

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* | |
| ☐ Change of Consent Notice (s.221(3)) | ☐ Subdivision |
| ☐ Certificate of Compliance (s.139) | ☐ Existing Use Certificate (s.139A) |
| ☐ Extension of time (s.125) | ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |

☐ Other (please specify)

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

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

☐ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

MLP LLC

Email:

Phone number:

Work

Home

Postal address:

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

C/o Donaldsons Surveyors

Postcode

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:

Donaldsons Surveyors

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:

MLP LLC

Property address/
location:

8. Application site details

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

Name/s:

Site address/
location:

Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

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

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

☐ 2009 ☐ 2023

10. Would you like to request public notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

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

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

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

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

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

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☐ Yes

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full)

Donaldson's Surveyors

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)

Micah Donaldson

Signature:

(signature of bill payer)

Date 08-Jul-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)

Micah Donaldson

Signature

Date 08-Jul-2026

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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

DONALDSONS

REGISTERED LAND SURVEYORS

8743

8 July 2026

N. Cowley & J. Graham
Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Nicola & Jo,

PROPOSED BOUNDARY ADJUSTMENTS **MLPLLC, 623 RANGIHOUA ROAD, PURERUA, KERIKERI**

We hereby submit this application for Resource Consent to undertake a subdivision to adjust the boundaries of two lots located in the Rural Production Zone - The Landing Precinct. The proposal is assessed as a Controlled Activity under the Transitional District Plan and Restricted Discretionary Activity under the Proposed District Plan.

This application is accompanied by the following supporting documentation:

-  Application Form & Deposit \$5000
-  Planning Report
-  Record of Title
-  Archaeological Assessment
-  Stormwater Assessment
-  Scheme Plan – Subdivision

Yours faithfully

Micah Donaldson
Assoc. NZPI - RPSURV

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



CSNZ

THE CONSULTING
SURVEYORS
OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS



DONALDSONS

REGISTERED LAND SURVEYORS

PLANNING REPORT

APPLICATION FOR RESOURCE CONSENT TO
SUBDIVIDE BY WAY OF BOUNDARY ADJUSTMENTS
MLP LLC, 623 RANGIHOUA ROAD, PURERUA, KERIKERI

DATE: 8 JULY 2026

REFERENCE: 8743



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INTRODUCTION

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- 1.1 MLP LLC, the owners of The Landing development on the Purerua Peninsula, seek resource consent to undertake boundary adjustments involving Lot 3 DP 435789, Lot 43 DP 435789, and the balance farm property, Lot 50 DP 617806.

The proposal will reduce the size of Lots 3 and 43 to create more practical rural residential allotments. The land removed from these allotments will be incorporated into the adjoining balance farm (Lot 50), resulting in a more logical and efficient pattern of land ownership and wider farm management.

The proposal achieves a practical outcome for both the lifestyle allotments and the balance farm without adversely affecting the environmental outcomes anticipated by the original subdivision consent.

- 1.3 The existing allotment areas include:

Lot 3 DP 435789 = 2.05 ha

Lot 43 DP 435789 = 1.57 ha

Lot 50 DP 617806 = 113.70 ha

Lot 50 is held in conjunction with adjoining amalgamated parcels, creating a total farming unit of approximately 259.06 ha.

The proposed allotment areas include:

Lot 3 = 4000m²

Lot 43 = 4000m²

Lot 50 = 116.52 ha

Lot 50 will continue to form part of the wider farming unit, which will be held with adjoining parcels totalling an area of 259.06 ha (*Lot 50 DP-376492, Lots 6 – 8 DP 395972 (amalgamated)*). Accordingly, the applicant seeks consent to cancel the existing amalgamation condition and to recreate a new one.

Consent is also requested to cancel existing Consent Notice and recreate a new one that repeats the existing schedule and adds to it.

The proposal constitutes a boundary adjustment that upholds the **Controlled Activity** standards of 13.7.1, and the objectives and policies of the General Coastal Zone under the Far North District Transitional Plan and represents an efficient and sustainable use of rural land resources.

The proposal additionally aligns with the **Restricted Discretionary** standards PREC6-R3 of the Proposed District Plan, where the sites are located in the Rural Production zone and The Landing Precinct.

OVERVIEW

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- 2.1 The Landing is a comprehensively planned rural-residential development subject to a registered Quasi Management Plan that governs building design, landscaping, and land-use activities throughout the development. The plan was established to ensure a high-quality and coordinated outcome while protecting the outstanding landscape and environmental values of the Purerua Peninsula.

Given the scale and complexity of the development, determining the optimal allotment configuration for the market at the outset is inherently challenging. As individual sites are developed and market preferences evolve, it is anticipated that refinements to allotment boundaries and development layouts will occur from time to time. Such

adjustments are a normal part of the ongoing implementation of a large master-planned development.

Several amendments have previously been approved, including:

- Modifications to Stages 1 and 2 (RC-2061182);
- The incorporation of additional land from Mataka Station into Lot 50 (RC-2070908);
- The relocation of Lot 40 (RC-2071015);
- The repositioning of Stage 3 allotments (RC-2050024-RMAVAR/A);
- A proposed boundary adjustment involving Lot 1 DP 361786 and Lot 50 DP 481706, which at this time has not been implemented (RC-2180016); and
- The relocation of Lot 2 DP 481706, which subsequently became Lot 2 DP 617806 (RC-2250333).

The current proposal represents a further refinement to the approved development pattern and is consistent with the evolution of the wider development over time.

2.2

The proposal is modest in scale and involves only the adjustment of existing allotment boundaries. No additional allotments are created, and no additional development rights are generated. The proposal seeks to rationalise the size and extent of existing lifestyle allotments while returning land to the balance farm.

Accordingly, the application demonstrates that the proposed boundary adjustment will not result in any adverse environmental effects beyond those already anticipated by the existing consent framework, including effects on landscape character, visual amenity, rural character, or productive land use.

2.3

As detailed within the Assessment of Environmental Effects, the actual and potential effects arising from the proposal are considered to be less than minor. The proposal does not increase the intensity of development and will maintain the established environmental outcomes anticipated for the site.

2.4

Lots 3 and 43 DP 435789 will remain functionally unchanged in terms of their anticipated residential use. The approved building platforms and development areas located within the upper landform will remain unchanged, and the visual expression of development from surrounding properties and public viewpoints will be substantially the same as under the existing allotment configuration.

The proposed boundary adjustment will instead create a more clearly defined and compact residential curtilage around each lot, while consolidating the balance of the land into the adjoining farming unit. This outcome provides a more logical and efficient pattern of land use and reinforces the distinction between residential and productive rural land.

SITE DESCRIPTION

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3.1 The properties legal reference:

Appellation:	Lot 50 DP-617806, Lot 50 DP-376492, Lots 6 - 8 DP 395972 (amalgamated)
Registered Owner:	MLP LLC
Record of Title:	1243094
Total Area:	259.0693ha (more or less)

Appellation:	Lot 3 DP-435789
Registered Owner:	MLP LLC
Record of Title:	533637
Total Area:	2.0501ha
Appellation:	Lot 43 DP-435789
Registered Owner:	MLP LLC
Record of Title:	533639
Total Area:	1.5732ha

The title includes a consent notice CONO10372459.18, which state “further subdivision of the lots is prohibited”.

Although a boundary adjustment is by definition a subdivision, it has been accepted that the intent of the consent notice was not to cause such a burden on the practical use of the new lots.

- 3.2 The subject properties form part of The Landing Estate, a large-scale rural landholding that integrates agricultural and horticultural production with premium coastal lifestyle allotments and extensive ecological restoration initiatives. The wider property is actively managed as a productive farming enterprise and includes vineyards, pastoral farming areas, indigenous revegetation projects, and significant coastal landscapes.

Access to the site is obtained from Rangihoua Road via an established internal access network. The route comprises a metalled public road connecting to a privately owned Right of Way over Lot 50. The internal accessway is formed to a high standard with concrete and sealed pavement surfaces and traverses the vineyard before providing direct access to the subject allotments.

The surrounding landscape is characterised by extensive vineyard plantings, productive farmland, and ongoing revegetation areas that collectively contribute to the rural character of the estate. The property also benefits from its proximity to the coast, with the wider coastal environment forming an important component of the landscape setting.

Lots 3 and 43 form part of an established cluster of consented lifestyle allotments positioned to take advantage of expansive coastal views to the east. While the upper portions of the lots contain the approved building platforms and residential curtilage areas, the lower portions comprise steeper land that descends into a gully and associated wetland system.

The gully and wetland areas are more appropriately incorporated within the adjoining balance farm (Lot 50), where they can be managed as part of the wider rural and ecological landscape. The proposed boundary adjustment will therefore create a more logical allotment configuration by retaining the residential development areas within Lots 3 and 43 while consolidating the steeper land with the balance farming unit.

This outcome will enhance the productive and management efficiency of the wider farm, while maintaining the residential functionality, visual amenity, and coastal outlook currently enjoyed by the existing lifestyle allotments.

SITE HISTORY

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4.1

Historically, the property formed part of a large rural holding comprising multiple records of title and operated as a sheep and cattle station by the Mountain family. Following acquisition by MLP LLC, a comprehensive planning and subdivision process was undertaken, resulting in the granting of Resource Consent RC-2050024.

That consent authorised the creation of 39 residential allotments together with a substantial balance landholding intended to remain in productive rural use while also providing for the protection of significant heritage, landscape, ecological, and conservation values. The consent established the framework for the development now known as The Landing and reflected a carefully considered balance between rural production, environmental stewardship, and low-density residential development.

4.2

As part of the original subdivision approval, Consent Notice CONO 10372459.18 was registered against the titles created by the subdivision. The consent notice includes a restriction preventing further subdivision of the allotments.

The purpose of this restriction was to avoid the ongoing fragmentation of productive rural land and to preserve the character and amenity values of the coastal environment. It was not intended to prevent the adjustment or rationalisation of allotment boundaries where no additional allotments are created and the underlying objectives of the original consent continue to be achieved.

This interpretation has been consistently applied by the Far North District Council through a number of subsequent approvals involving boundary relocations and adjustments within The Landing development. Examples include Resource Consents RC-2061182 and RC-2050024-RMAVAR/A. Furthermore, this approach was discussed and accepted by the Far North District Council's Principal Planner, Pat Killalea, during a meeting held on 28 July 2014.

The current proposal is consistent with that established approach, as it involves only a boundary adjustment between existing allotments and does not result in any increase in the number of titles or development potential.

4.3

Since the original subdivision was approved, the property has undergone substantial environmental enhancement. Extensive revegetation programmes have been implemented throughout the estate, resulting in the establishment and ongoing maturation of indigenous vegetation across significant areas of the property.

These restoration initiatives have enhanced ecological values, strengthened landscape character, and contributed to the long-term environmental objectives of The Landing. The revegetated areas continue to be actively managed and protected as part of the wider stewardship of the estate.

TRANSITIONAL DISTRICT PLAN

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- 5.1 The property is situated within the General Coastal Zone, with an Outstanding Landscape overlay under the Transitional District Plan.

13.7.2 ALLOTMENT SIZES

(TABLE 7)

STATUS	GENERAL COASTAL (FAR NORTH TRANSITIONAL DISTRICT PLAN)
Restricted Discretionary Activity	<i>The minimum lot size is 20ha</i> Note: <i>There is no restriction on the number of 20ha lots in a subdivision</i>
Discretionary Activity	<i>The average lot size is 6.0ha subject to Management Plan provisions</i>

The proposed allotment areas include:

Lot 3	= 4000m ²
Lot 43	= 4000m ²
Lot 50	= 116.52 ha

13.7.1

BOUNDARY ADJUSTMENTS:

ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES
Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:

(a) there is no change in the number and location of any access to the lots involved; and

Both lots use the same shared access that provides for all lots within the development over Lot 50.

The access formation exists and there is no change in the number or location.

(b) there is no increase in the number of records of title; and

There is no increase in the number of titles.

(c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment;

The proposal does not increase the degree of non-compliance associated with the existing allotments. Lots 3 and 43 are already well below the 20ha threshold and the proposed reduction in size as a result of the boundary adjustment does not create additional development rights, or adverse effects beyond those already anticipated by the existing consent framework.

The reduction in allotment area results in a corresponding reduction in the scale of development that can reasonably occur on the sites. The potential extent of site coverage, building footprint, access arrangements, parking areas, and other ancillary residential activities is reduced as the allotment area decreases.

Accordingly, while the resulting allotment sizes remain below the minimum lot size standard applicable to the General Coastal Zone, the degree of non-compliance is not increased in terms of environmental effects or development potential. If anything, the proposal results in a reduction in the potential scale of development associated with the residential allotments and a corresponding enhancement of the productive rural landholding.

(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and

All lots remain contiguous.

(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal); and

All boundaries comply with or are capable of complying with all relevant land use rules.

(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.

Not applicable due to no land use activity occurring.

Overall, the proposal is considered to uphold the boundary adjustment parameters. Consequently, the proposal is presented as a Controlled activity.

GENERAL COASTAL ZONE

10.6 CONTEXT

The General Coastal Zone includes controls on development to preserve the natural character of the coastal environment and protect it from inappropriate subdivision and use. Due to the potential vulnerability of the natural environment, more is expected from developers of land in this zone in the way of preserving, and restoring the environment as part of development proposals.

This statement imposed on the General Coastal zone is consistent with this overall planning framework of the Landing development.

5.4 10.6.1 ISSUES

10.6.1.1

The preservation of the natural character of the General Coastal Zone, which is required by the Act, can be put under pressure by development that is not sympathetic to that character.

10.6.1.3

Subdivision can permanently alter the appearance and use of land. Consequently, it is desirable not only that subdivision is environmentally sensitive but also that it is subject to strict controls, including assessment criteria, to ensure that sustainable management of the coastal environment can be achieved.

The building sites remain effectively unchanged occupying the sites upper contour.

The following district plan objectives and policies guide the assessment to determine whether they conflict with the plan's intent.

OBJECTIVES AND POLICIES (Subdivision)

5.5

13.3.1 *To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.*

13.3.2 *To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.*

13.3.3 *To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.*

13.3.4 *To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.*

13.3.5 *To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage sufficient to meet the needs of the activities that will establish all year round.*

13.4.1 *That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:*

(a) natural character, particularly of the coastal environment;

The proposal is not expected to have any significant adverse effects on the natural character of the coastal environment. The immediate vicinity is already designated for future building activity, and the surrounding landscape is well established with mature vegetation, which provides a natural foreground and backdrop.

Coastal views from the site are evident, however these are managed through building and design guidelines that carry forward to the new lots. The boundary adjustment does not cause or change the impact in this regard.

(b) ecological values;

While mapped wetlands and other ecological features occur within the wider surrounding environment, these are existing site characteristics that were present and assessed as part of the original subdivision approvals. The current proposal involves

only the adjustment of internal lot boundaries and does not introduce any additional development potential.

The proposed boundary adjustment will not alter the existing ecological environment or result in any additional actual or potential effects on wetlands, indigenous vegetation, or ecological values within the site or surrounding area.

The stormwater review supports this understanding where any increased impermeable surface would not change the overall hydrological function of the wetland.

(c) landscape values;

The landscape values remain intact, as the immediate area has already been approved for development. Furthermore, strict building and landscape design guidelines—as outlined in Consent Notice CONO 10372459.18 and Private Land Covenant 10372459.22—ensure that future building activity upholds the high environmental and aesthetic standards of this established setting.

As a result, any potential effects are effectively mitigated and considered less than minor.

(d) amenity values;

For the same reason, the amenity values remain intact, as the immediate area has already been approved for development. Furthermore, strict building and landscape design guidelines—as outlined in Consent Notice CONO 10372459.18 and Private Land Covenant 10372459.22—ensure that future building activity upholds the high environmental and aesthetic standards of this established setting.

As a result, any potential effects are effectively mitigated and considered less than minor.

(e) cultural values;

There is no impact on cultural values.

These matters were thoroughly assessed during the original consent RC 2050024.

(f) heritage values; and

There is no impact on heritage values.

These matters were thoroughly assessed during the original consent RC 2050024.

(g) existing land uses.

The style and method of integration with the production base is part of the overall theme and therefore considered acceptable to the surrounding environment.

Potential effects overall are unchanged and therefore less than minor.

5.6 OBJECTIVES AND POLICIES (Coastal zone)

10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.

10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.

10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.

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

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

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

Developing the proposed lots would result in the same or similar impacts on both the landform and the coastal setting as the currently approved lots.

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

The existing Management Plan covenant registered under EI-10372459.19 enforces measures to minimise visual impacts on the environment, and these provisions would also apply to the new lots. This aligns with the intentions of 10.6.4.4, which requires that controls be implemented to ensure any potentially adverse effects of activities are avoided, remedied, or mitigated to the greatest extent practicable.

5.7 COMMENTARY (General Coastal zone)

The objectives and policies of the General Coastal Zone are a subset of those for the coastal environment. As such they are aimed at a particular zone within the coastal environment and the particular constraints and opportunities inherent in the environment of that zone. They are intended to be as flexible, permissive and enabling as possible given the statutory requirement to preserve the natural character of the coastal environment.

The objectives and policies of the General Coastal Zone are intended to enable appropriate use and development while protecting the natural character, landscape values, and environmental qualities of the coastal environment.

The proposed boundary adjustment is consistent with these objectives and policies. The proposal does not create any additional allotments, building platforms, or development rights.

The approved building platforms and residential areas remain unchanged, and there will be no additional effects on coastal character, visual amenity, landscape values, ecological features, or public access.

Development within The Landing remains subject to the requirements of Consent Notice CONO 10372459.18 and Private Land Covenant 10372459.22, which ensure that the high environmental, landscape, and design standards established for the development are maintained.

Overall, the proposal represents a minor refinement to an established and approved development pattern. It supports the continued productive use of the balance farm while maintaining the environmental and landscape outcomes anticipated by both the

District Plan and the original subdivision consent. Accordingly, the proposal is considered consistent with the objectives and policies of the General Coastal Zone.

General Discussion

A key objective of both the Resource Management Act and the Far North District Plan is to avoid unnecessary fragmentation of rural land and to promote land-use patterns that protect environmental values. In this case, the proposal results in a more compact residential footprint while increasing the area of productive land available within the wider farming unit.

Importantly, the approved building platforms and residential development areas remain unchanged. The boundary adjustment does not relocate development closer to sensitive coastal environments, waterways, wetlands, indigenous vegetation, or other areas of natural character. The existing separation distances between the approved development areas and these environmental features are maintained, ensuring that the proposal does not increase the potential for adverse effects on natural character, ecological values, or landscape quality.

The proposal represents a logical and efficient adjustment to an existing consented development. It supports the continued productive use of the balance farm, maintains the established pattern of development, preserves the separation between residential development and environmentally sensitive areas, and will not result in any adverse environmental effects beyond those already anticipated. Accordingly, any actual or potential effects are considered less than minor.

ALLOTMENT DIMENSIONS 13.7.2.2

(Buildable Area)

Zone	Minimum Dimension
General Coastal	30m x 30m

Lots 3 & 43 are capable of configuring a 30m x 30m allotment shape parameter in accordance with 10m boundary setback standards.

OTHER MATTERS

6

6.1 ALLOTMENT SIZES AND DIMENSIONS

13.10.1

(a) Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.

