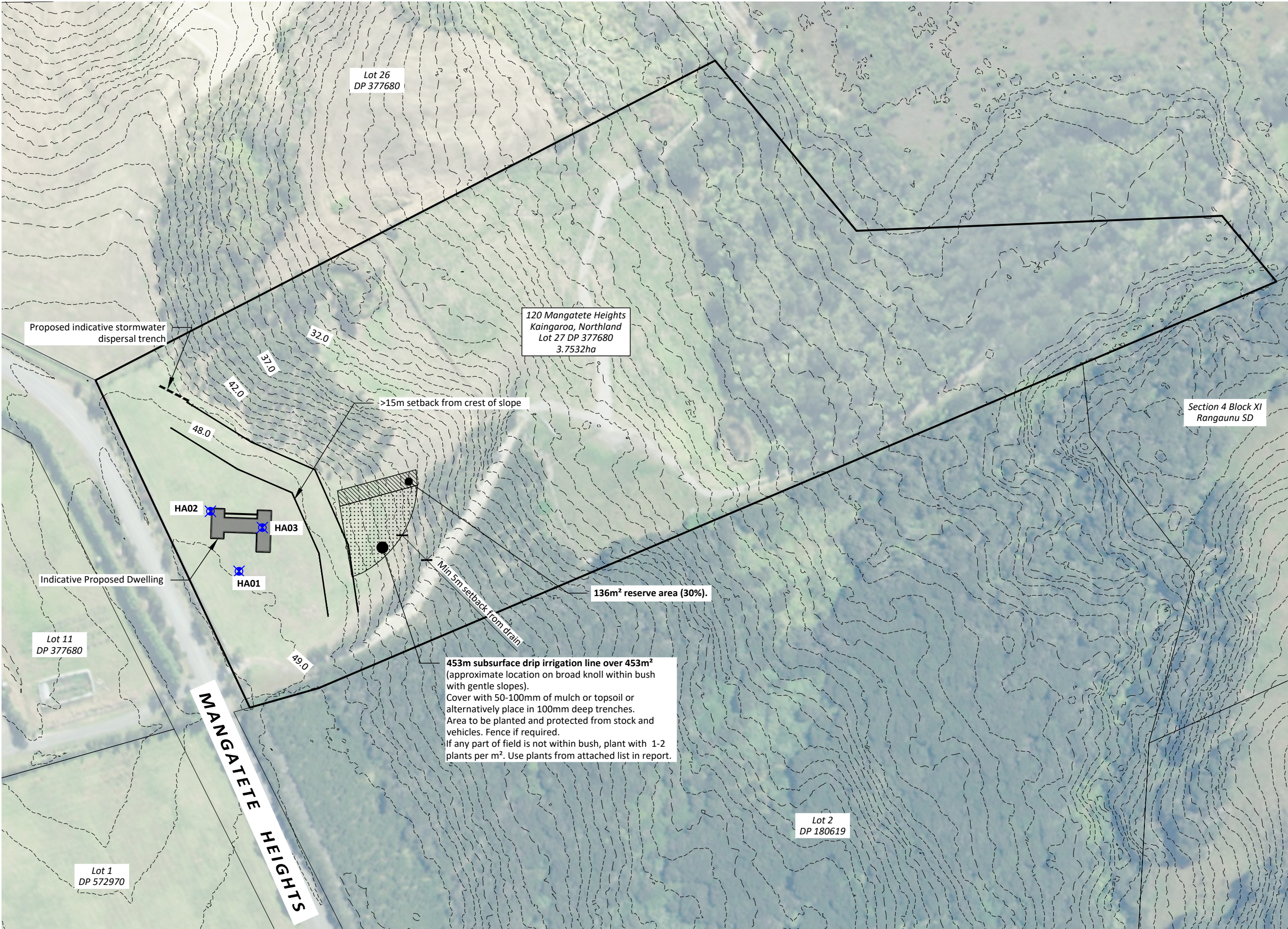
Matthew Jacobson  
Director  
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

**RS Eng Ltd**

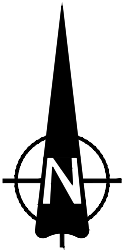
## **Appendix A**

### **Drawings**





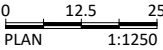
- NOTES:**
- If any part of these drawings are unclear, please contact RS Eng.
  - These plans are indicative only and shall not be used for construction set-out or scaled off.
  - All services shall be identified on-site prior to construction.
  - It is the responsibility of the lead designer/project manager to complete the design coordination and clash detection.
  - This plan is copyright to RS Eng Ltd and should not be reproduced without prior permission.



**LEGEND**

- Hand Auger Location
- Proposed dwelling
- WWM Field
- Reserve Area (30%)
- Dispersal trench

Contour Interval: 0.5m  
Vertical Datum: NZVD2016  
Survey Data Source: LiDAR (2018)



**SITE PLAN**  
1:1,250

|                                                                                    |                                                                                             |                                                                                                                                                                                 |                                                                         |                                     |     |       |  |            |          |                |                      |   |         |       |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------|-----|-------|--|------------|----------|----------------|----------------------|---|---------|-------|
|  | <b>RS Eng Ltd</b><br>09 438 3273<br>office@RSEng.co.nz<br>2 Seaview Road,<br>Whangarei 0110 | These drawings are copyright to RS Eng Ltd and should not be reproduced without prior permission.<br><br>If any part of these documents are unclear, please contact RS Eng Ltd. | <b>PROPOSED DWELLING<br/>SUITABILITY REPORT<br/>SITE INVESTIGATIONS</b> | Client                              |     |       |  |            | Scale    | 1:1,250        | Rev No.              | A |         |       |
|                                                                                    |                                                                                             |                                                                                                                                                                                 |                                                                         | SIGNATURE HOMES                     |     |       |  |            |          |                |                      |   |         |       |
|                                                                                    |                                                                                             |                                                                                                                                                                                 |                                                                         | Location                            |     |       |  |            | Original | A3             | Sheet No.<br><br>C01 |   |         |       |
|                                                                                    |                                                                                             |                                                                                                                                                                                 |                                                                         | 120 MANGATE TE HEIGHTS<br>NORTHLAND |     |       |  | 13/04/2026 | A        | Report issue 1 |                      |   | Job No. | 19907 |
|                                                                                    |                                                                                             |                                                                                                                                                                                 |                                                                         | Date                                | Rev | Notes |  |            |          |                |                      |   |         |       |
| Drawn by: VDT                                                                      |                                                                                             | Reviewed by: NW                                                                                                                                                                 |                                                                         | Approved by: MJ                     |     |       |  |            |          |                |                      |   |         |       |



## **Appendix B**

### **Subsurface Investigations**



HOLE NO.:  
HA01

|                 |                             |
|-----------------|-----------------------------|
| <b>CLIENT:</b>  | Signature Homes             |
| <b>PROJECT:</b> | Geotechnical Investigations |

