

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

2. Type of consent being applied for

(more than one circle can be ticked):

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

☐ Other (please specify)

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

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

☐ Yes ☒ No

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

Stephanie Brookes and Vinicius Leite

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Chanelle Brodie

Email:

Phone number:

Postal address:

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

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

--

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

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

Name/s:

Stephanie Brookes and Vinicius Leite

Property address/
location:

8. Application site details

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

Name/s:

Stephanie Brookes and Vinicius Leite

Site address/
location:

31C Tasman Heights, Ahipara

Postcode

Legal description:

Lot 1 DP 575256

Val Number:

Certificate of title:

1054931

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.

Accessesway retianing walls and enabling works

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-2026-939/0 (if known)

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

☐ National Environmental Standard Consent Consent here (if known)

☐ Other (please specify) Specify 'other' here

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)

Stephanie Brookes and Vinicius Leite

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)

STEPHANIE SPENCER BROOKES

Signature:

(signature of bill payer)

Date 21/7/2026

MANDATORY

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full)

STEPHANIE SPENCER BROOKES

Signature

Date 21/7/2026

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

See overleaf for a checklist of your information...

Resource consent application
For Stephanie Brookes and Vinicius Leite
31C Tasman Heights, Ahipara, Kaitaia
Accessesway retianing walls and enabling works.



Author: Chanelle Brodie, *Planner, (BRS, MNZPI).*

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APPENDIX B – SITE SUITABILITY REPORT

APPENDIX C – LANDSCAPE ARCHITECTURE MEMORANDUM

APPENDIX D – COUNCIL’S SECTION 37 LETTER

APPENDIX E – AFFECTED PARTY APPROVAL

APPENDIX F – COPY OF RECORD OF TITLE

1.0 PROPERTY / APPLICATION DETAILS

Site Name	31C Tasman Heights, Ahipara
Appellation	Lot 1 DP 575256
Titles	1054931
Property Area	942m ²
Territorial Authority	Far North District Council
Zones	Residential and General Coastal under the Operative District Plan (OFNDP)
Overlays	Outstanding natural feature and Outstanding Landscape Area under the Operative District Plan (OFNDP)
Far North Proposed District Plan - Decisions Version	Rural Production Zone, Coastal Environment Overlay under the Far North Proposed District Plan - Decisions Version (PDP-DV)

2.0 INTRODUCTION AND EXECUTIVE SUMMARY

2.1. Purpose of this AEE

This Assessment of Environmental Effects ("AEE") relates to an application for earthworks, vegetation removal and associated two retaining walls ("buildings" as per the district plan definitions) on the site to form a private accessway. The AEE has been prepared in accordance with the requirements of section 88 and the Fourth Schedule of the Resource Management Act 1991 ("RMA").

Care has been taken to produce a comprehensive AEE that is considered to cover relevant aspects for consideration. It is acknowledged a Council planner will produce a s42A report on this application, however that report need not repeat AEE content that can be simply adopted. In that respect reference is made to the following parts of s42A RMA.

(1A) The report does not need to repeat material from an assessment of environmental effects provided by the applicant.

(1B) Instead, the report may—

(a) adopt the whole assessment; or

(b) adopt any part of the assessment by referring to the part adopted.

2.2. Summary of the Proposal and background information

As mentioned above, this proposal is for earthworks, vegetation removal and two associated retaining walls ("buildings" as defined by the OFNDP) to form a private accessway on the site.

This resource consent application responds to the Council's section 37 notice (issued under the Building Act 2004) in relation to the building consent application submitted for the two retaining walls. A copy of the section 37 notice is included in Appendix D. It is noted that this includes triggers for the need for consent under the OFNDP but there are no additional triggers for the need for consent under the PDP-DV. The building consent has subsequently been granted under Council reference **EBC-2026-939/0**, and the consented plans and supporting reports (approved under the Building Act 2004) are included in **Appendices A and B**.

The application is partly retrospective, as the earthworks and vegetation clearance have already been completed. The applicants were unaware that resource consent was required for these works until the section 37 notice was issued.

The applicants have not yet finalised the design of the proposed dwelling but wish to construct the accessway to provide safe access to the site, enabling planning and design of the future dwelling to proceed. It is anticipated that the dwelling design will not be finalised for at least another year and will be designed to comply with the consent notice registered against the site's record of title (refer **Appendix E**), although a further resource consent may be required depending on the final design. Accordingly, no aspect of the future dwelling forms part of this resource consent application.

The following specialist inputs have been provided to support the proposal:

- Geotechnical and civil engineering, refer **Appendix A**: Proposed Plans and **Appendix B**: Site suitability report.
- Registered Landscape architect, refer **Appendix C**: Landscape architectural memorandum.

The adjoining owner, Markus Frits Poelman, who is the sole owner of 31D Tasman Heights, being the property that entirely surrounds the subject site, has provided written affected party approval to the proposal (refer **Appendix F**). Accordingly, pursuant to sections 95D(e) and 104(3)(a)(ii) of the Resource Management Act 1991, the consent authority must not have regard to any adverse effect of the proposal on Mr Poelman when considering this application.

It is considered that the main issues raised by this proposal relate to-

- Slope stability,
- erosion and sedimentation mitigation; and
- landscape, natural character and visual effects.

This is a comprehensive AEE that is considered to cover relevant aspects for consideration.

3.0 THE SITE, THE LOCALITY AND THE PROPOSAL

3.1. Site and Locality Description

The existing site is shown in yellow in **Figure 1** below. Key planning constraints of the site are summarised in **Part 1.0** of this AEE.

Detailed descriptions of the site and surrounds can be found in the applicant's Site Suitability Report at **Appendix B** and Landscape Architecture Memorandum at **Appendix C**.

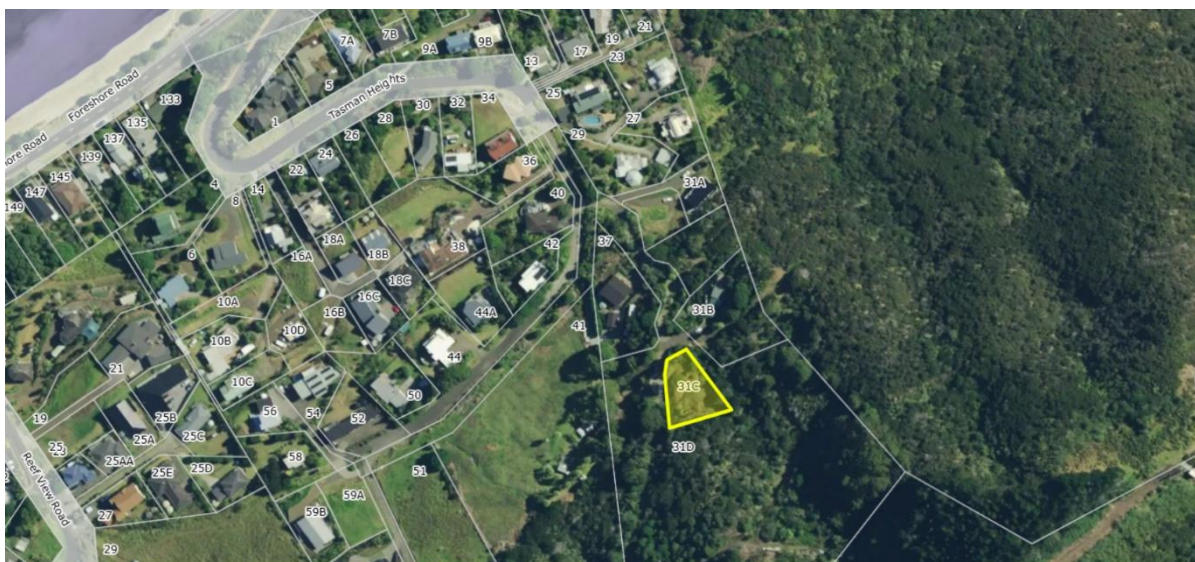


Figure 1. Aerial photo of subject site (highlighted in yellow) and its locality

In summary -

- The site is accessed from the end of Tasman Heights public road via legal rights of way that have been formed in concrete to the western boundary of the subject site.
- The site is located on the north-western slopes of Whangatatatauaia (Ahipara) within an Outstanding Landscape Feature under the OFNDP, approximately 100 m above sea level. It comprises a moderately sloping pastoral site that has been partially cleared of native vegetation, with native bush retained around the site margins.
- The site is not defined as a Outstanding Natural Landscape, Outstanding Natural Feature, High Natural Character, and/or Outstanding Natural Character under the PDP-DV.
- There are no overland flow paths, streams or wetlands on the site.

The surrounding environment is characterised by a mix of pastoral land, regenerating coastal shrubland, and established residential development on the lower slopes to the north (including this site's appurtenant right of way) and west of the site.

3.2. The Proposal

3.2.1. Two proposed retaining walls

The two proposed retaining wall "buildings" ("buildings" as per definition in the operative district plan) plans are included in **Appendix A**. The retaining walls are referred to as:

- PROPPED TIMBER POLE RETAINING WALL-RW1 and
- CANTILEVER TIMBER POLE RETAINING WALL - RW2

The height of the retaining walls varies between 600 mm and 3.0 m.

The retaining walls form the outer boundaries of the approximately 40 m long private accessway and are required to stabilise the earthworks necessary to achieve appropriate gradients for the

accessway. The proposed accessway will physically connect to the existing formed concrete accessway within 31D Tasman Heights, which currently terminates at the subject site's boundary.

As mentioned in Part 2.2 of this AEE, the applicants have not yet finalised the design of the proposed dwelling, nor confirmed whether any further resource consents will be required for the future dwelling, other than those currently sought for the accessway. However, the applicants are no longer proposing the detached garage shown on the plans included in the Site Stability Report in **Appendix B**. Accordingly, while the geotechnical report included in **Appendix B** refers to a future dwelling and detached garage, these do not form part of this resource consent application. Notwithstanding this, all recommendations within the geotechnical report that relate to the proposed accessway and retaining walls will be adopted and have been approved by the Council's building consenting team.

3.2.2. Vegetation removal, Earthworks and Erosion and sediment control mitigation

Prior to the installation of the retaining walls, vegetation removal and earthworks are required to establish the gradients necessary for the proposed accessway.

The proposed vegetation removal, earthworks, and erosion and sediment control plans are included in **Appendix A**. A total of 75 m³ of earthworks are proposed over an area of 119.18 m².

The vegetation removal area corresponds with the earthworks area and also totals 119.18 m², as noted on Sheet SG1A in **Appendix A**. The vegetation proposed to be removed comprises pastoral grass and two approximately 10 m high eucalyptus trees only. The applicants have provided the following photograph showing the area where the vegetation removal and earthworks have been undertaken, including the two eucalyptus trees labelled "1" and "2".



Figure 2. Vegetation proposed for removal (pastoral grass and two eucalyptus trees).

Whilst infill planting is proposed to stabilise the slopes adjoining the proposed retaining walls (refer plans in **Appendix A**), the primary purpose of this planting is to enhance long-term slope stability. Vegetation removal as part of this current proposal has not been undertaken in this infill planting area identified.

Further erosion and sediment control measures are proposed in general accordance with the most up-to-date best practice guidance, being *Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016* (Auckland Council Guideline Document GD2016/005), notwithstanding that the site is located outside the Auckland Region.

The main erosion and sediment control measures proposed are:

- Silt fences
- Stormwater cess pit protection on downslope neighbouring existing driveway
- Stabilisation of disturbed surfaces with metal for the driveway's carriageway and additional plantings for adjacent slopes.
- Monitoring and maintenance.

3.3. Legal and Consenting Background Matters

3.3.1. Record of Title

The record of title is included in **Appendix F**. Full compliance with the consent notice requirements are proposed, access to the site will be as per the appurtenant right of way provisions, and remaining encumbrances do not represent any embedment to Council approving this resource consent proposal.

4.0 REASONS FOR THE APPLICATION

This application is made under the operative rules of the operative Far North District Plan, Proposed Far North District Plan – Decisions Version, and any National Environmental Standards that apply.

4.1. Operative Far North District Plan.

The following summarises the consenting requirements:

- **Rule 10.6.5.3 requires a restricted discretionary activity land use consent for the non-compliance with Rule 10.6.5.1.7(a) Setback from Boundaries.**

This relates to the southern retaining wall, which is located in the General Coastal Zone which is setback 0m from the western boundary of the site.

- **Rule 12.1.6.3 requires a discretionary activity land use consent for the non-compliance with of Rule 12.1.6.1.1 (c) & (d).**

Rule 12.1.6.3 states-

An activity is a discretionary activity if:

(a) it does not comply with one or more of the rules stated in Sections 12.1.6.1 and 12.1.6.2 above; and/or

(b) it complies with Rules 12.1.6.3.1 Development Bonus, 12.1.6.3.2 Buildings Within Outstanding Landscapes or 12.1.6.3.3 Development in an Outstanding Natural Feature below; and

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

(d) it complies with the other relevant standards for permitted, controlled, restricted discretionary

In this case, the proposal does not comply with rules stated in Sections 12.1.6.1 as follows:

- Rule 12.1.6.1.1 PROTECTION OF OUTSTANDING LANDSCAPE FEATURES (c) excavation and/or filling shall not occur within an Outstanding Landscape Feature as listed in Appendix 1B in Part 4 and shown on the Resource Maps.

The whole site is affected by the Outstanding Landscape Feature overlay. 75m³ of earthworks are proposed over an area of 119.18m².

- Rule 12.1.6.1.1 PROTECTION OF OUTSTANDING LANDSCAPE FEATURES (d) no vegetation clearance shall occur within an Outstanding Landscape Feature as listed in Appendix 1B in Part 4, and shown on the Resource Maps, except that the clearance of pest plants where the clearance does not involve disturbance of the ground surface, is permitted.

The whole site is affected by outstanding Landscape Feature as listed in Appendix 1B in Part 4. 119.18m² of vegetation clearance is proposed retrospectively. The vegetation proposed to be removed comprises pastoral grass and two approximately 10 m high eucalyptus trees only (refer **Figure 2** of this AEE).

In addition, the proposal does not comply with

- 12.1.6.3.2 BUILDINGS WITHIN OUTSTANDING LANDSCAPE FEATURES Any new building, or any alteration or extension to an existing building, in an Outstanding Landscape Feature, as listed in Appendix 1B and shown on the Resource Maps is a discretionary activity.

The whole of the site is listed Appendix 1B and shown on the Resource Maps. The two retaining walls proposed are defined as “buildings” by the district plan.

4.2. Sequencing and Bundling

Bundling to the “highest” consent activity category is generally accepted, noting that the “highest” consent activity does not always represent the primary activity category that applies to a proposal. It

is considered that this is a proposal that is envisaged by the District Plan and that is fully consistent with the policy intent of the zone.

Noting the above, it is accepted that this is an application that would be appropriately assessed as a bundled application.

4.3. Overall Status of the Application

Overall, the status of the application is considered to be a **Discretionary Activity** in respect of the District Plan.

5.0 STATUTORY ASSESSMENT

5.1. Part 2

The Council as consent authority must have regard to Part 2 of the RMA (“Purposes and Principles” – sections 5 to 8). The Court in *Davidson*¹ has determined that a Part 2 analysis may not be required where there is confidence that the relevant planning provisions in the District Plan give effect to Part 2. That is considered to be the case here. This is a proposal that raises no area of uncertainty that may require further analysis under Part 2. No further Part 2 analysis is considered necessary, noting in particular that there are no section 6 or section 8 issues raised by the application and the detailed assessment conducted in the **Part 6.0** of this AEE confirms the application is fully consistent with Sections 5 and 7.

5.2. Section 104(1)

Section 104(1)(a) and 104(1)(ab) Actual and Potential Effects on the Environment and Section 104(1)(b)(vi) Relevant Provisions of the Regional / District Plans Assessment Criteria, Objectives and Policies are considered to be the prime statutory considerations relevant to an assessment of this application. Effects (including positive and potential adverse effects) and policy considerations are assessed in the **Part 6.0** of this AEE.

5.3. Relevant Statutory Documents - Section 104(1)(b)

5.3.1. National Environmental Standards and National Policy Statements - Section 104(1)(b)(i) and (iii)

NPS Urban Development

The site has split zoning with the northern part of the site being within the Residential Zone and the southern part of the site being within the General Coastal Zone. Therefore, this NPS is relevant, and it is considered that this proposal is consistent with the National Policy Statement on Urban Development 2020. This is because the proposal represents an opportunity for land to be efficiently developed for a residential dwelling as anticipated by the Plan provisions.

National Policy Statement for Natural Hazards

This NPS is relevant to this site as the site is defined as Erosion Prone Land by the applicant’s geotechnical engineer and the Northland Regional Plan (refer Part 3 of the Site Suitability Report at

¹*RJ Davidson Family Trust v Marlborough District Council [2017] NZHC 52*

Appendix B), and the proposal risks increasing the site's land instability natural hazard risks. However, the proposal is considered appropriately manage these natural hazard risks due to compliance with the applicant's geotechnical expert recommendations (refer **Appendix B**), adopting best practice erosion and sediment control methodologies and devices, and constructing two retaining walls and a compacted metalled carriageway to permanently stabilise the excavating and filling of the slopes proposed.

5.3.2. Other National Instruments

The New Zealand Coastal Policy Statement ("NZCPS") is applicable to this proposal given that the site is within a General Coastal Zone (in part) and can be seen from the coast. However, the applicant's landscape architect has commented that the earthworks and retaining walls "will not detract from the perceptual attributes of the landscape to any more than a very small degree. This will represent a very low level of adverse effect. With respect to visual effects, the proposed building will not be readily visible from any of the properties neighbouring the subject Site, and when perceived from within the wider visual catchment, the level of visual effect will be very low (adverse)" (refer **Appendix C**). Given that landscape, visual and character effects would be the proposal's only elements that are relevant to the NZCPS, it is concluded that the proposal would be consistent with the provisions of the NZCPS.

There are no other National Environmental Standards, National Policy Statements or other regulations that are considered relevant to this application.

Regional Policy Statement - Section 104(1)(b)(v)

District and Regional Plans must give effect to a Regional Policy Statement ("RPS"). As explained in Part 6 of this AEE this is a case where the proposal satisfies all relevant district and regional plan provisions. It can therefore be confidently concluded that all of the relevant higher order RPS provisions are also satisfied. No further RPS analysis is considered necessary.

5.4. Section 106 and Section 106A – Natural Hazards

In terms of 106A of the RMA the proposal is not considered to give rise to a significant risk from natural hazards. Accordingly, Council is able to grant the requested land use and subdivision consents subject to the imposition of standard conditions.

5.5. Other Matters - Section 104(1)(c)

Section 104(1)(c) relates to any other matters considered relevant and reasonably necessary to determine the application. It is considered that there are no other relevant matters.

5.6. Section 104(2) - Permitted Baseline

In this instance given that there are no permitted baselines for earthworks, vegetation removal and buildings within Outstanding Landscape Features, it is considered that there are no permitted baselines relevant to this proposal.

5.7. Section 104(6A) - Compliances History

A consent authority may decline an application for a resource consent if the applicant has a record of significant non-compliance with a requirement of this Act that is ongoing or repeated; and that, if the applicant is not a natural person, has been or is the subject of an enforcement order or a

conviction under this Act or, if the applicant is a natural person, has been or is the subject of an enforcement order or a conviction under this Act within the previous 7 years.

The applicant is a natural person and does not have a record of significant non-compliance with a requirement of this Act that is ongoing or repeated.

5.8. Section 104(3) - Trade Competition and Affected Party Approvals

There are no trade competition or effects of trade competition issues relevant to this proposal.

As mentioned in Part 2.2 of this AEE, the adjoining owner, **Markus Frits Poelman**, who is the sole owner of **31D Tasman Heights**, being the property that entirely surrounds the subject site, has provided written affected party approval to the proposal (refer Appendix F). Accordingly, pursuant to sections 95D(e) and 104(3)(a)(ii) of the Resource Management Act 1991, the consent authority must not have regard to any adverse effect of the proposal on Mr Poelman when considering this application.

5.9. Section 107(G) - Review Draft Conditions for Consent

In accordance with section 107G of the Resource Management Act 1991, the applicant requests that the consent authority provide an opportunity to review the draft conditions of consent prior to the determination of this application. This will allow the applicant to consider and provide feedback on the proposed conditions to ensure they are practical, enforceable, and appropriately reflect the effects and mitigation measures described in this application. The applicant also requests that, if necessary, the processing of the application be temporarily suspended to enable this review, consistent with the provisions of section 107G, before the consent authority finalises its decision or a section 42A report.

6.0 SECTION 104 ASSESSMENT

This part of the AEE assesses the proposal under Section 104(1)(a) and 104(1)(ab) Actual and Potential Effects on the Environment and Section 104(1)(b)(vi) Relevant Provisions of the District Plan Assessment Criteria, Objectives and Policies. As there is a significant degree of cross-over between policy and effects those matters are addressed together, as appropriate. However, for clarity purposes, it is important to note that the assessments of effects do not rely on plan policy beyond the permitted baseline.

Whilst the proposal is a discretionary activity overall, it is considered that the relevant environmental effects matters are only those which are covered under **Parts 6.2.1-6.2.5** below.

6.1. Positive Effects

The proposal will have the positive effects of enabling the site to be developed in the future for one residential dwelling, as expected by the Plan provisions, whilst having insignificant adverse environmental effects.

6.2. Adverse Effects

6.2.1. Consistency of proposal with zoning provisions

The site is located partly within the Residential Zone and partly within the General Coastal Zone of the Operative Far North District Plan (OFNDP).

The site is wholly located within the Rural Production Zone and within the Coastal Environment Overlay as defined by the Proposed Far North District Plan – Decisions Version (PDP-DV).

Accordingly, the relevant objectives and policies are contained in:

- OFNDP: Chapter 7 – Urban Environment, Sections 7.6.3 and 7.6.4 (Residential Zone), and Chapter 10 – Coastal Environment, Sections 10.6.3 and 10.6.4 (General Coastal Zone); and
- PDP-DV: Part 3 Rural Production Zone Chapter, and Part 2 Coastal Environment Chapter.

The OFNDP Residential Zone objectives and policies seek to maintain the established residential character and amenity of the area while enabling appropriate residential development and ensuring that environmental effects are appropriately managed. The OFNDP General Coastal Zone objectives and policies seek to enable appropriate use and development while preserving the natural character, landscape and ecological values of the coastal environment, requiring adverse effects to be avoided, remedied or mitigated as far as practicable.

The PDP-DV Rural Production Zone objectives and policies seek to protect the Rural Production Zone for its long-term productive use, while maintaining its rural character and amenity and managing reverse sensitivity, natural hazards and servicing effects. The PDP-DV Coastal Environment objectives and policies seek to preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development, while recognising that appropriate land use and development can occur. Development is expected to be compatible with its surroundings, appropriately manage effects on coastal values, and, where appropriate, promote restoration and enhancement of natural character.

The proposal is considered to achieve the intent of these objectives and give effect to the relevant policies. It is noted that the site has characteristics more akin to a Residential Zone rather than Rural Production Zone given its size and thus intended use for a single residential dwelling. The proposed accessway, retaining walls, earthworks and limited vegetation clearance facilitate the future development of a single dwelling, being an anticipated residential activity, while providing safe and practical access to the site. The works have been carefully designed and sited to minimise earthworks, vegetation clearance, visual effects and disturbance to natural landforms and vegetation. As a result, the proposal maintains the character and amenity of the locality while appropriately recognising and protecting the natural character and environmental values of the relevant Zones. Overall, the proposal represents an appropriate and sustainable form of development that appropriately balances the reasonable use and development of the site with the protection of the environmental, landscape and amenity values recognised by the District Plan.

6.2.2. Geotechnical and Slope Stability, Earthworks and Erosion and Sedimentation

The relevant objectives and policies are found in:

- OFNDP: Chapter 12 – Natural and Physical Resources, Section 12.3 – Soil and Minerals, Part 12.3.3 – Objectives and Part 12.3.4 – Policies.
- PDP-DV: Part 2, Earthworks Chapter.

The objectives and policies of OFNDP Chapter 12.3 seek to promote the sustainable management of soil resources by ensuring that earthworks and associated activities maintain land stability, minimise erosion, and avoid or mitigate adverse environmental effects. They require earthworks to be appropriately designed and managed to protect people, property and the natural environment while enabling the reasonable use and development of land.

The PDP-DV Earthworks objectives and policies seek to enable earthworks necessary to facilitate appropriate land use and development, while ensuring that adverse effects on waterbodies, the coastal environment, surrounding land, infrastructure and public safety are appropriately managed. Earthworks are expected to be appropriately designed, located and managed to protect natural, cultural and amenity values, safeguard soil resources, and maintain land stability and public safety.

The proposal is considered to achieve the intent of these relevant objectives and policies. This is because the proposed accessway, earthworks and associated vegetation clearance have been designed to maintain long-term land stability and minimise the potential for erosion and sediment discharge. In particular, the two retaining walls have been designed by a Chartered Professional Geotechnical Engineer to provide long-term slope stability (refer **Appendix B**), while additional slope stabilisation planting will assist in reinforcing exposed batters and restoring vegetation cover over time (refer **Appendix A**). During construction, erosion and sediment control measures will be implemented in accordance with recognised best practice to minimise off-site sedimentation and protect the surrounding environment (refer Appendix A). Accordingly, the proposal represents an appropriately designed and managed earthworks activity that avoids, remedies or mitigates adverse effects on land stability and the environment while enabling the reasonable future development of the site. Adverse effects on slope stability, erosion and sedimentation are assessed as being less than minor.

6.2.3. Vegetation Removal, Landscape, Natural Character and Visual Effects

The relevant objectives and policies are contained in OFNDP: Chapter 12 – Natural and Physical Resources, Section 12.1 – Landscape and Natural Features, specifically Parts 12.1.3 (Objectives) and 12.1.4 (Policies) of the Operative Far North District Plan.

The OFNDP objectives and policies seek to recognise, protect and maintain the natural character, landscape and visual values of Outstanding Landscape Features while enabling appropriate use and development. They require development to be appropriately located and designed to avoid, remedy or mitigate adverse effects on landscape character, natural features, indigenous vegetation and significant views, ensuring that the values of Outstanding Landscape Features are protected for present and future generations.