The proposed allotments have been designed to maintain practical residential sites capable of accommodating a dwelling, vehicle access, parking, landscaping, and on-site wastewater disposal. The scheme plan provides for allotments with a minimum

width of approximately 50 metres, allowing for a suitably configured building area while maintaining the required boundary setbacks.

The proposed lot sizes and dimensions are sufficient to support the anticipated residential use of the sites and provide adequate space for essential services and infrastructure. Importantly, the approved building platforms remain unchanged as a result of the boundary adjustment.

Each allotment retains sufficient area for on-site wastewater treatment and disposal. Wastewater assessments prepared as part of the original subdivision approvals confirmed that the lots could be adequately serviced, and there is no change to those circumstances as a result of this proposal. The wastewater requirements contained within Consent Notice CONO 10372459.18 will continue to apply to the proposed lots.

There is also adequate space within each allotment to enable future development to comply with the relevant zone standards, including setbacks, height in relation to boundary, site coverage, and impermeable surface requirements.

Given the existing development controls contained within Consent Notice CONO 10372459.18, Easement Instrument EI6967025.11, and the associated covenants, there are no servicing or development constraints that would prevent the proposed allotments from functioning as practical residential sites.

(b) Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.

No concerns all infrastructure is in place and ample usable site area for operational and maintenance requirements.

(c) The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.

Access arrangements remain unchanged, with no further improvements required. The proposed development pattern aligns with the surrounding environment, ensuring minimal disruption and maintaining consistency with existing land use and natural features.

(d) Whether the cumulative and long term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.

There is no compromise to the long-term goal of sustainability. The proposal does not affect the underlying ecological restoration program or management plan intent. Sustainable management continues to be upheld.

6.2 13.10.2 NATURAL AND OTHER HAZARDS

In assessing any subdivision, and for the purposes of s106 of the Act, the Council will have regard to:

(a) Any information held by the Council or the Northland Regional Council regarding natural hazards, contaminated sites or other hazards.

The application site is not known to be subject to any natural hazards, and is sufficiently elevated not to be influenced by 'predicted' sea level rises or storm inundation.

Neither of the application sites constitutes a (HAIL) Hazardous Activities and Industries List pursuant to the National Environmental Standard, to require further investigation.

(b) Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications.

None required.

A stormwater impact assessment is included with no concerns raised.

(c) Potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities.

The subdivision action does not cause adverse hazard effects on other land.

(d) In relation to inundation from any source, the Council shall have regard to the following factors:

The application site is not known to be influenced by potential inundation.

*(e) In relation to erosion, falling debris or slippage, the need for ongoing conditions aimed at avoiding, remedying or mitigating future potential adverse effects, and any need for registration of consent notices on the allotment's Certificate of Title, pursuant to **Rule 13.6.7**.*

The application site is not known to be influenced by potential erosion, falling debris or slippage.

*(f) In relation to subsidence, the provision of suitability certificates, such as NZS 4431, or if not appropriate, the setting of ongoing conditions, with consent notices registered on the Certificates of Title, pursuant to **Rule 13.6.7**.*

The application site is not known to be influenced by potential subsidence.

(g) In relation to contaminated sites, any soil tests establishing suitability, and methods to avoid, mitigate or remedy the effects, including removal to approved disposal points.

Not applicable.

(h) In relation to land filling and excavation operations, the following factors:

Not applicable.

6.3 **13.10.3 WATER SUPPLY**

Water supply is to be through use of roof surface catchment and storage in water tanks.

6.4 **13.10.4 STORMWATER DISPOSAL**

Future development on Lots 3 and 43 is required to manage roof water through rainwater collection and storage tanks. Residual stormwater runoff will continue to discharge naturally via sheet flow towards the adjoining gully and wetland system.

The attached stormwater assessment has been prepared solely to assess the potential effects of future development on the adjacent wetland and does not constitute a final stormwater design for any future building activity. The assessment recommends that any concentrated stormwater flows be directed via the identified stormwater easements (CB and CC) to the head of the adjoining gully. Given the steeper topography in this location, appropriately stabilised and rock-lined swales are recommended to manage flows and minimise erosion.

The stormwater report describes that while a wetland is located within approximately 100 metres of the site, the scale of development anticipated on Lots 3 and 43 is minor relative to the size of the wider catchment. The proposed development therefore does not result in any measurable change to the hydrological function of the wetland or adversely affect its ecological values.

Importantly, the proposed boundary adjustment does not alter the approved building platforms or increase the scale of development previously anticipated for the site. Accordingly, no additional stormwater effects arise as a consequence of the proposal.

On this basis, no stormwater detention measures are required as a result of the proposed boundary adjustment.

6.5 **13.10.5 SANITARY SEWAGE DISPOSAL**

Both Lots 3 & 43 offer sufficient area to readily provide onsite wastewater treatment and 100% reserve area.

Effluent reports were submitted as part of the original subdivision applications, which included all lots across the farm. These reports identified no issues, and as such, any additional investigation would be addressed during the building stage respective to dwelling size. The existing wastewater disposal requirements, as outlined in the consent notice (CONO 10372459.18), will apply to the proposed Lot 3 & 43, ensuring continuity of the established parameters.

6.6 **13.10.6 ENERGY SUPPLY**

Lots 2 & 50 are able to connect to the existing electricity and telecommunication services that exist onsite.

Comments from service providers were not considered necessary.

6.7 **13.10.7 TRANSMISSION LINES**

There are no overhead transmission lines and all underground lines have adequate accessibility.

6.8 13.10.8 TELECOMMUNICATIONS

All lots are able to connect to the existing telecommunication services that exist onsite. Comments from service provider was not considered necessary.

6.9 13.10.9 EASEMENTS FOR ANY PURPOSE

Proposed easements

These outline on the scheme plan.

Area 'CA' is over Lot 50 in favour of Lot 3 for purpose of Rights of Way and Rights to convey services.

Areas 'CB & CC' over Lot 50 are for Rights to drain stormwater to the gully.

Existing easements

Gross easements in favour of Top Energy and Telecommunications services exist over Lot 50 commencing from the subject sites as 'AB, AC, AD, and continues on as defined on DP 617806 easement memorandum.

Existing Rights of Way from the sites to Rangihoua Road, created over Lot 50 and adjoining Lot 5 DP 202152 (appurtenant) would be carried over to proposed Lots 3, 43 & 50 over Lot 5 DP 202152. These are shown on the scheme plan as:

'A' on DP 359444

'A' on DP 361786

'C' on DP 361786

'AB, B & D' on DP 435789

There are no easements to cancel.

6.10 COVENANTS AND AMALGAMATION CONDITION

The existing Management Plan covenant EI 6967025.11 would carry forward to proposed Lots 3, 43, & 50.

Existing Consent notice pursuant to Section 221 RMA

Pursuant to Section 221(3)RMA, existing Consent Notice **13544344.6** is to be deleted insofar as it affects Lots 3 & 43 DP 435789, and recreated on a replacement notice to register on Lots 3 & 43. Some additional parts to the schedule will be included.

~~Condition 3(b)(i) — Lots 3, 42 & 43 — DP 435789~~

~~(i) A landscape plan shall be submitted for approval by Council at the time that a land use consent application is made. The approved landscaping shall be to minimise visual impacts from the building on the natural environment and be implemented within six months after the construction of any structures and maintained for the duration of the activity.~~

~~Condition 3(b)(ii) — Lots 3, 42 & 43 — DP 435789~~

~~(i) Further subdivision of the lots is prohibited.~~

~~Condition 3(b)(iii) — Lots 3, 42 & 43 — DP 435789~~

~~(i) The development of the site is to proceed generally in accordance with the conclusions of the site suitability report prepared by Haigh Workman, Civil & Structural~~

~~Consultants, dated 22 July 2008 and the Geological Assessment by Tonkin & Taylor dated 16 July 2008.~~

Proposed Consent notice pursuant to Section 221 RMA

Replacement

1)

Condition 3(b)(i) – Lots 3 & 43 – DP _____

(i) A landscape plan shall be submitted for approval by Council at the time that a land use consent application is made. The approved landscaping shall be to minimise visual impacts from the building on the natural environment and be implemented within six months after the construction of any structures and maintained for the duration of the activity.

Replacement

2)

Condition 3(b)(ii) – Lots 3 & 43 – DP _____

(i) Further subdivision of the lots is prohibited.

Replacement

3)

Condition 3(b)(iii) – Lots 3 & 43 – DP _____

(i) The development of the site is to proceed generally in accordance with the conclusions of the site suitability report prepared by Haigh Workman, Civil & Structural Consultants, dated 22 July 2008 and the Geological Assessment by Tonkin & Taylor dated 16 July 2008.

New

3)

In conjunction with the construction of any buildings, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ.

[Lots 3 & 43]

New

4)

Due to horticultural activities taking place in the vicinity, the operation of equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in connection with any residential development, the occupiers of any such dwelling shall install an approved water filtration system.

[Lots 3 & 43]

New

5)

Electricity and Telecommunications supply is not a condition of this consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

[Lots 3 & 43]

Amalgamation Conditions

Proposed Amalgamation Sec 241(1) RMA)

That Lot 50 DP _____ hereon be held with Lot 50 DP 376492, and Lots 6-8 DP 395972 together in one record of title.

Proposed Amalgamation Cancellation (Sec 241(3) RMA)

That Lot 50 hereon be held with Lot 50 DP Lot 50 DP 376492, and Lots 6-8 DP 395972 together in one computer freehold register. (Linz ref: 1944201)

6.11 13.10.11 PROVISION OF ACCESS

(a) Whether provision for access to and within the subdivision, including private roads, has been made in a manner that will avoid, remedy or mitigate adverse effects on the environment, including but not limited to traffic effects, including effects on existing roads, visual effects, effects on vegetation and habitats, and natural character.

Access exists and all access carriageways are in good condition.

6.12 13.10.12 EFFECT OF EARTHWORKS AND UTILITIES

The subdivision activity does not require any earthworks.

6.13 13.10.13 BUILDING LOCATIONS (Attention is also drawn to chapter 11 assessment)

(a) Whether the subdivision provides physically suitable building sites.

Lots 3 & 43 have suitable building sites.

Landscaping around new buildings is required under the Management Plan criteria.

(b) Whether or not development on an allotment should be restricted to parts of the site.

Aside from standard offsets and registered building guidelines, there are no physical constraints that would necessitate further building restrictions on any specific parts of the sites. The land is suitable for development without additional limitations.

(c) Where a proposed subdivision may be subject to inundation, whether the establishment of minimum floor heights for buildings is necessary in order to avoid or mitigate damage.

No concern.

(d) Whether the subdivision design in respect of the orientation and dimensions of new allotments created facilitates the siting and design of buildings able to take advantage of passive solar gain (e.g. through a northerly aspect on an east/west axis).

The lots are open to the sun and orientated sufficiently to benefit from solar gain.

6.14 Briefly referring to Chapter 11 Assessment as required:

11.1 RESIDENTIAL INTENSITY AND SCALE OF ACTIVITIES

(a) The character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated, consistent with the principal activity on the site and with other buildings in the surrounding area.

The future state of Lots 3 & 43 are governed by The Landing Management Plan schedule, and accordingly the complex nature of those standards provides suitable reassurance that the character and appearance of buildings will be consistent with other buildings in the surrounding area.

(b) The siting of the building(s), decks and outdoor areas relative to adjacent properties in order to avoid visual domination and loss of privacy and sunlight to those properties.

The sites continue to have suitable area to incorporate a raft of building design options capable of addressing and minimising aspects of visual domination, privacy, and sunlight.

(c) The size, location and design of open space and the extent to which trees and garden plantings are utilised for mitigating adverse effects.

Open spaces are maintained through the integration of Lot 50, effectively being the open space parcel.

(d) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic.

No concern with excellent access formations.

(e) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic.

There are no traffic issues.

(f) Location in respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road.

No concern.

(g) The extent to which hours of operation are appropriate in terms of the surrounding environment.

There are no concerns regarding this rural situation, as all farming activities are coordinated by The Landing to meet the needs of both guests and owners, ensuring that the operations are well-managed and aligned with the surrounding environment.

(h) Noise generation and the extent to which reduction measures are used.

No concern to this rural situation. Tractor movements are not continuous and are often in the distance not to be an issue.

(i) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.

No concerns.

(j) Whether the development is designed in a way that avoids, remedies or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies.

Stormwater control is not an issue, and further design would be included at the building stage.

(k) The ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s) permitted on the site.

Landscaping forms part of future building activity and Lots 3 & 43 has sufficient area to fulfil this requirement.

(l) The degree to which mitigation measures are proposed for loss of open space and vegetation.

Lot 50 achieves this intent.

(m) Any adverse effects on the life supporting capacity of soils.

There is no impact on the life supporting capacity of the soils.

(n) The extent of visual and aural privacy between residential units on the site and their associated outdoor spaces.

The layout of proposed Lot 2 fosters a stronger sense of community, creating a living environment where the rural open space outlook is better preserved. This design promotes a more connected and integrated rural lifestyle.

(o) Visual effects of site layout on the natural character of the coastal environment.

This matter has been broadly addressed in earlier Landscape Assessment reports without raising any significant concerns. Mitigation measures during the building stage have been proposed to reduce visual impacts, ensuring that they are minimised to a level that is appropriate for the character of the landscape.

(p) The effect on indigenous vegetation and habitats of indigenous fauna.

There is none.

(q) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

No concern.

6.15 **13.10.14 PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES**

There is no impact on ecological features.

6.16 **13.10.15 SOIL**

The proposal does not result in any unreasonable impact on soils.

6.17 **13.10.16 ACCESS TO WATERBODIES**

Public access to the coast and adjoining water bodies was comprehensively considered as part of the original subdivision application (RC-2050024). At that time, it was determined that unrestricted public access through the development was not appropriate, given the private nature of the estate and the need to maintain the security, privacy, and amenity of the individual landholdings.

The original consent addressed public access considerations through a range of environmental and public benefit measures, including the establishment of esplanade strips, protection of indigenous vegetation, extensive environmental restoration initiatives, and the provision of public walking access in the wider area, including access via Marsden Cross.

In addition, the decision for RC-2050024 (Part 1) required the protection of approximately 15 hectares of land on the Terakihi Peninsula through a private covenant and provided for public coastal access over the Wharengaere Block as part of Stage 5 development (refer Conditions 32.3 and 32.4).

The current proposal involves only a boundary adjustment between existing allotments and does not alter access arrangements, coastal margins, water bodies, esplanade provisions, or public access opportunities previously considered through the original consent process. Accordingly, access to water bodies is unchanged, and no further assessment of this matter is considered necessary.

6.18 **13.10.17 LAND USE INCOMPATIBILITY**

No concerns.

The level of land use incompatibility is considered acceptable and nothing out of the ordinary.

6.19 **13.10.18 PROXIMITY TO AIRPORTS**

Not applicable.

6.20 **13.10.19 NATURAL CHARACTER OF THE COASTAL ENVIRONMENT**

(a) The degree to which the proposal takes into account the preservation and/or enhancement of the natural character of the coastal environment.

As discussed the proposal constitutes a balanced outcome regarding natural character and the coastal environment.

6.21 **13.10.20 ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE**

The subdivision does not initiate renewable energy, however the layout of the lots and immediate landscape provides good solar gain to allow for each building to incorporate solar energy efficient designs, if and when required.

6.22 **SUMMARY**

In summary, the proposal is consistent with the subdivision assessment criteria of the Far North District Plan and the purpose and principles of the Resource Management Act 1991. The boundary adjustments will not result in any additional allotments, development rights, or adverse environmental effects beyond those already anticipated and assessed through the original subdivision approvals.

The proposal retains the fundamental outcomes established under Resource Consent RC-2050024, including the protection of landscape, ecological, coastal, and rural character values. Importantly, the approved building platforms remain unchanged, development is not relocated closer to sensitive coastal environments, waterways, wetlands, or areas of natural character, and the existing environmental controls and covenants continue to apply.

The assessment demonstrates that the actual and potential effects of the proposal are less than minor and that the boundary adjustment represents a logical refinement of the existing allotment pattern. The proposal also supports the consolidation of productive rural land within the balance farm while maintaining the functionality and amenity of the residential allotments.

Accordingly, the proposal is considered consistent with the relevant objectives and policies of the District Plan, and there are no planning matters that would warrant declining consent.

NATURAL AND PHYSICAL RESOURCES

7

- 7.1 The subdivision layout does not result in any unorderly change to or impact on natural and physical resources, and there is no increase in development entitlements to raise the level of effects associated with future building activity.

The proposal avoids adverse effects on the environment as the site that does not require clearing of vegetation or need extensive earthworks.

- 7.2 The effects associated with the proposed allotment rearrangement does not formulate any unreasonable disposition to conflict with the sustainable management of the natural and physical resources.

COASTAL POLICY STATEMENT 2010

8

- 8.1 In reference to the Coastal Policy Statement, the following were considered to support the proposed activity:

Policy 3 Precautionary approach

- (1) *Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood but potentially significantly adverse.*

The application site does not relate to Policy 3 in any way to require a precautionary approach. The activity is well understood and represented with an acceptable level of effects.

Policy 6(1) Activities in the coastal environment

- (f) *consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable.*
- (h) *consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgeline....*
- (i) *set back development from the coastal marine area...*

Policy 13 Preservation of natural character

- (1) *Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:*
- (g) *a range of natural character from pristine to modified*

Legal Interpretation of "Pristine"

Landscape case law generally defines a **pristine** landscape as one that:

- Remains in an unmodified or near-natural state, free from human influence.
- Exhibits high levels of ecological and visual integrity, with little to no evidence of development, structures, or anthropogenic alterations.
- Has intact natural processes, unaltered landforms, and an absence of infrastructure or modifications that would disrupt its natural character.

Application to the Subject Landscape

The subject landscape does **not** meet this definition of pristine for the following reasons:

- **Presence of Human Modification:** The landscape has already been subject to subdivision, land use changes, and infrastructure development, including accessways, fencing, existing dwellings, and crops, indicating human influence.
- **Alteration of Natural Processes:** Historical land management practices, such as vegetation clearance, drainage modifications, and the introduction of crops, have altered the natural ecological balance.
- **Visual and Physical Impact:** The presence of built elements and human activity, including roads, buildings, and managed vegetation, means the landscape does not exhibit the untouched character required to be considered pristine.

The application site is not considered to represent the description of 'pristine' due to the modified landscape.

Assessment of environmental effects is accordingly representative of a modified natural character.

Policy 15 Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development.

Although no restoration is proposed, the lots capture already approved building sites.

Objective 6

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use and development recognising that:

The protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits.

The proposal is consistent with Objective 6, which recognises that the protection of coastal environmental values does not preclude subdivision, use, and development where it occurs in appropriate locations, forms, and within appropriate environmental limits.

The proposed boundary adjustment does not create any additional allotments, building platforms, or development opportunities. Rather, it rationalises existing lot boundaries while maintaining the established pattern of development approved under Resource Consent RC-2050024. The approved residential development areas remain unchanged and are not moved closer to the coastline, wetlands, waterways, or other sensitive areas of natural character.

The proposal also supports the ongoing productive use of the balance farm by incorporating additional land into the wider farming unit, while retaining practical residential allotments around the approved building platforms. Environmental protections established through consent notices, covenants, and the wider management framework for The Landing will continue to apply.

Accordingly, the proposal enables the continued social and economic use of the land while maintaining the environmental values of the coastal environment. The boundary adjustments are therefore considered to be consistent with Objective 6.