**JOB NO.:**  
**19907**

**SITE LOCATION:** 120 Mangatete Heights, Kaingaroa  
**CO-ORDINATES:** 1627691mE, 6124303mN

**ELEVATION:** 49.14m

START DATE: 07/04/2026  
END DATE: 07/04/2026  
LOGGED BY: MM

Groundwater Not Encountered

**PHOTO(S)**



## WATER

-  Standing Water Level  
 Out flow  
 In flow

## INVESTIGATION TYPE

- ☒ Hand Auger  
☐ Test Pit



HOLE NO.:  
**HA02**

|                 |                             |
|-----------------|-----------------------------|
| <b>CLIENT:</b>  | Signature Homes             |
| <b>PROJECT:</b> | Geotechnical Investigations |

**JOB NO.:**  
**19907**

**SITE LOCATION:** 120 Mangatete Heights, Kaingaroa  
**CO-ORDINATES:** 1627683mE, 6124320mN

**ELEVATION:** 48.98m

START DATE: 07/04/2026  
END DATE: 07/04/2026  
LOGGED BY: MM

Groundwater Not Encountered

## REMARKS



 Standing Water Level  
 Out flow  
 In flow

## INVESTIGATION TYPE

☒ Hand Auger  
☐ Test Pit



HOLE NO.:  
HA03

|                 |                             |
|-----------------|-----------------------------|
| <b>CLIENT:</b>  | Signature Homes             |
| <b>PROJECT:</b> | Geotechnical Investigations |

**JOB NO.:**  
**19907**

**SITE LOCATION:** 120 Mangatete Heights, Kaingaroa  
**CO-ORDINATES:** 1627695mE, 6124314mN

**ELEVATION:** 48.88m

START DATE: 07/04/2026  
END DATE: 07/04/2026  
LOGGED BY: MM

| UNIT | MATERIAL DESCRIPTION<br>(See Classification & Symbology sheet for details)           | SAMPLES | DEPTH (m) | LEGEND                                    | SCALA PENETROMETER<br>(Blows / 100mm) | VANE SHEAR STRENGTH<br>(kPa)<br>Vane: | VALUES | WATER |
|------|--------------------------------------------------------------------------------------|---------|-----------|-------------------------------------------|---------------------------------------|---------------------------------------|--------|-------|
|      |                                                                                      |         |           |                                           | 2 4 6 8 10 12 14 16 18                | 50 100 150 200                        |        |       |
| TS   | TOPSOIL..                                                                            |         |           | TS TS<br>TS TS<br>TS TS<br>TS TS<br>TS TS |                                       |                                       |        |       |
| hitu | SILT; white.<br>Hard; dry; low plasticity; (Cemented hardpan).<br>End Of Hole: 0.35m |         | 0.2       | TS TS<br>TS TS<br>TS TS<br>TS TS<br>TS TS | 20                                    |                                       |        |       |
|      |                                                                                      |         |           |                                           | 30 >>                                 |                                       |        |       |
|      |                                                                                      |         | 0.4       |                                           |                                       |                                       |        |       |
|      |                                                                                      |         | 0.6       |                                           |                                       |                                       |        |       |
|      |                                                                                      |         | 0.8       |                                           |                                       |                                       |        |       |
|      |                                                                                      |         | 1.0       |                                           |                                       |                                       |        |       |
|      |                                                                                      |         | 1.2       |                                           |                                       |                                       |        |       |
|      |                                                                                      |         | 1.4       |                                           |                                       |                                       |        |       |
|      |                                                                                      |         | 1.6       |                                           |                                       |                                       |        |       |
|      |                                                                                      |         | 1.8       |                                           |                                       |                                       |        |       |

**PHOTO(S)**



## REMARKS

## WATER

-  Standing Water Level  
 Out flow  
 In flow

## INVESTIGATION TYPE

- ☒ Hand Auger  
☐ Test Pit

## **Appendix C**

### **On-site Wastewater Disposal Details**

## **Irrigation Field Installation Details**

- Use a system producing secondary treated effluent.
- **Use 453m (minimum) of Sub Surface Pressure Compensating Drip irrigation line**, with Arkal filters, flushing and air release valves fitted.
- Irrigation line is to be laid in a 50-100mm (minimum) trench (sub surface) or covered in mulch surface).
- Irrigation line is to be laid parallel with the contour.
- Disposal Field to be Planted.
- System to be installed and maintained as per manufacturer's recommendations including regular de-sludging of the primary treatment tank.
- Disposal area to be protected from stock and vehicles.
- Refer to "How to look after your septic tank" (published by the Northland Regional Council) when protecting the disposal area.
- The system will require the use of water reduction fixtures, i.e. dual flush 6/3 litre water closets, shower-flow restrictors, aerator tap fittings and water conserving automatic washing machines.

## **Irrigation Line Specification**

- Distribution is to be via drip irrigation line with self-compensating pressure drip emitters.
- Install an Arkal disc filter at the outlet of the treatment system. Install pressure checkpoints on either side of the filter to allow for gauges to check for blockages. Install pressure checkpoints at the end of each lateral.
- Install either manual or automatic flushing valves at the end of each lateral. Install air release valves in the high points of the irrigation field.
- Allow 5m head loss from semi-blocked filter and ensure 12m of end pressure for the lowest emitter in the field.
- Ensure there is laminar flow through all lines in the field. Ensure flushing velocity is greater than 0.5m/s.
- **Use drip irrigation line with 1.0m dripper spacing and 1.0m spacing between laterals.**

## **Suitable Plant Species for Evapo – Transpiration Systems**

(Source: NRC *“Looking after your household Sewerage System”*)

### **Native Shrubs and Trees**

- Coprosma
- Hebe
- Manuka
- Weeping Mapou
- Flax (Fast)
- Pokaka (slow)
- Cabbage Tree (fast)
- Rangiora (fast)
- Lacebark (fast)
- Ribbonwood (fast)
- Poataniwha
- Heketara
- Poataniweta
- Kohuhu (fast)

### **Grasses**

- Jointed Twig Sedge
- Longwood Tussock
- Pukio
- Toetoe (native species)
- Umbrella Sedge
- Oioi
- Hooksedge