A comprehensive assessment of the proposal against these objectives and policies has been undertaken by the applicant's Registered Landscape Architect – please refer to **Appendix C**. In summary, he concludes that, having regard to the relatively small scale of the works on an already modified sloping site where residential development is anticipated, together with the fact that the retaining walls will be largely screened by existing landforms and visually integrated through their timber construction, the proposal is not expected to result in significant adverse effects on vegetation, landscape, natural character or visual amenity. With particular regard to the vegetation removal, given that only pastoral grass and two eucalyptus trees are to be removed to enable the accessway and retaining wall construction, and given the conclusions of the applicant's landscape architect, no specific soft vegetation mitigation is considered to be required to address this particular element of the proposal. Accordingly, the adverse effects of the proposal in relation to vegetation clearance, landscape, natural character and visual amenity are assessed as being less than minor.

6.2.4. *Mana Whenua effects*

The proposal has also been considered in the context of Chapter 2 – Tangata Whenua of the OFNDP and . No Sites of Cultural Significance to Māori or wāhi tapu have been identified on the site, and given the limited earthworks proposed that will be undertaken on an already modified site where a dwelling is anticipated, it is not anticipated that the proposal would adversely affect Māori cultural values or the relationship of tangata whenua with their ancestral lands, water, sites or other taonga. Accordingly, the proposal is not anticipated to give rise to adverse cultural effects and is consistent with the intent of the relevant Tangata Whenua provisions of the District Plan. Accordingly, the adverse effects of the proposal in relation to mana whenua values are anticipated to be less than minor.

6.2.5. *Adjoining Sites and Effects on the Amenity of Neighbours*

The relevant residential amenity objectives and policies are contained in:

- OFNDP: Chapter 7 – Urban Environment, Section 7.6 – Residential Zone, specifically Parts 7.6.3 (Objectives) and 7.6.4 (Policies) of the Operative Far North District Plan; and
- PDP-DV: Part 3 Rural Production Zone Chapter, and Part 2 Coastal Environment Chapter.

The OFNDP objectives and policies seek to maintain the established residential character and amenity of the zone by ensuring development is appropriately designed and located, provides a high standard of residential amenity, and appropriately manages adverse effects on neighbouring properties through matters such as site layout, building design, landscaping, privacy, sunlight and open space.

The OFNDP Coastal Environment objectives and policies similarly seek to ensure that subdivision, use and development are compatible with the character and qualities of the coastal environment, including by managing the location, scale, design and visual effects of development so that coastal character, natural character and associated amenity values are maintained.

The PDP-DV Rural Production Zone objectives and policies seek to maintain the rural character and amenity values of the zone by ensuring that subdivision, use and development are compatible with the anticipated rural environment and that adverse effects on surrounding properties are appropriately managed.

The subject site is entirely surrounded by a single adjoining property, being 31D Tasman Heights, Ahipara (Lot 2 DP 575256). Accordingly, this is the only adjacent site with the potential to be directly affected by the proposal. This site and its owner are the only parties considered to be potentially adversely affected by the proposal. In this respect, it is noted that the RMA definition of "environment" includes people and communities, and this part of the section 104 assessment includes effects on those parties.

As outlined in Part 2.2 of this AEE, the owner of the adjoining property, Markus Frits Poelman, has provided written affected party approval to the proposal (refer Appendix F). Accordingly, pursuant to sections 95D(e) and 104(3)(a)(ii) of the Resource Management Act 1991, the consent authority must disregard any adverse effects of the proposal on Mr Poelman.

Notwithstanding this, it is considered that any effects on the amenity of the adjoining property would, in any event, be less than minor. This is because the proposed works, including the retaining walls, will connect with and complete the existing driveway formation on 31D Tasman Heights, which currently terminates at the western boundary of the subject site.

6.3. Conclusion

In conclusion, having regard to section 104(1)(a) of the RMA, and with the mitigation proposed in this Part of the AEE and the supporting specialist reports, any potential adverse effects associated with the proposal are assessed as being less than minor.

Having regard to section 104(1)(b)(vi) of the RMA, it is considered that the proposal is fully consistent with the relevant OFNDP and PDP-DV objectives, policies and assessment criteria.

7.0 NOTIFICATION ASSESSMENT

7.1. Public Notification Assessment (s95A)

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant is not requesting that the application be publicly notified (s95A(3)(a));
- there will be 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

The application is not precluded from notification because:

- The application is not for a proposal that is subject to a rule or national environmental standard that precludes public notification ((s95A(5)(a))).
- The application is not only for a resource consent for a controlled activity and/or a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity, but no other, activities ((s95A(5)(b))).

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

Public notification is not required under this step because:

- The application is not for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification ((s95A(8)(a))).
- As outlined in the Section 104 Assessment within this AEE, the adverse effects associated with the overall proposal are assessed as being no more than minor ((s95A(8)(b))).

Step 4: public notification in special circumstances

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

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

In this instance, there are no special circumstances. There is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

It is therefore considered that this application can be processed **without public notification**.

7.2. Limited Notification Assessment (s95B)

Step 1: certain affected protected customary rights groups must be notified.

Under step 1, limited notification is not considered to be required with the following points being relevant:

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

- The site is not in a statutory acknowledgement area (s95B(3)(a)).

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)).
- The application is not for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land) ((s95B(6)(b)).

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

An assessment of potentially affected parties is given in the assessment with respect to Adjoining Sites under Section 104 Assessment of this AEE. As has been detailed, adverse effects will be limited to those discussed, and all have been assessed as having an overall less than minor adverse effect (s95B(8)). Therefore, under section 95E, there are no party that is assessed as being an affected party (s95B(3)(b)).

Step 4: limited notification in special circumstances.

It is considered that there are no special circumstances and nothing exceptional or unusual about the application that suggests that limited notification should occur.

It is therefore considered that this application can be processed **without limited notification**.

8.0 CONDITIONS SUMMARY

It is expected that there will be “standard” conditions of consent as generally imposed by Council. In addition, it is considered that, to address particular matters raised in this AEE.

9.0 LAPSING OF CONSENT

Section 125 of the RMA provides that if a resource consent is not given effect to within five years of the date of the commencement (or any other time as specified) it automatically lapses unless the consent authority has granted an extension. In this case, it is considered five years is an appropriate period.

10.0 CONCLUSION

This proposal reflects a proposal will enable the site to be developed in the future for one dwelling.

The actual and potential effects likely to result from the proposal have been considered in accordance with section 104(1)(a) of the RMA, as set out in the Section 104 Assessment of this AEE. It has been concluded that any actual or potential effects on the surrounding environment will be no more than minor. The proposal has also been assessed in the Section 104 Assessment of this AEE to be consistent with the relevant objectives and policies of the District Plan in accordance with section 104(1)(b) of the RMA.

To conclude, it is considered that the proposed development is consistent with the purpose and principles of the RMA and the expectations of the District Plan.

11.0 LIMITATIONS

This Assessment of Environmental Effects (AEE) has been prepared solely for the purpose of supporting the associated resource consent application under the Resource Management Act 1991.

The assessment has been undertaken based on information provided by the applicant and the specialist reports prepared by others, including the Chartered Professional Geotechnical Engineer and Registered Landscape Architect. Unless otherwise stated, the findings and conclusions of those reports have been relied upon for the purposes of this assessment.

This AEE considers the actual and potential environmental effects of the proposal having regard to the matters relevant to the resource consent application. It should not be relied upon for any other purpose, including engineering design, construction, property due diligence or any other statutory approval process.

Should the proposal be materially amended, or should further information become available that may alter the environmental effects of the proposal, this assessment may require review or updating.

Resource consent application

For Stephanie Brookes and Vinicius Leite

31C Tasman Heights, Ahipara, Kaitaia

**Accessesway retianing walls and enabling
works.**

Appendix A: Proposed plans

Resource consent application

For Stephanie Brookes and Vinicius Leite

31C Tasman Heights, Ahipara, Kaitaia

**Accessesway retianing walls and enabling
works.**

Appendix B: Site Suitability Geotechnical report

Resource consent application

For Stephanie Brookes and Vinicius Leite

31C Tasman Heights, Ahipara, Kaitaia

**Accessesway retianing walls and enabling
works.**

Appendix C: Landscape architecture memorandum

Resource consent application

For Stephanie Brookes and Vinicius Leite

31C Tasman Heights, Ahipara, Kaitaia

**Accessesway retianing walls and enabling
works.**

Appendix D: Council's section 37 letter

Resource consent application

For Stephanie Brookes and Vinicius Leite

31C Tasman Heights, Ahipara, Kaitaia

**Accessesway retianing walls and enabling
works.**

Appendix E: Affected Party Approval

Resource consent application

For Stephanie Brookes and Vinicius Leite

31C Tasman Heights, Ahipara, Kaitaia

**Accessesway retianing walls and enabling
works.**

Appendix F: Copy of record of title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

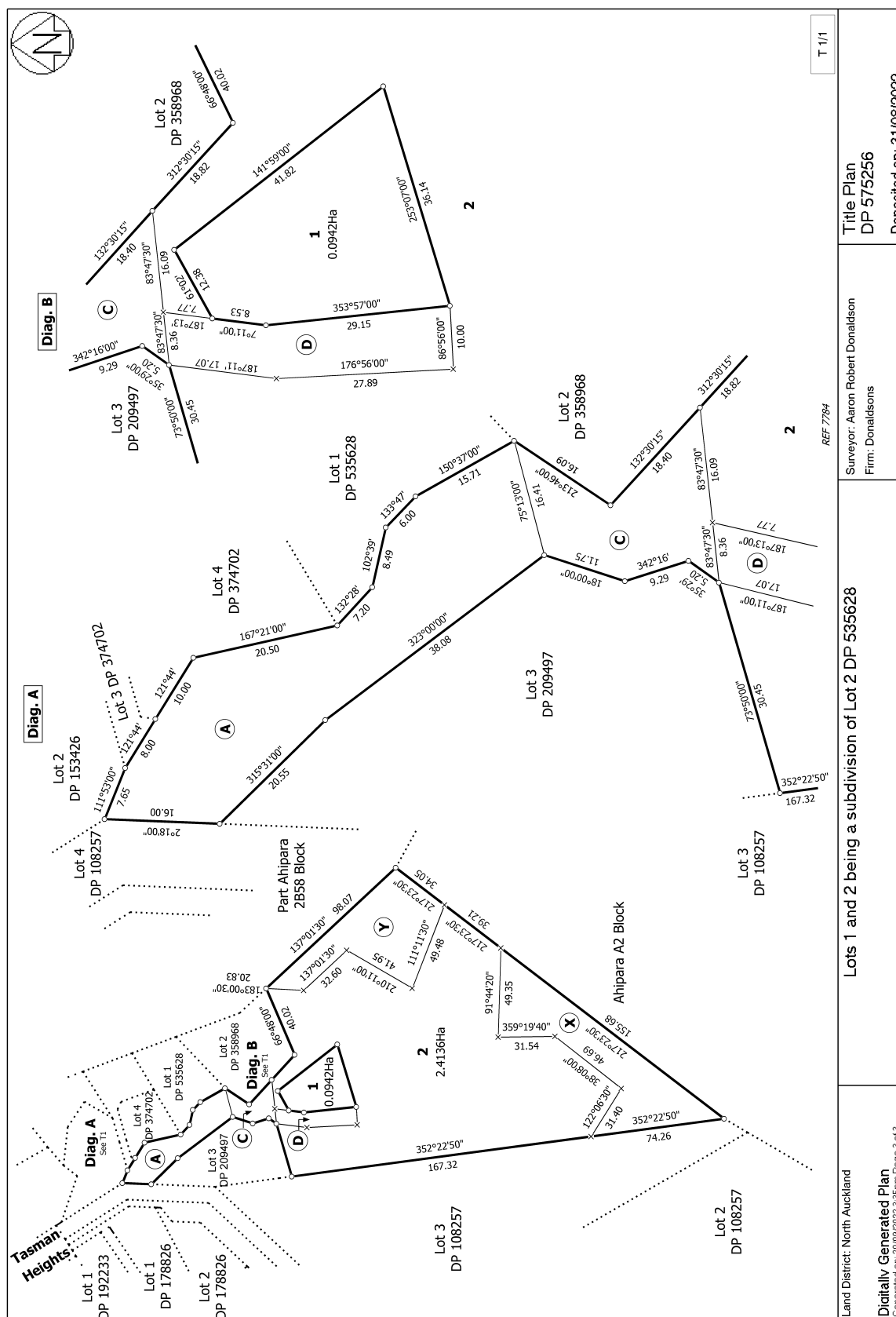
Identifier **1054931**
Land Registration District **North Auckland**
Date Issued 31 August 2022

Prior References
886315

Estate Fee Simple
Area 942 square metres more or less
Legal Description Lot 1 Deposited Plan 575256
Registered Owners
Stephanie Spencer Brookes and Vinicius de Oliveira Leite

Interests

Appurtenant hereto is a right of way specified in Easement Certificate A381942 - 3.4.1969 at 9:25 am
Appurtenant hereto is a water supply right specified in Easement Certificate C704507.5 - 25.1.1995 at 1:36 pm
5627156.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.6.2003 at 9:00 am
7838695.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.6.2008 at 9:00 am
Land Covenant in Transfer 7838695.5 - 6.6.2008 at 9:00 am
12119694.1 Variation of Land Covenant 7838695.5 - 24.5.2021 at 1:26 pm
12119694.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.5.2021 at 1:26 pm
12537492.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 31.8.2022 at 2:59 pm
Appurtenant hereto is a right of way, a right to convey electricity, water and telecommunications, and a right to drain water and sewage created by Easement Instrument 12537492.3 - 31.8.2022 at 2:59 pm
The easements created by Easement Instrument 12537492.3 are subject to Section 243 (a) Resource Management Act 1991
13208890.1 Mortgage to ASB Bank Limited - 24.1.2025 at 11:38 am





FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 1980227

The subdivision of
Lot 1 DP 176370 and Lot 3 DP 153426
and Easement over Lot 3 DP 108257
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the titles of Lots 1 & 2 DP 209497.

SCHEDULE

1. No building shall be erected, without the prior approval by council to a building development plan, to be carried out by a suitably qualified engineer. Such a plan is to include a specific foundation design of the building, the amount and finished contour of any earthworks required, the design of any retaining structures, and the intended means of storm water control and disposal during construction.
2. That no building or earthworks outside the specified building envelope on the approved site development plan is permitted without the further consent of council.
3. Provide and establish the landscaping as indicated on the approved site development plan for the respective lots, prior to the issuing of a certificate of compliance for any dwelling on that lot. This landscaping is to be maintained and/or replaced as required in perpetuity thereafter.
4. Any buildings constructed on the lots are to be completed in natural matte colours, to mitigate any significant adverse visual effects on the coastal environment.

SIGNED:

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

DATED at **KAIKOHE** this 4th day of February 2003.



**Far North
District Council**

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

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Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

CONO 7838695.2 Consen

Cpy - 01/01, Pgs - 001, 05/08/08, 11:57



DocID: 313128092

SECTION 221 : CONSENT NOTICE

REGARDING 2060087

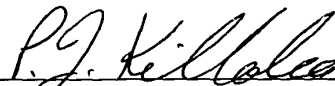
The Subdivision of Lot 1 DP 358968
North Auckland Registry

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

SCHEDULE

- i. Any earthworks on Lots 1, 3 & 4 within the subdivision which exceeds 50 cubic metres in total, or exceeds a 1.0 metre high cut and/or fill face, shall only be commenced with the written approval of the Council. Such approval may require the submission to the Council of technical/ professional plans and/or advice as to the works required and their suitability. Such requirement herein is to be, where applicable, in addition to the provisions of Council's General Bylaws.
- ii. All earthworks undertaken on Lots 1, 3 & 4 are to be supervised by a Chartered Professional Engineer (CPEng), engaged by the consent holder. The Council is to be advised in writing of the appointment of the Engineer, be notified when the work is to commence, and also when it has been completed.
- iii. The owners of Lots 1, 3 and 4 in conjunction with building work being carried out on these allotments shall implement any recommendations of the stormwater report prepared in accordance with condition 3(b) of Resource Consent 2060087.

SIGNED:


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

Pat Killalea

DATED at **KAIKOHE** this

31st

day of October 2007

View Instrument Details



Instrument No	12119694.4
Status	Registered
Date & Time Lodged	24 May 2021 13:26
Lodged By	Scully, Simone Marie
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



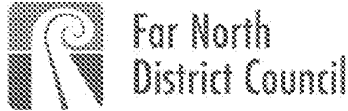
Affected Records of Title	Land District
886314	North Auckland
886315	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Danielle Meddings as Territorial Authority Representative on 19/03/2021 03:48 PM

*** End of Report ***



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Website www.fn.govt.nz

Te Kaitiaki o Te Kaitiaki o Te Kaitiaki

*The top plan shows what
will be the work and cost*

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2190306

Being the Subdivision of Lot 1 DP 374702
North Auckland Registry

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

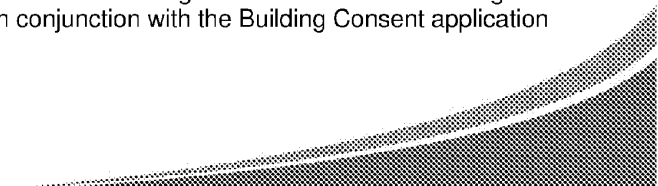
SCHEDULE

Lots 1 & 2 DP 535628

- (i) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

Lot 1 DP 535628

- (ii) Earthworks and Building Foundations: No earthworks shall be carried out or building erected on any lot without the prior approval of Council to the specific design for cut and fill batters retaining walls and building foundations, prepared by a chartered professional engineer with geotechnical expertise having regard to the Site Suitability Report prepared by PK Engineering Chartered Professional Engineers, Job No 18-131, dated November 2018 and submitted with RC 2019306
- (iii) All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitably qualified Geotechnical engineer. The foundation design details shall be submitted in conjunction with the Building Consent application





Far North
District Council

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Website: www.fn.govt.nz

Te Kaitiaki o Te Kaitiaki o Te Kaitiaki

*The top plan shows what
will be the new road layout*

- (iv) : Peak flow runoff from the future dwelling and associated impermeable surface areas on proposed Lot 1 is to be attenuated back to pre-development levels for a 10% AEP storm event plus an allowance for climate change. Attenuated overflows are to be discharged off site in a controlled manner via existing drainage flow paths. Overland/secondary flow paths are to be unobstructed by the new dwelling, other structures or landscaping.

SIGNED:

A handwritten signature in black ink, appearing to read 'P.J. Killalea'.

Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 29th day of October 2020



View Instrument Details



Instrument No	12537492.2
Status	Registered
Date & Time Lodged	31 August 2022 14:59
Lodged By	Scully, Simone Marie
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



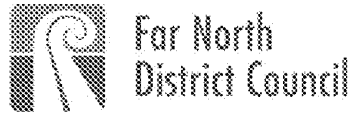
Affected Records of Title	Land District
1054931	North Auckland
1054932	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Sarah Elizabeth Kayll as Territorial Authority Representative on 31/08/2022 02:54 PM

*** End of Report ***



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*The top plan shows what
will be the work and cost*

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2300650

Being the Subdivision of Lot 2 DP 535628
North Auckland Registry

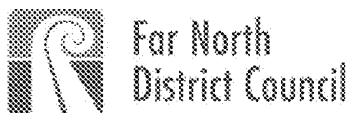
PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner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

SCHEDULE

Lot 1 DP 575256

- i. In conjunction with the construction of any building or impermeable surfaces on Lots 1, the lot owner shall submit in conjunction with obtaining building consent for the approval of Council a report prepared by a Chartered Professional Engineer or suitably qualified practitioner, detailing appropriate stormwater mitigation measures designed such that the total stormwater discharged from the site, after development, is no greater than the pre development flow from the site for 1 % and 10% AEP rainfall events respectively, plus an allowance for climate change.
- ii. The overflow from the water tanks will need to be discharge to the existing natural water course downstream of the proposed dwelling, dispersed to sheet in general accordance the Stormwater Management Report dated oct 2021, job ref# 20-133, produced by P K Engineering and submitted in support of RC 2300560.
- iii. All habitable buildings or Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design shall be prepared by a Chartered Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details shall be submitted in conjunction with the Building Consent application.
- iv. The design shall reference the recommendations contained in the Site Suitability Report dated February 2021, job ref# 20-133, produced by P K Engineering and submitted in support of RC 2300560.





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Website www.fn.govt.nz

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- v. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- vi. In conjunction with a building consent, provide for the approval of the Council's duly delegated officer, a schedule of natural, recessive colours and textures to be utilised in finishing the building, including tinted or non- reflective glass. The exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or constructed of natural materials which fall within this range. The buildings are to be finished in accordance with this schedule prior to occupation of the building and the approved schedule shall be adhered to for the duration of this consent.
- vii. Prior to the issue of a building consent for any buildings, a landscape plan is to be provided. The landscape plan is to be prepared by a suitably qualified and experienced person and shall include the following components.
 - Size and species of proposed stock for planting
 - Sources of proposed species
 - Locations and spacing of proposed plants, planting methods, details of staking of trees etc
 - Details of proposed maintenance
 - Details of proposed mulch, type, depth etc.
 - Planting programme
 - Compliance with the planting plan shall be a requirement of the management plan.

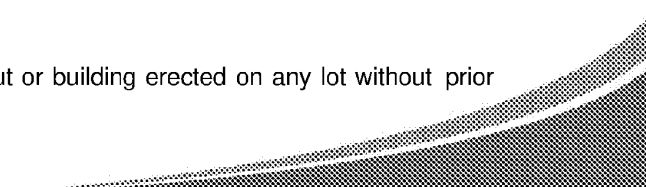
The purpose of the landscape plan is to integrate any buildings within the landscape and minimising any dominance on the surrounding environment. While enhancing and maintain the existing amenity values of the area.

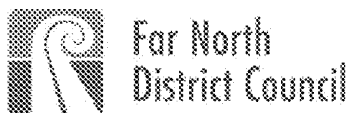
The landscape plan is subject to the approval of the Resource Consents Manager or other duly delegated officer. All work as detailed in the approved landscape plan is to be completed prior to the occupation of the building and maintained thereafter. Implementation of the landscape plan is to be undertaken within the first two planting seasons (approximately March-September) directly following commencement of any of the works relating to the subdivision and maintained by the consent holder from that point onwards, all to the satisfaction of the Far North District Council or duly delegated officer.

- viii. The maximum allowable building height shall be limited to 5 metres above ground level.

Lots 1 & 2 DP 575256

- ix. No earthworks shall be carried out or building erected on any lot without prior





Phone: 09 438 7522, 09 438 7523
 09 438 7524, 09 438 7525
 Telefax: 09 438 7526
 Email: 09 438 7527
 Website: www.fndc.govt.nz

Te Kaitiaki o Te Kaitiaki o Te Kaitiaki

*The top plan shows what
will be done and what*

approval of Council to the specific design for cut and fill batters, retaining walls and building foundation prepared by a Chartered Professional engineer with recognised competence in relevant geotechnical matters.

Lot 2 DP 575256

- x. No building/structural development or vegetation removal shall occur on areas X, Y as shown on the survey plan.
- xi. The owner shall preserve the indigenous trees and bush within areas X & Y as indicated on the survey plan and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

At the time of Building Consent submit, for the approval of the Council's Resource Consents Manager or other duly delegated officer, a detailed native revegetation and enhancement planting and maintenance plan, to be prepared by a suitably qualified and experienced person. The plan shall provide for any enhancement planting required between building sites and to mitigate the visual effects of building sites and access ways taking into account the need to retain a cleared area around dwellings for fire hazard purposes. The plan shall detail the density of native plantings in stems per hectare and the required maintenance to ensure the ongoing health and survival of the revegetated areas. Where possible the revegetation shall be undertaken utilising eco sourced plant species.