Particular issues outlined in the coastal policy statement include:

- *Continuing decline in species, habitats and ecosystems in the coastal environment;*
- *Poor and declining coastal water quality in many areas as a consequence of point and diffuse sources of contamination, including stormwater and wastewater discharges;*

- *Continuing coastal erosion and other natural hazards that will be exacerbated by climate change and which will increasingly threaten existing infrastructure, public access and other coastal values as well as private property;*

It is considered that the proposal does not undermine the intentions of the Coastal Policy Statement.

□ **Protection of Species, Habitats, and Ecosystems:** The subdivision overall has been designed to avoid significant ecological impacts, with measures in place to protect and, where possible, restore native vegetation and habitats. No clearance of ecologically sensitive areas is proposed, ensuring that biodiversity values are maintained.

□ **Maintaining Coastal Water Quality:** The proposal incorporates best-practice stormwater and wastewater management systems to prevent contamination. Stormwater is able to be treated through natural low impact process, while wastewater will be managed through approved treatment solutions to prevent degradation of coastal water quality.

□ **Managing Coastal Hazards and Climate Change Effects:** The subdivision layout takes into account coastal erosion, sea-level rise, and natural hazards by ensuring all building platforms and infrastructure are set back from high-risk areas. Geotechnical investigation secured during the original resource consent process and further become a requirement for any future building activity.

The proposed activity is furthermore not considered of significant proportion to threaten or measurably decline any habitats or ecosystems on the site, and consequently upholds the Coastal Policy Statement 2010.

REGIONAL POLICY STATEMENT

9

Proposed Lots 3 & 43 are not significantly affected by the Regional Policy Statement, as the new lots primarily align with existing lifestyle living areas and do not reduce available productive land, they expand on it.

9.2 Enabling Development While Managing Adverse Effects

The approach focuses on managing adverse effects rather than imposing rigid activity restrictions. This framework allows for a broad range of activities, provided they meet environmental standards and avoid significant adverse effects.

11.2 Alignment with the Regional Policy Statement

The Regional Policy Statement promotes the sustainable use of land, protecting productive farmland and high-quality soils while safeguarding waterways and ecosystems. This aligns with the proposal's objectives.

Overall, the Regional Policy Statement emphasises flexibility while ensuring land use supports the area's existing characteristics with sustainability in mind. The proposal is consistent with this approach and upholds its principles.

RESOURCE MANAGEMENT ACT

10

- 10.1 An assessment of whether an activity will have adverse effects that are more than minor considers several factors, including existing use rights, the cumulative nature of effects, the scale and significance of those effects, potential impacts on neighbours or the wider environment, and the sensitivity of surrounding uses.

In this case, there are no affected persons, as the level of effects is considered less than minor. The proposed activity remains predominantly consistent with what is already lawfully permitted on the sites.

- 10.2 The proposal aligns with the Coastal Policy Statement, ensuring that coastal values are maintained while allowing for appropriate use and development. The existing character and land use patterns at the application site remain unchanged, meaning the proposal does not significantly alter the approved and partly established theme or undermine the intent of the underlying approval.

10.3 Cumulative Effects

As the application does not create additional lots and maintains the allotment sizes in line with the intended averaging purposes, the cumulative effects are considered acceptable, if not in fact reduced. Any effects caused are no different from that already possible.

10.4 Reverse sensitivity effects

The vineyard is situated at a sufficient distance from the sites, ensuring that no reverse sensitivity issues, such as spray drift, are likely to arise. As a result, the potential for such issues, including the need for water filtration, is effectively mitigated. Given these factors, the reverse sensitivity effects are considered to be less than minor. In any event the orchard operations use a spray recycling system that reduces the amount of spray drift.

FOURTH SCHEDULE

11

Assessment of effects on the environment

11.1

The subdivision of the property supports productive land use without causing any significant adverse effects on the environment.

There are no hazardous substances involved, and the National Environmental Standards (NES) 2011 do not apply to these sites. Additionally, Lot 50 remains a production parcel, and therefore, it is exempt from the NES requirements.

The subdivision follows the precedent established by Resource Consent RC-2050024, which approved this general layout and clustering of smaller allotments, consistent with this proposal.

No monitoring is required as part of this proposal, given the minimal environmental impact.

Local Iwi were actively involved in the underlying Resource Consent RC-2050024. Since Lots 3 & 43 align with the approved general layout, there is no need to re-consult with Heritage NZ, local hapū, or the Department of Conservation. Similarly, due to the low level of effects arising from the proposal, the approval of neighbours is not necessary.

CLAUSE 6

11.2

(1) An assessment of the activity's effects on the environmental must include the following information:

(a) if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:

No concern.

(b) an assessment of the actual or potential effects on the environment of the activity.

No concern.

(c) if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.

Not applicable.

*(d) if the activity includes the discharge of any contaminants, a description of –
(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*

(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

Not applicable.

(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:

There are no issues to address.

(f) identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:

All effects are considered less than minor not to require consultation.

(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:

No monitoring is necessary.

(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

No concern.

(2)

A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

This is covered under the heading 'Northland Regional Policy Statement' below.

CLAUSE 7

11.3

7 *Matters that must be addressed by assessment of environmental effects*

(1) An assessment of an activity's effects on the environment must address the following matters:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

The proposal is considered to promote the zone guidelines and surrounding land use, without any unreasonable effects to concern the wider community including social and economic or cultural aspects.

(b) any physical effects on the locality, including any landscape, and visual effects.

No concern.

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

The subdivision does not result in any habitat disturbance.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

The values outlined are not depleted.

There is no influence on Fisheries.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

None.

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

To the best of our knowledge there are no concerns.

Overall, the proposal is consistent with the purpose and principles of the Resource Management Act 1991, including the matters of national importance under section 6 and the other matters requiring particular regard under section 7.

The boundary adjustment does not create any additional allotments, development rights, or building platforms, nor does it relocate development closer to the coastline, wetlands, waterways, or other areas of natural character. As such, the proposal will not adversely affect the natural character, landscape values, ecological features, or amenity values of the coastal environment.

The proposal instead represents a logical rationalisation of existing allotment boundaries, resulting in a more compact residential footprint while incorporating additional land into the balance farming unit. This outcome supports the efficient use and development of natural and physical resources, maintains the productive capacity of the wider rural landholding, and promotes the sustainable management of the land.

Accordingly, the proposal enables the ongoing social and economic use of the property while maintaining the environmental outcomes anticipated by the original subdivision consent and the Far North District Plan. Any actual or potential adverse effects are considered less than minor, and the proposal is therefore consistent with the purpose of sustainable management under the Resource Management Act 1991.

Proposed District Plan

12

The property is located within Rural Production zone and is subject to the Landing Precinct. Both Lots 3 & 43 are covered by a Coastal Environment Overlay. Additionally, the lots are subject to Rangihoua Heritage, Outstanding Landscape, and Natural Hazard overlays.

The Landing precinct

Overview

The purpose of The Landing precinct is to ensure the subdivision, use, and development outcomes in conjunction with the restoration and protection of the natural environment and heritage values specified in The Landing resource consent are recognised, provided for and able to be implemented. Therefore, The Landing precinct provisions enable the residential lots approved by resource consent to be established and recognised in the District Plan.

The zoning of the land within the precinct is zoned Rural Production. The objectives, policies, rules and standards of the underlying Rural Production zone apply in addition to the provisions of the precinct, except that:

- *All precinct rules relating to residential activity, residential subdivision and residential development including maximum height prevail over the corresponding Rural Production zone rules.*
- *The following standards do not apply to residential buildings within The Landing precinct:*
 - *RPROZ-S1 Maximum Height;*
 - *RPROZ-S2 Height in Relation to boundary; and*
 - *RPROZ-S4 Building or Structure Coverage*

Objectives

PREC6-O1

Subdivision, use and development of The Landing that integrates development with restoration and protection of natural character and landscape values, while protecting historic heritage and cultural values.

This objective recognises that The Landing is a unique precinct where residential development is intended to occur alongside the ongoing restoration and protection of the site's significant environmental, landscape, historic, and cultural values. Rather than preventing development, the objective seeks to ensure that future subdivision and land use are integrated with the long-term stewardship of the estate.

The proposed boundary adjustment is consistent with this objective. It does not alter the approved pattern of development, create additional allotments, or relocate building platforms into more sensitive areas. The proposal instead rationalises existing lot boundaries by reducing the residential allotments to an appropriate size and incorporating additional land into the balance farm. As a result, the established environmental, landscape, heritage, and cultural outcomes approved under Resource Consent RC-2050024 are maintained.

PREC6-O2

Farming activities (including associated buildings and structures) are enabled at The Landing.

This objective recognises that productive farming remains an integral component of The Landing and should continue alongside the approved residential development. It supports the ongoing viability and efficient management of the wider farming operation while recognising the unique character of the precinct.

The proposed boundary adjustment directly supports this objective by increasing the area of land within the balance farming unit and reducing the fragmentation of productive rural land. Land that is no longer required as part of the residential allotments, including steeper slopes and gully areas, will be returned to Lot 50 where it can be managed as part of the wider farming enterprise. The proposal therefore strengthens the productive use and management of the property without compromising the functionality or amenity of the existing residential allotments.

Policies

PREC6-P1

Provide for the subdivision, use and development of The Landing in accordance with PREC6 Plan 1 and PREC6 Plan 2, by

- a) Retaining the majority of the site in common title to be managed as a coherent landscape of open space (including farmland and vineyard and natural areas);*

This policy seeks to ensure that most of The Landing remains as a single, integrated rural landholding, preserving the continuity of the farming operation, vineyards, open space, and natural areas. It discourages unnecessary fragmentation of the wider estate. The proposal accords with this policy by reducing the size of the residential allotments and incorporating additional land into the balance farm, thereby strengthening the integrity of the wider rural landholding.

- b) Requiring the restoration of natural areas through the implementation of the Revegetation/Planting Plan for the precinct (PREC6 Plan 2) which is consistent with the consented masterplan and ecological management plan;*

This policy promotes the ongoing restoration and enhancement of indigenous vegetation and ecological values in accordance with the approved revegetation and ecological management plans. The proposal does not alter these restoration areas or affect the implementation of the approved planting programme and therefore accords with this policy.

- c) Continuing with the development of approved residential lots so that buildings are visually recessive;*

This policy seeks to ensure that residential development remains visually integrated with the surrounding landscape. All existing design controls continue to apply. Accordingly, the proposal accords with this policy.

- d) Limiting residential development on The Landing to 456 residential lots, and requiring residential dwelling footprints to be established on the house site locations identified on The Landing Precinct Plan 1 (PREC6 Plan 1);*

This policy limits the overall number of residential allotments and requires development to occur within the approved building locations. The proposal does not alter the intended buildable areas therefore accords with this policy.

- e) Providing for the subdivision of residential lots where the subdivision is in accordance with PREC6 Plan 1 and the relocation of residential lots on PREC6 Plan 1, where there is no increase in the number of residential lots and natural character and landscape values are maintained; and*

This policy expressly provides for boundary adjustments and the relocation of residential lots where no additional allotments are created and natural character and landscape values are maintained. The proposal is consistent with this intent, as it involves only a boundary adjustment that does not increase the number of residential lots or adversely affect landscape or natural character values.

- f) *Enabling development on approved residential lots subject to design and landscaping that is integrated with, and maintains, natural character and landscape values.*

This policy ensures that future residential development is of a high standard and remains integrated with the surrounding environment. The proposal does not change where buildings are anticipated or the existing design and landscaping controls. Those requirements will continue to apply, and the proposal therefore accords with this policy.

PREC6-P2

Provide for the operation and development of farming (including viticulture) activities (including associated buildings and structures) at The Landing.

This policy recognises that farming and viticulture are integral to the long-term use and management of The Landing and provides for their ongoing operation and development.

The proposal accords with this policy by returning additional land from Lots 3 and 43 to the balance farming unit (Lot 50), thereby increasing the area available for productive rural use. The boundary adjustment reduces the fragmentation of the farming operation while maintaining the functionality of the existing residential allotments, supporting the continued viability and efficient management of the wider agricultural and viticultural enterprise.

PREC6-P3

Consider the effects on historic heritage and cultural values when undertaking earthworks by:

- a) *Adhering to accidental discovery protocols for sensitive material; and*
- b) *Undertaking appropriate actions in accordance with mātauranga and tikanga Māori when managing effects on cultural values.*

This policy seeks to ensure that any earthworks undertaken within The Landing appropriately recognise and protect historic heritage and cultural values through the implementation of accidental discovery protocols and the application of mātauranga and tikanga Māori where relevant.

The proposal accords with this policy. The boundary adjustment itself does not require or authorise earthworks. Any future earthworks associated with development will remain subject to the relevant consent conditions and statutory requirements, including accidental discovery protocols and any applicable heritage or cultural management procedures.

Rules

PREC6-R3

Subdivision: **Relocation of any lot** identified on TLPDA Plan 1 within The Landing precinct

The Landing precinct

Activity status: **Restricted discretionary**

Where:

RDIS-1

Relocation of any lot identified on PREC6 Plan 1 within The Landing precinct subject to no additional lots being created.

Matters of discretion are limited to:

a) The location of the lot in relation to ridgelines and natural features;

The proposal does not alter the relationship between the residential allotments and the surrounding ridgelines or natural features. The boundary adjustment simply reduces the extent of the residential lots and incorporates steeper land, gullies, into the balance farm. Accordingly, there are no adverse effects on ridgelines or natural features.

b) Effects on the characteristics, qualities and values of the coastal environment with particular consideration of views from the sea;

The proposal does not introduce additional development or relocate development closer to the coastline. The approved building locations remain unchanged and existing landscape controls continue to apply. Consequently, there will be no additional effects on the coastal environment or views from the sea.

c) Effects on the characteristics, and qualities and values of the Outstanding Natural Landscape;

The proposal does not alter the approved pattern of development or increase the visual extent of residential activity. By reducing the residential lot sizes and returning land to the balance farm, the proposal maintains the existing landscape values and is consistent with the approved master plan.

d) Effects on adjacent lots, the overall masterplan for The Landing and potential visual dominance effects;

The proposal is consistent with the overall master plan for The Landing and does not alter the location or scale of approved development. No additional buildings or development rights are created, and there are no increased visual dominance effects on adjoining properties.

e) Effects on privacy, outlook and enjoyment of private open spaces on adjacent lots/sites;

Access, parking and anticipated dwelling locations remain unchanged. As a result, there will be no change to privacy, outlook, or the enjoyment of private open space for adjoining landowners. The new boundaries do not extend beyond the current boundaries; they are condensed within what already exists.

- f) *Effects from the location and design of vehicle access, manoeuvring and parking areas; and*

There is no change to the access arrangement.

- g) *Any relevant elements of The Landing Precinct Architectural and Landscape Guidelines.*

The proposal does not affect the application of The Landing Precinct Architectural and Landscape Guidelines. All future development will continue to be subject to these requirements, ensuring that buildings, landscaping, and site development remain consistent with the high environmental and design standards established for The Landing.

12.1

SUBDIVISION

The following describes relevant subdivision objectives and policies.

Objectives

SUB-O1

Subdivision results in the efficient use of land, which:

- a) *achieves the objectives of each relevant zone, overlays and district wide provisions;*
- b) *contributes to the local character and sense of place;*
- c) *avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;*
- d) *avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;*
- e) *does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and*
- f) *manages adverse effects on the environment.*

Policies

SUB-P1

Enable boundary adjustments that:

- a) *do not alter:*
 - i) *the degree of non compliance with District Plan rules and standards;*
 - ii) *the number and location of any access; and*
 - iii) *the number of certificates of title; and*
- b) *are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.*

The proposal accords with relevant subdivision objectives and policies.

12.2

BOUNDARY ADJUSTMENTS

SUB-R1

Standards

SUB-S1 Minimum allotment sizes

Activity status: Controlled

Rural Production

Min. Area 40ha

SUB-S2 Requirements for building platforms for each allotment

Rural Production, Horticulture, Rural Lifestyle, Rural Residential
 Allotment Shape: 20m x 20m

CON-1

SUB-1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of non-compliance shall not be increased;

These are existing allotments, and although Lots 3 & 43 are sized less than 40ha, the boundary adjustment does not change the degree of non-compliance, which was at that time a management plan situation aligned with an overall average area.

SUB-S2 Requirements for building platforms for each allotment
 No concerns all sites have suitable area for building activity.

SUB-S3 Water supply

As described under the transitional plan assessment.

SUB-S4 Stormwater management

As described under the transitional plan assessment no concern.
 Complies with the 15%.

SUB-S5 Wastewater disposal

As described under the transitional plan assessment, no concern.

SUB-S6 Telecommunications and power supply

As described under the transitional plan assessment, no concern.

SUB-S7 Easements for any purpose

As described under the transitional plan assessment.

CON-2

The boundary adjustment does not alter:

- *the ability of existing activities to continue to be permitted under the rules and standards in this District Plan;*

No concern.

- *the degree of non compliance with zone or district wide standards;*

There is no change to the degree of non-compliance with the zone or district wide standards.

- *the number and location of any access*

There is no change in the number or location of any access.

- *the number of certificates of title*

There is no increase in the number of titles.

CON-3

1. The boundary adjustment complies with standard:

SUB -S8 Esplanades

Any subdivision involving the creation of one or more allotments less than 4ha which adjoins:

1 - The line of MHWS; **N/A**

2 - The bank of a river whose bed has an average width of 3m or more; **N/A**

3 - A lake that is larger than 8 ha in size **N/A**

An esplanade reserve must be provided with a minimum width of 20m, in accordance with section 230 of the RMA. **N/A**

The proposal complies with all relevant boundary adjustment rules, requires no earthworks or vegetation clearance, and does not impact any known historic features.

General District Wide Matters

Parts of the site are identified within the coastal environment and high natural character overlays. The objectives and policies in the Natural Features and Landscapes and Coastal Environment chapters apply in addition to the provisions of The Landing precinct.

Coastal Environment

Overview

The Far North District has a vast and complex coastal environment with dynamic natural processes, unique natural and physical attributes and high cultural values. The District Plan has mapped the coastal environment and identifies areas within it that contain high or outstanding natural character.

The coastal hazard rules are located in this chapter in accordance with the National Planning Standards, while other natural hazards such as flooding are controlled in the Natural Hazards chapter.

Objectives

CE-O1 – *The natural character of the coastal environment is preserved and protected from inappropriate land use and subdivision.*

This objective seeks to ensure that subdivision and development do not diminish the natural character of the coastal environment. The proposal accords with this

objective because it does not introduce additional development or alter the approved pattern of residential activity. The development is not relocated closer to the coastline, waterways, wetlands, or other sensitive natural features. Instead, the proposal reduces the extent of the residential allotments and returns additional land to the balance farm, reinforcing the distinction between developed areas and the wider rural and natural landscape.

CE-O2 – Land use and subdivision in the coastal environment is integrated and coordinated, compatible with surrounding land use, avoids urban sprawl, promotes restoration and enhancement of natural character, and recognises the relationship of tangata whenua with their ancestral lands.

The proposal is consistent with this objective as it represents a coordinated refinement of an established master-planned development rather than a new pattern of subdivision. The existing framework for farming, viticulture, ecological restoration, and low-density residential living remains unchanged. The proposal does not increase the number of residential lots or create additional development opportunities, thereby avoiding any form of incremental sprawl within the coastal environment.