### **Introduced Species**

- Canna Lilies
- Taro
- Aralia
- Fuschia
- Philodendrons
- Begonias

| Relevant Rule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Activity Description                                                                                                                                                                                                                                                                                   | Activity Status                  |
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| <b>Rural Environment Chapter</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                        |                                  |
| <p><b>8.6.5.1.1 RESIDENTIAL INTENSITY</b></p> <p>Permitted, where:</p> <p>Residential development shall be limited to one unit per 12ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m<sup>2</sup> for its exclusive use surrounding the unit plus a minimum of 11.7ha elsewhere on the property.</p> <p>Except that this rule shall not limit the use of an existing site, or a site created pursuant to Rule 13.7.2.1 (Table 13.7.2.1) for a single residential unit for a single household, provided that all other standards for permitted activities are complied with.</p> <p>Note: There is a separate residential intensity rule applying to Papakainga Housing (refer to Rule 8.6.5.2.2).</p> | <p>The proposed new unit will be the only unit on the property.</p>                                                                                                                                                                                                                                    | <p><b>Permitted Activity</b></p> |
| <p><b>8.6.5.1.2 SUNLIGHT</b></p> <p>Permitted, where:</p> <p>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>No part of the proposed building will project beyond a 45-degree recession plane.</p>                                                                                                                                                                                                               | <p><b>Permitted Activity</b></p> |
| <p><b>8.6.5.1.3 STORMWATER MANAGEMENT</b></p> <p>Permitted, where:</p> <p>The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>The total impermeable coverage of the site following the build will be approximately 3%.</p>                                                                                                                                                                                                        | <p><b>Permitted Activity</b></p> |
| <p><b>8.6.5.1.4 SETBACK FROM BOUNDARIES</b></p> <p>Permitted, where:</p> <p>No building shall be erected within 10m of any site boundary; with the following exceptions;</p> <ul style="list-style-type: none"> <li>a. no accessory building shall be erected within 3m of boundaries other than road boundaries, on sites less than 5000m<sup>2</sup>;</li> <li>b. no crop protection structures shall be located within 3m of boundaries;</li> <li>c. no building shall be erected within 12m of any road boundary with Kerikeri Road on properties with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive;</li> </ul>                                                                                                     | <p>The proposed building will be located a minimum of 18.5 m from the nearest site boundary.</p> <ul style="list-style-type: none"> <li>a. There are no accessory buildings proposed.</li> <li>b. There are no crop protection structures proposed.</li> <li>c. The property is not located</li> </ul> | <p><b>Permitted Activity</b></p> |



| Relevant Rule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Activity Description                                                                                                                                                                                                   | Activity Status                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <p>d. no building for residential purposes shall be erected closer than 100m from any zone boundary with the Minerals Zone;</p> <p>e. no building shall be erected within the building line restriction area as marked in Appendix 6C, located immediately north of the Te Waimate Heritage Precinct. Any proposed building to be erected within this building line restriction area shall be deemed a discretionary activity and the Heritage New Zealand Pouhere Taonga will be considered an affected party to any such application made under this rule.</p> <p>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> | <p>on Kerikeri Road.</p> <p>d. The property is not located within 100m of the boundary of the Minerals Zone.</p> <p>e. The property is not identified within the building line restriction area within Appendix C.</p> |                                  |
| <p><b>8.6.5.1.5 TRANSPORTATION</b></p> <p>Permitted, where:</p> <p>Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Refer to assessment against relevant Transport Chapter rules below.</p>                                                                                                                                             | <p><b>Permitted Activity</b></p> |
| <p><b>8.6.5.1.6 KEEPING OF ANIMALS</b></p> <p>Permitted, where:</p> <p>a. Any building, compound or part of a site used for factory farming or a cattery, shall be located no closer than 50m from any site boundary, except for a boundary which adjoins a Residential, Coastal Residential or Russell Township Zone, where the distance shall be a minimum of 600m.</p> <p>b. Any building, compound or part of a site used for a boarding kennel shall be located no closer than 300 metres from any site boundary except for a boundary which adjoins a Residential, Coastal Residential or Russell Township Zone, where the distance shall be a minimum of 600m.</p>                                                                                                                                                                                                                                                                                                                                | <p>There is no keeping of animals proposed.</p>                                                                                                                                                                        | <p><b>Not Applicable</b></p>     |
| <p><b>8.6.5.1.7 NOISE</b></p> <p>Permitted, where:</p> <p>a. All activities except Temporary Military Training Activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at any site in the Residential, Coastal Residential or Russell Township Zones, or at or within the notional</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>There are no activities proposed that will exceed the specified noise limit provisions.</p>                                                                                                                         | <p><b>Permitted Activity</b></p> |

| Relevant Rule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Activity Description | Activity Status |
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| <p>boundary of any dwelling in any other rural or coastal zone:</p> <p>0700 to 2200 hours 65 dBA L10</p> <p>2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax .</p> <p>Exemptions: The foregoing noise limits shall not apply to airport operations at Kaitaia, Kerikeri and Kaikohe including aircraft being operated during or immediately before or after flight. For the purposes of this exemption aircraft operations shall include all aircraft activity from start up to shut down of engines. The noise limits shall also not apply to activities periodically required by normal farming and plantation forestry activities and the use of aircraft, provided that the activity shall comply with the requirements of s.16 of the Act.</p> <p>Noise Measurement and Assessment: Sound levels shall be measured in accordance with NZS 6801:1991 "Measurement of Sound" and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound".</p> <p>The notional boundary is defined in NZS 6802:1991 "Assessment of Environmental Sound" as a line 20m from any part of any dwelling, or the legal boundary where this is closer to the dwelling.</p> <p>Construction Noise: Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".</p> <p>b. Noise limits for Temporary Military Training Activities are as follows:</p> <p>Time (Any Day) Limits (dBA) L10 L95 Lmax</p> <p>0630 to 0730 0730 to 1800 1800 to 2000</p> <p>2000 to 0630 60 45 70 75 60 90 70 55 85 55</p> <p>Impulse noise resulting from the use of explosives, explosives simulators or small arms shall not exceed 122 dBC.</p> <p>Temporary Military Training Activities shall be conducted so as to ensure the following noise limits are not exceeded at any point within the notional boundary of any dwelling, or residential institution, or educational facility within the district.</p> |                      |                 |

| Relevant Rule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Activity Description                                                               | Activity Status           |
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| <b>8.6.5.1.8 BUILDING HEIGHT</b><br>Permitted, where:<br>The maximum height of any building shall be 12m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The proposed building will be less than 12m in height.                             | <b>Permitted Activity</b> |
| <b>8.6.5.1.9 HELICOPTER LANDING AREA</b><br>Permitted, where:<br>A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | There are no helicopter landing areas proposed.                                    | <b>Not Applicable</b>     |
| <b>8.6.5.1.10 BUILDING COVERAGE</b><br>Permitted, where:<br>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 12.5% of the gross site area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The proposed total building coverage will be approximately 0.4%.                   | <b>Permitted Activity</b> |
| <b>8.6.5.1.11 SCALE OF ACTIVITIES</b><br>Permitted, where:<br>For activities other than those provided for in the exemptions below, the total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed <ol style="list-style-type: none"> <li>I. For activities ancillary to farming or plantation forestry activities, 8 persons per site or 2 person per 1 hectare of net site area, whichever is the greater</li> <li>II. For all other activities, 4 persons per site or 1 person per 1 hectare of net site area, whichever is the greater.</li> </ol> Provided that: <ol style="list-style-type: none"> <li>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; or</li> <li>B. this number may be exceeded where persons are engaged in constructing or establishing an activity (including environmental enhancement) on the site; or</li> <li>C. this number may be exceeded where persons are visiting marae.</li> </ol> In determining the total number of people engaged at any one period of 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 | There are no activities proposed beyond the residential activities of a household. | <b>Not Applicable</b>     |