SIGNED:

Mr. Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **Kerikeri** this 11th day of August 2022





CHARTERED PROFESSIONAL ENGINEERS

PROJECT:

BROOKES S & OLIVERIA

PROJECT ADDRESS:

31C TASMAN HEIGHTS, AHIPARA

LEGAL DESCRIPTION

LOT 1 DP 575256

JOB NO:

24-066

DATE OF FIRST ISSUE:

17TH JUNE 2025

REVISION: 1

DATE OF ISSUE:

07TH JULY 2025

UPDATED SHEET - SG0, SG1
NEW SHEETS - SG1A, SG3A, SG3B

REVISION: BC2

DATE OF ISSUE:

06TH MAY 2026

DRAWING INDEX:

SG0	SITE OVERVIEW PLAN
SG1	SITE PLAN ENLARGED
SG1A	EARTHWORKS PLAN
SG2	DRIVEWAY LONG SECTION
SG3	EARTHWORKS VOLUMES
SG3A	SILT CONTROL DETAILS
SG4	CHAINAGE CROSS SECTIONS-1
SG5	CHAINAGE CROSS SECTIONS-2
SG6	CHAINAGE CROSS SECTIONS-3
SG7	CHAINAGE CROSS SECTIONS-4
SG8	PROPPED TIMBER RETAINING WALL (RW1) AND DRIVEWAY TYPICAL DETAILS
SG8A	FOUNDATION BEAM AND BARRIER DETAILS
SG9	CANTILEVER RETAINING WALL RW2-1
SG10	CANTILEVER RETAINING WALL RW2-2

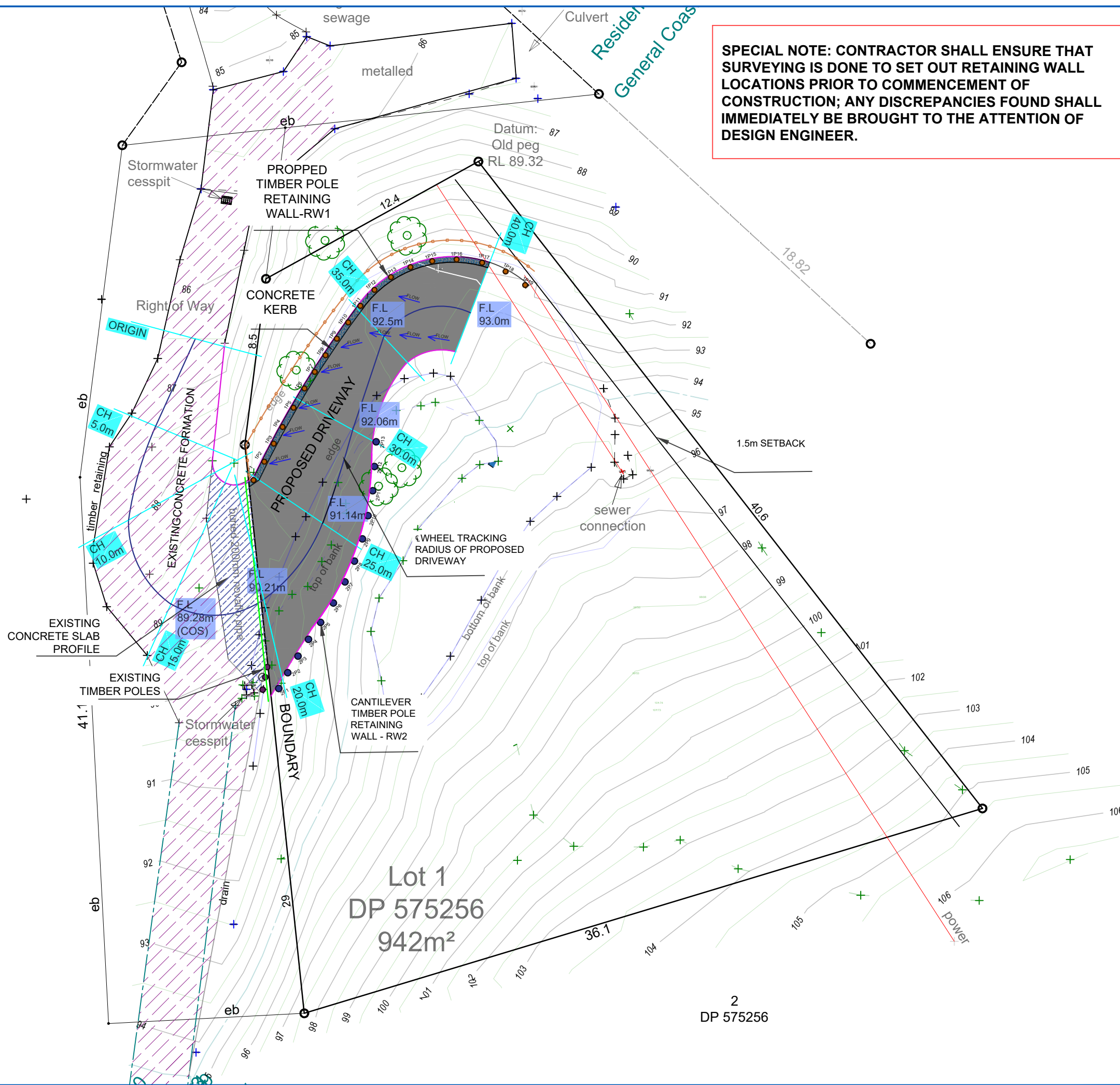
NOTES:

VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING THESE DRAWINGS. READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS, STRUCTURAL CALCULATIONS, FIRE REPORT & STRUCTURAL SPECIFICATIONS. BUILDING TO COMPLY WITH NZS3604. ENSURE TO HAVE THE ENGINEERING CALCULATIONS, STRUCTURAL SPECIFICATIONS, STRUCTURAL DRAWINGS & BUILDING PERMIT ON SITE EACH DAY BEFORE COMMENCING WORK. ALL PRODUCTS ARE TO BE STORED & INSTALLED TO MANUFACTURERS SPECIFICATIONS. ALL EXPOSED STRUCTURAL STEEL IS TO BE GALVANIZED AND FINISHED OFF AS PER THE STRUCTURAL STEEL SPECIFICATIONS.

BC2

LEVEL 2
ANZ Bank Building
90 Kerikeri road,
P.O.Box 464
KERIKERI

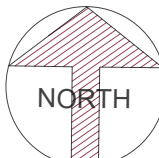
Tel. (09) 4073255
Fax. (09) 4073256
E-mail. pk.engin@xtra.co.nz



SPECIAL NOTE: CONTRACTOR SHALL ENSURE THAT SURVEYING IS DONE TO SET OUT RETAINING WALL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION; ANY DISCREPANCIES FOUND SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF DESIGN ENGINEER.

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PK ENGINEERING LIMITED
DATE: 06 05 2026
CHECKED BY: 
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
InPE, CPEng, MIPENZ No. 203058

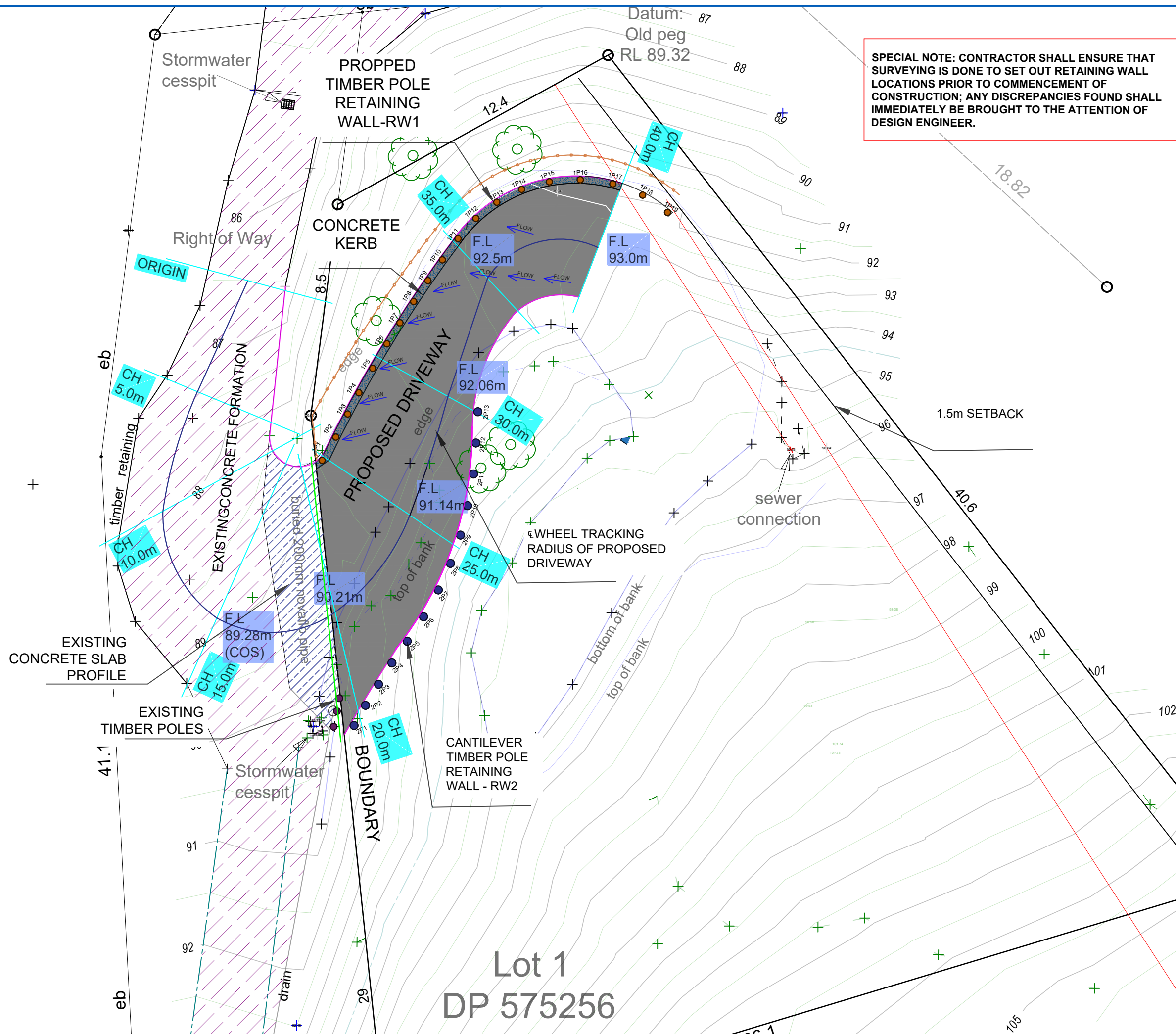
GENERAL LEGEND

- Boundary
- Existing 0.5m Contours(minor)
- Existing 1.0m Contours (major)
- Proposed Driveway Outline
- Wheel racking radius of Proposed driveway
- Proposed Stormwater Flows To Existing Stormwater Facilities
- Silt Control Fence
- Cirtex Silt Sock

Proposed Retaining Walls Legend

- RW1 Max 1.6m Propped Timber pole wall
- RW2 Max 3.0m Cantilevered Timber pole wall

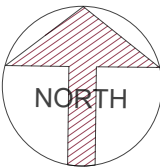
REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED FOR CONSENT			
 PK ENGINEERING CHARTERED PROFESSIONAL ENGINEERS LEVEL 1, ANZ BANK 90 KERIKERI ROAD, KERIKERI PO BOX 464, KERIKERI Phone Number: 09 407 3255 Email: teampk@pkengin.co.nz			
CLIENT: BROOKES, S & OLIVERIA			
SITE: 31C TASMAN HEIGHTS AHIPARA			
TITLE: SITE OVERVIEW PLAN			
SCALE AT A3: 1:200	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG0	REVISION: BC2	



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GENERAL LEGEND

- Boundary
- Existing 0.5m Contours(minor)
- Existing 1.0m Contours (major)
- Proposed Driveway Outline
- Wheel racking radius of Proposed driveway
- Proposed Stormwater Flows To Existing Stormwater Facilities
- Silt Control Fence
- Cirtex Silt Sock

Proposed Retaining Walls Legend

- RW1 Max 1.6m Propped Timber pole wall
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REV:	DESCRIPTION:	BY:	DATE:
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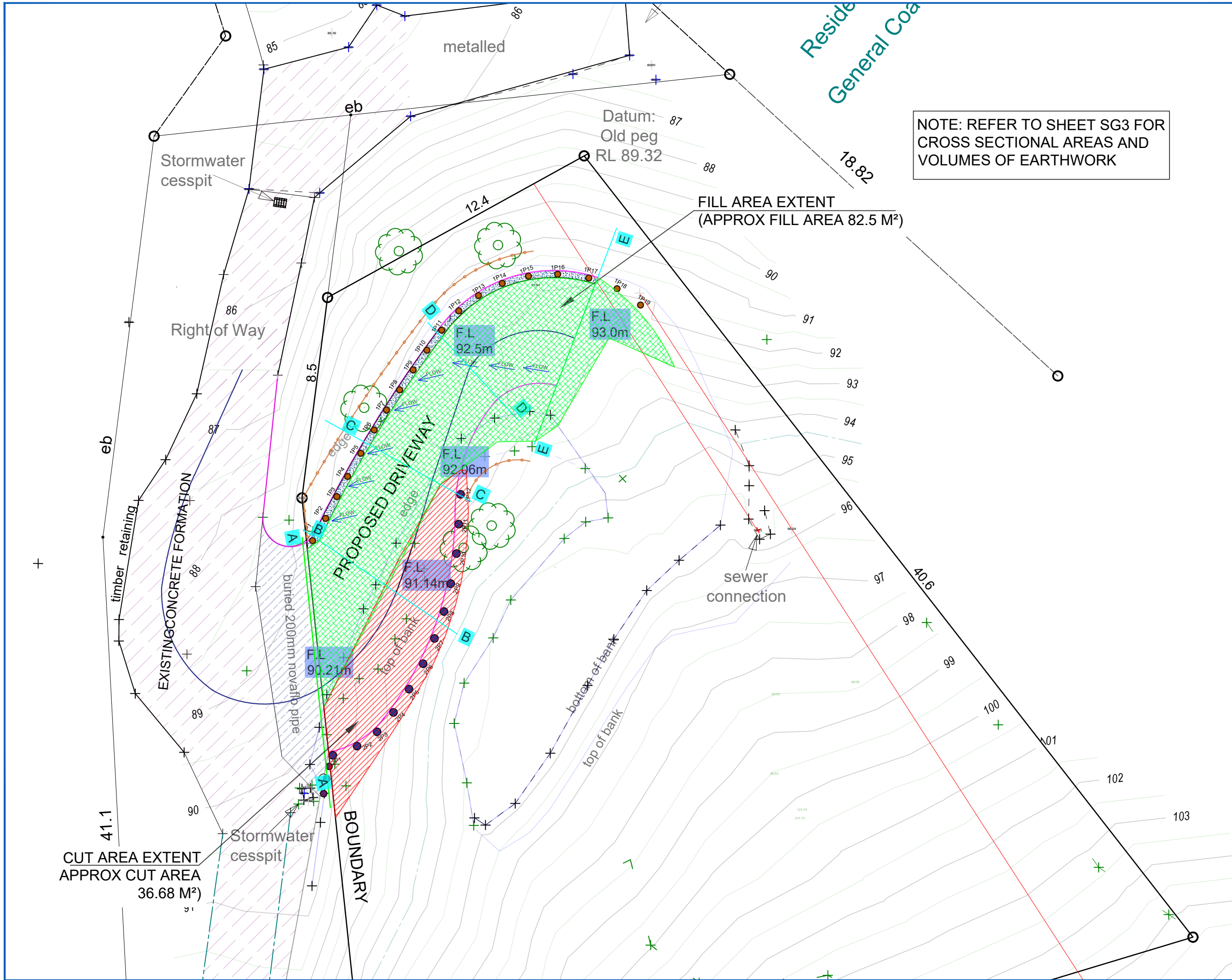
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT: BROOKES, S & OLIVERIA

SITE: 31C TASMAN HEIGHTS AHIPARA

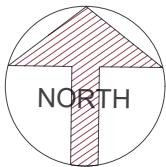
TITLE: SITE PLAN ENLARGED

SCALE AT A3: 1:150	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG1	REVISION:	BC2



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Email: teampk@pkengin.co.nz

CLIENT:	BROOKES, S & OLIVERIA
---------	-----------------------

SITE:	31C TASMAN HEIGHTS AHIPARA
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TITLE:	EARTHWORKS PLAN
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SCALE AT A3: 1:150	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG1A	REVISION: BC2	

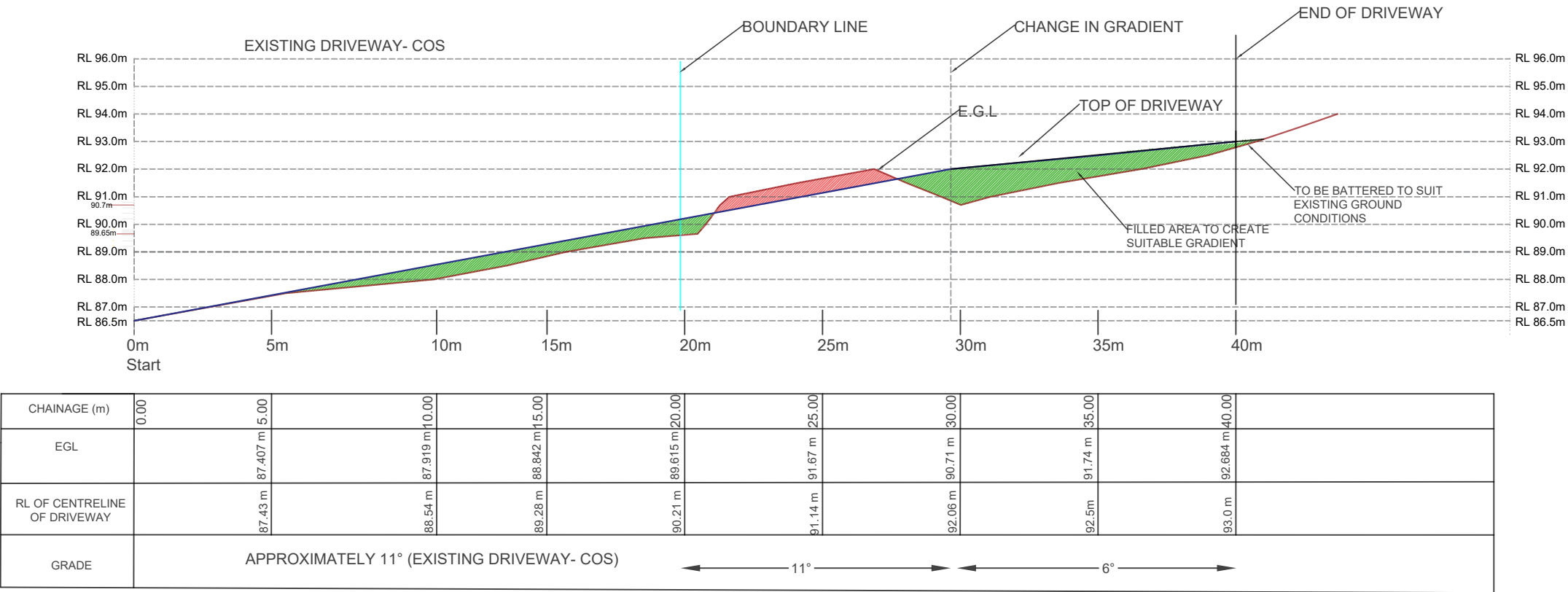
Key

Existing ground level

Proposed Driveway Finished Level

Cut

Fill



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PK

ENGINEERING LIMITED

DATE: 06 05 2026

CHECKED BY:

PRADEEP KUMAR

CHARTERED PROFESSIONAL ENGINEER

(STRUCTURAL, GEOTECHNICAL)

IntPE, CPEng, MIPENZ No. 203058

REV:

DESCRIPTION:

BY:

DATE:

STATUS: ISSUED FOR CONSENT

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PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT: BROOKES, S & OLIVERIA

SITE: 31C TASMAN HEIGHTS AHIPARA

TITLE: DRIVEWAY LONG SECTION

SCALE AT A3: 1:200

DATE: 06/05/26

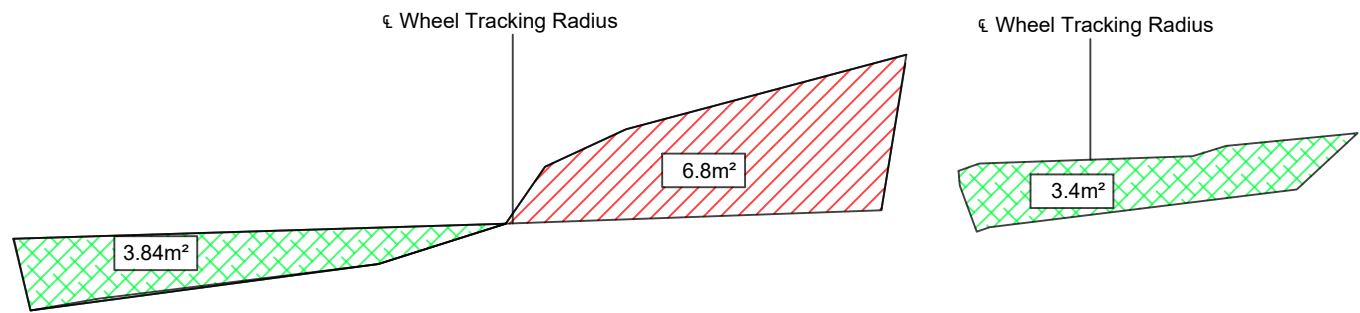
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CHECKED: PK

PROJECT NO: 24-066

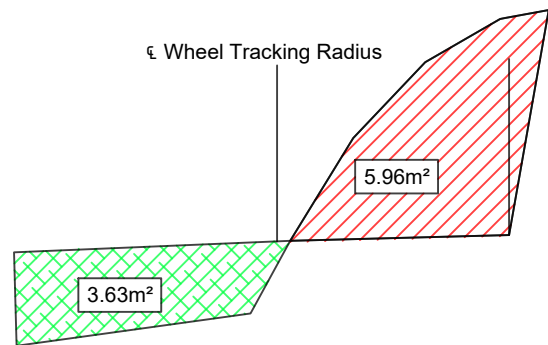
DRAWING NO: SG2

REVISION: BC2

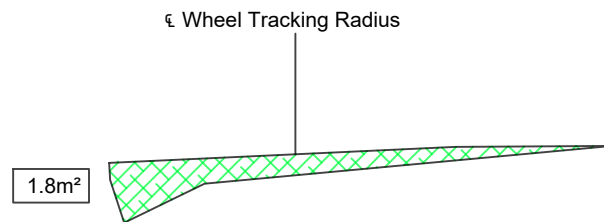


CROSS SECTION AA

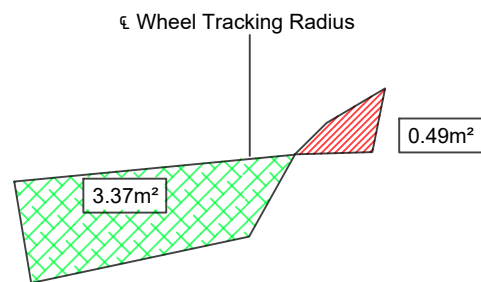
CROSS SECTION DD



CROSS SECTION BB



CROSS SECTION EE



CROSS SECTION CC

Volume of Fill(m3)				
Chainages (m)	Area	Distance	Volume	Cum. Volume
A	3.84	0	0	
B	3.63	5	18.675	18.675
C	3.37	5	17.5	36.175
D	3.4	5	16.925	53.1
E	1.8	5	13	66.1
				66.1

Volume of Cut(m3)				
Chainages (m)	Area	Distance	Volume	Cum. Volume
A	6.8	0	0	
B	5.96	5	31.9	31.9
C	0.49	5	16.125	48.025
D	0	5	1.225	49.25
E	0	5	0	49.25
				49.25

APPROX FILL PAST DRIVEWAY =8.9 M³

TOTAL FILL VOLUME =66.1+8.9
=75 M³

SURPLUS FILL MATERIAL:

75 - (49.25X1.3) = 11 M³
(SUBJECT TO +/-10% VARIATION)

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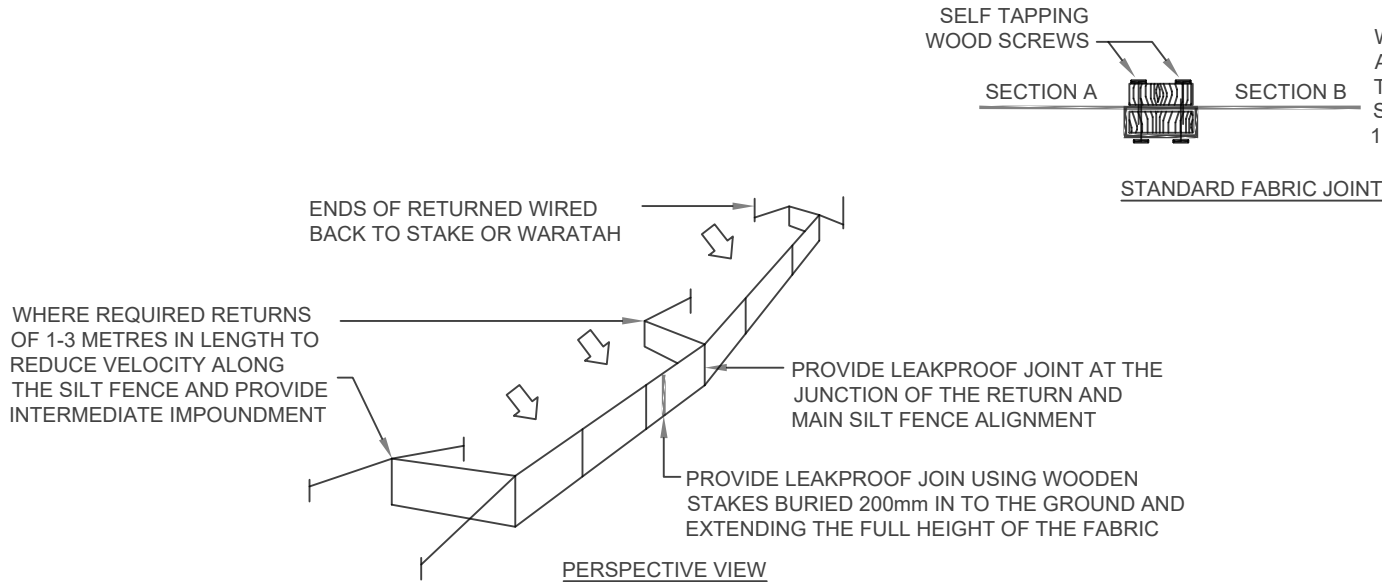
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Email: teampk@pkengin.co.nz

CLIENT:	BROOKES, S & OLIVERIA
---------	-----------------------

SITE:	31C TASMAN HEIGHTS AHIPARA
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TITLE:	EARTHWORKS VOLUMES
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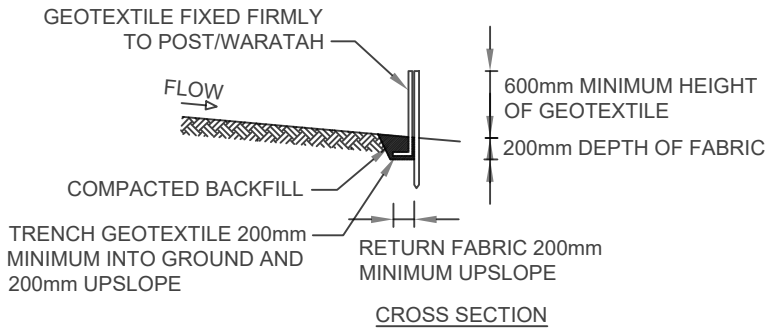
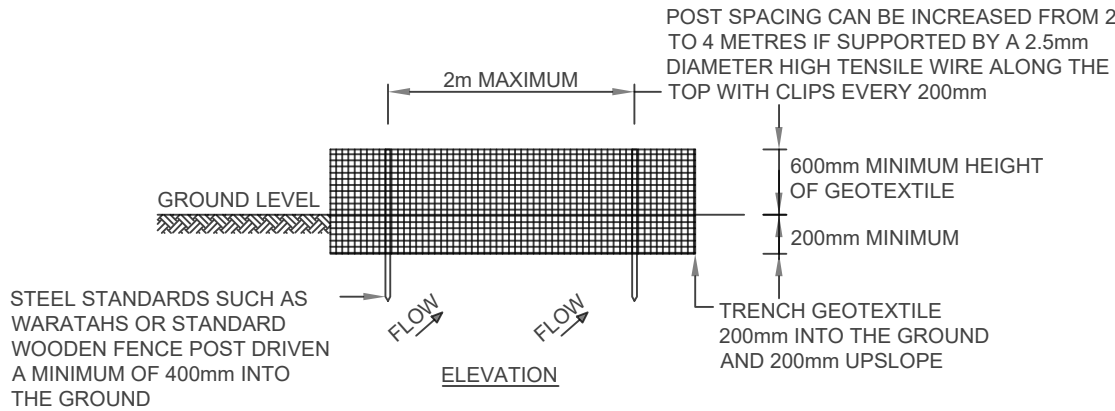
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PROJECT NO: 24-066	DRAWING NO: SG3	REVISION:	BC2