The adjustment also complements the ongoing environmental restoration programme across The Landing by retaining environmentally sensitive land, including gullies and wetland margins, within the balance farm where these areas can continue to be managed as part of the wider ecological landscape. The proposal is therefore consistent with the integrated management approach established by the original subdivision consent.

CE-O3 – Land use and subdivision in the coastal environment within urban areas is consolidated and provides for the social, economic and cultural wellbeing of people and communities without compromising other coastal environment values.

Although The Landing is not an urban area, the underlying principle of consolidating development is relevant to this proposal. The boundary adjustment consolidates the residential component of the development around the existing building areas while increasing the extent of the balance farming unit. This creates a more efficient and practical landholding pattern without expanding the footprint of development or compromising the environmental qualities of the coastal environment.

The proposal also supports the ongoing productive use of the land through farming and viticulture while maintaining the environmental, landscape, and amenity values that define The Landing. In doing so, it achieves an appropriate balance between productive rural use, residential living, and the protection of the coastal environment.

Policies

CE-P1 – Identify the extent of the coastal environment and areas of high and outstanding natural character.

This policy directs how the coastal environment and associated overlays are identified within the District Plan. The subject site has already been assessed through this process and is identified within the Coastal Environment, with parts of the wider property also subject to High Natural Character and Outstanding Natural Landscape overlays. The proposal has been designed with full recognition of these mapped values and accords with this policy.

CE-P2 – *Avoid adverse effects on outstanding natural character areas within the coastal environment.*

The proposal accords with this policy. No additional development is proposed within areas of outstanding natural character. The boundary adjustment does not relocate development closer to the coastline or other sensitive natural features and therefore avoids adverse effects on outstanding natural character.

CE-P3 – *Avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects on natural character areas and natural features and landscapes.*

The proposal maintains the existing pattern of development approved under Resource Consent RC-2050024. By reducing the residential allotments and returning additional land to the balance farm, the proposal maintains the separation between residential activity and sensitive natural features. Any actual or potential adverse effects on natural character and landscape values are considered less than minor.

CE-P4 – *Preserve the visual qualities, character and integrity of the coastal environment by consolidating development and avoiding sprawl.*

This policy is directly supported by the proposal. The boundary adjustment consolidates the residential component of the development around the existing approved sites and returns surplus land to the wider farming unit. The proposal does not extend the footprint of development or create a more dispersed pattern of subdivision, thereby maintaining the visual integrity of the coastal environment.

CE-P5 – *Enable land use and subdivision within existing urban areas of the coastal environment.*

This policy primarily relates to urban environments and is of limited relevance to The Landing, which is a rural-coastal precinct. Nevertheless, the proposal is consistent with the underlying intent of enabling appropriate development while maintaining coastal values.

CE-P6 – *Provide for farming activities within the coastal environment.*

The proposal strongly accords with this policy. Additional land is incorporated into the balance farming unit, increasing the area available for farming and viticulture while reducing fragmentation of productive rural land. The proposal therefore supports the continued operation and long-term viability of the farming enterprise.

CE-P7 – *Enable the use and development of Māori Purpose Zoned land and Treaty Settlement land.*

This policy is not directly applicable, as the subject land is not Māori Purpose Zoned or Treaty Settlement land.

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

The proposal is consistent with this policy. It does not affect the extensive revegetation programme, ecological restoration works, or environmental management framework established for The Landing.

CE-P9 – *Consider relevant matters when assessing land use and subdivision within the coastal environment.*

The proposal accords with this policy. In particular:

- the proposal is confined to previously approved residential allotments and anticipated building platforms;
- the scale of change is limited to a boundary adjustment and does not increase development potential;
- no additional buildings, infrastructure, vegetation clearance or significant earthworks are required;
- the proposal integrates with the approved master plan and existing landscape framework;
- the surrounding environment has already been assessed as capable of accommodating the approved residential development;
- there are no additional effects on natural hazards, coastal waters, public access, or indigenous biodiversity;
- productive rural land is consolidated within the balance farming unit; and
- the existing architectural, landscaping, ecological, and consent controls continue to apply.

Collectively, these matters demonstrate that the proposal maintains the character, qualities, and values of the coastal environment while implementing a logical refinement to an established and consented development.

Earthworks

Overview

Earthworks involve the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth. Earthworks are an integral part and necessary component of the use and development of rural and urban land for living, business and recreation purposes. In addition, earthworks are a key component of the development, operation, maintenance and upgrading of infrastructure.

There is no earthwork involved with the boundary adjustment.

Hazards

There are no known hazards within the extent of Lots 3 & 43. The lower catchment coastal inundation and flooding does not affect these elevated sites, nor do these sites contribute to the hazard.

Heritage area overlays

Boths Ltos 3 & 43 are located in the Rangihoua Heritage.

Overview

Heritage Area Overlays apply in geographical locations where there are significant clusters of historic heritage resources. Council has responsibilities under the RMA, the NZCPS and the NRPS to protect historic heritage. This requires land use and subdivision within Heritage Area Overlays to be managed to ensure the district's rich historic heritage is saved for current and future generations to enjoy and learn the stories they have to tell. Certain categories of Historic Heritage is also protected under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA).

Objectives

***HA-O1** – The heritage values of Heritage Area Overlays, as derived from the sites, buildings and objects of historic significance, archaeological sites and landform, are identified and protected from inappropriate subdivision, use and development.*

This objective seeks to protect the nationally significant historic, archaeological, cultural, and landscape values of the Heritage Area Overlay from inappropriate subdivision and development. The proposal accords with this objective as it does not create additional allotments, alter where anticipated building sites, or introduce development into previously undeveloped areas. The boundary adjustment does not increase the potential for effects on archaeological sites, heritage features, or the wider cultural landscape of Rangihoua. Accordingly, the heritage values recognised by the overlay are maintained.

***HA-P1** – Protect the unique heritage values of each Heritage Area Overlay.*

This policy seeks to ensure that subdivision and development recognise and protect the historic, archaeological, cultural, and landscape values that contribute to the significance of the Heritage Area Overlay.

The proposal accords with this policy. The boundary adjustment does not affect any scheduled heritage resources, known archaeological sites, or heritage buildings, nor does it alter the established relationship between the approved residential development and the wider heritage landscape. The proposal simply rationalises the boundaries of existing residential allotments while returning additional land to the balance farm.

Importantly, future building activity remains in the same or similar locations and are not moved closer to areas of recognised archaeological or cultural significance. The existing landscape setting of the heritage area is therefore maintained, and the proposal does not diminish the historic or cultural values of Rangihoua.

The proposal is also consistent with the long-term management framework established for The Landing, which integrates residential development with the protection of the area's natural, historic, and cultural values. Any future earthworks or development will continue to be subject to the relevant statutory requirements, including archaeological authority requirements under the Heritage New Zealand Pouhere Taonga Act 2014, where applicable, together with accidental discovery protocols and any relevant cultural management requirements.

Accordingly, the proposal is considered to be fully consistent with the intent of HA-P1.

Rangihoua Heritage Area Overlay

***HA-P14** – The archaic value of the landforms and objects of historic significance at Rangihoua, and their context is retained by limiting the location, type, scale and nature of buildings and structures, including additions or alterations.*

This policy seeks to retain the archaeological and historic values of Rangihoua by ensuring that the location, scale, and form of development remains compatible with the heritage landscape.

The proposal accords with this policy. The boundary adjustment does not authorise any additional buildings or structures, nor does it alter anticipated building platforms established under Resource Consent RC-2050024. The scale and location of future development therefore remain unchanged, preserving the relationship between the approved residential development and the wider Rangihoua heritage landscape. As a result, the archaeological context and historic values of the area are maintained.

HA-P15 – The significant land features of Rangihoua Pā, Te Pahi's Entrepôt, Oihi and Te Puna and their connections are protected by controlling the scale, form, colour and location of buildings and structures, including additions or alterations.

This policy seeks to protect the visual and cultural relationships between the significant heritage sites that collectively define the Rangihoua Heritage Area. The proposal accords with this policy. It does not introduce additional development, or change the scale or form of buildings anticipated under the existing approvals. Existing architectural and landscape controls applicable to The Landing will continue to regulate the design, appearance, and integration of future development within the landscape. Consequently, the visual setting and cultural connections between the significant heritage sites remain unchanged, and the heritage values recognised by the overlay are preserved.

Under the Proposed District Plan the subdivision remains consistent with the intent of the Rural Production zoning and is supported under the subdivision provisions. Furthermore, the zone rules and standards are more flexible than those of the Transitional General Coastal Zone. Given the minor nature of this boundary adjustments and substantial overview provided under the Transitional District Plan assessment, no further clarification should be required

CONCLUSION

13

13.1 This application seeks approval for a relatively minor boundary adjustment of two lots within an established and highly regulated rural-coastal development. The proposal does not alter the overall development pattern approved under Resource Consent RC-2050024, nor does it introduce any additional allotments, development opportunities, infrastructure demands, or environmental pressures.

The adjustment reflects the practical evolution of The Landing, recognising that the optimal configuration of lifestyle allotments can change over time while still maintaining the fundamental outcomes envisaged by the original consent and the newly released Landing Precinct. In this instance, the proposal creates more appropriately sized residential allotments focused around the existing building areas, while returning steeper land, gully areas, and wetland margins to the balance farming unit where they can be managed as part of the wider rural and ecological landscape.

A key consideration is that the proposal does not move development into more sensitive parts of the site. The development is not brought closer to the coastline, waterways, wetlands, or indigenous vegetation, and the established landscape and environmental protections continue to apply. Consequently, the environmental outcomes anticipated by the original subdivision approval are maintained.

Having regard to the relevant statutory documents, the restricted discretionary assessment criteria of the Proposed District Plan, and the actual and potential effects of the proposal, the boundary adjustment represents a sensible and appropriate refinement to an existing consented development with less than minor effects. The proposal achieves a balanced outcome that maintains environmental values, supports productive land use, and preserves the quality and character of The Landing. For these reasons, the application is considered appropriate for approval.

Micah Donaldson

Assoc.NZPI

DONALDSONS

Land / Engineering Surveyors and Development Planners





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier **533637**
Land Registration District **North Auckland**
Date Issued 02 December 2011

Prior References

251356 251364 382944

Estate Fee Simple
Area 2.0501 hectares more or less
Legal Description Lot 3 Deposited Plan 435789
Registered Owners
MLP LLC

Interests

Appurtenant hereto is a right of way created by Easement Instrument 6967025.3 - 28.7.2006 at 9:00 am

Appurtenant hereto are rights of way and rights to convey water created by Easement Instrument 6967025.8 - 28.7.2006 at 9:00 am

The easements created by Easement Instrument 6967025.8 are subject to Section 243 (a) Resource Management Act 1991

7123788.16 Mortgage to Bank of New Zealand - 21.11.2006 at 9:00 am

8850218.14 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.12.2011 at 12:50 pm

Appurtenant hereto is a right of way and a right to convey water created by Easement Instrument 8850218.16 - 2.12.2011 at 12:50 pm

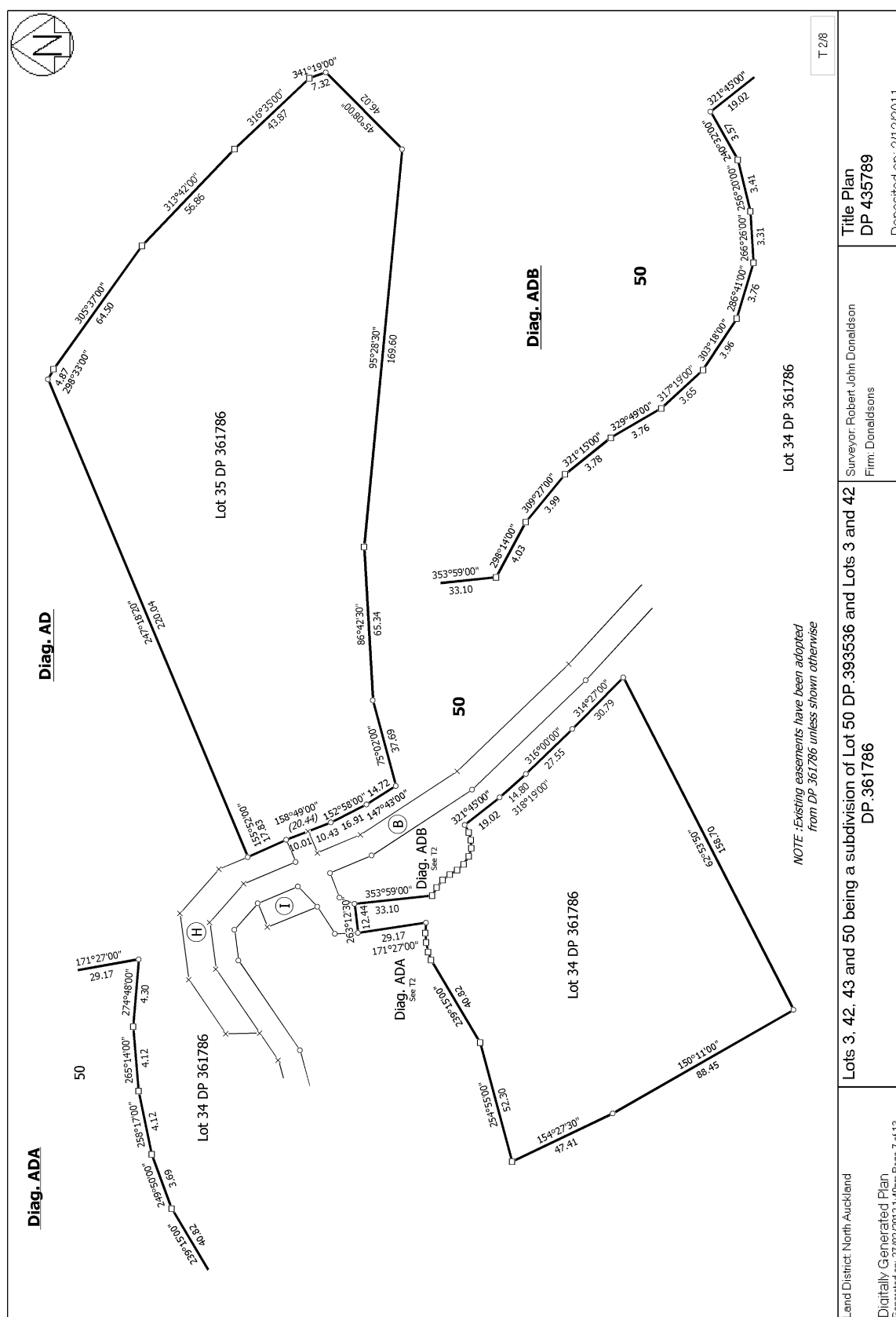
The easements created by Easement Instrument 8850218.16 are subject to Section 243 (a) Resource Management Act 1991

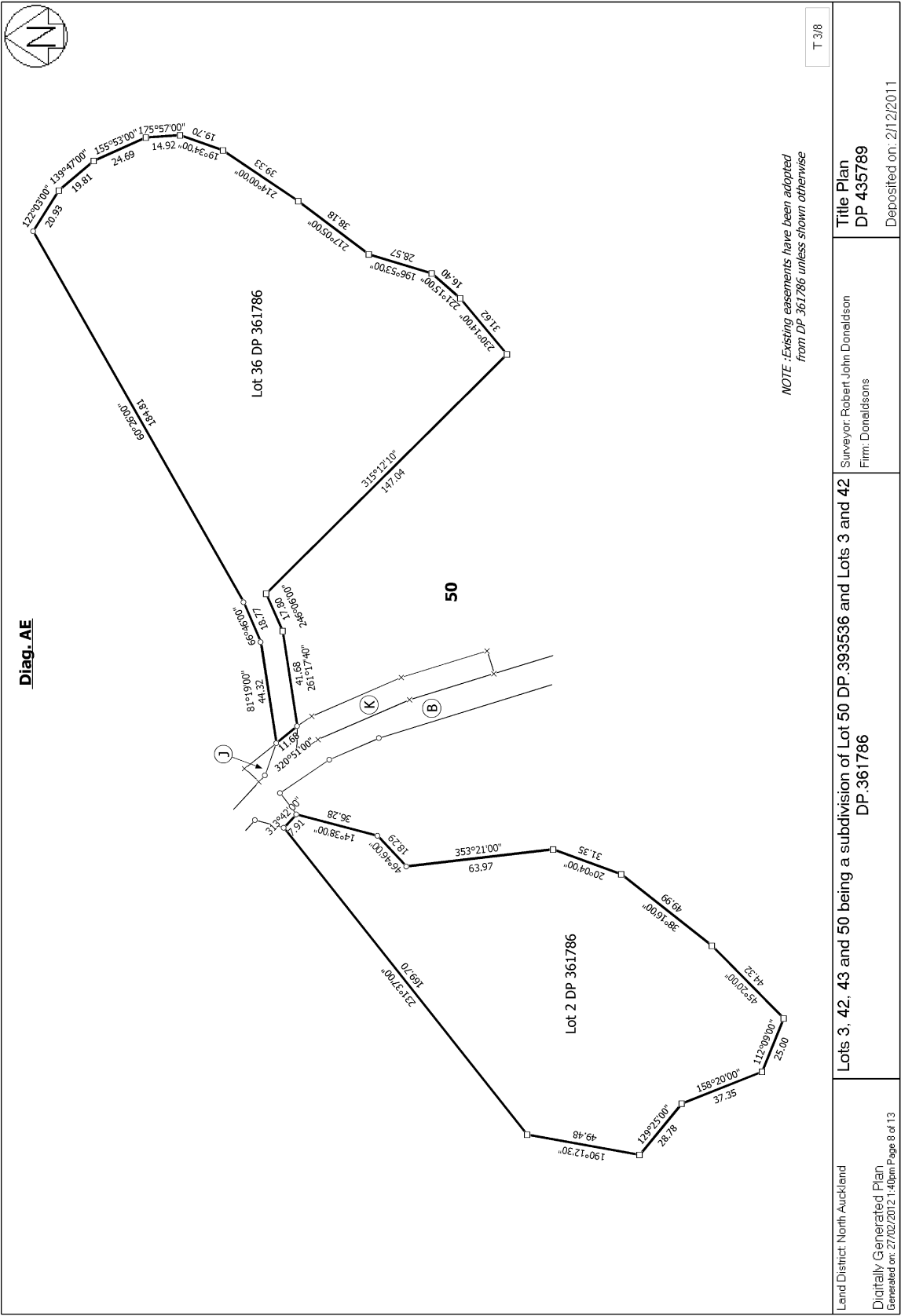
Land Covenant in Easement Instrument 8850218.19 - 2.12.2011 at 12:50 pm