| Relevant Rule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Activity Description                           | Activity Status              |
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| <p>number of staff needed to cater for the 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>Exemptions: the foregoing limits shall not apply to farming and forestry or Temporary Military Training activities. All other activities shall comply with the requirements of s16 of the Act.</p> <p>Note: a definition of Activities Ancillary to Farming or Forestry, is contained in Chapter 3 and reads as follows:</p> <p>Processing and packaging facilities for farming, forestry, and any rural industry that is dependent primarily on the direct handling of raw produce, or that primarily supplies services to farming, horticulture, or forestry. Includes premises used for the manufacture of dairy products, abattoirs, timber processing, stock yards and sale yards, cool stores and pack houses and rural contractor depots.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                |                              |
| <p><b>8.6.5.1.12 TEMPORARY EVENTS</b></p> <p>Permitted, where:</p> <p>Temporary events are a permitted activity in the zone, provided that:</p> <ol style="list-style-type: none"> <li>the activity does not have a duration of more than two days;</li> <li>the activity does not operate outside the hours of 6.30am to 10pm on each day;</li> <li>the activity does not involve the assembly of more than 500 persons on each day;</li> <li>the activity complies with excavation and/or filling rules as contained in Chapter 12.3 of Part 3 of the District Plan (and/or any necessary Earthworks Permit has been obtained);</li> <li>prior to the event, a Traffic Management Plan (including parking) has been approved by the Council's Roading Engineer, or by NZTA representatives where access is off State Highway, or where traffic to and from the event will impact on State Highways in the vicinity. The approved plan is to be lodged with Council's Resource Consents Manager or other duly delegated officer at least 20 days prior to the event taking place ,and be complied with for the duration of the event.</li> </ol> <p>Note 1: A temporary event need not comply with the Zone rules nor the Traffic Parking and Access provisions of Chapter 15.1. A temporary event must otherwise comply with the District Wide rules and those matters specified within the rule itself.</p> | <p>There are no temporary events proposed.</p> | <p><b>Not Applicable</b></p> |

| Relevant Rule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Activity Description | Activity Status |
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| <p>Exemptions: The foregoing limits shall not apply to temporary military training activities and temporary structures associated with the temporary event.</p> <p>Note: a definition of Temporary Events is contained in Chapter 3 and reads as follows:</p> <p>A temporary event is an infrequent event held outside a dedicated venue such as a showground or sports field which occurs no more frequently than once in any twelve month period on a particular site . It can encompass entertainment, cultural, educational and sporting events. It includes temporary removable structures associated with the event but does not include permanently licensed premises or Temporary Military Training Activities.</p> |                      |                 |

| Relevant Rule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Activity Description                                                                           | Activity Status       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------|
| <b>Transportation Chapter</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                |                       |
| <b>15.1.6A TRAFFIC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The proposal is exempt from this rule – see below.                                             | <b>Not Applicable</b> |
| <p><b>15.1.6A.2.1 TRAFFIC INTENSITY</b></p> <p>Permitted, where:</p> <p>The Traffic Intensity threshold value for a site shall be determined for each zone by Table 15.1.6A.1 above. The Traffic Intensity Factor for a proposed activity (subject to the exemptions identified below) shall be determined by reference to Appendix 3A in Part 4.</p> <p>This rule only applies when establishing a new activity or changing an activity on a site. However, when considering a new activity or changing an activity, the Traffic Intensity Factor for the existing uses (apart from those exempted above ) on site need to be taken into account in order to address cumulative effects.</p> <p>Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.</p> | The proposal is the first residential unit on the site and is therefore exempt from this rule. | <b>Not Applicable</b> |

| Relevant Rule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Activity Description                                                                                                                                                                                                                                                                                                                                                      | Activity Status           |
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| <b>Natural and Physical Resources Chapter</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                           |                           |
| <p><b>12.3.6.1.1 EXCAVATION AND FILLING</b></p> <p>Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Production Zone or Kauri Cliffs Zone is permitted, provided that:</p> <ul style="list-style-type: none"> <li>a. it does not exceed 5,000m<sup>3</sup> in any 12 month period per site; and</li> <li>b. it does not involve a continuous cut or filled face exceeding an average of 1.5m in height over the length of the face i.e. the maximum permitted average cut and fill height may be 3m.</li> </ul>                                             | <ul style="list-style-type: none"> <li>a. the excavation and filling associated with the proposed build will not exceed 5000m<sup>3</sup>.</li> <li>b. The excavation and filling associated with the build will not involve a cut/filled face exceeding an average of 1.5m in height.</li> </ul>                                                                         | <b>Permitted Activity</b> |
| <p><b>12.3.6.1.4 NATURE OF FILLING MATERIAL IN ALL ZONES</b></p> <p>Permitted, where:</p> <ul style="list-style-type: none"> <li>a. the fill material shall not contain putrescible, pollutant, inflammable or hazardous components; and</li> <li>b. the fill shall not consist of material other than soil, rock, stone, aggregate, gravel, sand, silt, or demolition material; and</li> <li>c. the fill material shall not comprise more than 5% vegetation (by volume) of any load.</li> </ul>                                                                                             | <ul style="list-style-type: none"> <li>a. Any fill used in association with the build will not contain any of the restricted components.</li> <li>b. Any fill used in association with the build will not consist of any materials other than those listed.</li> <li>c. Any fill used in association with the build will not comprise more than 5% vegetation.</li> </ul> | <b>Permitted Activity</b> |
| <p><b>12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS</b></p> <p>Permitted, where:</p> <ul style="list-style-type: none"> <li>a. Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest;</li> <li>b. Any trees in a deliberately planted woodlot or forest shall be planted at least 20m away from any urban environment zone, Russell Township or Coastal Residential Zone boundary, excluding the replanting of plantation forests existing at July 2003.</li> </ul> | <ul style="list-style-type: none"> <li>a. The proposed residential unit will be setback a minimum of 24.7m from the dripline of the nearby scrub area as shown on the site plan.</li> <li>b. There are no woodlots/forests nearby.</li> </ul>                                                                                                                             | <b>Permitted Activity</b> |



**Far North  
District Council**

**CONO 7908105.2 Cons**

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**THE RESOURCE MANAGEMENT ACT 1991**

**SECTION 221 : CONSENT NOTICE**

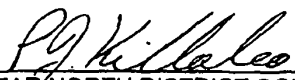
**REGARDING RC 2030528 & variation RC 2040580**  
The Subdivision of Secs 22, 34 & 35 Blk IX Ranganui SD  
North Auckland Registry

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

**SCHEDULE**

- I. Any development to be undertaken on any of the Lots shall comply with the requirements of the Management Plan (approved under RC 2030528), and as amended by the Palmco Review dated 21 February 2008.
- II. Any access point formed onto the legal road is to be constructed and completed in accordance with the Councils Rural crossing Standard FNDC/S/6 and 6A (Councils Engineering Standards and Guidelines June 2000).