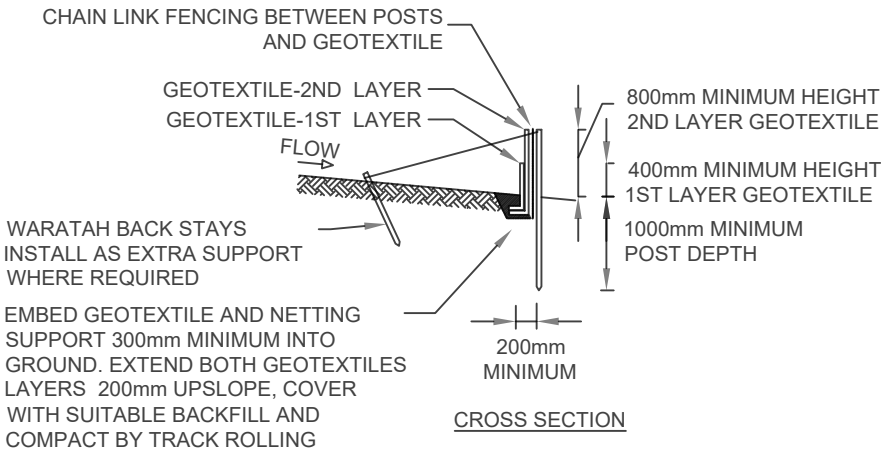
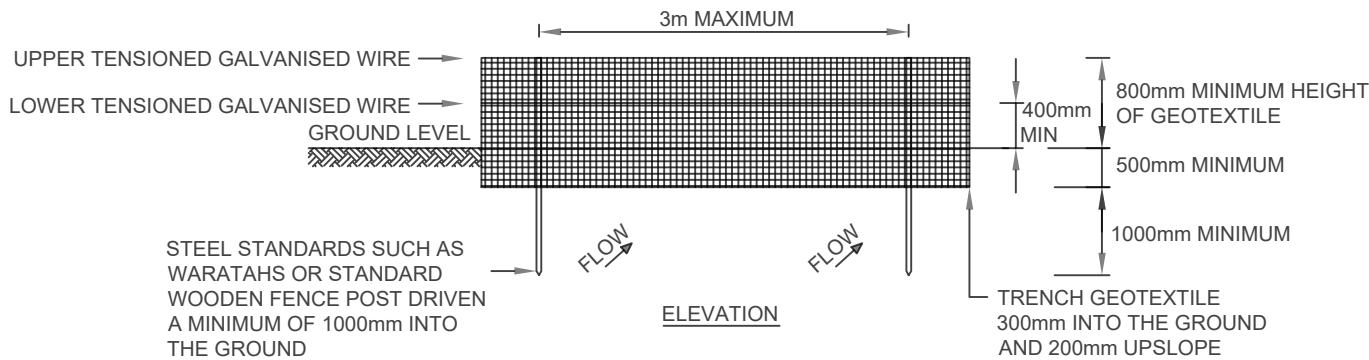
SILT FENCE DESIGN CRITERIA:

SLOPE STEEPNESS %	SLOPE LENGTH (m) (MAX)	SPACING OF RETURNS (m)
< 2%	N/A	UNLIMITED
2-10%	40	60
10-20%	30	50
20-33%	20	40
33-50%	15	30
>50%	6	20

GRAB TENSILE STRENGTH: >440N (ASTM D4632)
TENSILE MODULUS: 0.140 pa (MINIMUM)
APPARENT OPENING SIZE: 0.1-0.5mm (ASTM D4751)



SILT FENCE CONSTRUCTION



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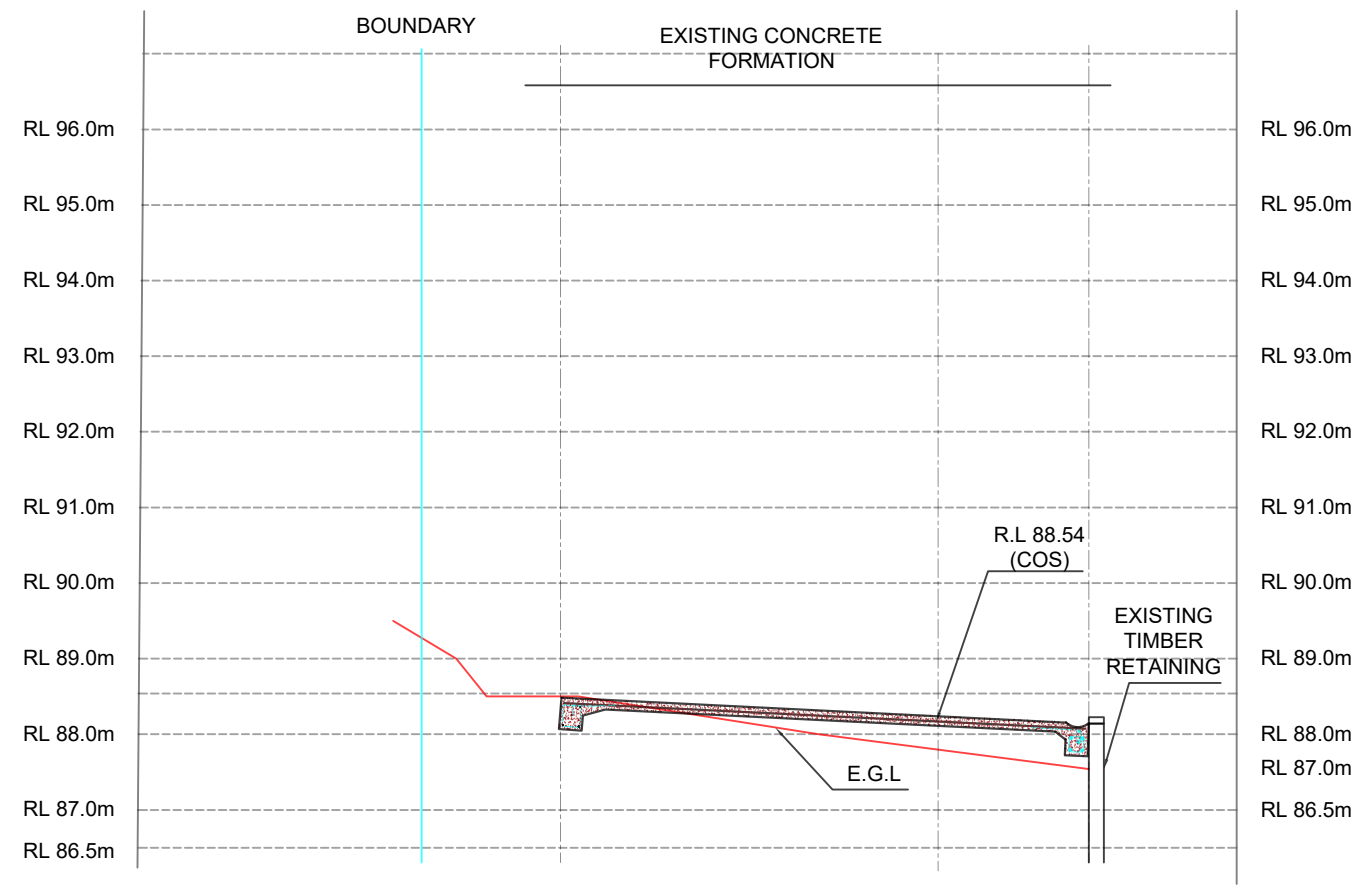
LEVEL 1, ANZ BANK
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PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT:	BROOKES, S & OLIVERIA
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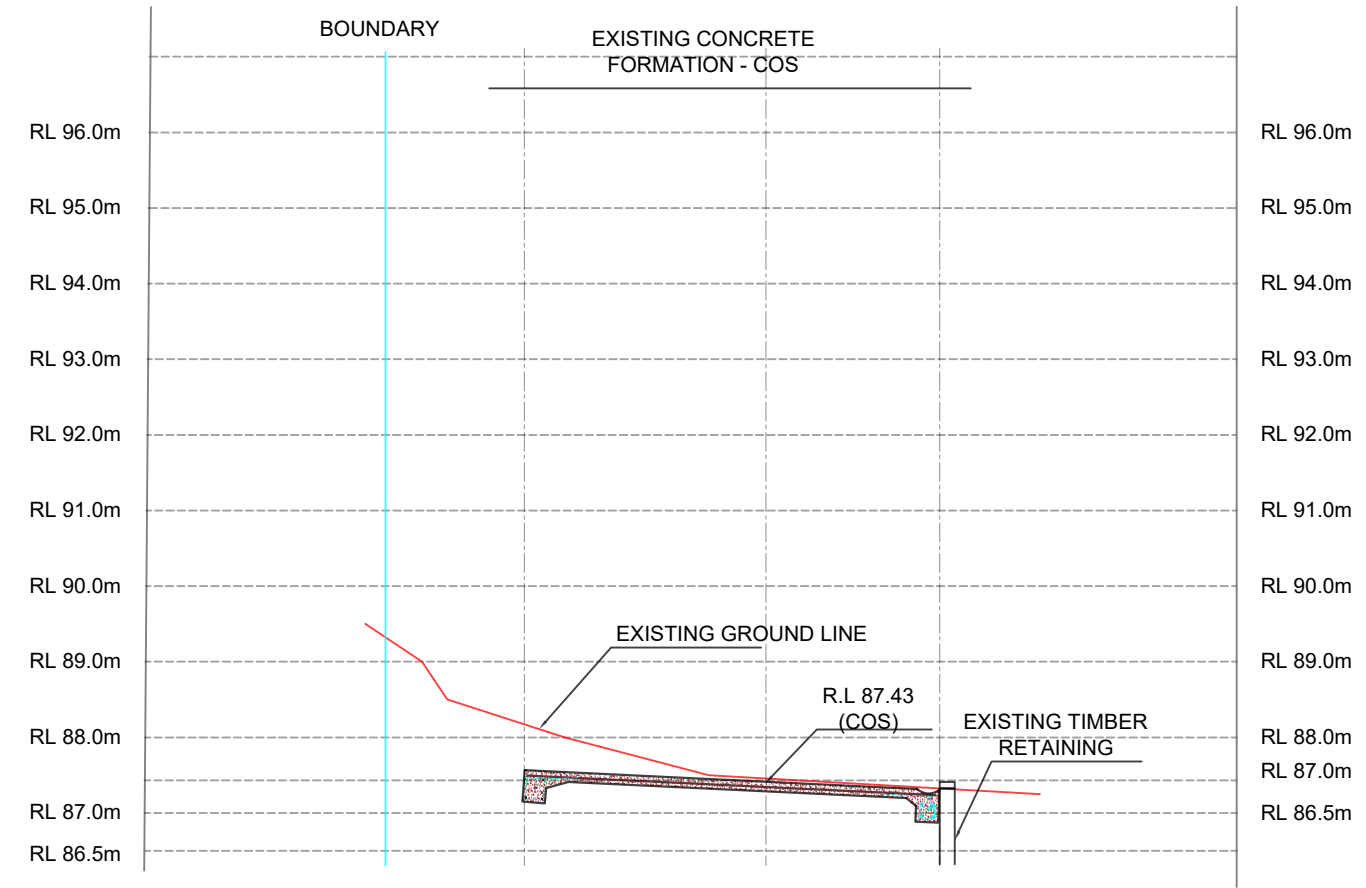
SITE:	31C TASMAN HEIGHTS AHIPARA
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TITLE:	SILT CONTROL MEASURES
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PROJECT NO: 24-066	DRAWING NO: SG3A	REVISION:	BC2



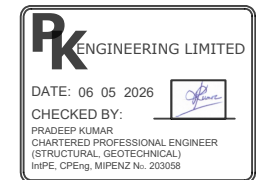
CROSS SECTION AT CHAINAGE 10.0 M



CROSS SECTION AT CHAINAGE 5.0 M

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REV:	DESCRIPTION:	BY:	DATE:
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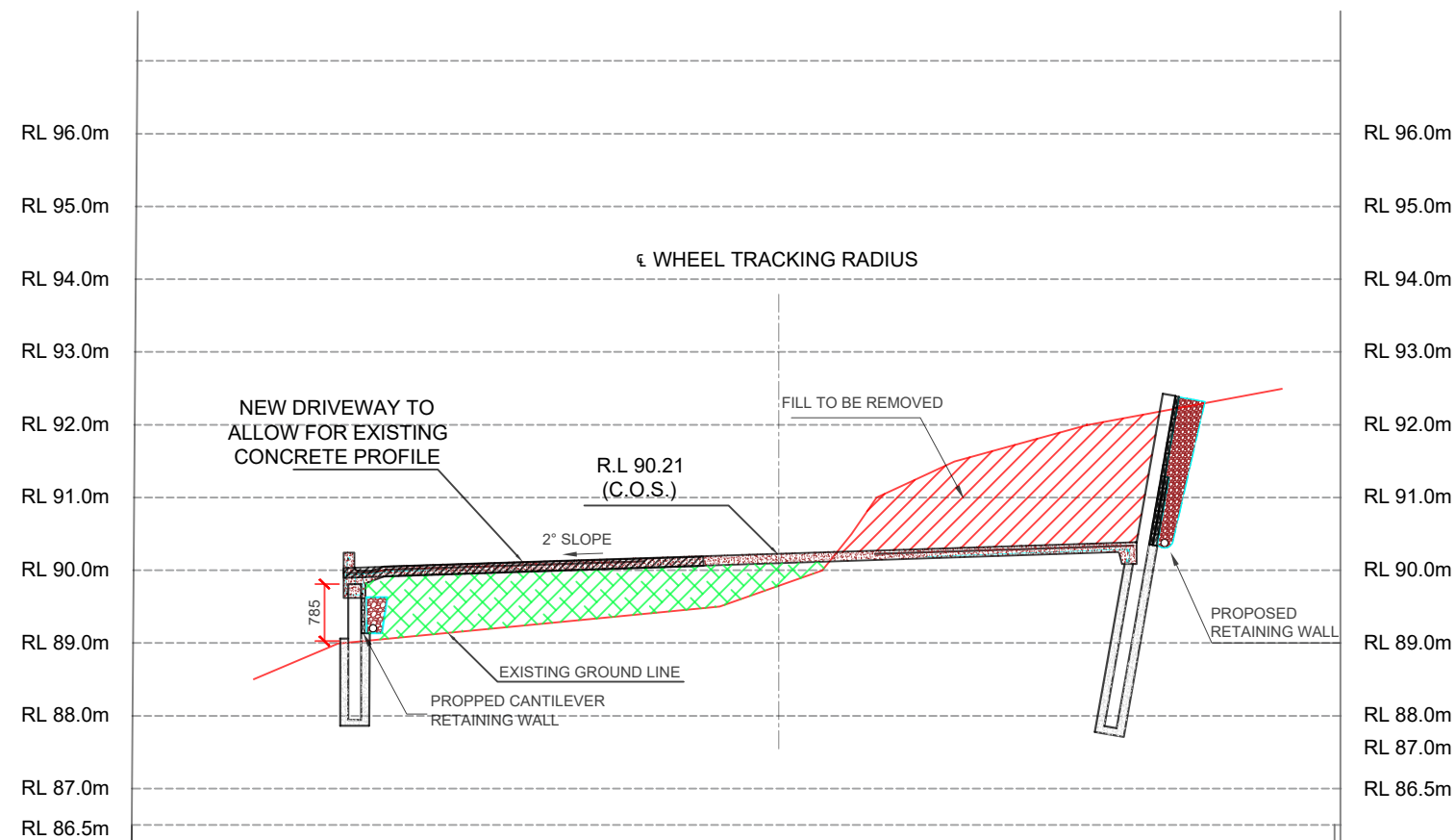
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CLIENT:	BROOKES, S & OLIVERIA
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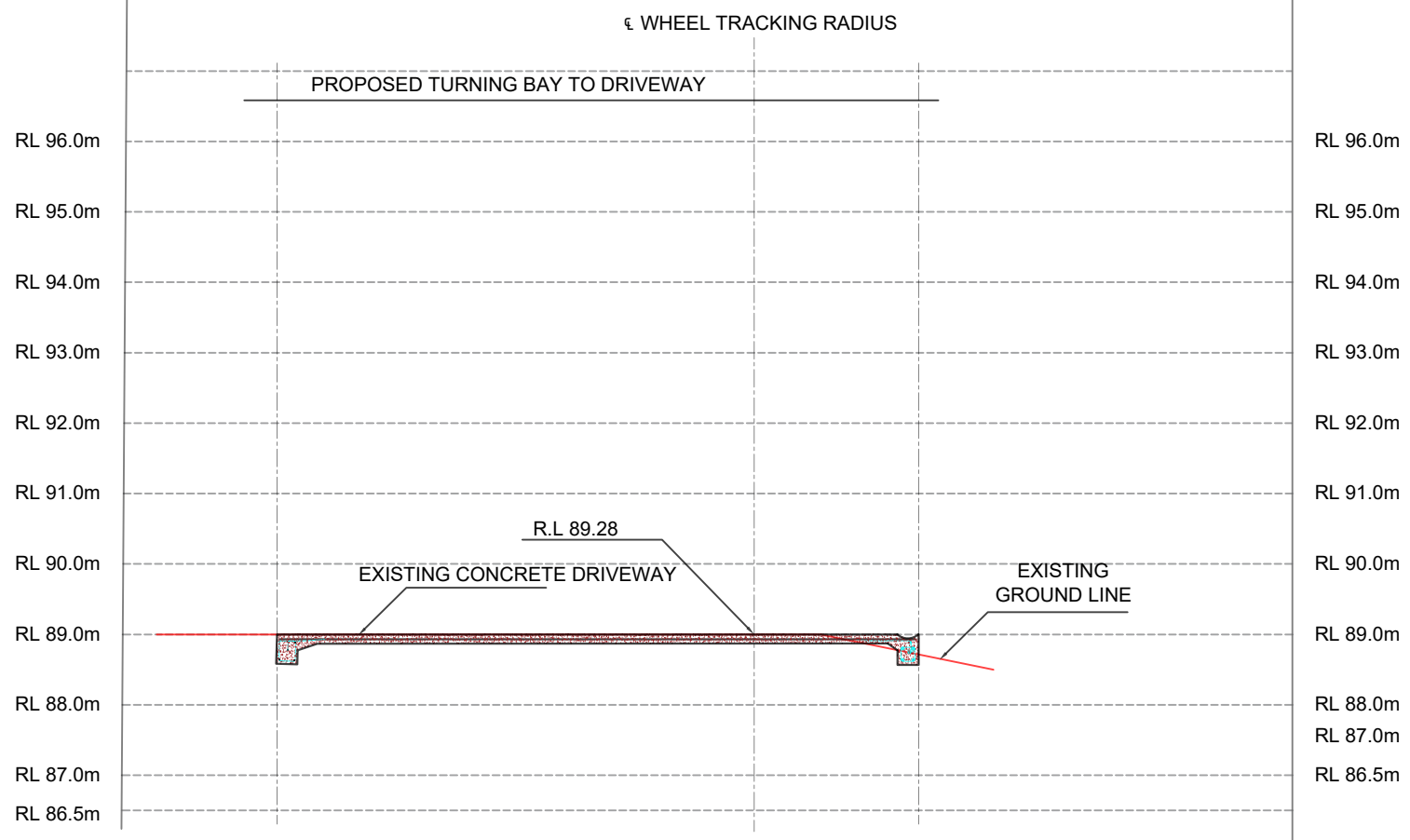
SITE:	31C TASMAN HEIGHTS AHIPARA
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TITLE:	CHAINAGE CROSS SECTIONS-1
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SCALE AT A3: 1:100	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG4	REVISION: BC2	



CROSS SECTION AT CHAINAGE 20.0 M



CROSS SECTION AT CHAINAGE 15.0 M

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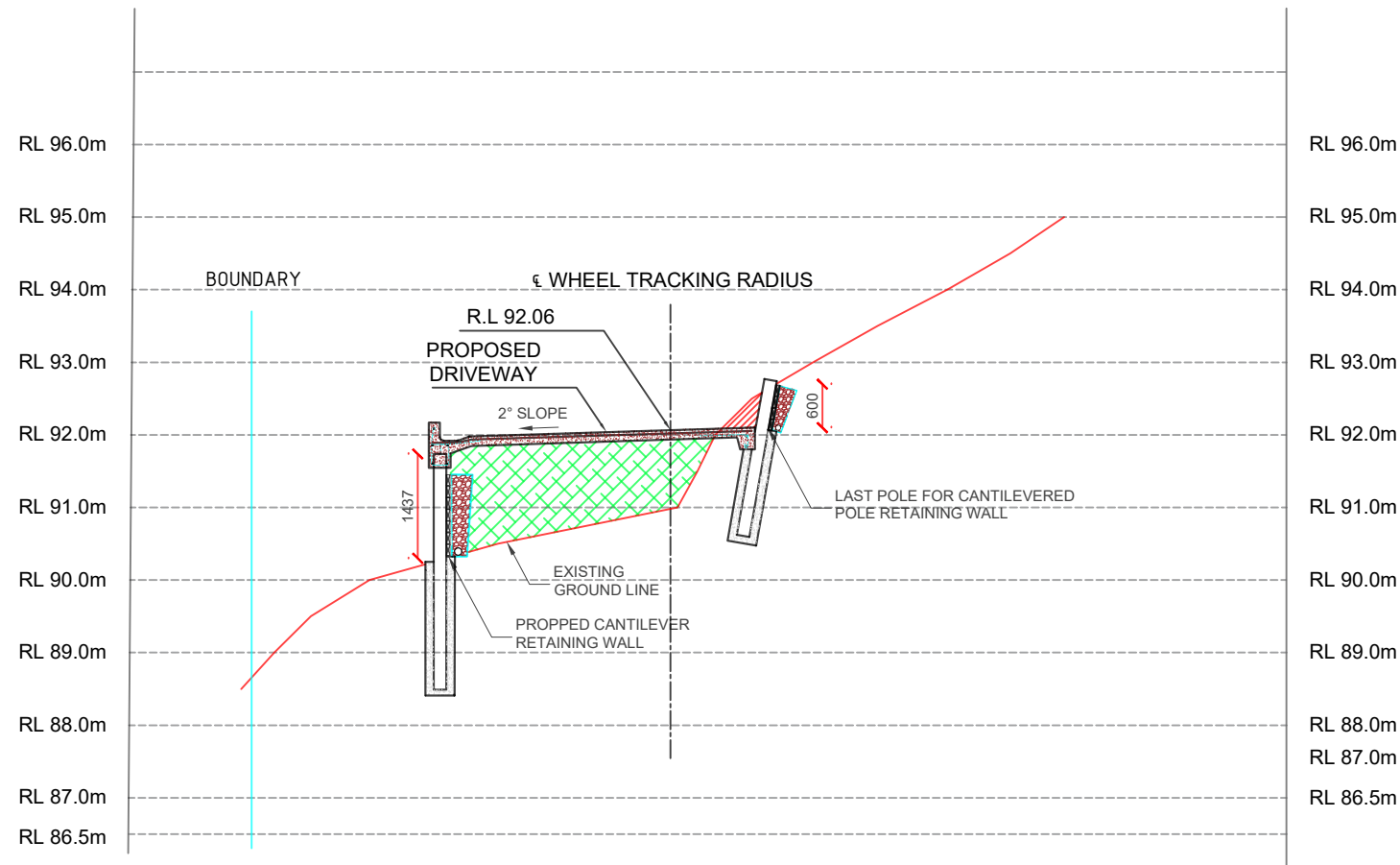
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CLIENT:	BROOKES, S & OLIVERIA
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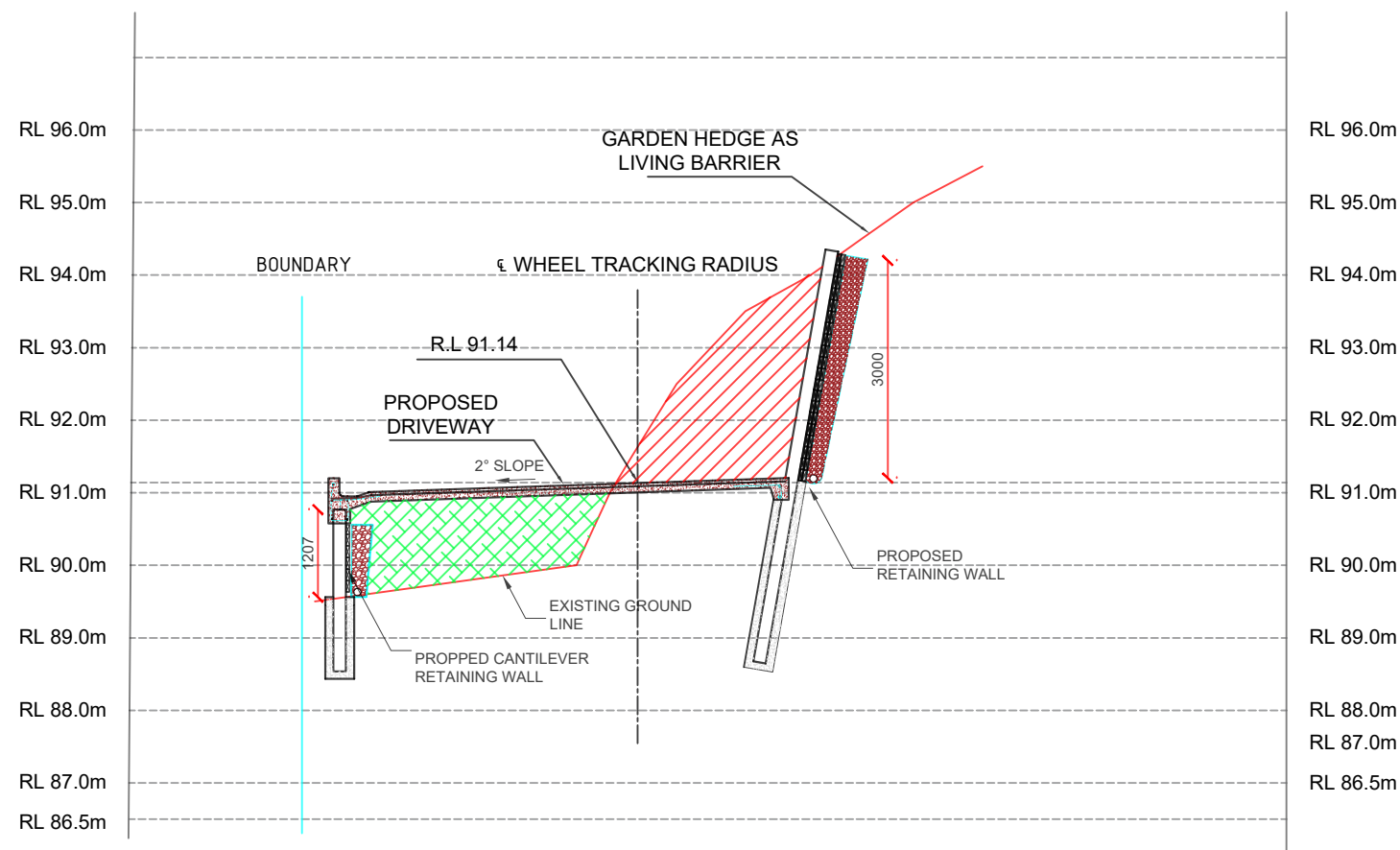
SITE:	31C TASMAN HEIGHTS AHIPARA
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TITLE:	CHAINAGE CROSS SECTIONS-2
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SCALE AT A3: 1:100	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG5	REVISION: BC2	