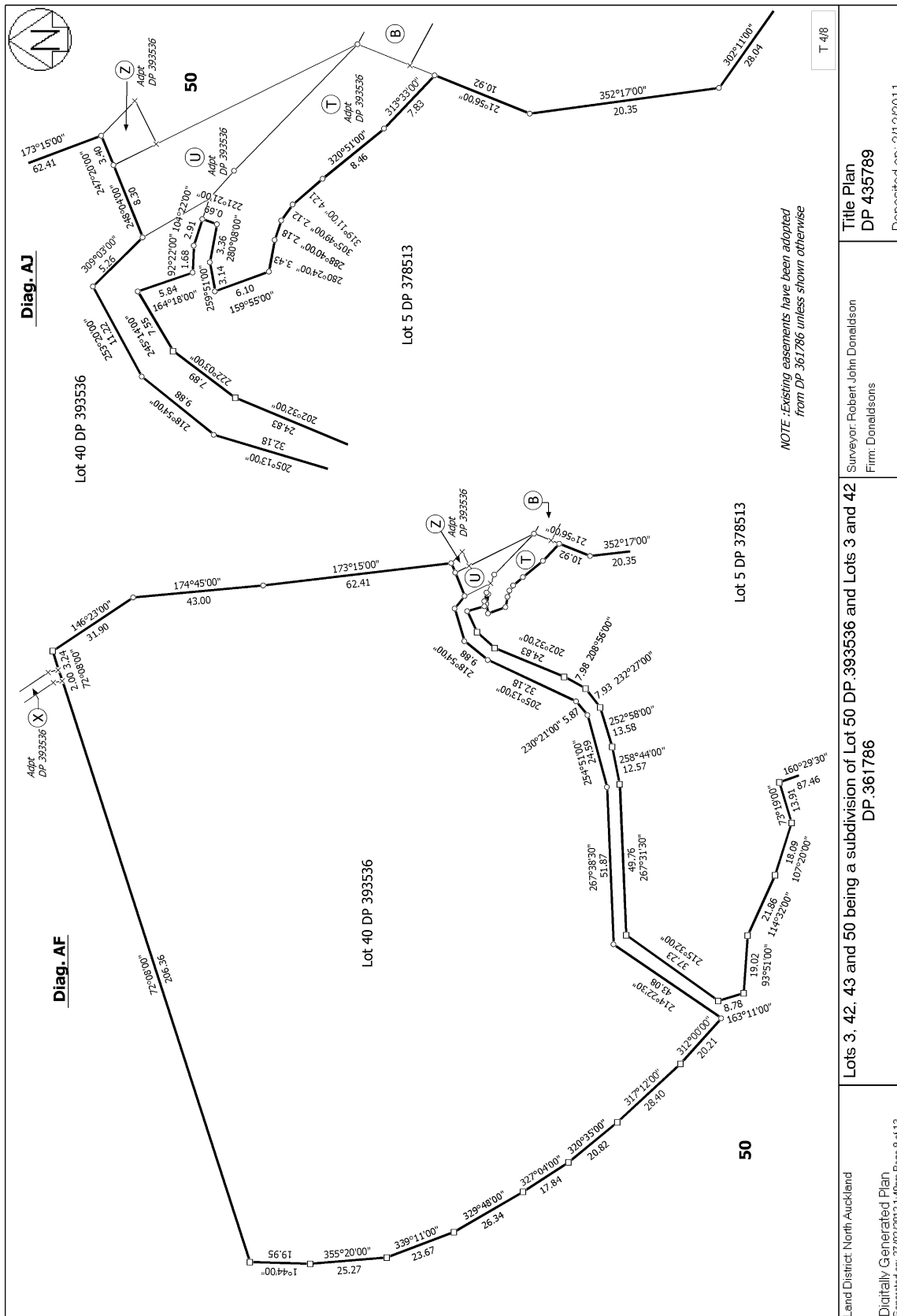
8850218.20 Encumbrance to MLP LLC - 2.12.2011 at 12:50 pm

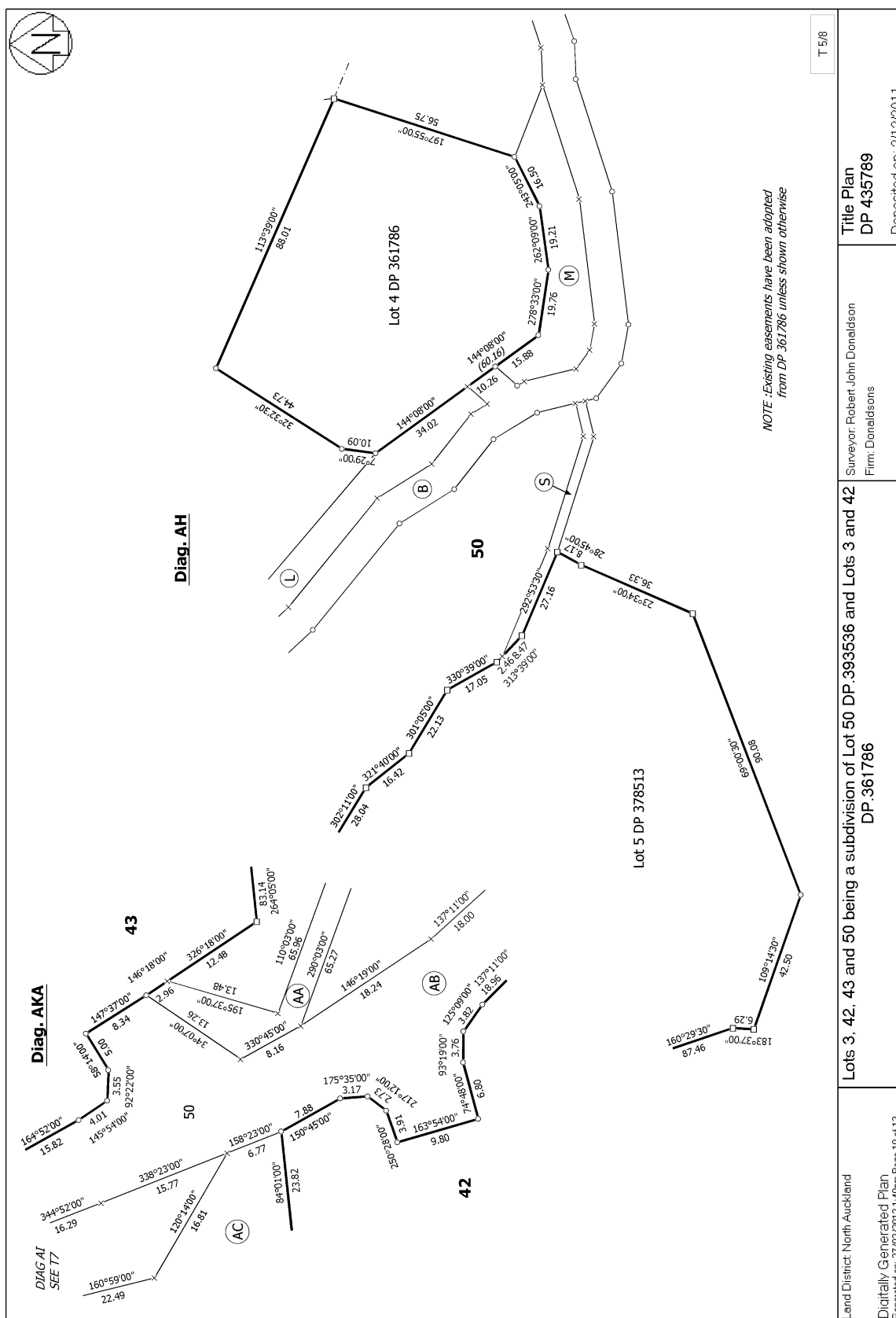
10372459.11 Surrender of Land Covenant 8850218.19 for the benefit of Lots 1 & 4 DP 481706 and Part Lots 2, 5 & 6 DP 481706 - 1.11.2017 at 3:32 pm

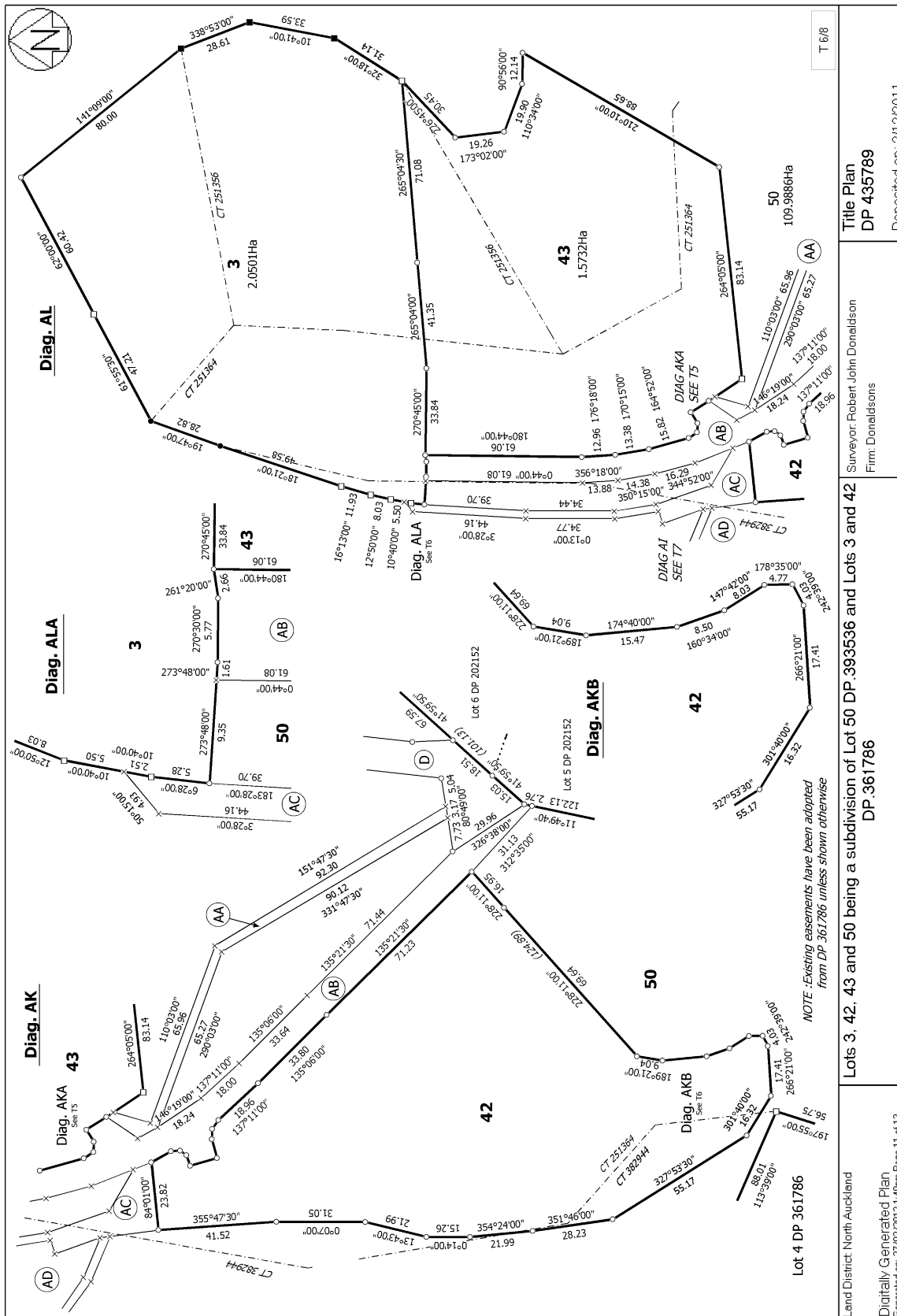


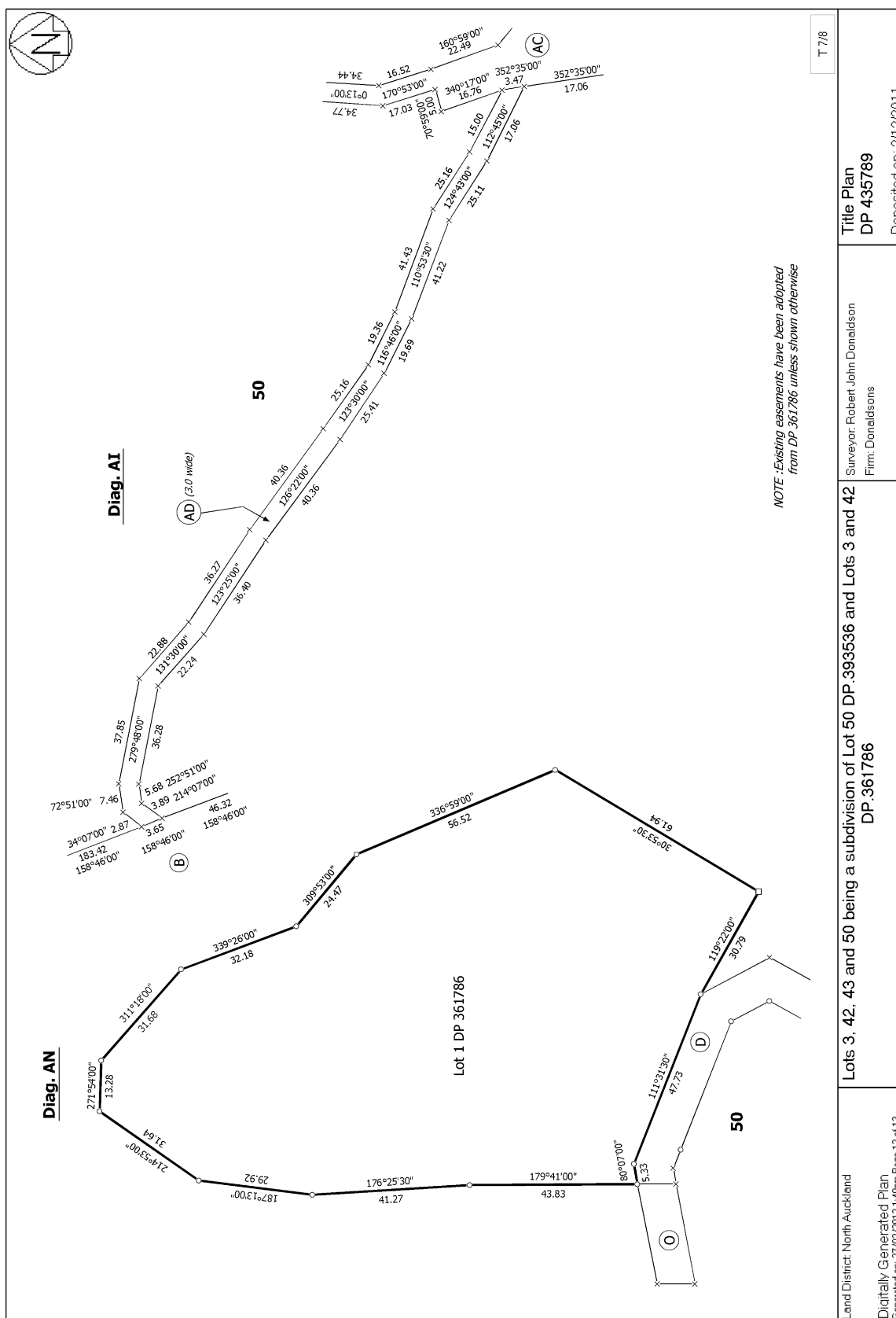


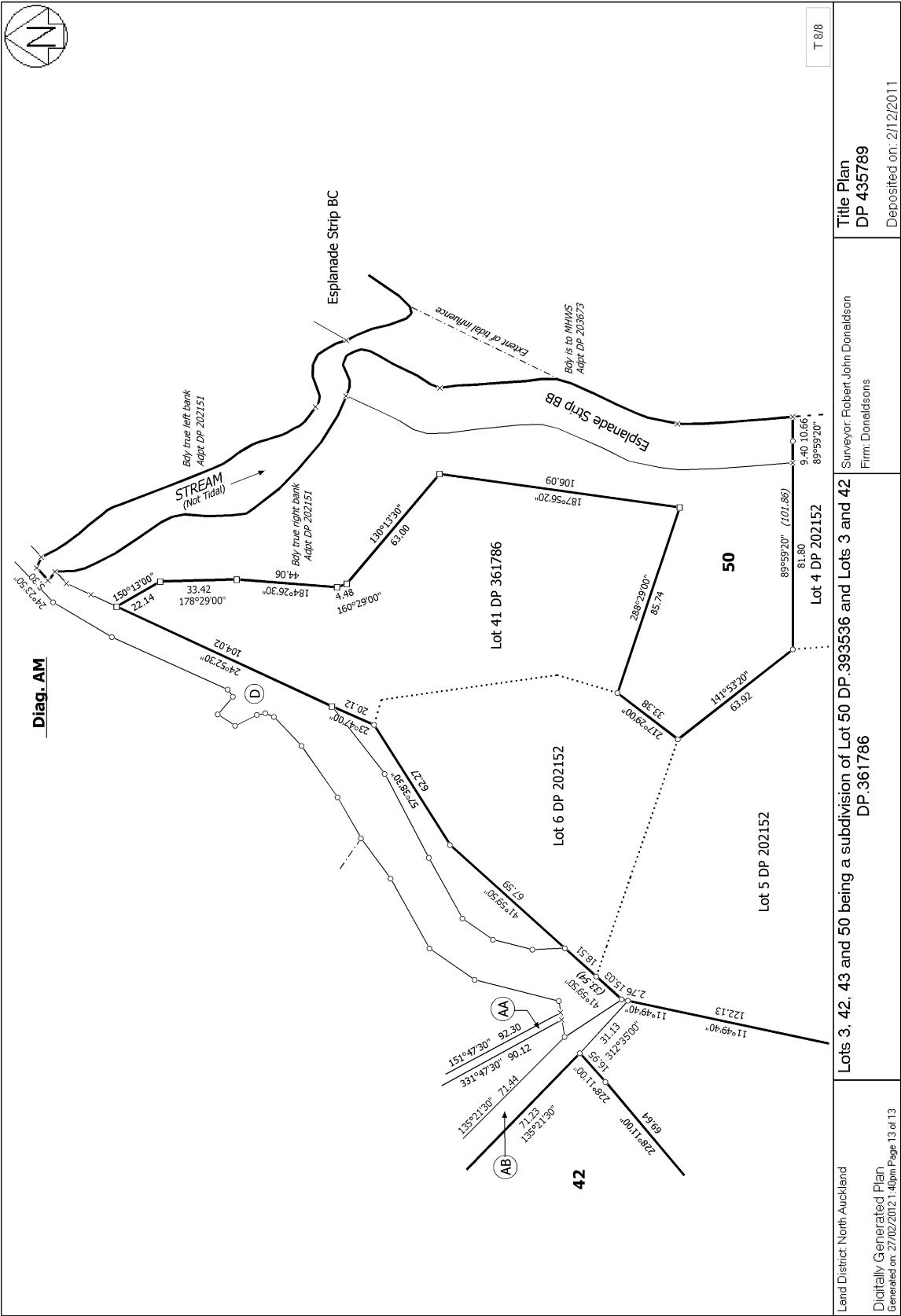














RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

Identifier **1243094**
Land Registration District **North Auckland**
Date Issued 29 April 2026

Prior References

679907 679912

Estate Fee Simple
Area 259.0693 hectares more or less
Legal Description Lot 50 Deposited Plan 617806 and Lot 6-8
Deposited Plan 395972 and Lot 50
Deposited Plan 376492

Registered Owners

MLP LLC

Interests

5667663.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.7.2003 at 3:35 pm (Affects Lots 6 and 7 DP 395972)

6447651.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.6.2005 at 9:00 am (Affects Lots 6 - 8 DP 395972)

Land Covenant in Deed 6447651.10 - 7.6.2005 at 9:00 am (Affects Lots 6 - 8 DP 395972)