SIGNED:

  
By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
RESOURCE CONSENTS MANAGER

Mr Pat Killalea

DATED at KERIKERI this 16<sup>th</sup> day of July 2008

# Oruaiti Farms Limited

## VEGETATION REGENERATION REVIEW

21 FEBRUARY 2008



**PALMCO**  
the landscape professionals

Physical Address: 32 Wiroa Road, Kerikeri. Postal Address: PO Box 34 Kerikeri  
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Palmco is a division of LIG Lammering Business Investment Group NZ Ltd



**Job Name:** Ouraiti Farms Limited Subdivision  
**Report Name:** Vegetation Regeneration Review  
**Client Name:** Ouraiti Farms Limited  
**Our Ref:** Far North District Council: RC 2040580  
**Date:** 21 02 08

## **TABLE OF CONTENTS**

- 1.0 Introduction**
- 2.0 Background**
- 3.0 Site Assessment**
- 4.0 Suggested Revision Measures**
- 5.0 Conclusions**
- 6.0 Appendices**

## 1.0 Introduction

This report has been prepared by Jere Wilks, a Landscape Architect with Palmco, a landscape architectural, construction and maintenance company. Jere has seven years experience working initially within the Wellington region and most recently in the Far North district on a variety of projects including many visual assessments of residential and commercial developments including multi unit complexes, land fill issues, retirement villages, sub-divisions and suburb creation.

## 2.0 Background

The original overall development plan from Hawthorn Landscape Architects together with a management plan written by Bay of Islands Planning Ltd created visual and written guidelines for a sixty metre wide native revegetation zone to run along the northern and eastern boundaries of this proposed sub-division. In addition a natural regeneration zone was to extend up a gully within the site. These documents covered the entire 27 lot subdivision.

Currently, the applicant is seeking 224(c) certification from the Far North District Council for Stage One of this proposal that involves only Lots 14-27 and the revegetation strip associated with those lots.. There is a substantial variation from the documents above lodged for Resource Consent in that the sixty metre *revegetation* strip is now proposed to be a *natural regeneration* strip.

Further to previous involvement in this project, a site visit was requested by Robin Fountain, lawyer for the applicant, to ascertain the extent of removal of noxious weed species and to provide expert guidance in landscape matters to enable the Far North District Council's issuance of a compliance certificate. To that end a visit to site was undertaken on 20 February 2008 and a meeting with Council officers Greg Phillips and Felicity King was held immediately afterwards.

## 3.0 Site Assessment

Generally, the suggested regeneration strip is predominantly covered in gorse [*Ulex spp.*] ranging in height from approximately one metre around Lots 26 and 27 to specimens two metres and higher immediately below Lots 16-20. Interspersed amongst this cover is naturally regenerating native species ranging from open grassland tussock [*Carex spp.*], sedges [*Baumea spp.*] and Toitōi [*Chionocloa spp.*] to environment specific specimens such as Black Tree-Fern [*Cyathea medullaris*] in undisturbed gullies.

Other invasive weed species such as Tobacco Weed [*Solanum mauritianum*] appear to have largely been removed physically or by spray application. Some small specimens were sighted and these will continue to occasionally occur due to existing seed stock in the soil. However, there were significant amounts of wilding Pine [*Pinus radiata*] resulting

from the previous land use as a forestry block. While there were examples all through the Stage One revegetation strip the heaviest infestation was on the steeper slopes around Lots 16-20.



image 1: An indicative site image with the arrows showing wilding pine specimens at the top of the 60M strip on Lot 18

#### **4.0 Suggested Revision Measures**

If there is to be an amendment to allow the *revegetation* strip to become a *regeneration* strip then certain measures are suggested for implementation.

Initially the physical removal of any remaining exotic weed species needs to be undertaken to leave only gorse and naturally regenerating native species. The use of gorse as a nurse crop is widely recognised as an effective method for native regeneration with the young plants sustaining protection within the gorse initially, eventually out-competing it for height and depleting the weeds light source under a thick native canopy. It is the writer's understanding that further weed removal was being undertaken on 20 February by a contractor engaged by the applicant. A further monitoring of this removal should be undertaken at an appropriate time when advised by the applicant.

An amended site plan is attached as an appendix. It is suggested this is agreed to by all parties as an accurate representation of the current proposal. While the considered conclusion of this report will be that there is no long term adverse visual or environmental effect from allowing the 60 metre wide strip to become a naturally regenerating one as

opposed to a planted revegetative one, conditions of consent state required planting provisions prior to Section 224 Certification. To facilitate compliance without the need for a variation to the consent it is suggested to install a series of group plantings on eleven of the Stage One lots, specifically Lots 11, 16, 17, 18, 19, 20, 21, 22, 25, 26 & 27. The location of these planting groups is indicated on Stage One Concept Plan contained in Appendix 1 and a revised planting Schedule is contained below. Estimated cost of these plantings on a per lot basis is as follows;

Planting Area: 3400sqm  
 Size of Plants: Root Trainers or PB3 or 5  
 Spacings: 1.5M [average spacing for pricing – refer Schedule for installed spacings]  
 Price: \$2.66 per sqm +gst. This is installation cost only and does not cover any mulch, replacement of dead plants or future maintenance requirements.

$3400\text{m}^2 \times \$2.66 = \$9044.00$  per lot

With regard to the Management Plan conditions the following are suggestions for their amendment where they are concerned with vegetation requirements:

- All of Section 9.0 [9.1-9.6] is to be underlined. This refers to Section A (3.0) Coverage of Management Plan. An underlined item *must* be complied with rather than simply being a suggested guideline.
- Section 9.2 shall be amended to read:

The following exotic noxious and troublesome weed species shall not be introduced to the property.

These species shall be removed where present.

These two species shall be added to the existing weed list: Tobacco Weed [*Solanum mauritianum*]  
and Wilding Pine [*Pinus radiata*].

- Section 9.3 shall be amended to read:

The sixty metre wide non-building zone identified for regeneration on Oruaiti Farms Ltd Subdivision: Stage One Concept Plan contained in Appendix 1 shall be allowed to naturally regenerate to native cover utilising the existing gorse cover as a nurse crop. Any weed species listed in Section 9.2 shall be removed when visible above either the gorse or native species cover. In the event of any spraying or removal of the gorse nurse crop or existing native vegetation within this Non-Building Zone then a Landscape Architect shall be engaged by the Consent Holder or lot owner to provide guidance to plant species [as listed in Section 9.3], their sizes, placement and numbers. The result shall be intended to provide continuous, unbroken vegetated native cover to the length of the identified strip.