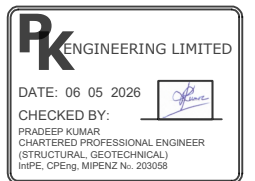
CROSS SECTION AT CHAINAGE 30.0 M



CROSS SECTION AT CHAINAGE 25.0 M

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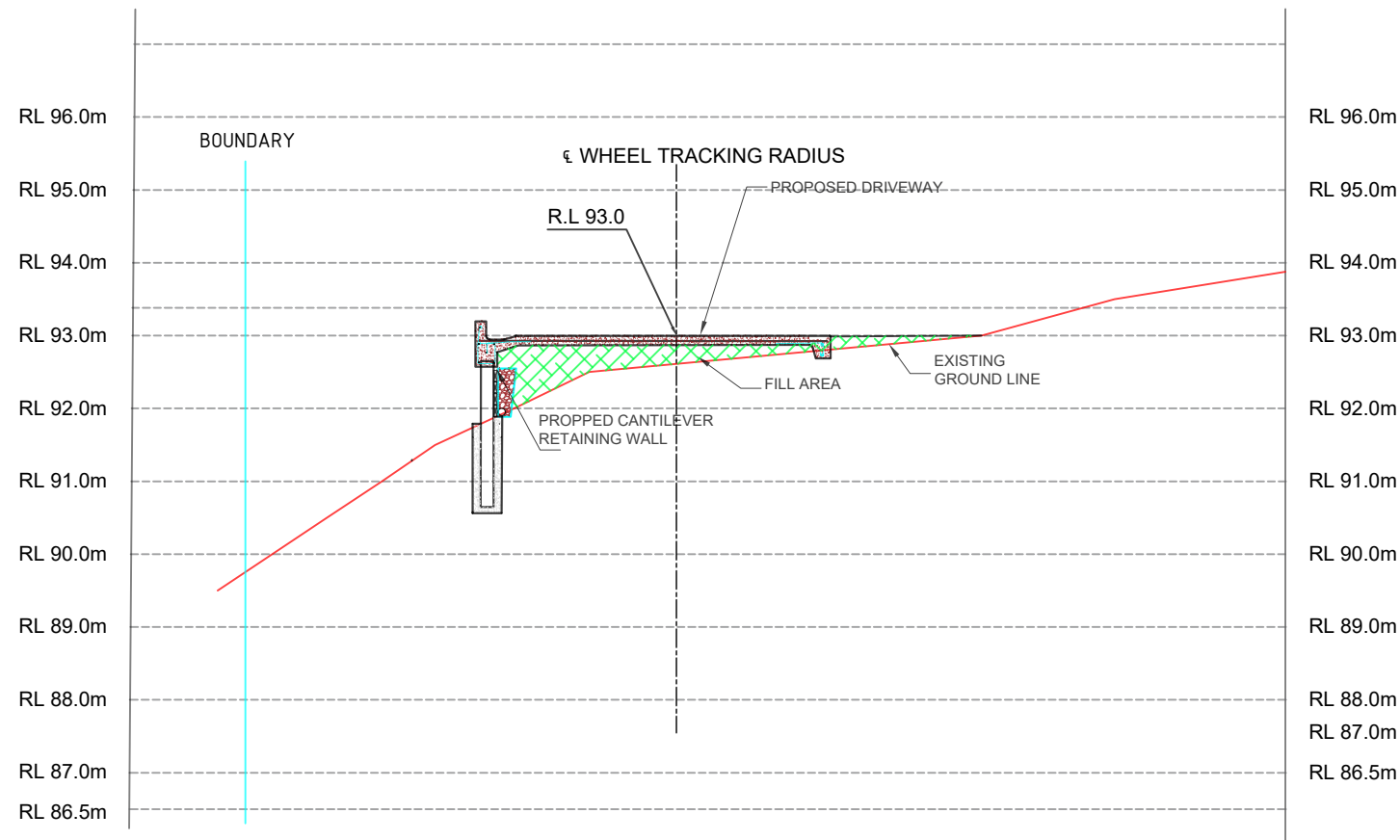
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PO BOX 464, KERIKERI
Phone Number: 09 407 3255
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CLIENT:	BROOKES, S & OLIVERIA
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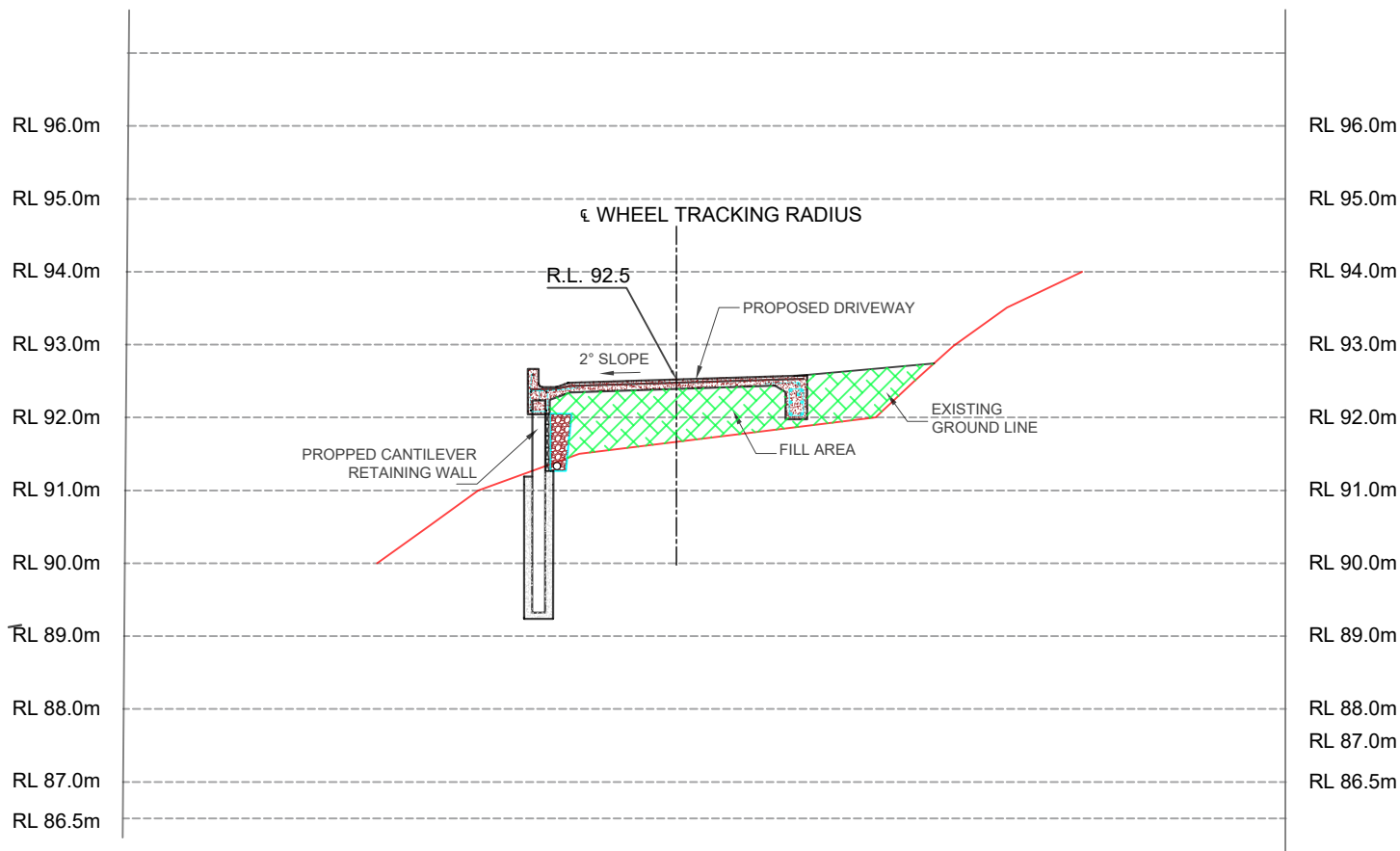
SITE:	31C TASMAN HEIGHTS AHIPARA
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TITLE:	CHAINAGE CROSS SECTIONS-3
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SCALE AT A3: 1:100	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG6	REVISION: BC2	



CROSS SECTION AT CHAINAGE 40.0 M



CROSS SECTION AT CHAINAGE 35.0 M

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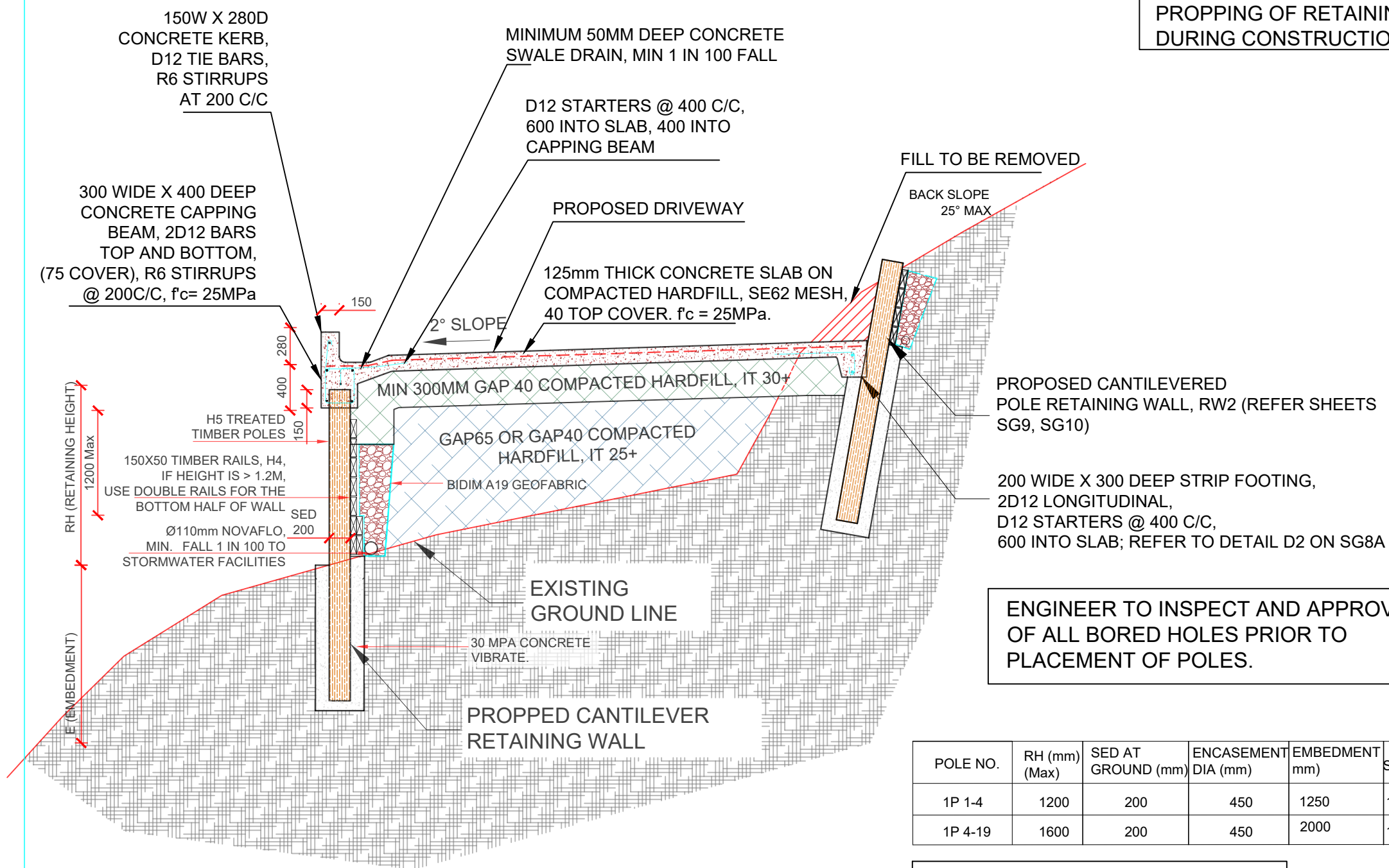
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SITE:	31C TASMAN HEIGHTS AHIPARA
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TITLE:	CHAINAGE CROSS SECTIONS-4
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SCALE AT A3: 1:100	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG7	REVISION: BC2	

BOUNDARY



NOTE: IF BACK SLOPE IS GREATER
THAN 25° CONSULT THE DESIGN
ENGINEER ON SITE

NOTE: ENSURE ADEQUATE
PROPPING OF RETAINING WALL
DURING CONSTRUCTION

ENGINEER TO INSPECT AND APPROVE
OF ALL BORED HOLES PRIOR TO
PLACEMENT OF POLES.

POLE NO.	RH (mm) (Max)	SED AT GROUND (mm)	ENCASEMENT DIA (mm)	EMBEDMENT mm)	SPACING
1P 1-4	1200	200	450	1250	1.0M C/C
1P 4-19	1600	200	450	2000	1.0M C/C

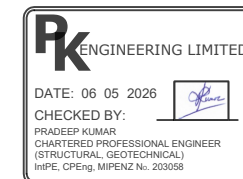
RETAINING HEIGHTS SHOULD BE
CONFIRMED ON SITE.

PROPPED TIMBER POLE RETAINING WALL (RW1) DETAILS AND DRIVEWAY TYPICAL SECTION

SCALE 1:40

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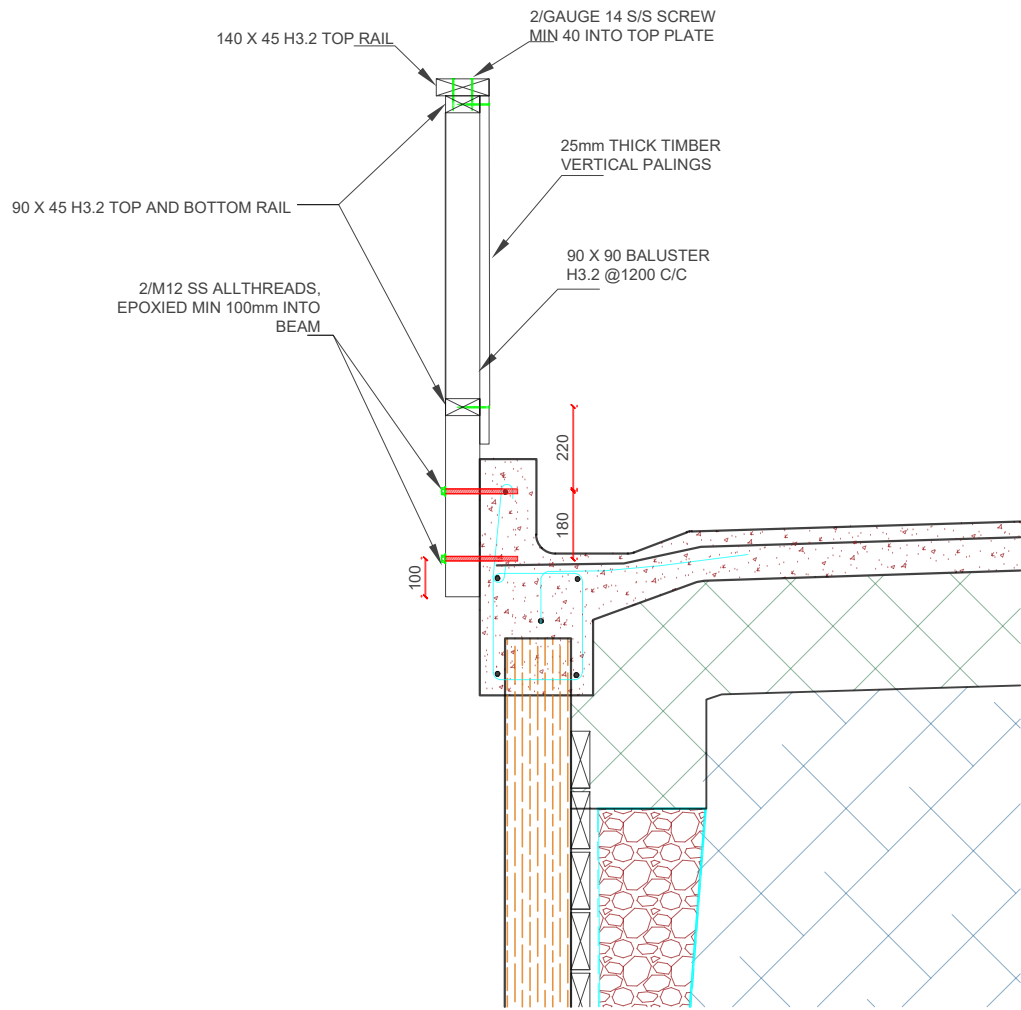
CLIENT:

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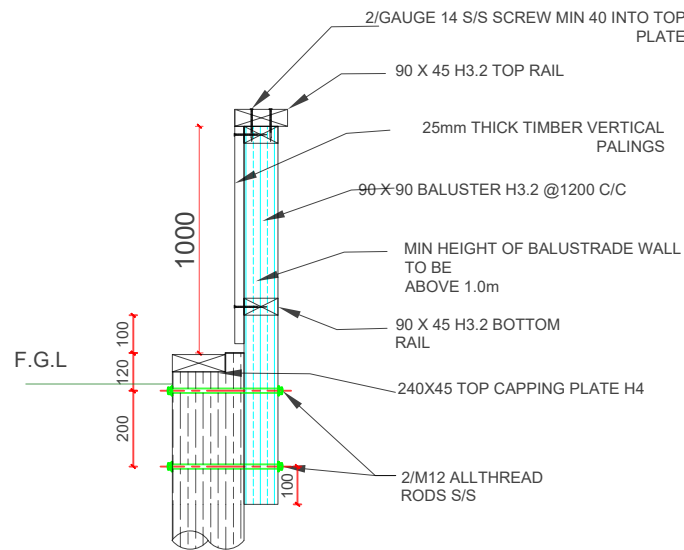
SITE: 31C TASMAN HEIGHTS
AHIPARA

TITLE: PROPPED TIMBER POLE RETAINING WALL
(RW1) AND DRIVEWAY TYPICAL DETAILS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:40	06/05/26	CJ	PK
PROJECT NO:	DRAWING NO:		REVISION:
24-066	SG8		BC2



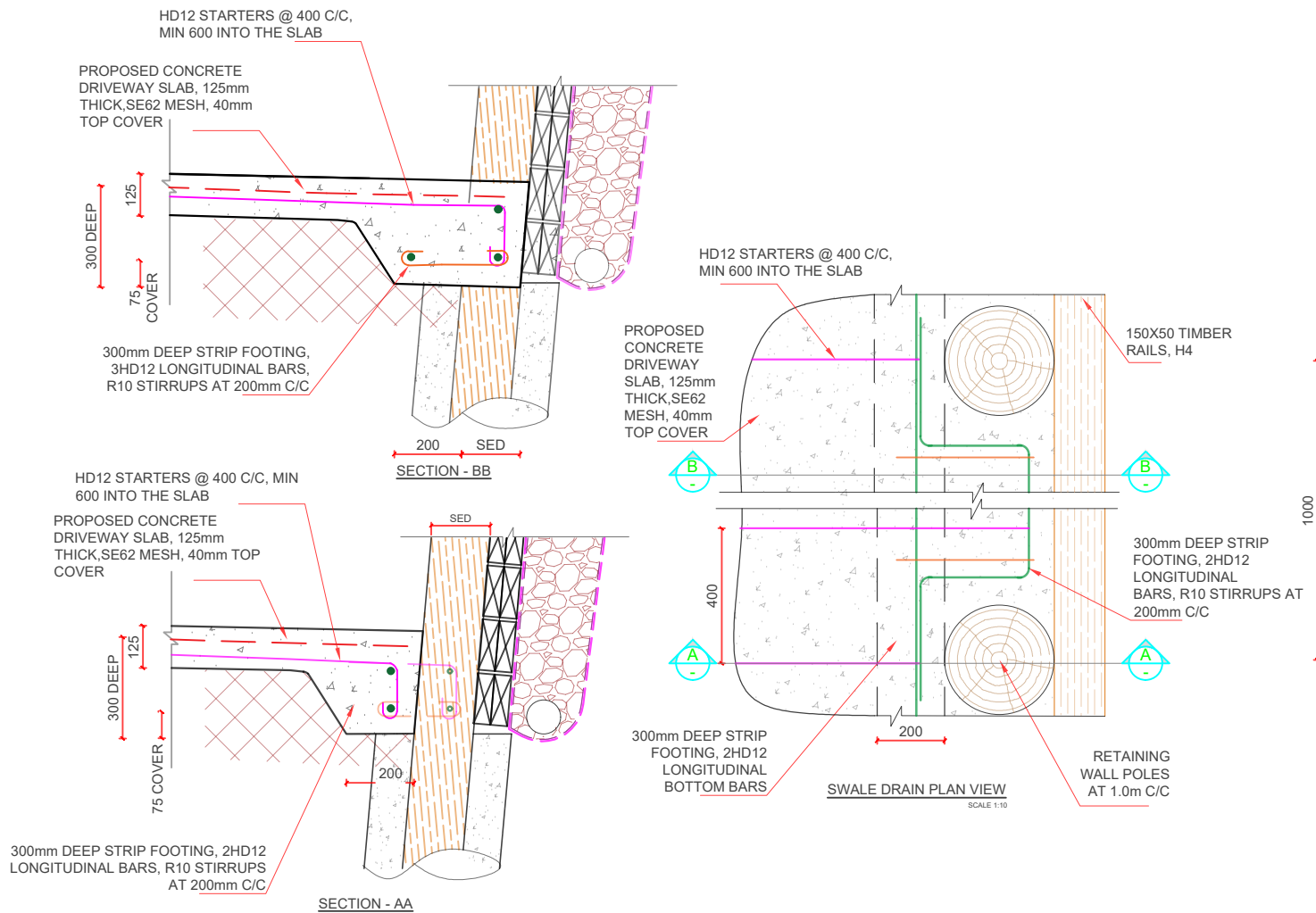
**BALUSTRADE WALL CONNECTIONS DETAILS
FOR RETAINING WALL RW1**



**BALUSTRADE WALL CONNECTIONS DETAILS
FOR RETAINING WALL RW2**

D1-BALUSTRADE DETAILS WHERE DROP HEIGHT > 1.0m

SCALE 1:20



D2-FOUNDATION BEAM DETAIL FOR DRIVEWAY SLAB

SCALE 1:20

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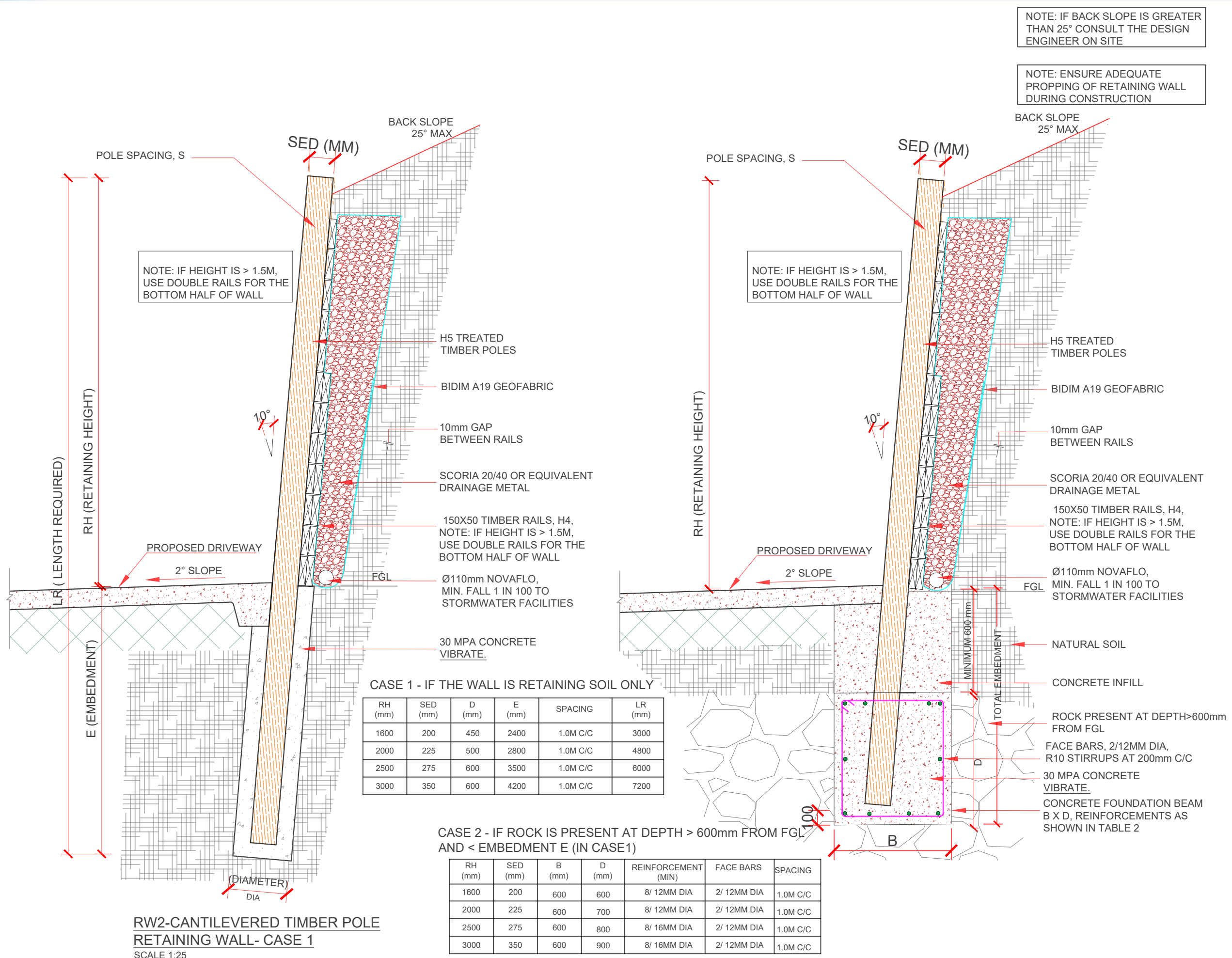
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CLIENT:
BROOKES, S & OLIVERIA