Subject to a right of way over part Lot 6 DP 395972 marked A on DP 395972 created by Easement Instrument 6967025.3 - 28.7.2006 at 9:00 am

Appurtenant to Lot 50 DP 376492 and part Lot 50 DP 617806 formerly Lots 2 & 50 DP 481706 is a right of way created by Easement Instrument 6967025.3 - 28.7.2006 at 9:00 am

6967025.7 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 28.7.2006 at 9:00 am (affects Lot 50 DP 617806)

Subject to a right of way and right to convey water over part Lot 50 DP 617806 marked B and D on DP 617806 created by Easement Instrument 6967025.8 - 28.7.2006 at 9:00 am

Appurtenant to part Lot 50 DP 617806 formerly Lots 2 & 50 DP 481706 are rights of way and rights to convey water created by Easement Instrument 6967025.8 - 28.7.2006 at 9:00 am

The easements created by Easement Instrument 6967025.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 50 DP 617806 marked B, D, H, I, J, K, L, M, N, O and S on DP 617806 in favour of Top Energy Limited created by Easement Instrument 6967025.9 - 28.7.2006 at 9:00 am

The easements created by Easement Instrument 6967025.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 50 DP 617806 marked B, D, H, I, J, K, L, M, N, O and S on DP 617806 in favour of Telecom New Zealand Limited created by Easement Instrument 6967025.10 - 28.7.2006 at 9:00 am

The easements created by Easement Instrument 6967025.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 6967025.11 - 28.7.2006 at 9:00 am (affects part Lot 50 DP 617806 formerly Lot 50 DP 361786)

7123788.16 Mortgage of Lot 50 DP 376492 and part Lot 50 DP 617806 formerly Lots 2 & 50 DP 481706 to Bank of New Zealand - 21.11.2006 at 9:00 am

7123788.18 Revocation of Covenant 6967025.11 over Lot 5 DP 361786 for the benefit of Lot 50 DP 361786 - 21.11.2006 at 9:00 am

Subject to a right of way over part Lot 50 DP 617806 marked T on DP 617806 created by Easement Instrument 7123788.23 - 21.11.2006 at 9:00 am

The easement created by Easement Instrument 7123788.23 is subject to Section 243 (a) Resource Management Act 1991

7123788.24 Variation of the conditions of the easement specified in 6967025.11 - 21.11.2006 at 9:00 am

Land Covenant in Easement Instrument 7123788.25 - 21.11.2006 at 9:00 am (Affects part Lot 50 DP 617806 formerly Lot 50 DP 393536)

7241938.7 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 21.2.2007 at 9:00 am (Affects Lot 50 DP 376492)

Subject to a right of way and right to convey water over part Lot 50 DP 617806 marked AZ on DP 617806 and part Lot 50 DP 376492 marked B on DP 376492 created by Easement Instrument 7241938.8 - 21.2.2007 at 9:00 am

The easements created by Easement Instrument 7241938.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity (in gross) over part Lot 50 DP 617806 marked AZ, DZ and FZ on DP 617806 and part Lot 50 DP 376492 marked B, C, G, H, I, J and K on DP 376492 in favour of Top Energy Limited created by Easement Instrument 7241938.9 - 21.2.2007 at 9:00 am

The easements created by Easement Instrument 7241938.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right convey telecommunications and computer media (in gross) over part Lot 50 DP 617806 marked AZ, DZ and FZ on DP 617806 and part Lot 50 DP 376492 marked B, C, G, H, I, J and K on DP 376492 in favour of Telecom New Zealand Limited created by Easement Instrument 7241938.10 - 21.2.2007 at 9:00 am

The easements created by Easement Instrument 7241938.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7241938.11 - 21.2.2007 at 9:00 am (affects Lot 50 DP 376492 and part Lot 50 DP 617806 formerly Lot 50 DP 393536)

7635879.2 Partial Surrender of Land Covenant created by Easement Instrument 6967025.11 over Lot 40 DP 361786 for the benefit of Lot 50 DP 378513 - 29.11.2007 at 9:00 am

Subject to a right of way and right to convey water over part Lot 50 DP 617806 marked B, U and T on DP 617806 created by Easement Instrument 7635879.7 - 29.11.2007 at 9:00 am

The easements created by Easement Instrument 7635879.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 50 DP 617806 marked XA, XB, XC and ZA on DP 617806 in favour of Top Energy Limited created by Easement Instrument 7635879.8 - 29.11.2007 at 9:00 am

The easements created by Easement Instrument 7635879.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 50 DP 617806 marked XA, XB, XC and ZA on DP 617806 in favour of Telecom New Zealand Limited created by Easement Instrument 7635879.9 - 29.11.2007 at 9:00 am

The easements created by Easement Instrument 7635879.9 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7635879.13 - 29.11.2007 at 9:00 am (Affects Lot 50 DP 376492 and part Lot 50 DP 617806 formerly Lot 50 DP 393536)

7671304.1 Mortgage of Lots 6 to 8 DP 395972 to Bank of New Zealand - 15.2.2008 at 9:48 am

Land Covenant in Easement Instrument 7807927.17 - 7.5.2008 at 9:00 am (affects Lot 50 DP 376492, Lot 6-8 DP 395972 and part Lot 50 DP 617806 formerly Lot 50 DP 393536)

Land Covenant in Easement Instrument 8381071.1 - 21.12.2009 at 9:00 am (affects Lot 50 DP 376492, Lot 6-8 DP 395972 and part Lot 50 DP 617806 formerly Lot 50 DP 393536)

8850218.1 Heritage Covenant pursuant to Section 8 Historic Places Act 1993 - 2.12.2011 at 12:50 pm (affects Lot 50 DP 376492 and part Lot 50 DP 617806 formerly Lot 50 DP 393536)

8850218.3 Surrender of the right of way and right to convey water marked F on DP 361786 created by Easement Instrument 6967025.8 - 2.12.2011 at 12:50 pm

8850218.6 Surrender of the Land Covenant specified in Easement Instrument 6967025.11 over Lot 3 DP 361786 for the benefit of Lot 50 DP 393536 and over Lots 1, 2, 4, 34, 35, 36 and 41 DP 361786 for the benefit of Lots 3, 42 and 43 DP 435789 - 2.12.2011 at 12:50 pm

Subject to a right of way and a right to convey water over part Lot 50 DP 617806 marked AB, B and D, on DP 617806 created by Easement Instrument 8850218.16 - 2.12.2011 at 12:50 pm

The easements created by Easement Instrument 8850218.16 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 50 DP 617806 marked AA, AB and AC on DP 617806 in favour of Top Energy Limited created by Easement Instrument 8850218.17 - 2.12.2011 at 12:50 pm

The easements created by Easement Instrument 8850218.17 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 50 DP 617806 marked AB, AC and AD on DP 617806 in favour of Telecom New Zealand Limited created by Easement Instrument 8850218.18 - 2.12.2011 at 12:50 pm

The easements created by Easement Instrument 8850218.18 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 8850218.19 - 2.12.2011 at 12:50 pm

10372459.5 Surrender of the right of way and right to convey water marked B on DP 435789 created by Easement Instrument 6967025.8 as appurtenant to Lots 2, 35 & 36 DP 361786 - 1.11.2017 at 3:32 pm

10372459.13 Surrender of Land Covenant 6967025.11 over Lots 2, 36 & 36 DP 361786 for the benefit of part Lot 50 DP 481706 formerly Lot 50 DP 435789 - 1.11.2017 at 3:32 pm

Appurtenant to Lot 50 DP 617806 formerly Lot 2 DP 481706 is a right of way, a right to convey water, electricity, telecommunications & computer media and a right to drain water created by Easement Instrument 10372459.19 - 1.11.2017 at 3:32 pm

The easements created by Easement Instrument 10372459.19 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and a right to convey water over part Lot 50 DP 617806 marked B, BD, BG, BE & BF, a right to convey electricity, telecommunications & computer media over Lot 50 DP 617806 marked BD, BG, BE, BF & SG and a right to drain water over part Lot 50 DP 617806 marked SA, SC, SD, SE & SF, all on DP 617806 created by Easement Instrument 10372459.19 - 1.11.2017 at 3:32 pm

Subject to a right (in gross) to convey electricity over part Lot 50 DP 617806 marked BD on DP 617806 in favour of Top Energy Limited created by Easement Instrument 10372459.20 - 1.11.2017 at 3:32 pm

The easements created by Easement Instrument 10372459.20 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications & computer media over part Lot 50 DP 617806 marked BD on DP 617806 in favour of Chorus New Zealand Limited created by Easement Instrument 10372459.21 - 1.11.2017 at 3:32 pm

The easements created by Easement Instrument 10372459.21 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10372459.22 - 1.11.2017 at 3:32 pm

Subject to a right (in gross) to convey electricity over part Lot 50 DP 617806 marked BJ on DP 617806 in favour of Top Energy Limited created by Easement Instrument 11456895.2 - 4.6.2019 at 2:31 pm

13544344.4 Surrender of the right to drain water marked SB on DP 481706 created by Easement Instrument 10372459.19 as appurtenant to Lot 2 DP 481706 - 29.4.2026 at 1:28 pm

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991 (affects DP 617806)

13544344.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.4.2026 at 1:28 pm (affects Lot 50 DP 617806 and Lot 50 DP 376492)

Subject to a right of way and a right to convey electricity, telecommunications and water over part Lot 50 DP 617806 marked A, a right of way and a right to convey water over part Lot 50 DP 617806 marked B and a right to drain water over part Lot 50 DP 617806 marked C all on DP 617806 created by Easement Instrument 13544344.7 - 29.4.2026 at 1:28 pm

The easements created by Easement Instrument 13544344.7 are subject to Section 243 (a) Resource Management Act 1991 13544344.9 Encumbrance to Mountain Landing Trust - 29.4.2026 at 1:28 pm

13544344.10 Mortgage Priority Instrument making Encumbrance 13544344.9 first priority and Mortgage 7123788.16 second priority - 29.4.2026 at 1:28 pm

13544344.11 Mortgage Priority Instrument making Encumbrance 13544344.9 first priority and Mortgage 7671304.1 second priority - 29.4.2026 at 1:28 pm



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




R.W. Muir
Registrar-General
of Land

Identifier **533639**
Land Registration District **North Auckland**
Date Issued 02 December 2011

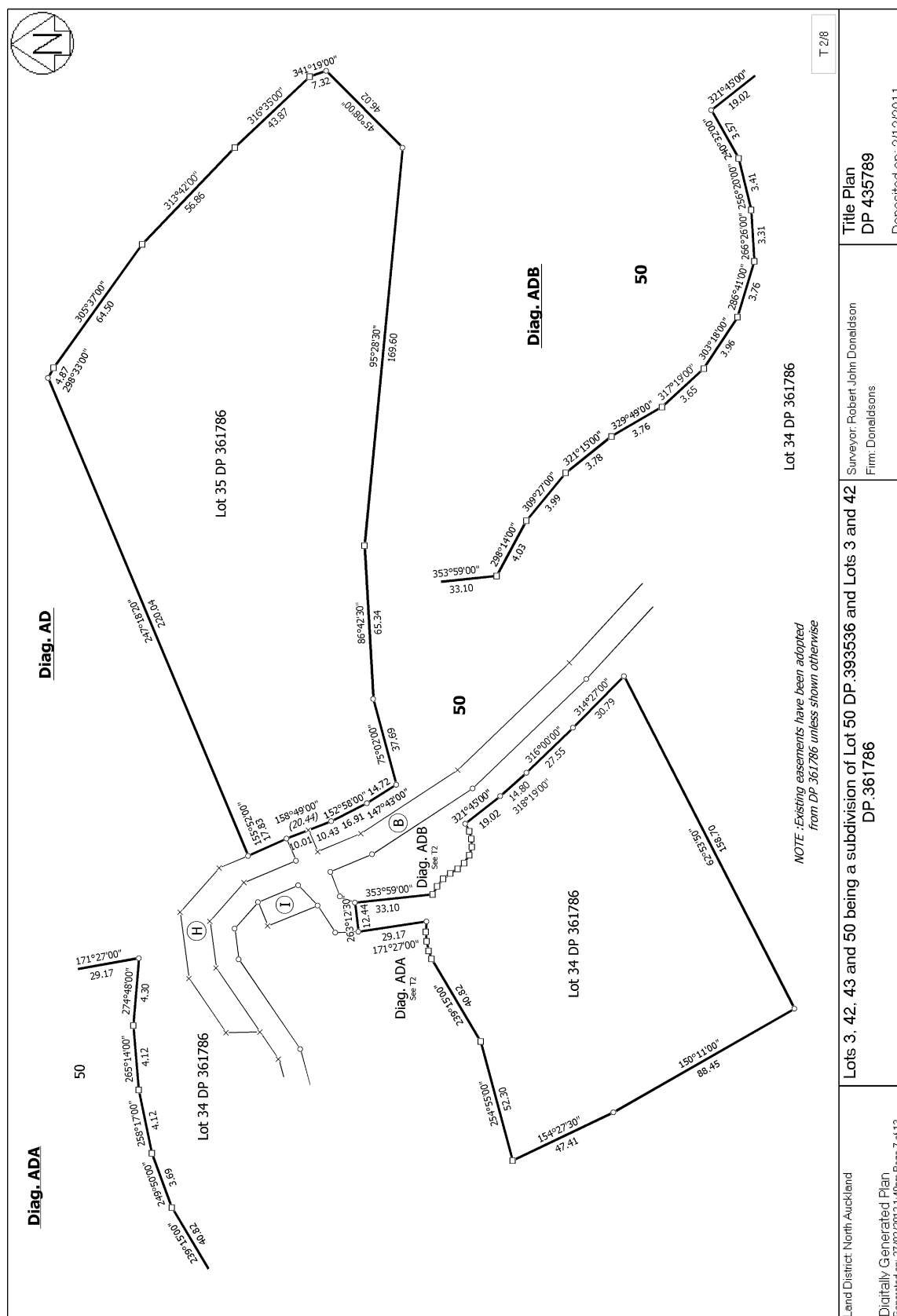
Prior References

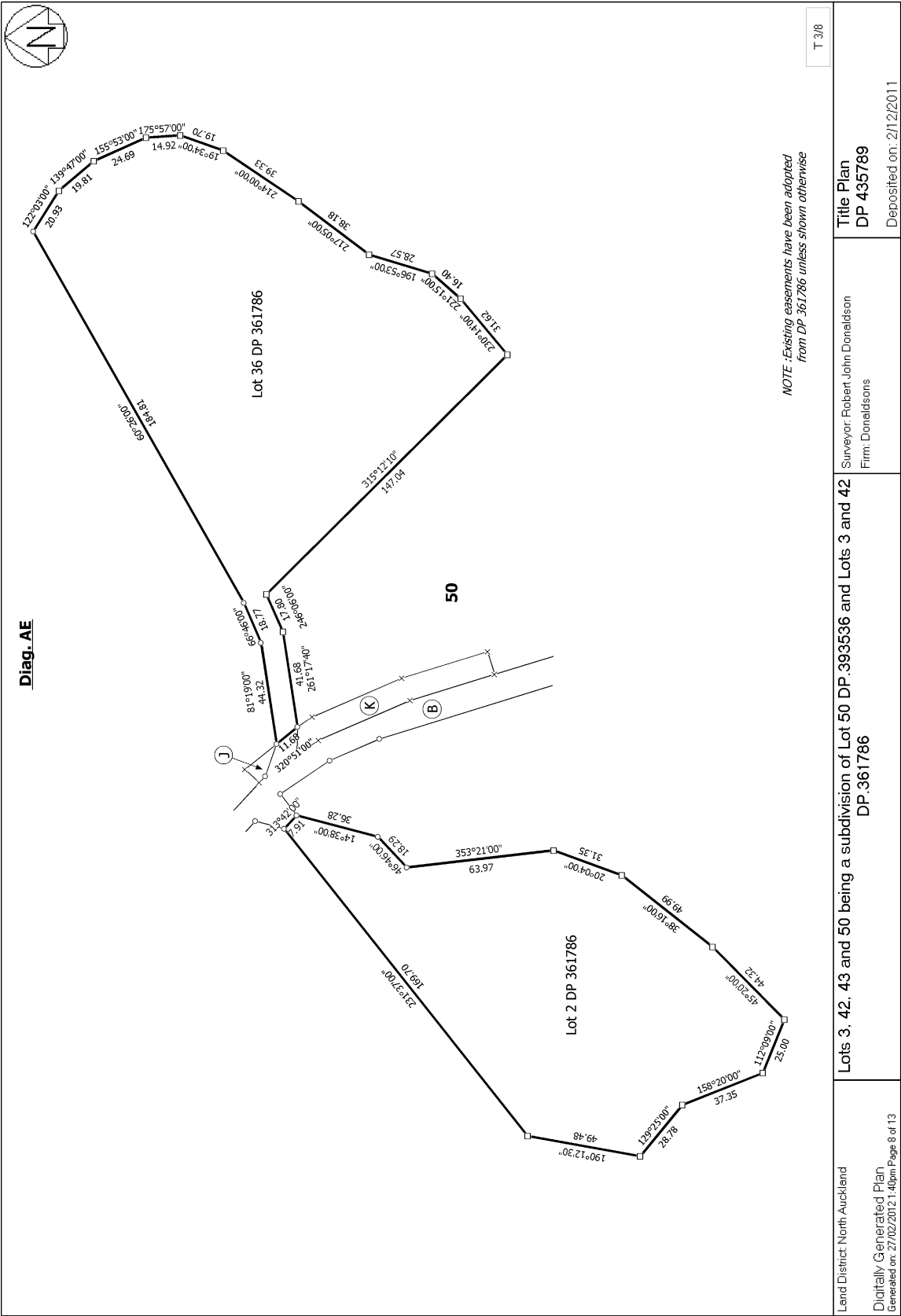
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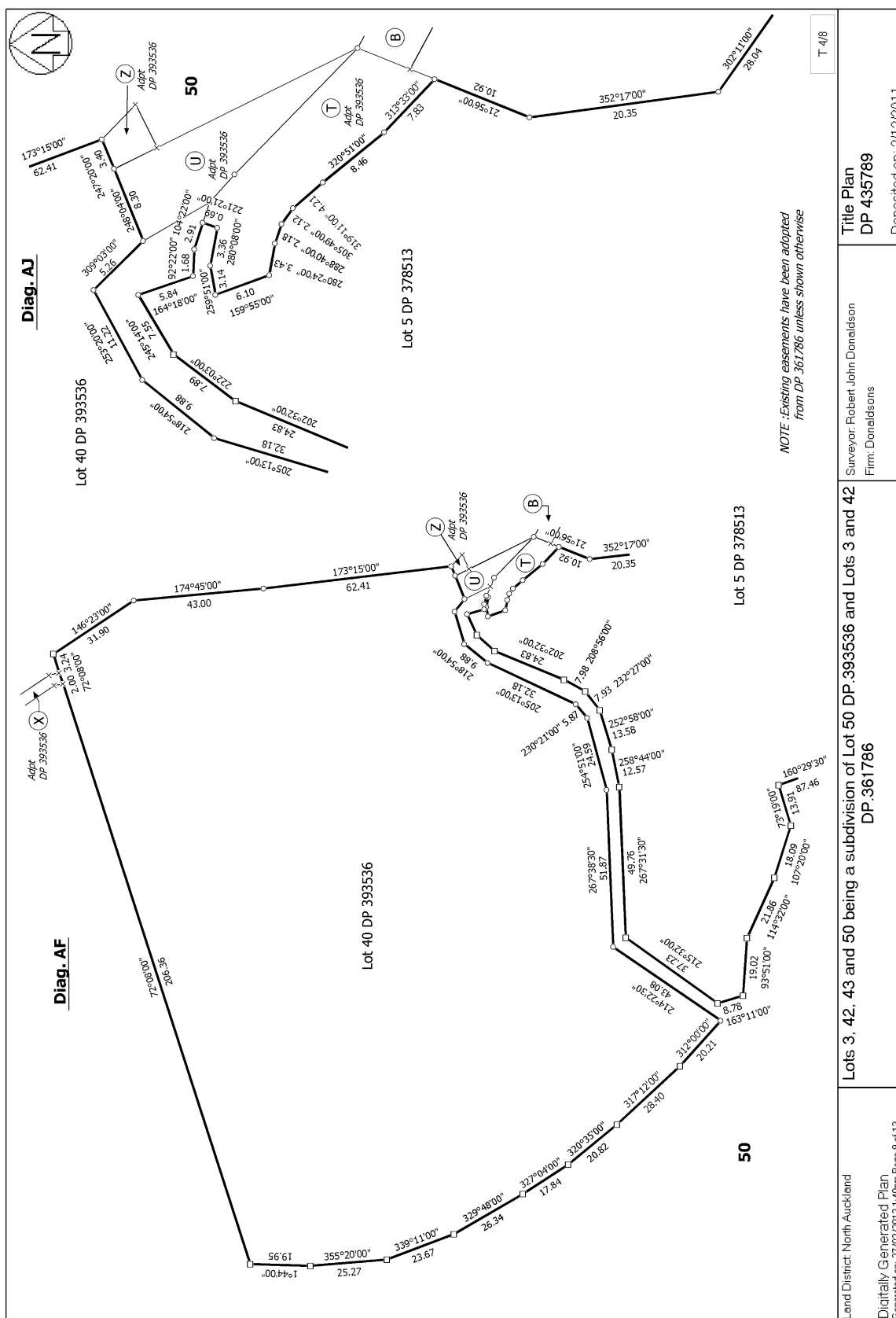
Estate Fee Simple
Area 1.5732 hectares more or less
Legal Description Lot 43 Deposited Plan 435789
Registered Owners
MLP LLC