The removal of all weed species other than the gorse shall be completed by the Consent Holder within each lot's non-building zone prior to the issue of applicable Section 224 Certificate and maintained for

a period not less than two years upon the issue of the 224 Certificate. Responsibility for maintaining this vegetation within this two year period will rest with the Consent Holder or fall on the new lot owner. Such maintenance shall comply with Section 9.5 of this Management plan.

In addition Lots 11, 16 -22 and 25-27 shall have an area or areas not less than 3400 square metres planted utilising the species listed below. The appropriate plant sizes, spacings and percentage mix have been provided. The positions of these planted areas are indicated on the Stage One Concept Plan contained in Appendix 1 but should generally be positioned as close to the lot boundary with the non-building zone as practical. Areas for planting shall be marked out in a natural shape with no sharp or right angle corners and generally conform to, or run with, the natural contours of the land. Each area is to be sprayed with 'Roundup' or similar glyphosate four weeks prior to planting so that all weeds and grasses have been killed providing a clear area for planting within. Any existing native regeneration within each area is not to be sprayed and left to form part of the planted area. Future maintenance requirements of these planted areas shall conform to Section 9.5 of the management Plan.

#### Species List

| <u>Botanical Name</u>         | <u>Common Name</u>          | <u>Size</u>  | <u>Spacing</u> | <u>% Mix</u> |
|-------------------------------|-----------------------------|--------------|----------------|--------------|
| <u>Coprosma repens</u>        | <u>Taupata</u>              | <u>RT</u>    | <u>2M</u>      | <u>15%</u>   |
| <u>Coprosma robusta</u>       | <u>Karamu</u>               | <u>RT</u>    | <u>2M</u>      | <u>10%</u>   |
| <u>Cordyline kasper</u>       | <u>3 Kings Cabbage Tree</u> | <u>PB3/5</u> | <u>2M</u>      | <u>5%</u>    |
| <u>Dodonea viscosa</u>        | <u>Akeake</u>               | <u>RT</u>    | <u>2M</u>      | <u>10%</u>   |
| <u>Leptospermum scoparium</u> | <u>Manuka</u>               | <u>RT</u>    | <u>1.5M</u>    | <u>10%</u>   |
| <u>Metrosideros excelsa</u>   | <u>Pohutukawa</u>           | <u>PB3/5</u> | <u>4M</u>      | <u>5%</u>    |
| <u>Myoporum laetum</u>        | <u>Ngao</u>                 | <u>RT</u>    | <u>2M</u>      | <u>10%</u>   |
| <u>Phormium cookianum</u>     | <u>Mountain Flax</u>        | <u>RT</u>    | <u>1M</u>      | <u>15%</u>   |
| <u>Phormium tenax</u>         | <u>Swamp Flax</u>           | <u>RT</u>    | <u>1M</u>      | <u>10%</u>   |
| <u>Podocarpus totara</u>      | <u>Totara</u>               | <u>PB3/5</u> | <u>3M</u>      | <u>10%</u>   |

#### **5.0 Conclusions**

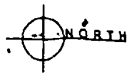
Obviously, the eventual built structures of the sub-division will change the site outlook from that of pastoral or forestry block to one of housing development, but the initial landscape concept of a unifying native planting strip will still be achieved in the long term. It is entirely possible that the timeframe for establishing the native forest canopy is reduced via the utilisation of the existing gorse cover as a nurse crop. However, it is important to realise that careful

management of the regeneration strip will still be required to achieve the plant cover intended by the original consent conditions and as such Section 9.5 of the Management Plan will still be required to be followed..

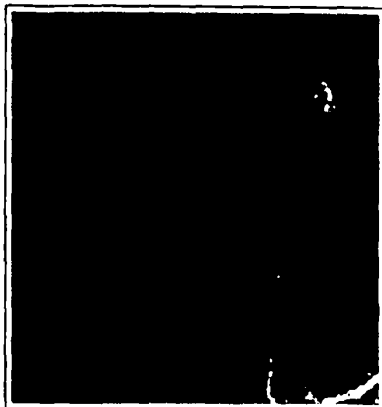
Should the above recommended amendments be accepted along with the existing management plan conditions it is considered that the eventual result for the site's visual amenity issues will be one of integration within the surrounding environs and alignment to the original intent of the granted consent notice.

## **6.0 Appendices**

Concept Plan: RC-2040580 Amendment to Original Plan: February 2008.



AERIAL SITE IMAGE



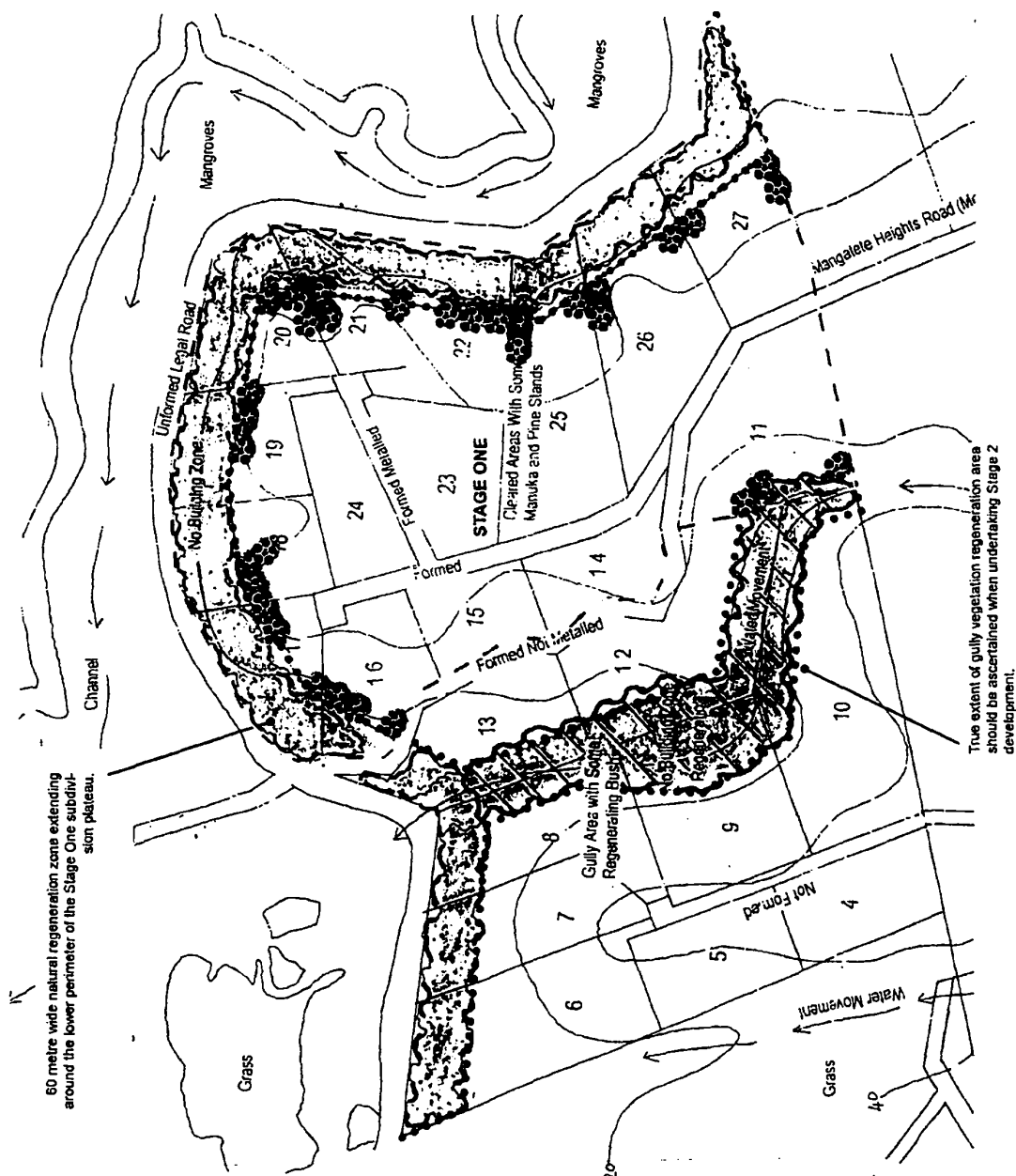
Aerial image of Subdivision Site. Source Google Earth