SITE:
31C TASMAN HEIGHTS AHIPARA

TITLE:
FOUNDATION BEAM AND BARRIER DETAILS

SCALE AT A3: 1:20	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG8A	REVISION: BC2	



NOTE: IF BACK SLOPE IS GREATER THAN 25° CONSULT THE DESIGN ENGINEER ON SITE

NOTE: ENSURE ADEQUATE PROPPING OF RETAINING WALL DURING CONSTRUCTION

NOTE: IF HEIGHT IS > 1.5M, USE DOUBLE RAILS FOR THE BOTTOM HALF OF WALL

NOTE: IF HEIGHT IS > 1.5M, USE DOUBLE RAILS FOR THE BOTTOM HALF OF WALL

CASE 1 - IF THE WALL IS RETAINING SOIL ONLY

RH (mm)	SED (mm)	D (mm)	E (mm)	SPACING	LR (mm)
1600	200	450	2400	1.0M C/C	3000
2000	225	500	2800	1.0M C/C	4800
2500	275	600	3500	1.0M C/C	6000
3000	350	600	4200	1.0M C/C	7200

CASE 2 - IF ROCK IS PRESENT AT DEPTH > 600mm FROM FGL AND < EMBEDMENT E (IN CASE1)

RH (mm)	SED (mm)	B (mm)	D (mm)	REINFORCEMENT (MIN)	FACE BARS	SPACING
1600	200	600	600	8/ 12MM DIA	2/ 12MM DIA	1.0M C/C
2000	225	600	700	8/ 12MM DIA	2/ 12MM DIA	1.0M C/C
2500	275	600	800	8/ 16MM DIA	2/ 12MM DIA	1.0M C/C
3000	350	600	900	8/ 16MM DIA	2/ 12MM DIA	1.0M C/C

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PK ENGINEERING LIMITED

DATE: 06 05 2026

CHECKED BY:

PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL/GEOTECHNICAL)
InPE, CPEng, MIPENZ No. 203058

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STATUS: ISSUED FOR CONSENT			

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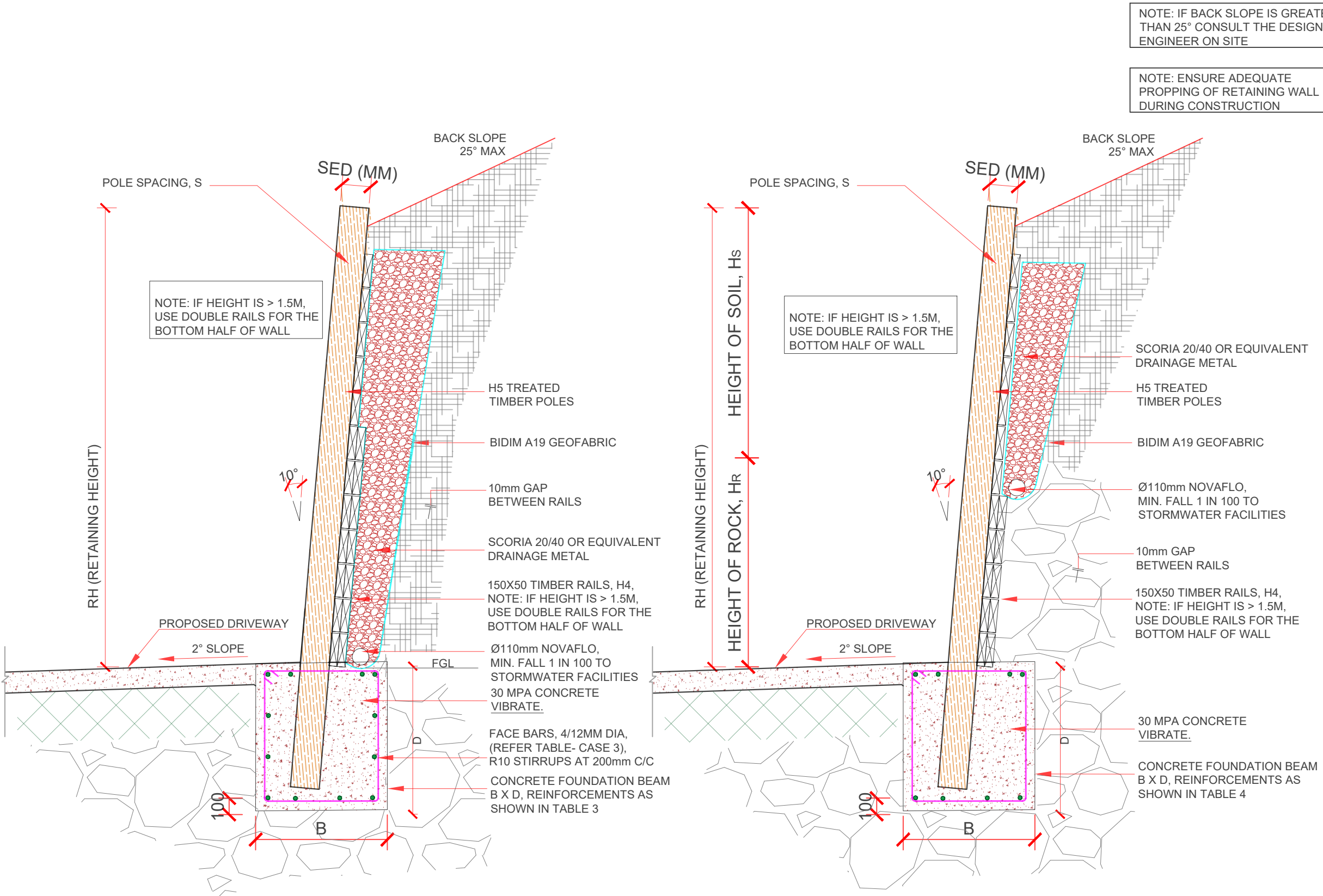
SITE:

31C TASMAN HEIGHTS
AHIPARA

TITLE:

CANTILEVER RETAINING WALL RW2 -1

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:25	06/05/26	CJ	PK
PROJECT NO:	DRAWING NO:	REVISION:	
24-066	SG9	BC2	



NOTE: IF BACK SLOPE IS GREATER THAN 25° CONSULT THE DESIGN ENGINEER ON SITE

NOTE: ENSURE ADEQUATE PROPPING OF RETAINING WALL DURING CONSTRUCTION

NOTE: IF HEIGHT IS > 1.5M, USE DOUBLE RAILS FOR THE BOTTOM HALF OF WALL

NOTE: IF HEIGHT IS > 1.5M, USE DOUBLE RAILS FOR THE BOTTOM HALF OF WALL

CASE 3 - IF ROCK IS PRESENT AT FGL

RH (mm)	SED (mm)	B (mm)	D (mm)	REINFORCEMENT (MIN)	FACE BARS	SPACING,S (mm)
1600	200	600	800	8/ 12MM DIA	2/ 12MM DIA	1.0M C/C
2000	225	600	900	8/ 12MM DIA	2/ 12MM DIA	1.0M C/C
2500	250	600	1000	8/ 12MM DIA	4/ 12MM DIA	1.0M C/C
3000	325	600	1200	8/ 16MM DIA	4/ 12MM DIA	1.0M C/C

RW2-CANTILEVERED TIMBER POLE RETAINING WALL- CASE 3
SCALE 1:25

CASE 4 - IF ROCK IS PRESENT AT 1M (/MID HEIGHT) FROM TOP OF POLE

RH (mm)	SED (mm)	B (mm)	D (mm)	REINFORCEMENT (MIN)	SPACING,S (mm)	H _s (mm)	H _r (mm)
1600	200	600	500	8/ 12MM DIA	1.0M C/C	1000	600
2000	200	600	600	8/ 12MM DIA	1.0M C/C	1000	1000
2500	225	600	700	8/ 12MM DIA	1.0M C/C	1000	1500
3000	300	600	800	8/ 16MM DIA	1.0M C/C	1500	1500

RW2-CANTILEVERED TIMBER POLE RETAINING WALL- CASE 4
SCALE 1:25

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Email: teampk@pkengin.co.nz

CLIENT:	BROOKES, S & OLIVERIA
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SITE:	31C TASMAN HEIGHTS AHIPARA
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TITLE:	CANTILEVER RETAINING WALL RW2 -2
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SCALE AT A3: 1:25	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG10	REVISION: BC2	

PLANT SPECIES FOR EROSION CONTROL

The following plant species are recommended for long-term stabilisation of exposed slopes and erosion-prone areas within the Ahipara region. The species have been selected based on their suitability to Northland coastal conditions, ability to establish on steep terrain, tolerance to drought and wind exposure, and effectiveness in reducing erosion through root reinforcement and surface cover. The final planting layout may be adjusted to suit site-specific conditions and availability.

Common Name	Botanical Name	Growth Form	Erosion Control Benefit
Kānuka	Kunzea ericoides	Small tree	Deep root system providing long-term slope stabilisation and reinforcement of near-surface soils.
Mānuka	Leptospermum scoparium	Shrub / small tree	Fast-establishing pioneer species suitable for exposed slopes and erosion-prone ground.
Harakeke (NZ Flax)	Phormium tenax	Clumping perennial	Extensive fibrous root system effective for stabilising batters, drainage channels and steep slopes.
Toetoe	Austroderia toetoe	Large native grass	Rapid establishment and dense root mass providing surface erosion protection.
Carex	Carex secta / Carex virgata	Native sedge	Suitable for damp areas and around drainage features where sediment capture is desirable.
Tauhinu	Ozothamnus leptophyllus	Shrub	Fast-growing coastal species suited to dry, exposed and erosion-prone slopes.
Karo	Pittosporum crassifolium	Coastal shrub/tree	Wind-tolerant species providing year-round ground protection and slope coverage.
Coastal Koromiko	Hebe stricta var. stricta	Shrub	Effective for rapid surface cover and reduction of rainfall impact on exposed soils.
Ngaio	Myoporum laetum	Coastal tree	Tolerant of coastal conditions and provides long-term root reinforcement.
Pōhutukawa	Metrosideros excelsa	Coastal tree	Strong root system suitable for long-term stabilisation of coastal slopes and exposed landforms.
Vetiver grass	Chrysopogon zizanioides	Deep-rooted perennial grass	Forms dense hedgerows with extremely deep root systems (typically 2–4 m, potentially deeper), providing excellent erosion control on steep slopes, batters, and drainage channels. Effective in reducing runoff velocity, trapping sediment, reinforcing near-surface soils, and improving long-term slope stability. Tolerant of drought, high rainfall, and a wide range of soil conditions.



Chartered Professional Engineers

Planting Recommendations:

1. Planting should be undertaken as soon as practical following completion of earthworks and final shaping of the site.
2. A combination of trees, shrubs, grasses and sedges should be used to provide both immediate surface protection and long-term root reinforcement.
3. Plants should be installed at sufficient density to achieve rapid canopy closure and minimise exposed soil areas.
4. Mulch should be applied around plants to reduce weed competition and retain soil moisture during establishment.
5. Maintenance shall include watering during prolonged dry periods, replacement of failed plants, and weed control until vegetation becomes fully established.
6. Existing vegetation should be retained wherever practicable to preserve current slope stability and minimise disturbance.
7. Vetiver is widely used internationally for erosion control and slope stabilisation due to its exceptionally deep and dense root system. It is particularly useful as an interim and long-term erosion control measure while native vegetation establishes. They can be planted as hedges or interspaced between other plant species.

The above planting schedule is intended to provide long-term erosion protection and improve slope resilience through progressive establishment of deep-rooted native vegetation adapted to the coastal environment of Ahipara.

MEMORANDUM

To: Chanelle Brodie
Cato Bolam Consultants Ltd

From: Simon Cocker
Simon Cocker Landscape Architecture

Date: 7 July 2026

Subject: 31C Tasman Heights, Ahipara

Ref #: EBC-2026-939/0

Dear Chanelle,

I write with reference to a letter sent to the applicant from Council (dated 27 May 2026). The letter notified the applicant of the need for resource consent in relation to building works. The letter states that property is zoned Residential and General Coastal under the Operative District Plan and Resource Consent is required under the following:

- 12.1.6.1.1 Protection of Outstanding Landscape Features
- 12.1.6.3.2 Buildings within Outstanding Landscape Features
- 10.6.5.1.7 Setback from boundaries

The following assessment has been prepared by a Registered Landscape Architect with reference to the Te Tangi a te Manu (Aotearoa New Zealand Landscape Guidelines)¹. The assessment methodology is detailed in Appendix 1. In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct².

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

Introduction

The subject Site is located at 31C Tasman Heights, on the north western facing flank of Whangatatauata (Ahipara) at an elevation of approximately 100m (refer to image below).

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

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



Plate 1: Drone view to north towards subject property

As stated in the letter from Council, the site is overlain by an Outstanding Landscape Feature, and is also overlain by and Outstanding Landscape Area (refer to image below).



Plate 2: Excerpt from Operative District Plan (2009) showing overlays

Statutory Context

The subject Site is located within an area overlain by an Outstanding Landscape and an Outstanding Natural feature. The relevant chapter is 12, and the relevant provisions are as follows:

Objectives

- 12.1.3.1 To protect outstanding landscapes and natural features from inappropriate, subdivision use and development.*
- 12.1.3.2 To protect the scientific and amenity values of outstanding natural features.*
- 12.1.3.3 To recognise and provide for the distinctiveness, natural diversity and complexity of landscapes as far as practicable including the complexity found locally within landscapes and the diversity of landscapes across the District.*
- 12.1.3.4 To avoid adverse effects and to encourage positive effects resulting from land use, subdivision or development in outstanding landscapes and natural features and Maori cultural values associated with landscapes*

Policies

- 12.1.4.1 That both positive and adverse effects of development on outstanding natural features and landscapes be taken into account when assessing applications for resource consent.*
- 12.1.4.2 That activities avoid, remedy or mitigate significant adverse effects on both the natural and the cultural values and elements which make up the distinctive character of outstanding natural features and landscapes.*
- 12.1.4.3 That the cumulative effect of changes to the character of Outstanding Landscapes be taken into account in assessing applications for resource consent.*
- 12.1.4.4 That the visibility of Outstanding Landscape Features, when viewed from public places, be taken into account in assessing applications for resource consent.*
- 12.1.4.5 That the adverse visual effect of built development on outstanding landscapes and ridgelines be avoided, remedied or mitigated.*
- 12.1.4.6 That activities avoid or mitigate adverse effects on the scientific and amenity values associated with outstanding natural features.*
- 12.1.4.7 That the diversity of outstanding landscapes at a District-wide and local level be maintained and enhanced where practicable.*
- 12.1.4.8 That the trend is towards the enhancement rather than the deterioration of landscape values, including the encouragement of the restoration of degraded landscapes.*
- 12.1.4.9 That the high value of indigenous vegetation to Outstanding Landscapes be taken into account when assessing applications for resource consents.*
- 12.1.4.10 That landscape values be protected by encouraging development that takes in account:*
 - (a) the rarity or value of the landscape and/or landscape features;*
 - (b) the visibility of the development;*

- (c) *important views as seen from public vantage points on a public road, public reserve, the foreshore and the coastal marine area;*
- (d) *the desirability of avoiding adverse effects on the elements that contribute to the distinctive character of the coastal landscapes, especially outstanding landscapes and natural features, ridges and headlands or those features that have significant amenity value;*
- (e) *the contribution of natural patterns, composition and extensive cover of indigenous vegetation to landscape values;*
- (f) *Maori cultural values associated with landscapes;*
- (g) *the importance of the activity in enabling people and communities to provide for their social, economic and cultural well-being.*

12.1.7 ASSESSMENT CRITERIA

The matters set out in s104 and s105, and in Part II of the Act, apply to the consideration of all resource consents for land use activities.

In addition to these matters, the Council shall also apply the relevant assessment matters set out below, and will also have regard to the Landscape Assessment report, which was prepared for the Council in 1995 and which contains details of the Outstanding Landscapes, Outstanding Landscape Features and Outstanding Natural Features in the Far North District together with any site specific landscape assessment:

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

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

The proposal

The proposal is illustrated in [Figures 2a – 2g](#). It seeks to construct an access from the existing steep concrete driveway into the northern end of the subject property (being Lot 1 DP 575256).



Plate 3. Aerial of the subject property

As is shown on [Plate 3](#), the subject property is approximately rectangular in form and is aligned along the crest of a subtle north westerly trending spur. It rises steeply from a height of some 89m asl to 104m asl.

Based on the aerial at left, prior to the current works being undertaken, historical earthworks appear to have created a steep battered access (in the north western corner of the property), and a benched platform within the mid portion of the property.

The attached figures illustrate how it is intended that the existing benched access be formalised and widened, with timber retaining structures constructed along the downhill and uphill sides of the driveway.

[Figure 2c](#) shows the proposed area to be filled as 82.5m², and the area to be cut to be 36.68m². The height of the retaining wall will vary between 600mm and 3.0m (at ch. 25.0m – refer to [Figure 2f](#)).

The finished driveway will be formed in concrete, as is the existing access leading past the site entrance.

Existing vegetation (principally mānuka), growing on the slope to the north west of the driveway (and within the property), will be retained. This vegetation is shown in [photo 1](#), and will serve to screen the retaining walls from the existing driveway to the north, and from the access to Lot 2 DP 358968, and Lot 1 DP 535628 (situated below, and to the north / north east of the subject property).

Description and evaluation of the Site and its context

The Site is located on the north western facing flank of Whangatautauatia (Ahipara) at an elevation of approximately 100m. This landform, and the associated elevated landform of the Ahipara Massif to the west, south west and south, 'bookends' the southern end of the gentle arc of Te Oneroa-a-Tōhē (Ninety Mile Beach).

Geologically, this wider elevated landform is formed from igneous rock and is characterised by steep sides, steep and deeply incised stream gullies, particularly on the coastal side; with a planed-off upper surface locally capped by deeply weathered podsolised Plio-Pleistocene sands, and Pleistocene consolidated dunes abutting the seaward margin.

Visually, the landform draws the eye when observed from the beach, whether from vantage points to the north (from where the peak of Whangatatauatia forms a dominant feature, backdropped by the flat-topped Massif, extending along the coast to the west – refer to [photo 2](#)), or from the beach immediately adjacent (refer to [photo 3](#)).

The lower flanks of both Whangatatauatia and the Massif further to the west are peppered with built form, with a particular focus on the more gentle north western facing slopes where Tasman Heights and Reef View Road snake up the lower flanks to provide access to a fringe of residential settlement.

The mid and upper flanks of the maunga retain a cover of native shrubland vegetation (although the transition from the settled / pastured lower flanks to the vegetated upper flanks is infested with a range of exotic weed species. In addition, as is visible in [photos 1 and 2](#), pockets of mature pine plantation are evident close to the summit of the landform.

The PNAP report³ described the native coastal shrubland vegetation as mainly comprising coastal manuka shrubland with cabbage tree and coastal toetoe and notes that this occurs with flax, bracken, knobby clubrush, and occasionally gorse, lupin and tauhinu. In the vicinity of the Site (as is evident in [photos 1, 4 – 8 and 9](#)), these species occur with tree species such as eucalyptus, and acacia. These photos, as do [Figures 1 and 2a](#) also illustrate how the Site is largely under grass, with vegetation largely confined to the margins.

Whilst the subject property, and neighbouring dwellings – situated slightly below the Site some 60m to the north west, and some 40m to the north east are set within vegetation, some 100m to the west, a dense cluster of settlement occupies the more open slopes which offer unobscured views to the ocean. The upper properties within this cluster are accessed from Tasman Heights and are separated from the Site by an area of open pasture.

Visual catchment

[Figure 3](#) illustrates a visual catchment of the proposed minor dwelling based on landform alone. Generated within Google Earth, the software does not take into account the screening effect of vegetation (or built form) however, this ZTV analysis provides a basis on which ground-truthing of the catchment can be undertaken.

The ZTV analysis suggests that the proposal will have the ability to be seen from the slopes above the subject property. This is not the case since the proposed walls and earthworks will be screened by vegetation. Similarly, the proposal will be hidden by vegetation from the residential properties to the north, north west and west although filtered views to the driveway will be possible from Tasman Heights to the west (as is evidenced by [photo 9](#)).

The principle area from which the proposal will be visible is from the beach to the north and north west of the Site, and these views vary between a separation distance of some 500 – 1,000m. Representative viewpoints are illustrated as [photos 3 and 10](#).

³ Natural areas of Ahipara Ecological District : Reconnaissance survey report for the Protected Natural Areas Programme/ Linda Conning. Whangarei, N.Z. : Dept. of Conservation, 1998

Identified landscape values

The Far North Landscape Assessment⁴ identifies the subject property as being situated within the northern extreme of Unit T44 (Herekino Forest). This unit encompasses an expansive area of the forest to the south east, and includes the finger of forest on the western side of the Herekino Gorge, terminating at its northern end with Whangatauaia.

At this northern end, the Unit contains the vegetated upper slopes of the maunga, and includes the 'transitional' exotic / native vegetation within which the Site is contained.

The assessment collectively describes the Bush Clad Hill Country category (of which T44 forms a part) as being characterised by a continuous cover of indigenous forest which tend to occupy the steepest and most elevated topography. It notes how – as a consequence – these areas form a backdrop and a focus for the contextual lower terrain.

Since a lack of built development is also a characterising factor in these units, the portion of the unit containing the subject Site differs from the majority of the units in this category, and this is reflected in the fact that Whangatauaia and the subject Site has not been identified as an Outstanding Natural Landscape in the Regional Policy Statement for Northland.

Notwithstanding the fact that the maunga (and Site) is no longer judged to be imbued with 'outstanding' landscape values, it does retain a presence both as a 'bookend' to the beach, and as being a characterising feature of the Ahipara settlement. Its values are reflected in the unbuilt northern and eastern flanks, and the unbuilt north western upper flanks. In addition, the values are also reflected in the associative attributes held by the community for the maunga, noting that, Te Oneroa-a-Tōhe (Ninety Mile Beach) has been a vital resource providing food, transport, cultural, spiritual sustenance, and recreation. It is also part of the Ara Wairua (or spirit pathway) that leads to a spiritual portal spanning the world between the living and dead and is a taonga. Moreover, in the early 1800's Poroa, the paramount chief of Te Rarawa and a warrior chief who was allied with Hongi Hika during the musket wars established his pā on the maunga of Whangatauaia

Assessment of landscape, natural character and visual effects.

The proposal will / has result in a very limited change in the existing biophysical attributes of the Site. Since the subject property has been previously subject to earthworks, and vegetation clearance and is now principally under grass (with the exception of its margins), little native vegetation will be affected, furthermore, the volume of earthworks will be small.

The earthworks will result in a very small and localised change in the landform and will not detract from the form and legibility of the landform feature and the effect on the biotic and abiotic attributes will be very low adverse

Whilst the maunga is imbued with strong cultural associations, it is understood that the subject site does not contain any archaeological features. As such, the change on the associative attributes of the landscape associated with these works will therefore be small and the effect very low adverse.

Turning to the perceptual attributes, the proposal is / will be visible from a restricted visual catchment to the north west and north, and to a small degree, to the west.

⁴ LA Landscape Architects 1994. Far North Landscape Assessment

The subject property is under grass and – although seen in the context of existing built form and incoherence in the patterns of vegetation – is evident (refer to photos 3 and 10).

From proximate locations however, (including neighbouring properties and from settlement to the west), the existing vegetation screens / will screen the proposal (refer to photos 9).

The subject Site and existing / proposed works are visible from locations on the beach to the north, and north west. From these locations, the Site is elevated above the 'milieu' of existing built form and – as noted above – is principally detectable due to the open grass within the surrounding vegetation. In addition, at present the areas of exposed soil are also noticeable. In the future, the taller retaining wall will be visible. At first, when in its raw state, the timber will be of a pale colour and will be more prominent, but over time the colour will darken (as can be observed in nearby timber retaining walls), and its prominence will be moderated.

Given the separation distance between the proposed works and the potential viewpoints (500 – 1,000m), it is my opinion that – although the structure will be visible from some locations (such as those represented by photos 3 and 10) – it will form a minor element within the view and will not detract from the perceptual attributes of the landscape to any more than a very small degree. This will represent a very low level of adverse effect.

With respect to visual effects, the proposed building will not be readily visible from any of the properties neighbouring the subject Site, and when perceived from within the wider visual catchment, the level of visual effect will be very low (adverse).

It is the opinion of the author therefore, that the potential landscape effect will be very low adverse, and the potential effect on the values of the Outstanding Landscape and Outstanding Landscape Feature will be very low (adverse).