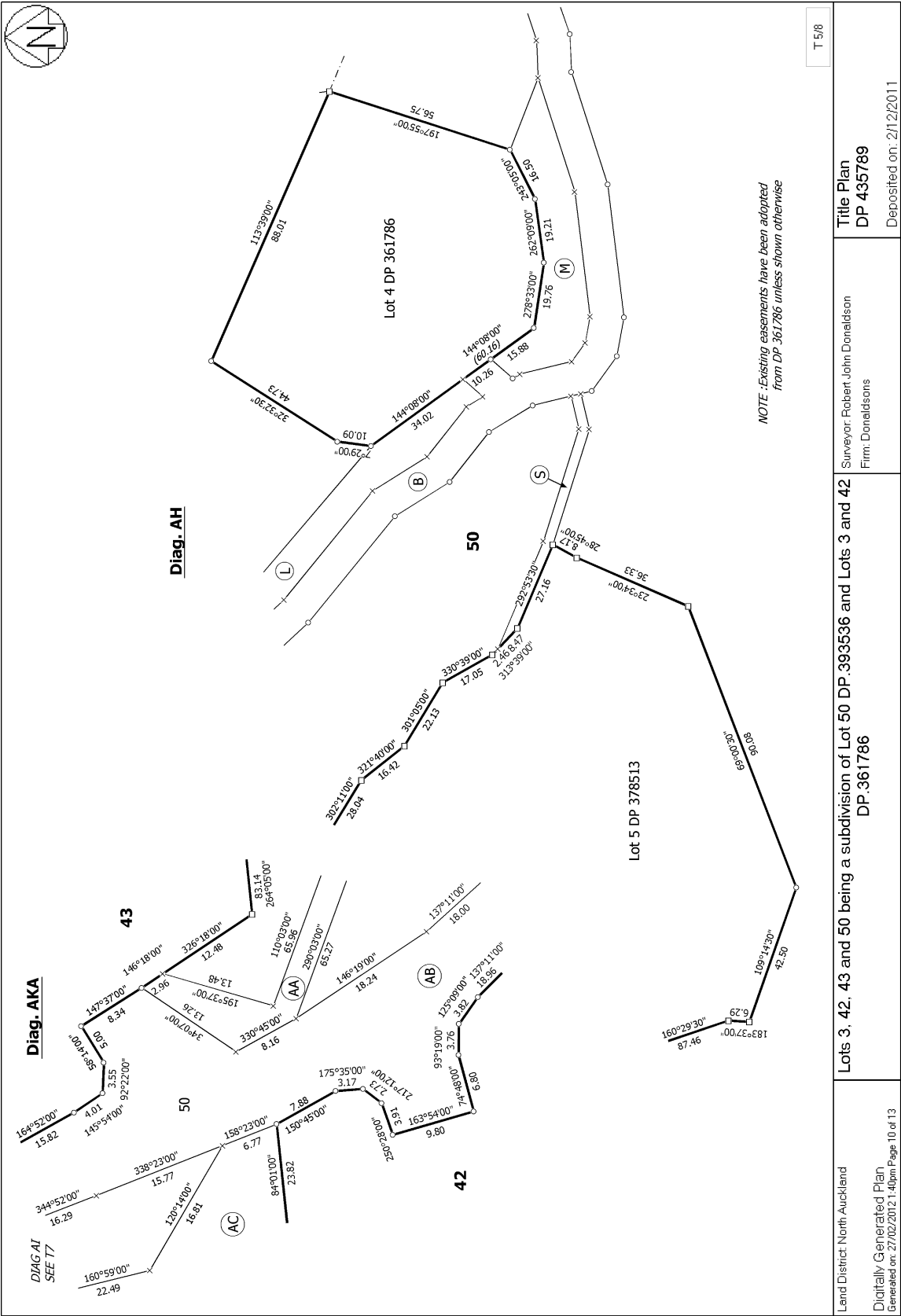
Interests

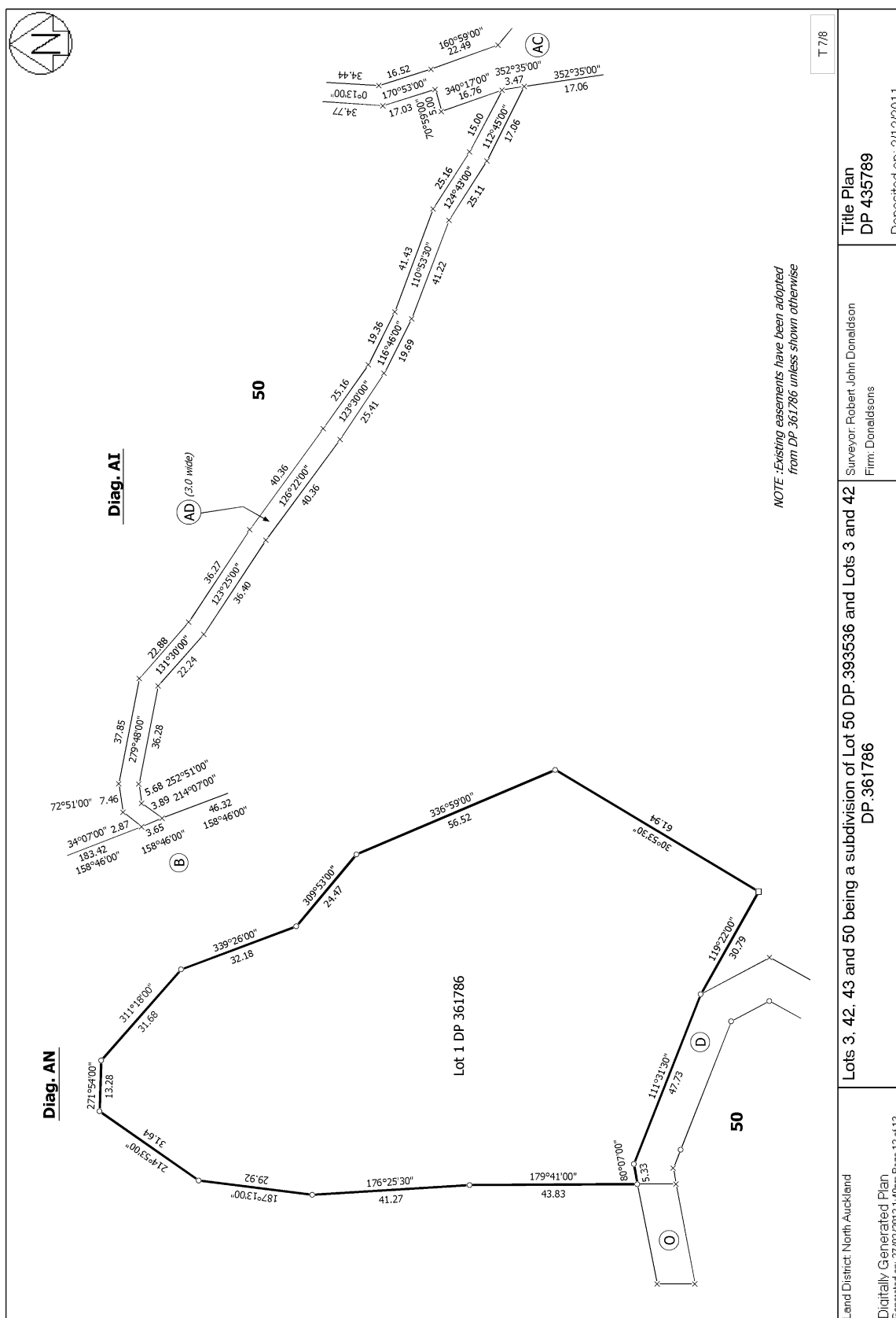
Appurtenant hereto is a right of way created by Easement Instrument 6967025.3 - 28.7.2006 at 9:00 am
Appurtenant hereto are rights of way and rights to convey water created by Easement Instrument 6967025.8 - 28.7.2006 at 9:00 am
The easements created by Easement Instrument 6967025.8 are subject to Section 243 (a) Resource Management Act 1991
7123788.16 Mortgage to Bank of New Zealand - 21.11.2006 at 9:00 am
8850218.14 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.12.2011 at 12:50 pm
Appurtenant hereto is a right of way and a right to convey water created by Easement Instrument 8850218.16 - 2.12.2011 at 12:50 pm
The easements created by Easement Instrument 8850218.16 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 8850218.19 - 2.12.2011 at 12:50 pm
8998680.1 Encumbrance to MLP LLC - 29.2.2012 at 5:48 pm
10372459.11 Surrender of Land Covenant 8850218.19 for the benefit of Lots 1 & 4 DP 481706 and Part Lots 2, 5 & 6 DP 481706 - 1.11.2017 at 3:32 pm

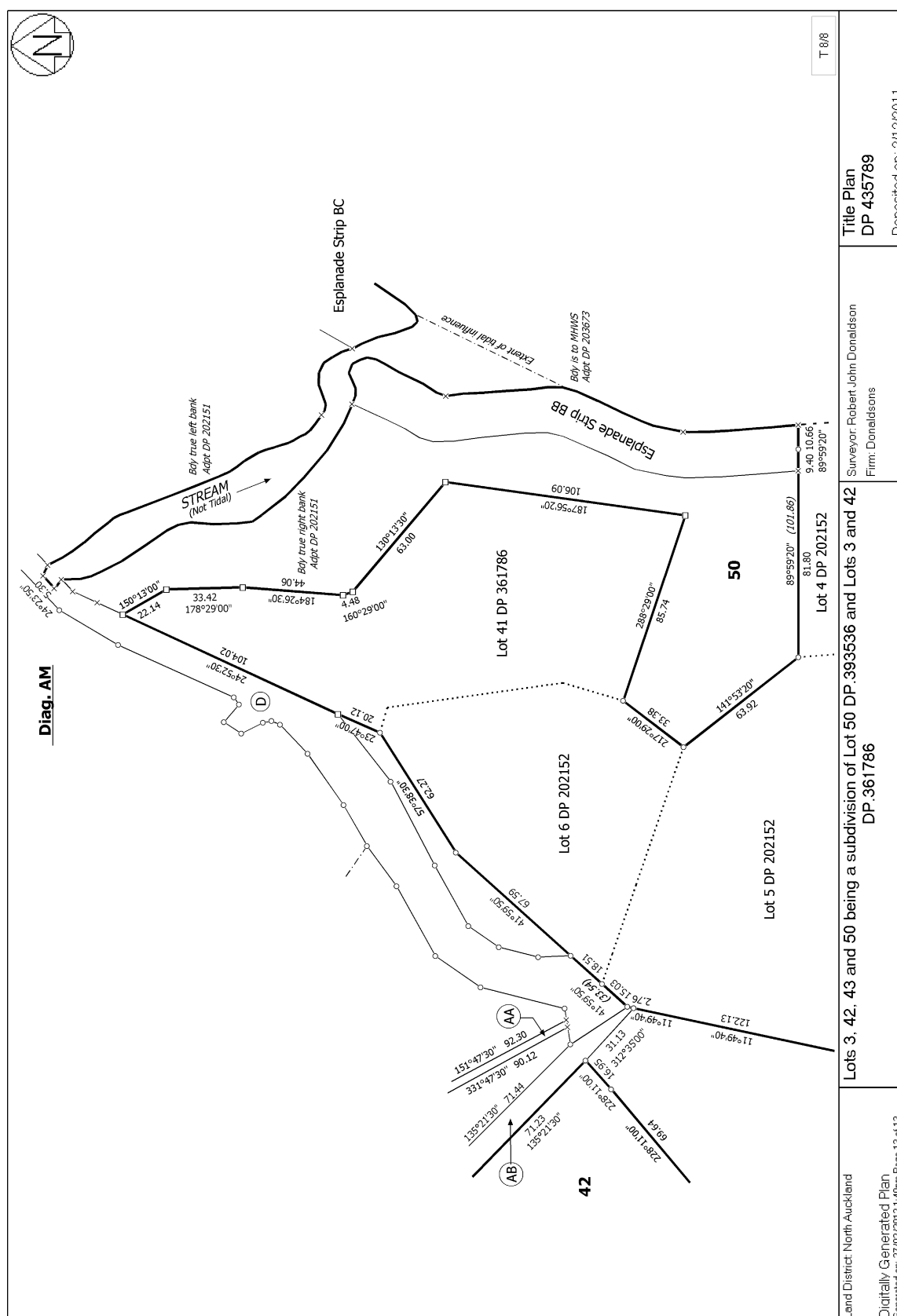














Title Plan - LT 617806

Survey Number	LT 617806
Surveyor Reference	8577 MLP
Surveyor	Robert John Donaldson
Survey Firm	Donaldsons
Surveyor Declaration	

Survey Details

Dataset Description	Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706		
Status	On Requisition		
Land District	North Auckland	Survey Class	Class B
Submitted Date	12/11/2025	Survey Approval Date	
		Deposit Date	

Territorial Authorities

Far North District

Comprised In

RT 679907
RT 679912

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area AA Deposited Plan 617806	Easement		
Area AB Deposited Plan 617806	Easement		
Area AC Deposited Plan 617806	Easement		
Area AD Deposited Plan 617806	Easement		
Area AZ Deposited Plan 617806	Easement		
Area B Deposited Plan 617806	Easement		
Esplanade Strip BA Deposited Plan 617806	Esplanade Strip		
Esplanade Strip BB Deposited Plan 617806	Esplanade Strip		
Esplanade Strip BC Deposited Plan 617806	Esplanade Strip		
Area BD Deposited Plan 617806	Easement		
Area BE Deposited Plan 617806	Easement		
Area BF Deposited Plan 617806	Easement		
Area BG Deposited Plan 617806	Easement		
Esplanade Strip BH Deposited Plan 617806	Esplanade Strip		
Esplanade Strip BI Deposited Plan 617806	Esplanade Strip		
Area D Deposited Plan 617806	Easement		
Area DZ Deposited Plan 617806	Easement		
Area BJ Deposited Plan 617806	Easement		
Area FZ Deposited Plan 617806	Easement		
Area H Deposited Plan 617806	Easement		
Area I Deposited Plan 617806	Easement		
Area J Deposited Plan 617806	Easement		
Area K Deposited Plan 617806	Easement		

Title Plan - LT 617806

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area L Deposited Plan 617806	Easement		
Area M Deposited Plan 617806	Easement		
Area N Deposited Plan 617806	Easement		
Area O Deposited Plan 617806	Easement		
Area R Deposited Plan 617806	Covenant - Land		
Area S Deposited Plan 617806	Easement		
Area SA Deposited Plan 617806	Easement		
Area SC Deposited Plan 617806	Easement		
Area SD Deposited Plan 617806	Easement		
Area SE Deposited Plan 617806	Easement		
Area SF Deposited Plan 617806	Easement		
Area SG Deposited Plan 617806	Easement		
Area T Deposited Plan 617806	Easement		
Area U Deposited Plan 617806	Easement		
Area V Deposited Plan 617806	Covenant - Land		
Area W Deposited Plan 617806	Covenant - Land		
Area X Deposited Plan 617806	Covenant - Land		
Area XA Deposited Plan 617806	Easement		
Area XB Deposited Plan 617806	Easement		
Area XC Deposited Plan 617806	Easement		
Area XD Deposited Plan 617806	Covenant - Land		
Area Y Deposited Plan 617806	Covenant - Land		
Area Z Deposited Plan 617806	Covenant - Land		
Area ZA Deposited Plan 617806	Easement		
Area A Deposited Plan 617806	Easement		
Lot 2 Deposited Plan 617806	Fee Simple Title	1.1365 Ha	1243093
Area C Deposited Plan 617806	Easement		
Lot 50 Deposited Plan 617806	Fee Simple Title	113.7061 Ha	1243094
Total Area		114.8426 Ha	

LT 617806 Schedule/Memorandum

Land registration district
North Auckland

Territorial authority
Far North District

Memorandum of Easements

Parcels shown with a prefix of *HL*- include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of way Right to convey electricity, telecommunications, water	A	Lot 50	Lot 2
Right of way Right to convey water	B	Lot 50	Lot 2
Right to drain water	C	Lot 50	Lot 2

Schedule of Existing Easements

PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Right of way Right to convey water	B, BD, BE, BF, BG	Lot 50	10372459.19
Right to convey electricity, telecommunications and computer media	BD, BE, BF, BG, SG	Lot 50	10372459.19
Right to drain water	SA, SC, SD, SE, SF	Lot 50	10372459.19
Right of way Right to convey water	B, D	Lot 50	6967025.8
" "	AB, B, D	Lot 50	8850218.16
Right of way	T	Lot 50	7123788.23
Right of way Right to convey water	AZ	Lot 50	7241938.8
" "	B, T, U	Lot 50	7635879.7

Schedule of Existing Easements in Gross

PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Right to convey electricity	BD	Lot 50	10372459.20
Right to convey telecommunications and computer media	BD	Lot 50	10372459.21