KEY:

-  Scope of Stage One Subdivision Lots
-  Scope of Vegetative Natural Regeneration
-  Boundary Extent of No Build Zone
-  Areas of Revegetation Planting. Each symbol represents a 33.5x33.5sqm area. Three of these areas per lot approximating 3,400sqm. Areas can be combined within and over lot boundaries to form larger areas.

NOTES:

The original base plan has been referenced from Hawthorn Landscape Architects "Overall Development Plan", date unknown. This plan refers to Stage 1 of Oruaiti Farms Ltd subdivision only. The areas identified as no building zones shall remain void of any built structures. They shall not be planted with any exotic species and the natural regeneration process shall be allowed to prevail within these areas under the existing nurse crop of gorse [Ulex spp.]. These areas shall have all specimens of Tobacco Weed [Solanum mauritanum] and wilding Pine [Pinus radiata] removed and all extent areas of indigenous vegetation on the property shall be retained and freed from all noxious weed species.





COPY

ORUAITI FARMS LTD.

"MANGATETE"

MANAGEMENT PLAN

Prepared For: *Oruaiti Farms Ltd.*

Date: *July 2003*

*Copy that went to Hrgs*

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## **A SCOPE OF MANAGEMENT PLAN**

### **1.0 Purpose of Management Plan**

The purpose is to provide for the overall development framework of that land contained in the Resource Consent Application No 2030528 being the subdivision of the land depicted on the Overall Development Plan labelled Appendix 1. The Management Plan will facilitate the retention, management and preservation of the natural and physical resources contained within the sites. In particular, the objective of the subdivision proposal is to promote the sustainable management of the land through subdividing the property into lifestyle blocks of varying sizes, which will provide opportunities for a greater variety of rural activities in the area, whilst ensuring that the locality retains a rural character with a high degree of visual amenity and that future development on the properties does not result in adverse effects on the coastal values pertaining to other land in the locality.

### **2.0 Implementation of the Management Plan**

A Consent Notice pursuant to Section 221 of the Resource Management Act shall be registered against the titles of all land contained within the Resource Consent Application to advise the owner and subsequent owners of the individual lots, that each shall be required to comply with the matters contained within the Management Plan and the conditions of consent applicable to RC 2030528.

### **3.0 Coverage of Management Plan**

The Management Plan applies to those properties depicted as Lots 1 – 27 on Appendix 1.

## **B MANAGEMENT PLAN REQUIREMENTS**

### **4.0 Buildings**

#### **4.1 Building Type and Scale**

No building to be erected on any of the lots without the prior approval of the Council to specific designs for foundations prepared by a registered engineer with geotechnical expertise;

No more than one single unit residential unit per site;

A maximum building height of 4.5 metres for lots 6 - 8, 13, 16 - 22, which will ensure low-level houses for the lots adjoining the northern boundary adjacent to the Harbour, and 6 metres for the remaining lots, measured by rolling contour,

Maximum building footprint on lots 5 - 9, 13, 15 - 24, of all structures shall not exceed 2000m<sup>2</sup> gross floor area, including covered deck or patio areas, and utility structures. Utility sheds shall be positioned on the landward side of dwellings so that they are screened by the home, from Rangaunu Harbour. Additional landscaping shall be implemented to ensure the utility areas are also screened from the Harbour so that sheds, water tanks, parking areas, storage areas, clotheslines etc. are screened from the

water-based viewpoints.

Building footprints for the remaining lots have not been defined as they are less visible from the coast. This allows for the fact that possible productive use on these larger lots may require sheds or other buildings related to such uses.

Buildings to be sited no closer than 10.0 m from any boundary and be no closer than 80 metres from the boundary of the Unformed Legal Road fronting the northern and eastern edges of lots 6 - 8, 13, 16 - 27.

#### 4.2 Architectural Requirements

~~All structures shall be recessively coloured and harmonise with the natural surroundings. Roof colours shall mimic the native bush vegetation tones as closely as possible, and be limited to the colours of grey, green, brown and blue, and in the darker hues;~~

Structures shall be constructed out of materials that compliment the rural and coastal environment, are natural looking and non reflective - windows are not to be mirror glass;

Structures should be designed and positioned to run with the landform, so that they blend into the landscape and are subservient to the landscape;

Structures shall be designed with rooflines, which are irregular and steeped with the plan of the dwelling being broken up or indented.

#### 5.0 Vehicle Access and Parking

Individual vehicle access points to each lot shall be designed to follow the contours to minimise land disturbance. Car parking areas shall be located at the landward side of the building footprint so that they are screened from Rangaunu Harbour by buildings or vegetation.

Any access point on to the legal road is to be constructed and completed in accordance with Council's standards.

#### 6.0 Storm Water Management

The existing overland storm water flow paths shall be maintained and shall not be disturbed without the appropriate consents. Low impact design principles shall be adopted and stormwater management proposals for individual lots be submitted for Council's approval prior to any development.

#### 7.0 Waste Water Management

On site wastewater disposal system may be established providing the system attains all appropriate standards. A report on the means by which disposal will be achieved, prepared by a person with the appropriate expertise and following the requirements of the Auckland Regional Council Technical Publication 58, shall be submitted for Council's approval prior to the construction of any building requiring such facilities.