Although the proposal will, from some locations be seen in conjunction with the existing dwelling, it will be of a small scale, and recessive in nature and will not 'tip the balance' in terms of dominance on the landscape. As such it will not result in a cumulative effect on the landscape values of the OL and OLF.

Assessment against the statutory provisions

The key themes arising from the Far North District Plan are the protect outstanding landscapes and natural features from inappropriate subdivision, use and development, the protection of the scientific and amenity values of outstanding natural features and the avoidance of adverse effects and to encourage positive effects resulting from land use, subdivision or development in outstanding landscapes and natural features and Māori cultural values associated with landscapes. In addition, policies seeks that the following be taken into account when assessing applications:

- cumulative effect of changes to the character of Outstanding Landscapes.
- visibility of Outstanding Landscape Features, when viewed from public places,
- adverse visual effect of built development on outstanding landscapes and ridgelines be avoided, remedied or mitigated
- high value of indigenous vegetation to Outstanding Landscapes

Policy 12.1.4.10 adds some detail to the above themes, requiring that the activity achieve the following:

- (a) the rarity or value of the landscape and/or landscape features;*
- (b) the visibility of the development;*
- (c) important views as seen from public vantage points on a public road, public reserve, the foreshore and the coastal marine area;*
- (d) the desirability of avoiding adverse effects on the elements that contribute to the distinctive character of the coastal landscapes, especially outstanding landscapes and natural features, ridges and headlands or those features that have significant amenity value;*
- (e) the contribution of natural patterns, composition and extensive cover of indigenous vegetation to landscape values;*
- (f) Māori cultural values associated with landscapes;*

The assessment criteria in 12.1.7 reference the 1995 landscape assessment and address a similar range of considerations:

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

The above assessment has considered these matters and has determined that the scale and significance of effects of the proposal will be appropriate, and will be very low adverse.

The proposed works are / will be visually buffered from nearby locations, and when viewed from within the wider visual catchment will represent a relatively minor change in the landscape. Initially, the raw timber of the retaining walls will be evident, but this will rapidly weather to a darker and recessive hue.

I am of the opinion therefore, that the proposal is consistent with the relevant provisions of the relevant provisions and is appropriate from a landscape and visual perspective.

I trust that the above is helpful Chanelle, and if you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely,



Simon Cocker



Appendix 1: Assessment methodology

Landscape Effects Assessment Method

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

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

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

The Existing Landscape

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

- **Physical** –relevant natural and human features and processes;
- **Perceptual** –direct human sensory experience and its broader interpretation; and
- **Associative** – intangible meanings and associations that influence how places are perceived.

Engagement with tāngata whenua

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

Statutory and Non-Statutory Provisions

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

The Nature of Effect

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

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

adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

The Level of Effect

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



Landscape Effects

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

Visual Effects

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

Natural Character Effects

Natural Character, under the RMA, specifically relates to 'the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development'. Therefore, the assessment of natural character effects only involves examining the proposed changes to natural elements, patterns and process which may occur in relevant landscape / seascape contexts.

As with assessing landscape effects, the first step when assessing natural character effects involves identifying the relevant physical and experiential characteristics and qualities which occur and may be affected by a proposal at a commensurate scale. This can be supported through the input of technical disciplines such as geomorphology, hydrology, marine, f freshwater, and terrestrial ecology as well as input from tāngata whenua. An understanding of natural character considers the level of naturalness and essentially reflects the current condition of the environment assessed in relation to the seven-point scale. A higher level of natural character means the waterbody and/or margin is less modified and vice versa.

A natural character effect is a change to the current condition of parts of the environment where natural character occurs. Change can be negative or positive. The resultant natural character effect is influenced by the existing level of naturalness within which change is proposed; a greater level of effect will generally occur when the proposal reduces the naturalness of a less modified environment. In short, the process of assessing natural character effects can be summarised as follows:

- Identify the characteristics and qualities which contribute to natural character within a relevant context and defined spatial scale(s), including the existing level of naturalness;
- Describe the changes to identified characteristics and qualities and the consequent level of natural character anticipated (post proposal); and
- Determine the overall level of effect based on the consequence of change.

Decision makers assessing resource consent applications must evaluate if the effect on individuals or the environment is less than minor¹ or if an adverse effect on the environment is no more than minor². For non-complying activities (noting this is not relevant for Fast Track applications), consent can only be granted if the s104D 'gateway test' is satisfied, ensuring adverse effects are minor or align with planning objectives. In these situations, the assessment may be required to translate the level of effect in terms of RMA terminology.

This assessment has adopted the following scale applied to relevant RMA circumstances³ (refer to diagram below), acknowledging low and very low adverse effects generally equate to 'less than minor' and high / very high effects generally equate to significant⁴



Zone of Theoretical Visibility

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

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

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

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

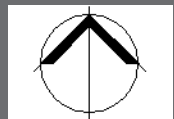
¹ RMA, Section 95E

² RMA, Section 95E

³ Seven-point level of effect scale. Source: Te tangi a te Manu, Pg. 151

⁴ The term 'significant adverse effects' applies to specific RMA situations, including the consideration of alternatives for Notices of Requirement and AEEs, as well as assessing natural character effects under the NZ Coastal Policy Statement

Appendix 2: Figures



0m 20m 40m 60m 80m 100m 120m



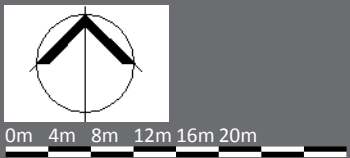
The Site



Photo location

Brookes and Olivera
31C Tasman Heights, Ahipara
Landscape Assessment
FIGURE 1: Location of the Site



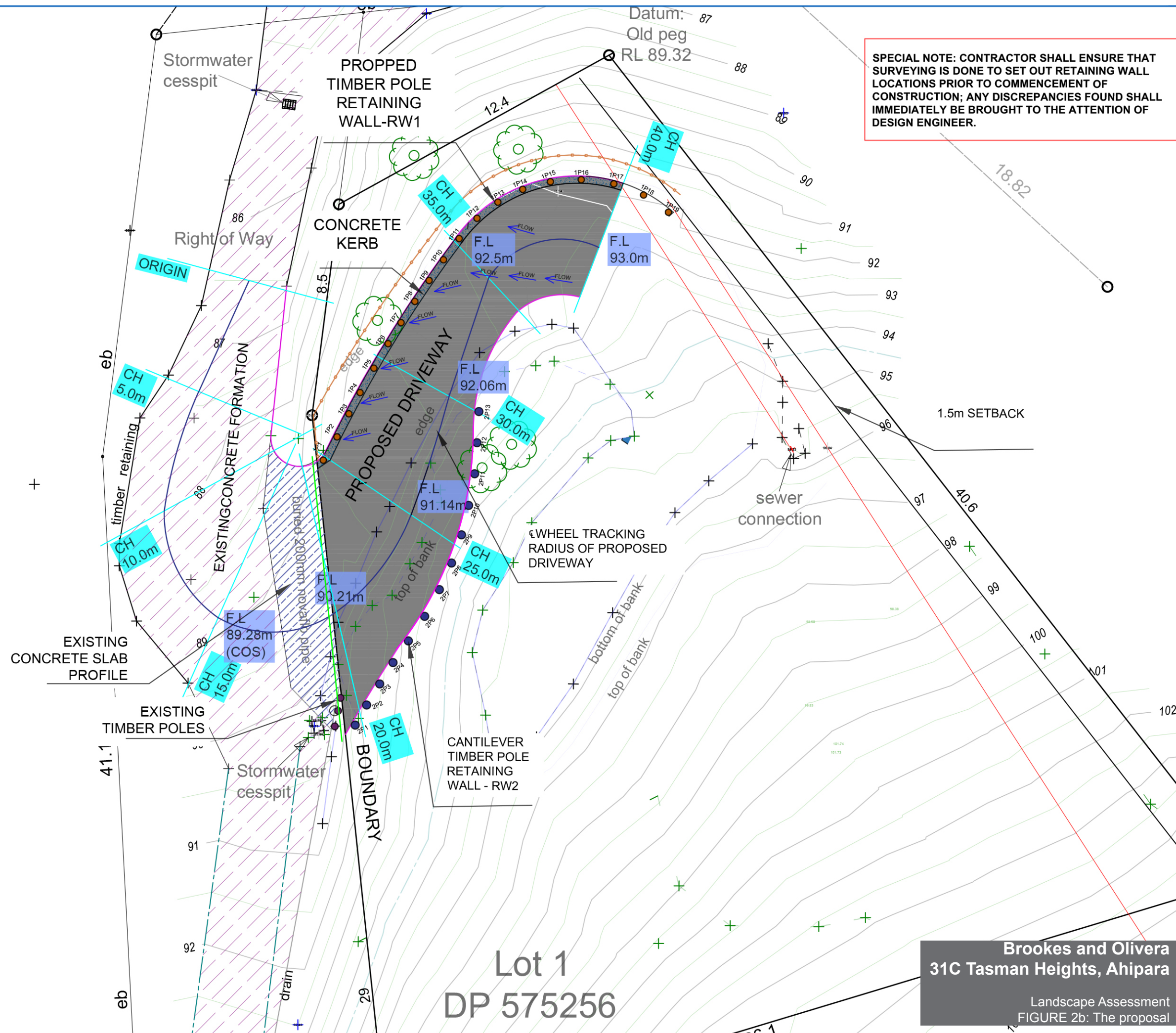


 The Site

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31C Tasman Heights, Ahipara

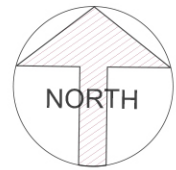
Landscape Assessment
 FIGURE 2a: The proposal in context





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NORTH PKENGINEERING LIMITED DATE: 06 05 2026 CHECKED BY: PRADEEP KUMAR CHARTERED PROFESSIONAL ENGINEER (STRUCTURAL, GEOTECHNICAL) INPE, CPENG, MPENZ No. 203058			
GENERAL LEGEND			
Boundary Existing 0.5m Contours(minor) Existing 1.0m Contours (major) Proposed Driveway Outline Wheel tracking radius of Proposed driveway Proposed Stormwater Flows To Existing Stormwater Facilities Silt Control Fence Cirtex Silt Sock			
Proposed Retaining Walls Legend			
RW1 Max 1.6m Propped Timber pole wall RW2 Max 3.0m Cantilevered Timber pole wall			
REV.	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED FOR CONSENT			
PKENGINEERING CHARTERED PROFESSIONAL ENGINEERS LEVEL 1, ANZ BANK 90 KERIKERI ROAD, KERIKERI PO BOX 464, KERIKERI Phone Number: 09 407 3255 Email: teampk@pkengin.co.nz			
CLIENT: BROOKES, S & OLIVERIA			
SITE: 31C TASMAN HEIGHTS AHIPARA			
TITLE: SITE PLAN ENLARGED			
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:150	06/05/26	CJ	PK
PROJECT NO:	DRAWING NO:	REVISION:	
24-066	SG1	BC2	

- DRAWINGS.
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PK ENGINEERING LIMITED

DATE: 06 05 2026
CHECKED BY: [Signature]
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
InPE, CPEng, MPEng No. 203058

NOTE: REFER TO SHEET SG3 FOR
CROSS SECTIONAL AREAS AND
VOLUMES OF EARTHWORK

FILL AREA EXTENT
(APPROX FILL AREA 82.5 M²)

CUT AREA EXTENT
APPROX CUT AREA
36.68 M²)

Brookes and Olivera
31C Tasman Heights, Ahipara

Landscape Assessment
FIGURE 2c: The proposal

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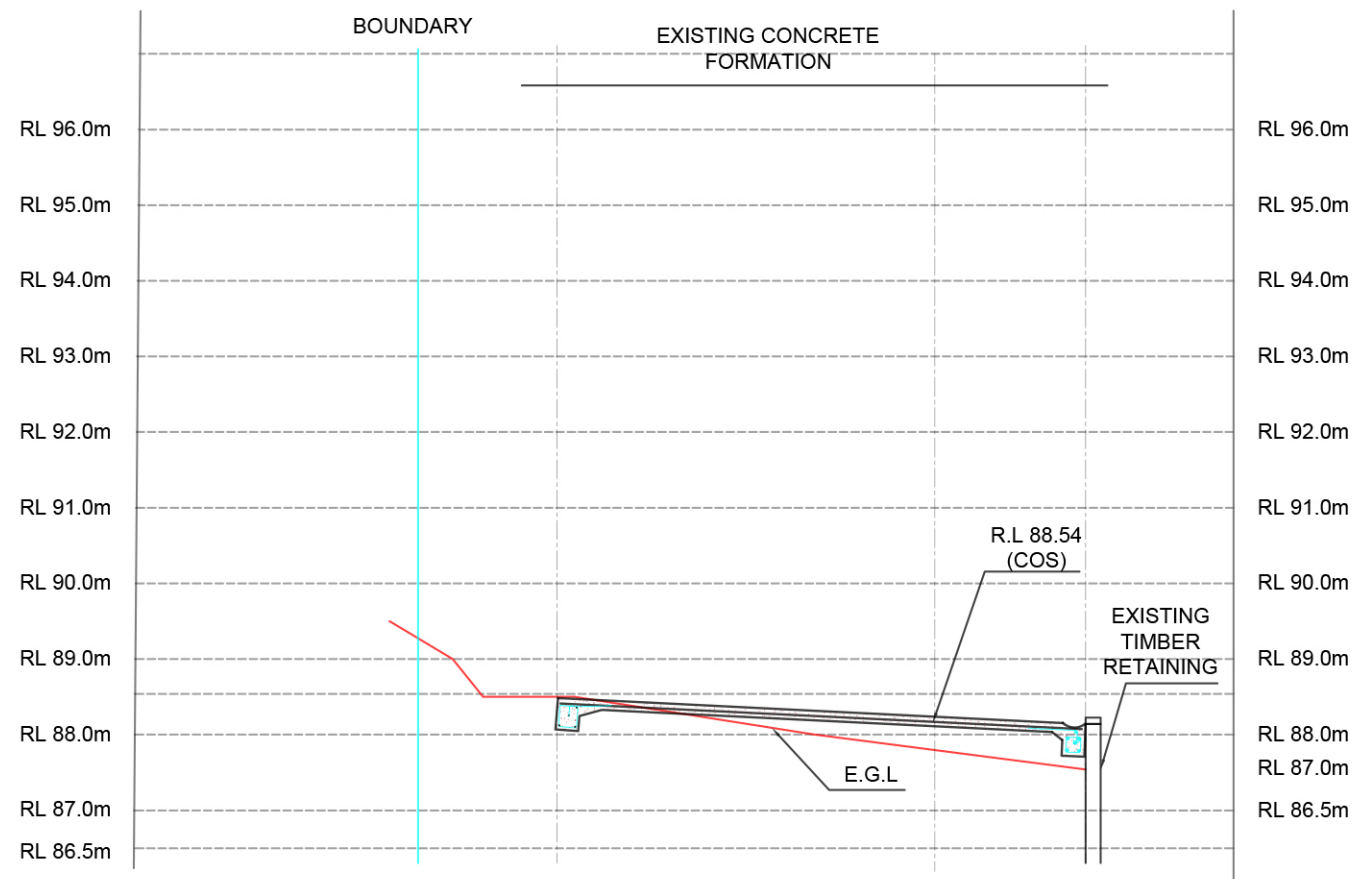
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PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT:
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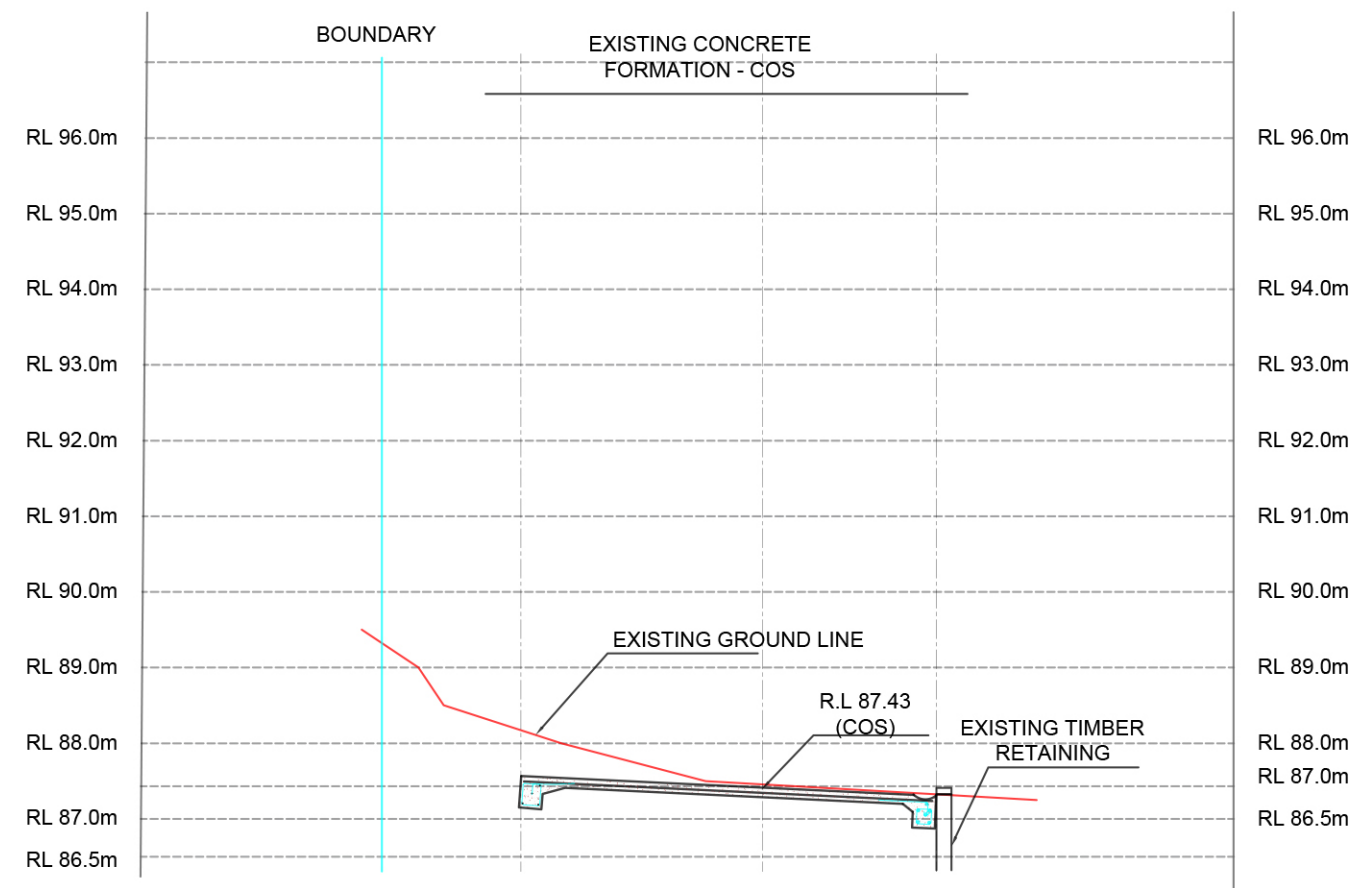
SITE:
31C TASMAN HEIGHTS
AHIPARA

TITLE:
EARTHWORKS PLAN

SCALE AT A3: 1:150	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG1A	REVISION: BC2	



CROSS SECTION AT CHAINAGE 10.0 M



CROSS SECTION AT CHAINAGE 5.0 M

Brookes and Olivera
31C Tasman Heights, Ahipara
 Landscape Assessment
 FIGURE 2d: The proposal

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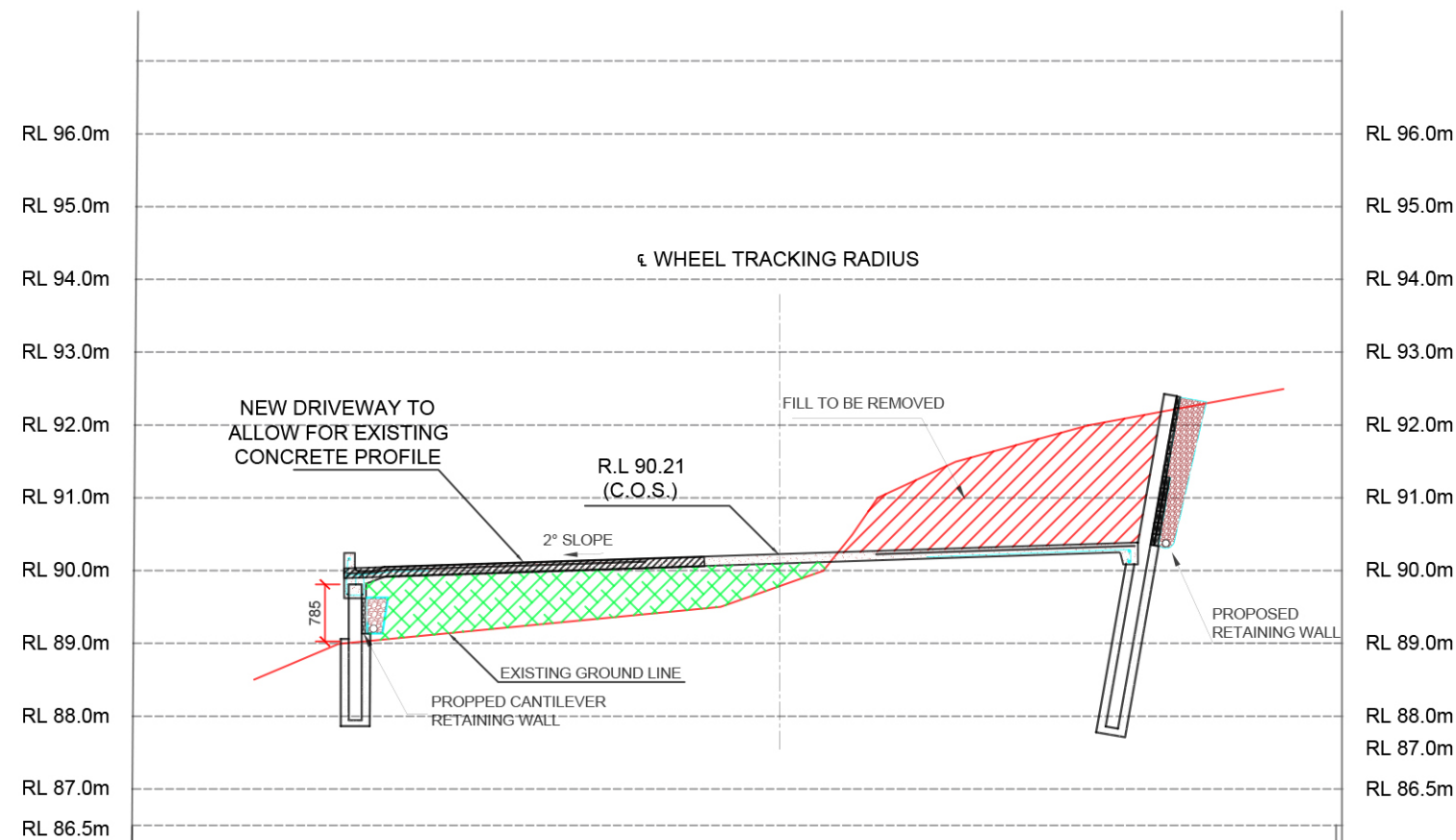
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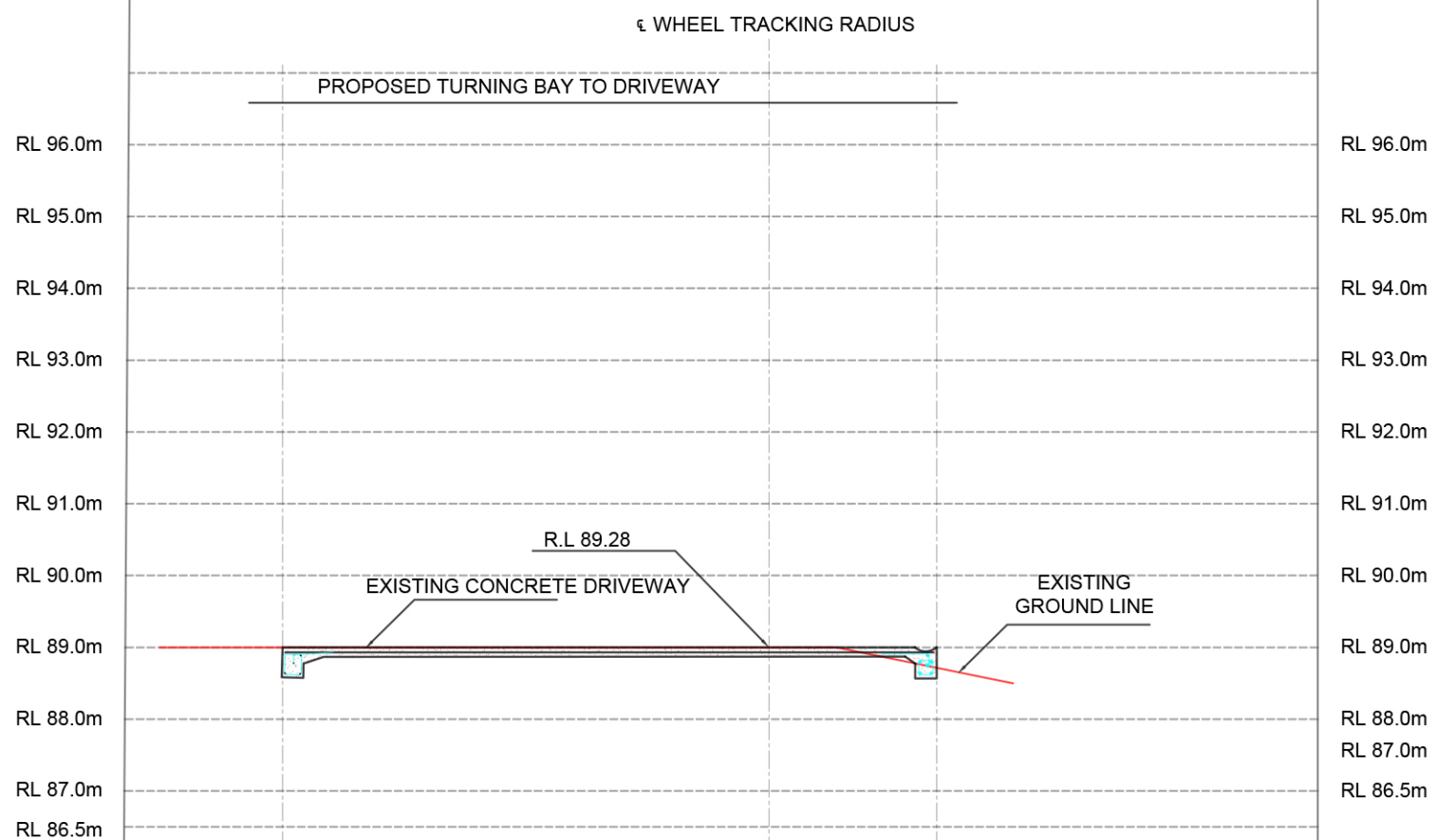
SITE:
 31C TASMAN HEIGHTS
 AHIPARA