#### 8.0 Exclusion of Buildings and Structures from Specified Areas

The areas identified as no buildings zones on the plan contained in Appendix 1, shall remain void of any built structures and shall not be planted with any exotic species. Management of these zones requires two different approaches. In the central gully area, the natural regeneration process shall be allowed to prevail, while any portions of this

area which are bare of vegetation or which are affected by the removal of weed or exotic species may be replanted in accordance with the guidelines in section 9.0. The slopes around the northern and eastern edges of the lots shall be revegetated using the unity planting concept outlined in section 9.0.

## **9.0 Vegetation**

### **9.1 Protection Of Indigenous Species**

All existing areas of indigenous vegetation on the property shall be retained.

If any of the protected indigenous vegetation is of concern to the individual landowners due to old or dangerous condition consent for removal or maintenance will be required from the Far North District Council. A qualified arborist will subsequently be employed to assess the concerns and determine the solution. This arborist will then carry out the maintenance or tree surgery so that there is no misinterpretation or communication breakdown that could lead to the accidental removal of vegetation.

### **9.2 Removal Of Weed and Exotic Species**

The following exotic noxious and troublesome weed species shall not be introduced to the property. These species are also identified for removal if present.

*Acacia* species (Wattle),  
*Agapanthus africanus* (Agapanthus),  
*Asparagus scandens* (Climbing asparagus),  
*Bambusa* species (Bamboo),  
*Eriobotrya japonica* (Loquat),  
*Erythrina* species (Flame tree),  
*Hakea* species (Willow leaved Hakea),  
*Hedychium* species (Ginger),  
*Jasminum polyanthum* (Jasmine),  
*Ligustrum* species (Privet),  
*Prunus campanulata* (Taiwan Cherry),  
*Tradescantia fluminensis* (Wandering Jew),  
*Ulex europaeus* (Gorse), and  
*Watsonia bulbilifera*,

### **9.3 Management of Revegetation**

#### **Unity Planting**

The non-building area identified for revegetation on the Overall Development Plan contained in Appendix 1, shall be planted up using the indigenous species in the following list. This planting will provide a vegetated foreground for the structures located on lots 6 - 8, 13 and 17 - 27. The use of the suggested species will provide uniformity to the revegetation so that each lot is visually linked to the next by the planting so that they become one. This avoids the fragmented patchwork look that could result if each individual lot owner landscapes these slopes independently.

#### **Regeneration**

The non-building area identified for regeneration shall be left undisturbed although any areas that are not vegetated or are left bare by the removal of weeds or exotic species may be revegetated using species from the following list, or other locally occurring

indigenous species.

#### Species List

*Coprosma repens* (Tuopata)  
*Coprosma robusta* (Karamu)  
*Cordyline australis* (Cabbage tree)  
*Cyathea medullaris* (Mamaku)  
*Dodonea viscosa* (Akeake)  
*Knightia excelsa* (Rewarewa),  
*Leptospermum ericoides* (Kanuka),  
*Melicope tamata* (Wharangi)  
*Metrosideros excelsa* (Pohutukawa)  
*Myoporum laetum* (Ngaio)  
*Myrsine australis* (Red Matipo),  
*Phormium tenax* (Flax)  
*Phyllocladus trichomanoides* (Tanekaha),  
*Pittosporum crassifolium* (Karo)  
*Podocarpus totara* (Totara), and  
*Pseudopanax* species (Lancewood).

#### 9.4 Planting Methods

Implementation of planting is recommended during the months of April through to September. These months are preferable due to the higher rainfall levels. If planting outside of these dates it is suggested that a teaspoon of liquidised 'Crystal Rain' be added to each planting hole. The size of the plants at the time of planting can range between pb2 and 5. The following method of planting is recommended: -

- Spray the areas to be planted with 'Roundup' four weeks prior to planting so that all weeds and grass has been killed providing an area clear for planting within.
- Excavate a hole approximately 50mm wider and deeper than the plant root ball, so that the sides of the hole are loosened, not smooth. Place the excavated topsoil to one side of the hole for backfilling afterwards.
- Add a slow release fertiliser tablet to each planting hole as per the manufactures specifications. Add a teaspoon of 'Crystal Rain' if the weather conditions require it.
- Remove the planter bag from around the root ball of the plant and place the plant centrally within the hole, making sure that the soil level of the top of the root ball is level with the surrounding ground level.
- Backfill around the root ball with the topsoil that was set aside. Firm the soil around the root ball taking care not to bury the plant too deeply. The original potting mix level should be level with the surrounding ground level. The plant should be firmly and centrally placed within the hole. Spread any excess soil away from the sprayed area, as this will readily grow new weeds, whereas the sprayed area will not.
- If practical spread a 100mm layer of bark peeling as mulch around each plant to retain ground moisture during dry months.

#### 9.6 Maintenance Programme

Regular maintenance of the plantings will be necessary within the first couple of seasons to ensure the success of the screening and softening of future built structures. The following maintenance schedule is suggested: -

Year One & Two

- Release weeds from around the plants at three monthly intervals. This may be four months over winter when growth is slower. Some plants may need weeds releasing by hand first as they may be sensitive to sprays. Once weeds are released from contact with the plants they can be sprayed with 'Roundup' following the manufacturers specifications. All spraying should be done in weather conditions that are calm and when rain is not forecast.
- Apply to each plant around the root ball a small handful of Blood & Bone organic fertiliser during the growing season. Application times could be coincided with release spraying, but generally would be September and March.
- At the start of each growing season if bark has been used check that the bark mulch depth is still approximately 100mm thick, add more if necessary.
- The control of pests such as rabbits and Opossum will need to be monitored.

Year Three - Five

- Release weeds from around the plants when necessary, this may be 2 - 3 times a year. Once weeds are released from contact with the plants they can be sprayed with 'Roundup' following the manufacturers specifications. All spraying should be done in weather conditions that are calm and when rain is not forecast.
- Apply to each plant around the root ball a small handful of Blood & Bone organic fertiliser during the growing season. Application times are generally September and March.
- The control of pests such as rabbits and Opossums will need to be monitored.

**9.6 Vegetation Enhancement**

Individual landowners shall engage a landscape architect at the time of building consent to prepare a landscape plan for the development of their site. Such a plan shall promote harmony between the proposed structures and the natural surroundings, with emphasis on visual softening of structures from the Harbour viewpoints.

Such enhancement shall be predominantly locally occurring native species however other species may be used where it does not draw attention to the presence of the development or conflict with the rural setting. Privacy between neighbours and the softening of built form should be attained through the landscaping.

**10.0 Archaeological Matters**

In the event of any activities on the land revealing the presence of archaeological artefacts all work shall cease and the area shall be protected from entry. The landowner shall immediately contact the NZ Historic Places Trust and tangata whenua, and obtain the appropriate authorisations before continuing with that work on the site.