TITLE:
 CHAINAGE CROSS SECTIONS-1

SCALE AT A3: 1:100	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG4	REVISION: BC2	



CROSS SECTION AT CHAINAGE 20.0 M



CROSS SECTION AT CHAINAGE 15.0 M

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Email: teampk@pkengin.co.nz

CLIENT: BROOKES, S & OLIVERIA

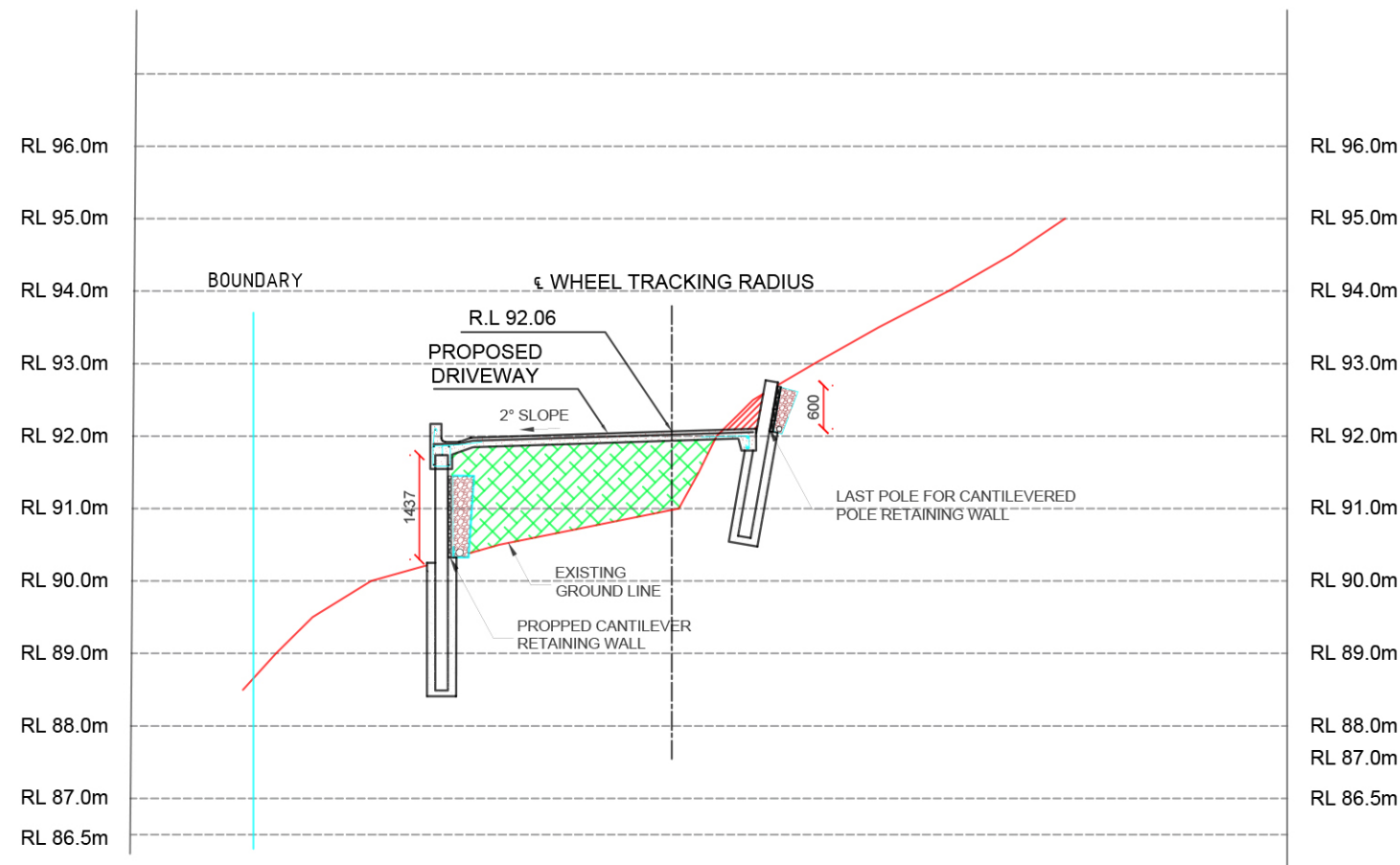
SITE: 31C TASMAN HEIGHTS
AHIPARA

TITLE: CHAINAGE CROSS SECTIONS-2

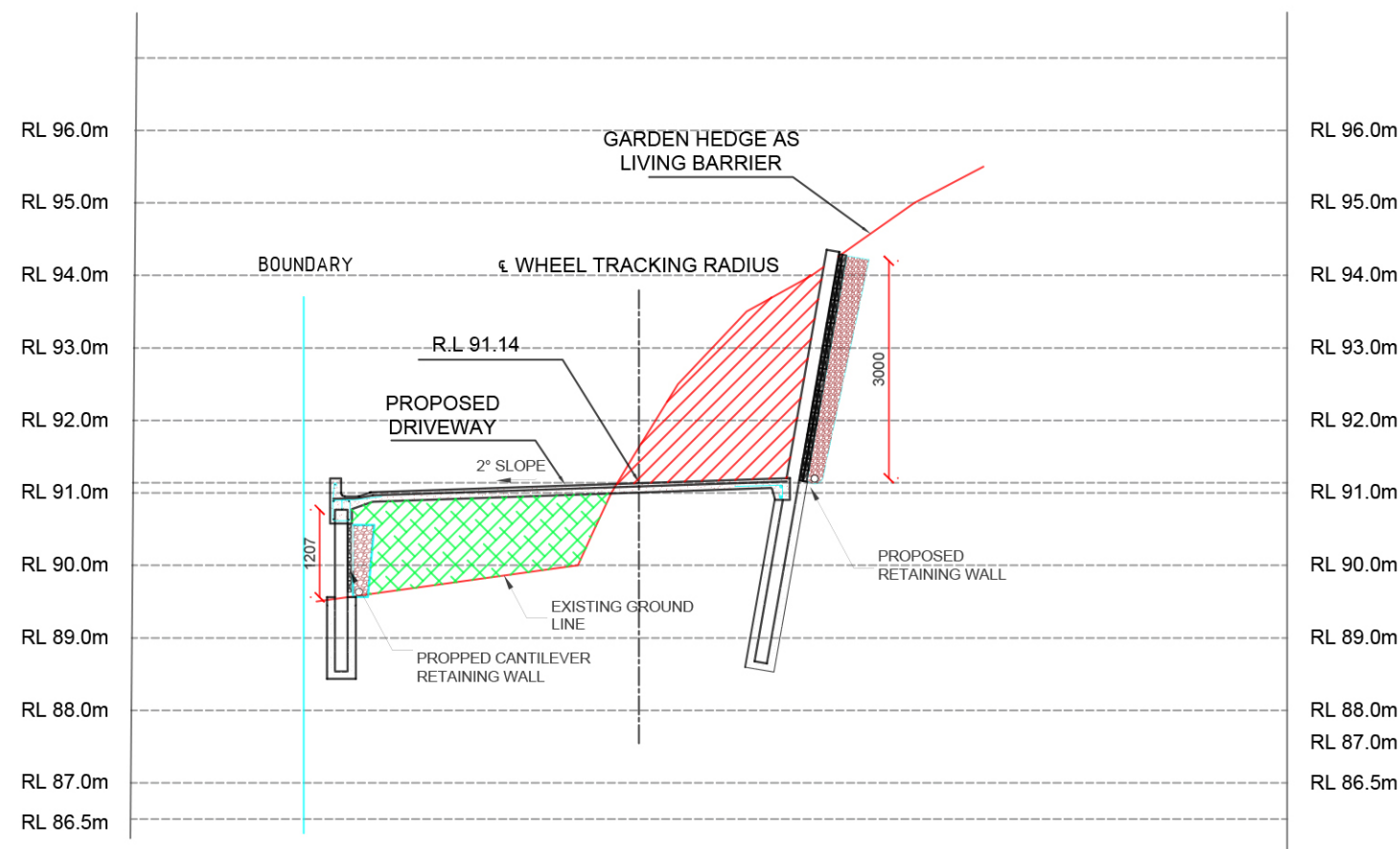
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PROJECT NO: 24-066	DRAWING NO: SG5	REVISION: BC2	

Brookes and Oliveria
31C Tasman Heights, Ahipara

Landscape Assessment
FIGURE 2e: The proposal



CROSS SECTION AT CHAINAGE 30.0 M



CROSS SECTION AT CHAINAGE 25.0 M

Brookes and Olivera
31C Tasman Heights, Ahipara
Landscape Assessment
FIGURE 2f: The proposal

Notes:

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REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED FOR CONSENT			

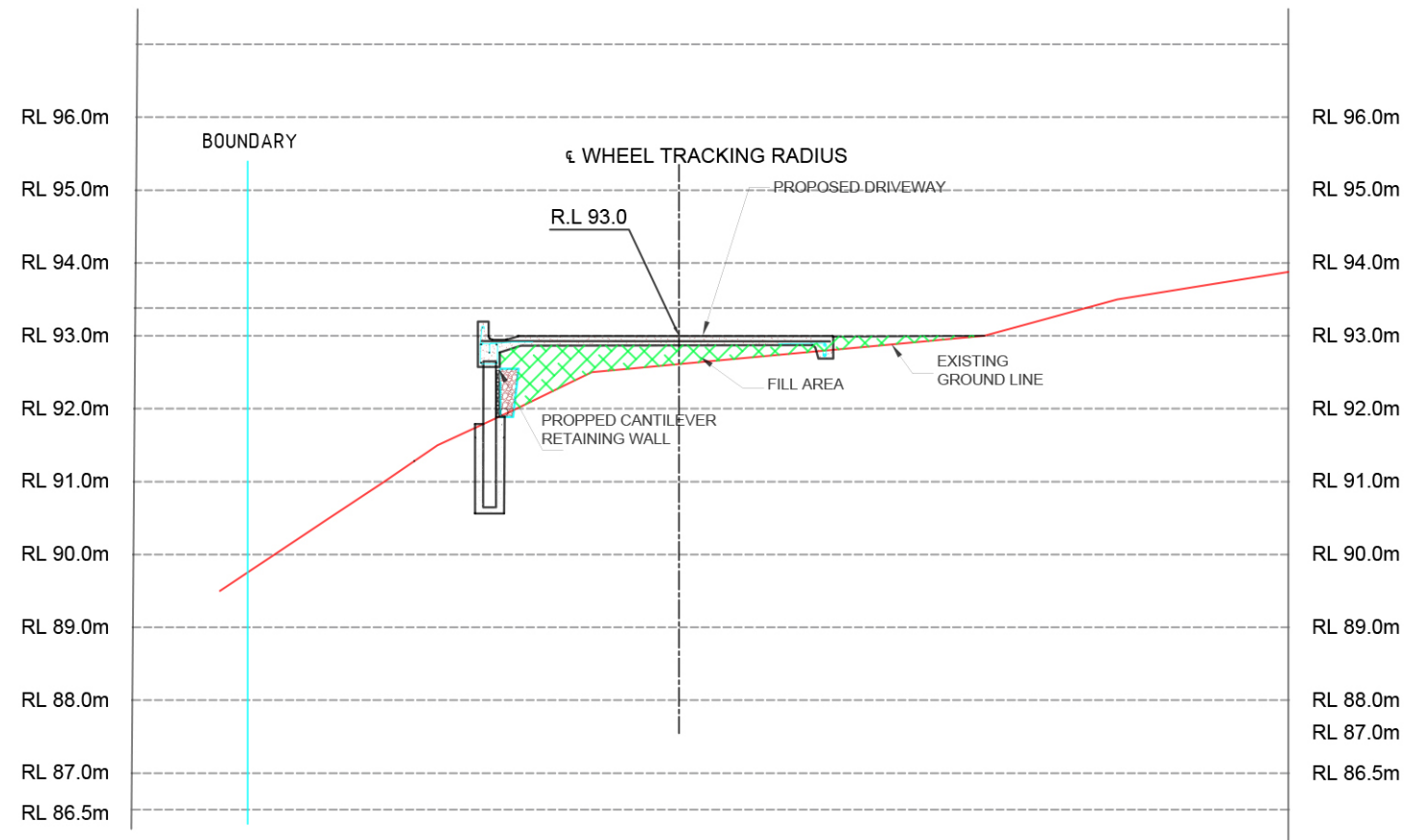


CLIENT:
BROOKES, S & OLIVERIA

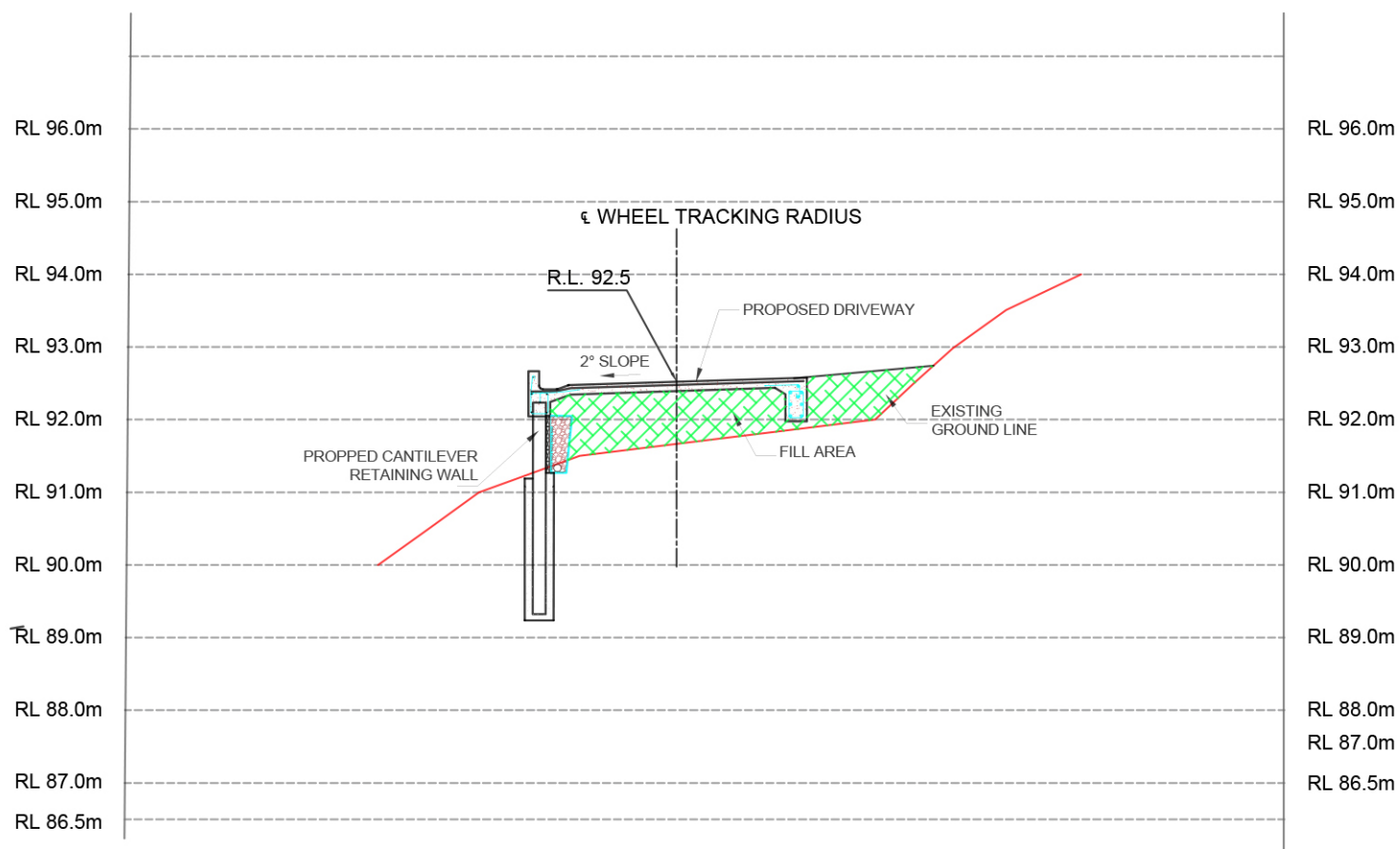
SITE:
31C TASMAN HEIGHTS
AHIPARA

TITLE:
CHAINAGE CROSS SECTIONS-3

SCALE AT A3: 1:100	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG6	REVISION: BC2	



CROSS SECTION AT CHAINAGE 40.0 M



CROSS SECTION AT CHAINAGE 35.0 M

Brookes and Olivera
31C Tasman Heights, Ahipara

Landscape Assessment
FIGURE 2g: The proposal

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REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED FOR CONSENT			



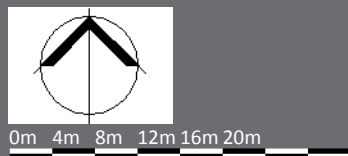
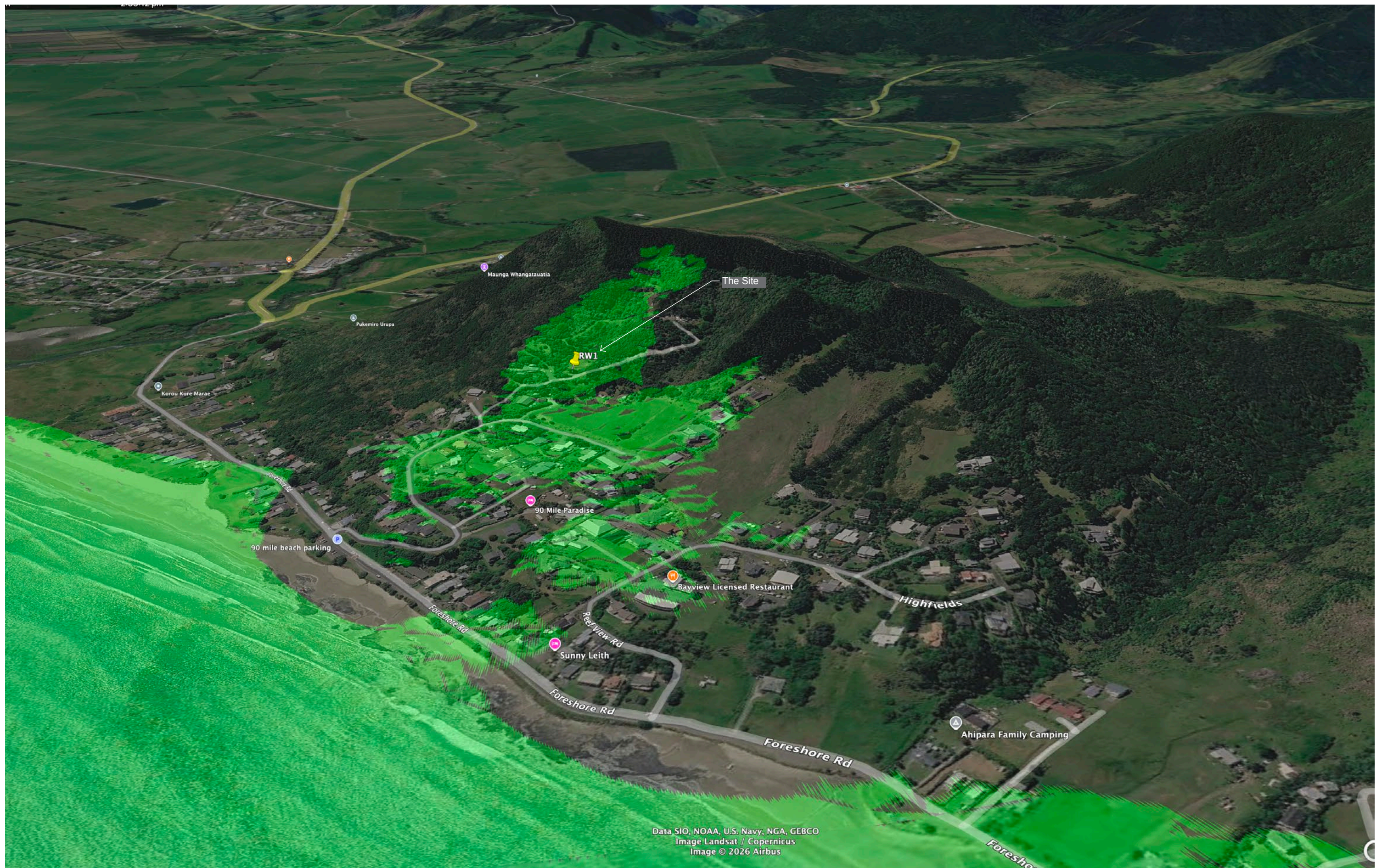
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT:	BROOKES, S & OLIVERIA
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SITE:	31C TASMAN HEIGHTS AHIPARA
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TITLE:	CHAINAGE CROSS SECTIONS-4
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SCALE AT A3: 1:100	DATE: 06/05/26	DRAWN: CJ	CHECKED: PK
PROJECT NO: 24-066	DRAWING NO: SG7	REVISION: BC2	



Brookes and Olivera
31C Tasman Heights, Ahipara

Landscape Assessment
FIGURE 3: Zone of Theoretical Visibility





Photo 1: View to northern property boundary from concrete access. Earthworks screened by vegetation

Photo date - 23 June 2026

Brookes and Olivera
31C Tasman Heights, Ahiparao

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



Photo 2: View to south along Ninety Mile Beach towards Site

Brookes and Olivera
31C Tasman Heights, Ahipara

Photo date - Unknown [Sourced from: <https://ahipara-ramp-ninety-mile-beach-access.wheree.com>]

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



Proposed Site

Photo 3: View to Site from the beach

Photo date - 27 June 2026

Brookes and Olivera
31C Tasman Heights, Ahipara

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



Photo 4: View up driveway from existing concrete drive

Photo date - 27 June 2026

Brookes and Olivera
31C Tasman Heights, Ahipara

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



Photo 5: View south west across platform at the upper end of the proposed driveway

Photo date - 27 June 2026

Brookes and Olivera
31C Tasman Heights, Ahipara

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



Photo 6: View down proposed driveway from upper end

Photo date - 27 June 2026

Brookes and Olivera
31C Tasman Heights, Ahipara

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



Photo 7: View to west across cut platform showing the upper end of the proposed driveway

Photo date - 27 June 2026

Brookes and Olivera
31C Tasman Heights, Ahipara

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



Photo 8: View to south west down proposed driveway to existing concrete driveway

Photo date - 27 June 2026

Brookes and Olivera
31C Tasman Heights, Ahipara

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



Photo 9: View to Site from Tasman Heights

Brookes and Olivera
31C Tasman Heights, Ahipara

Photo date - 27 June 2026

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



Proposed Site

Photo 10: View to Site from beach

Photo date - 27 June 2026

Brookes and Olivera
31C Tasman Heights, Ahipara

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

27 May 2026

Vinicius de Oliveira Leite and Stephanie Spencer Brookes
90 Waitea Road
RD 1
Waimauku 0881

Tēnā koe,

Building consent number: EBC-2026-939/0
Property ID: 3363935
Address: 31C Tasman Heights, Ahipara 0481
Description: Constructing site access for vehicles whereby two (2) retaining walls are built (RW1 and RW2), Concreting driveway.

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 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
[Far North Proposed District Plan \(isoplan.co.nz\)](https://isoplan.co.nz)

The site is zoned **Residential and General Coastal** under the Operative District Plan and Resource Consent is required for breach of the following:

Rule:	12.1.6.1.1 PROTECTION OF OUTSTANDING LANDSCAPE FEATURES (c) excavation and/or filling shall not occur within an Outstanding Landscape Feature as listed in Appendix 1B in Part 4 and shown on the Resource Maps. (d) no vegetation clearance shall occur within an Outstanding Landscape Feature as listed in Appendix 1B in Part 4, and shown on the Resource Maps, except that the clearance of pest plants where the clearance does not involve disturbance of the ground surface, is permitted.
Reason:	(c) Excavation and/or filling is proposed in the Outstanding landscape feature area as listed in Appendix 1B in Part 4. (d) It appears that some vegetation clearance that involves disturbance of the ground surface is required.
Rule:	12.1.6.3.2 BUILDINGS WITHIN OUTSTANDING LANDSCAPE FEATURES Any new building, or any alteration or extension to an existing building, in an Outstanding Landscape Feature, as listed in Appendix 1B and shown on the Resource Maps is a discretionary activity.
Reason:	The retaining walls are considered a building, and the site is listed in Appendix 1B and shown on the Resource Maps.

Rule:	10.6.5.1.7 SETBACK FROM BOUNDARIES in the General Coastal Zone (a) no building shall be erected within 10m of any site boundary, except that on any site with an area of less than 5,000m², this setback shall be 3m from any site boundary;
Reason:	Plans show RW1 may be in the Residential Zone at the west boundary point, and along the north boundary, however it appears to cross into the General Coastal Zone near the east boundary and is within 3m of that boundary. Breach. RW2 appears to be wholly within the General Coastal Zone and is within 3m of the west boundary. Breach.

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 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 or 0800 920 029.

Nāku iti nei, nā



Lysigna Mare
PIM Officer

Delivery and Operations

Emailed to: stephanie.brookes@hotmail.com

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

Building Consent Number: EBC-2026-939/0

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

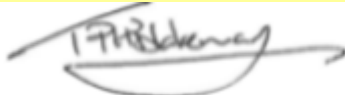
The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **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 –

Position:

Delivery and Operations

On behalf of:

Far North District Council (Building Consent Authority)

Date:

27 May 2026