Schedule of Existing Easements in Gross

PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Right to convey electricity	B, D, H, I, J, K, L, M, N, O, S	Lot 50	6967025.9
" "	AA, AB, AC	Lot 50	8850218.17
Right to convey telecommunications & computer media	B, D, H, I, J, K, L, M, N, O, S	Lot 50	6967025.10
" "	AB, AC, AD	Lot 50	8850218.18
Right to convey electricity	AZ, DZ, FZ	Lot 50	7241938.9
Right to convey telecommunications & computer media	AZ, DZ, FZ	Lot 50	7241938.10
Right to convey electricity	XA, XB, XC, ZA	Lot 50	7635879.8
Right to convey telecommunications & computer media	XA, XB, XC, ZA	Lot 50	7635879.9
Right to convey electricity	BJ	Lot 50	11456895.2

Amalgamation Conditions

That Lot 50 hereon be held with Lot 50 DP 376492, and Lots 6-8 DP 395972 together in one Record of Title. (LINZ reference 1944201)

Notes

Amalgamation Cancellation Pursuant to Section 241(3) of the Resource Management Act 1991:
Lot 50 DP 481706 to be held with Lot 50 DP 376492, and Lots 6-8 DP 395972 together in one record of title. (LINZ reference 1241454)

Existing Heritage Covenants:

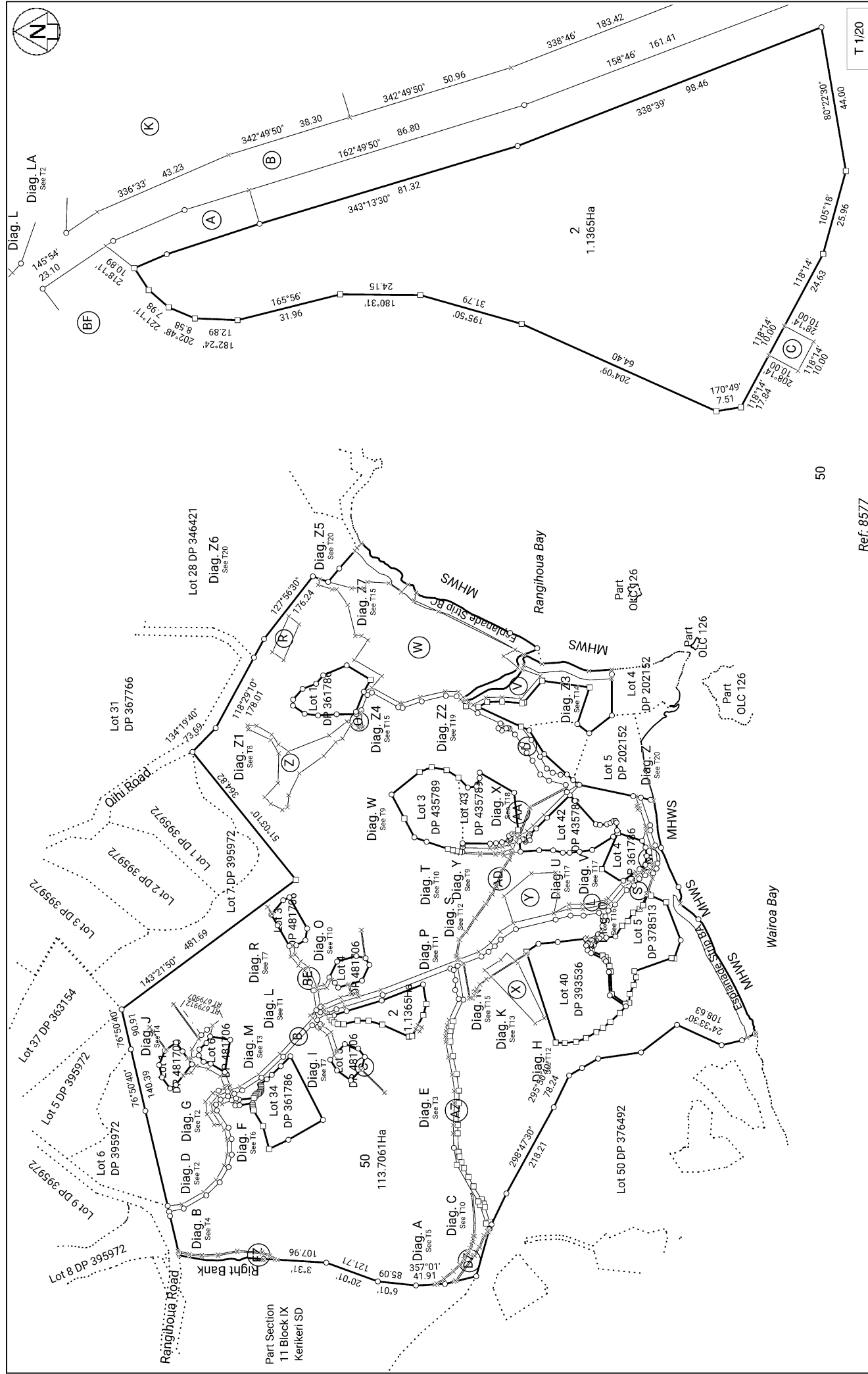
Areas shown R, V, W, X, XC, XD, Y & Z are subject to existing Heritage covenants in 8850218.1

Existing Land Covenants:

6967025.11, 7123788.25, 7241938.11, 7635879.13, 7807927.17, 8381071.1, 8850218.19

Schedule of Existing Easements to be Surrendered

PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Right to drain water	Area SB DP 481706	Lot 50 DP 481706	10372459.19



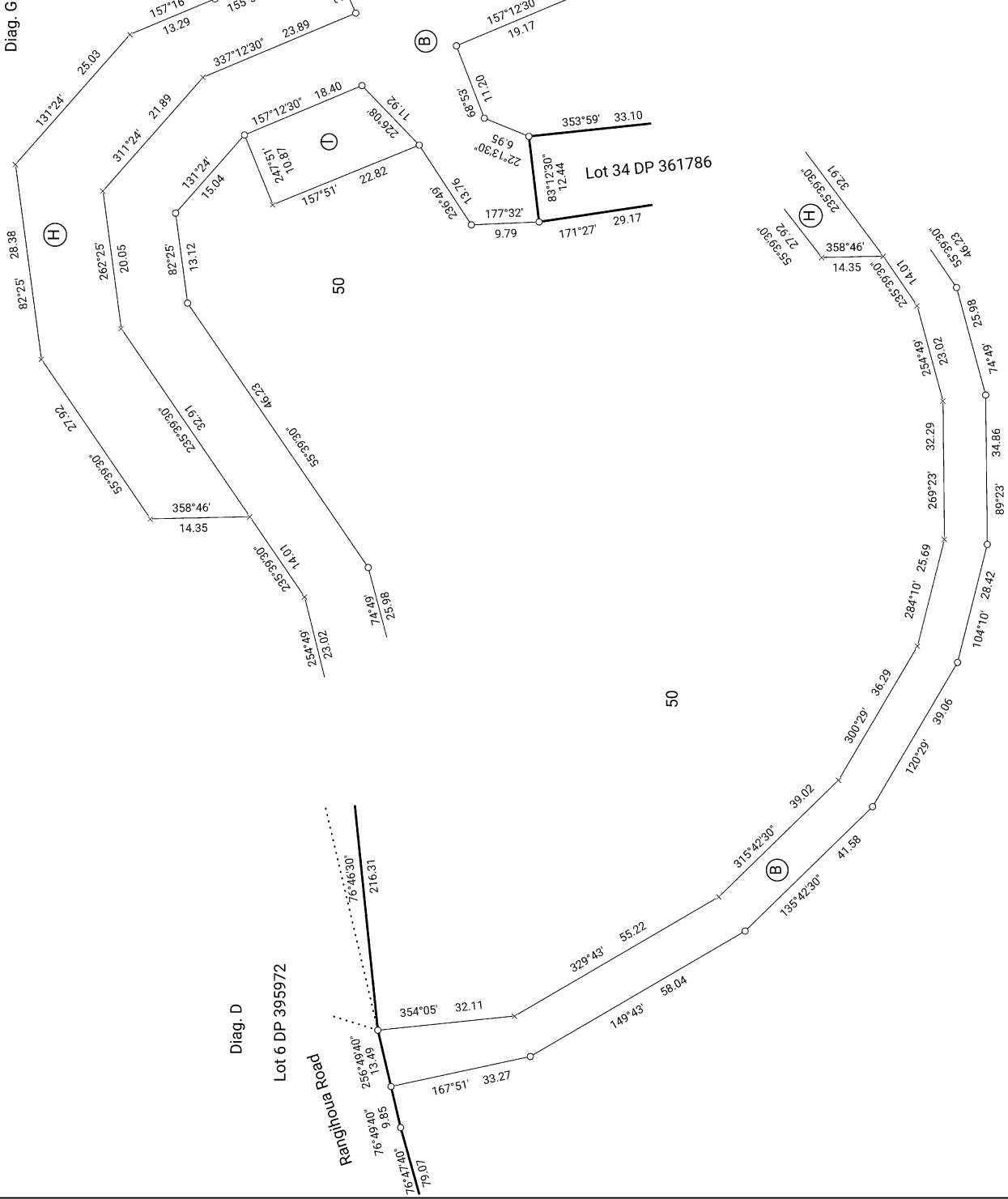
T 1/20

Ref: 8577

Land District: North Auckland	Digitally Generated Plan Generated on: 04/12/2025 11:25am Page 5 of 24
Title Plan LT 617806 DRAFT	Surveyor: Robert John Donaldson Firm: Donaldsons
Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706	



Diag. G



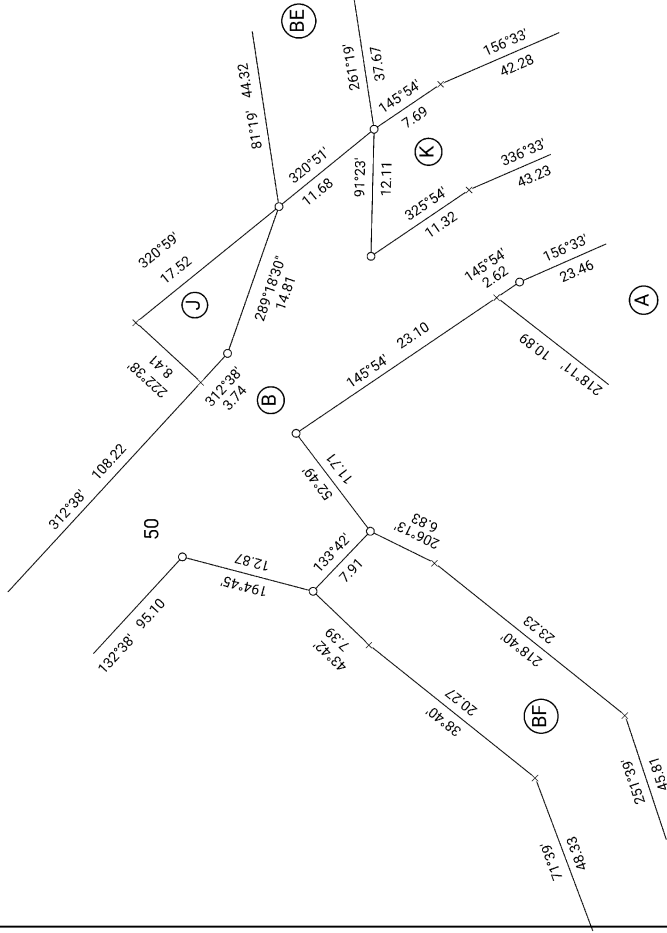
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Land District: North Auckland	Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706	Surveyor: Robert John Donaldson Firm: Donaldsons	Title Plan LT 617806 DRAFT
Digitally Generated Plan Generated on: 04/12/2025 11:25am Page 6 of 24			

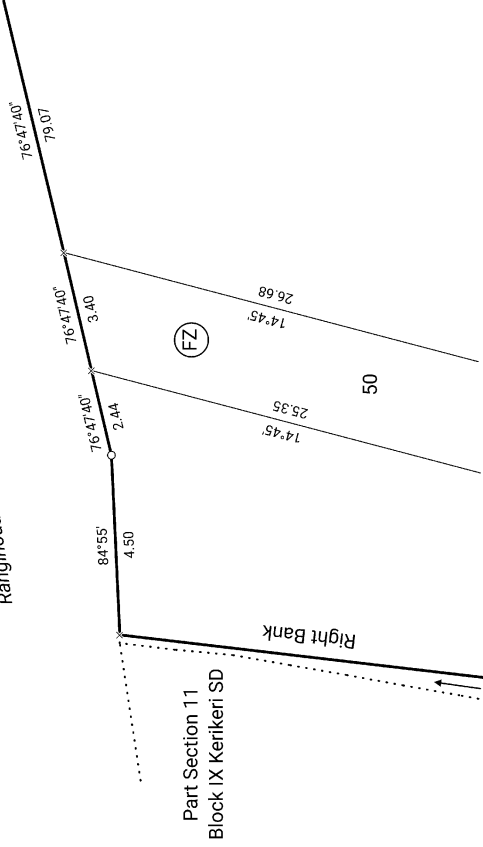


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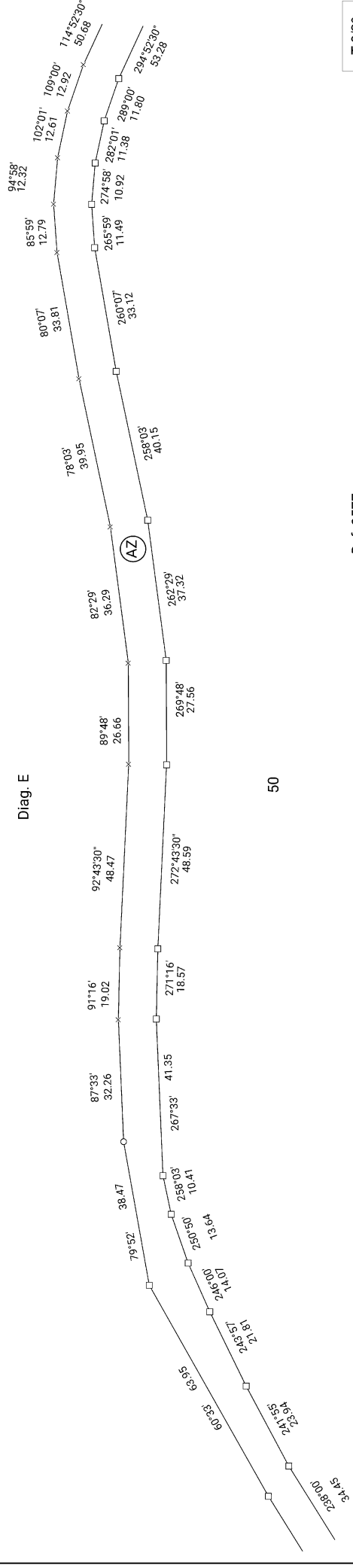


Diag. BA

Rangihoua Road



Diag. E



Ref: 8577

T 3/20

Land District: North Auckland

Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706

Surveyor: Robert John Donaldson
Firm: Donaldsons

Title Plan
LT 617806
DRAFT

Digitally Generated Plan

Generated on: 04/12/2025 11:25am Page 7 of 24



Diag. J

Diag. B

Rangihoua Road

Diag. BA
See 13

Wai Wakaeo-o-Tou Tahuna Stream

Right Bank

Part Section 11
Block IX Kerikeri SD

50

50

Lot 1 DP 481706

Lot 6 DP 481706

T 4/20

Ref: 8577

Land District: North Auckland

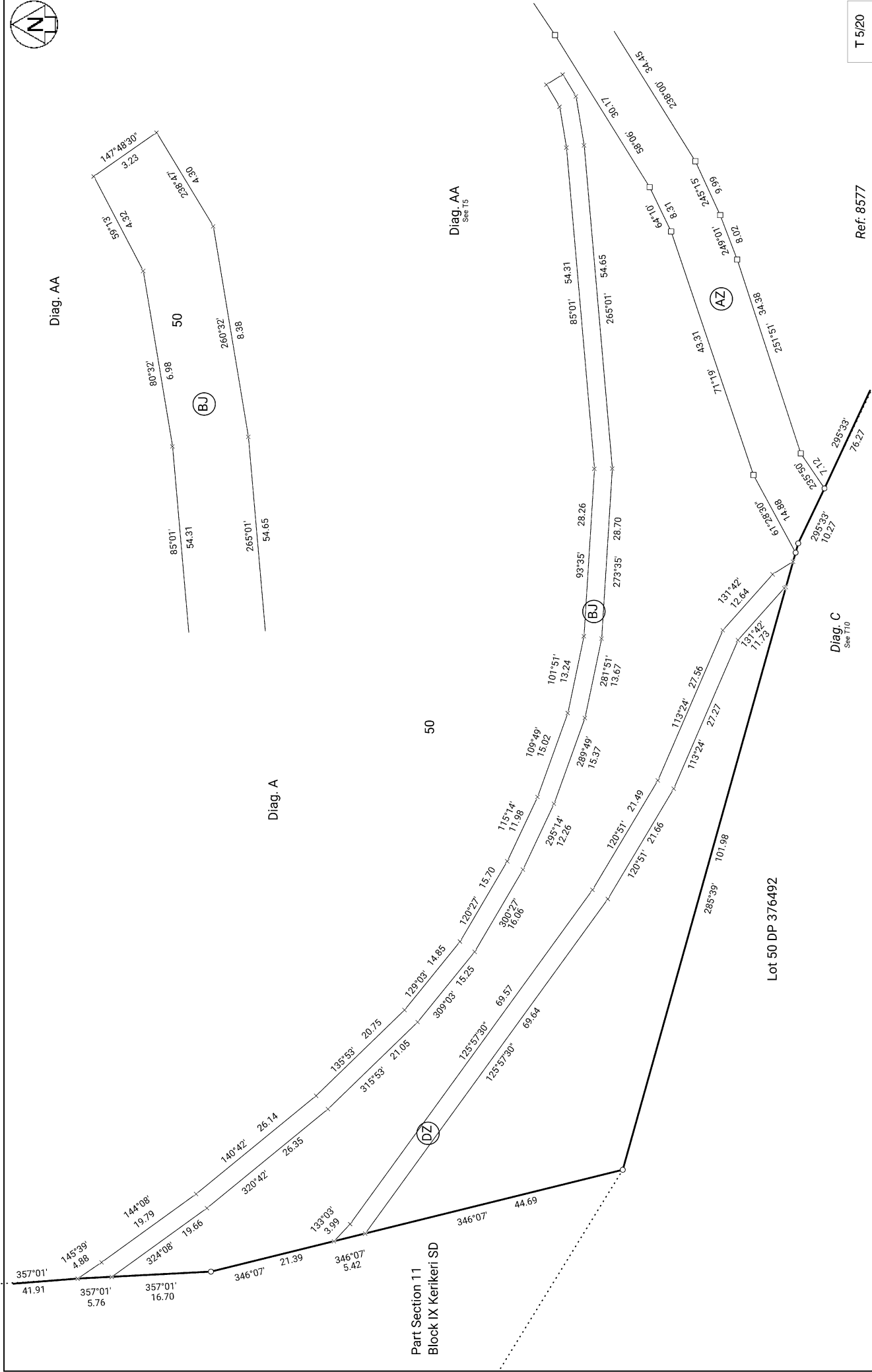
Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706

Surveyor: Robert John Donaldson
Firm: Donaldsons

Title Plan
LT 617806
DRAFT

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Generated on: 04/12/2025 11:25am Page 8 of 24



Land District: North Auckland

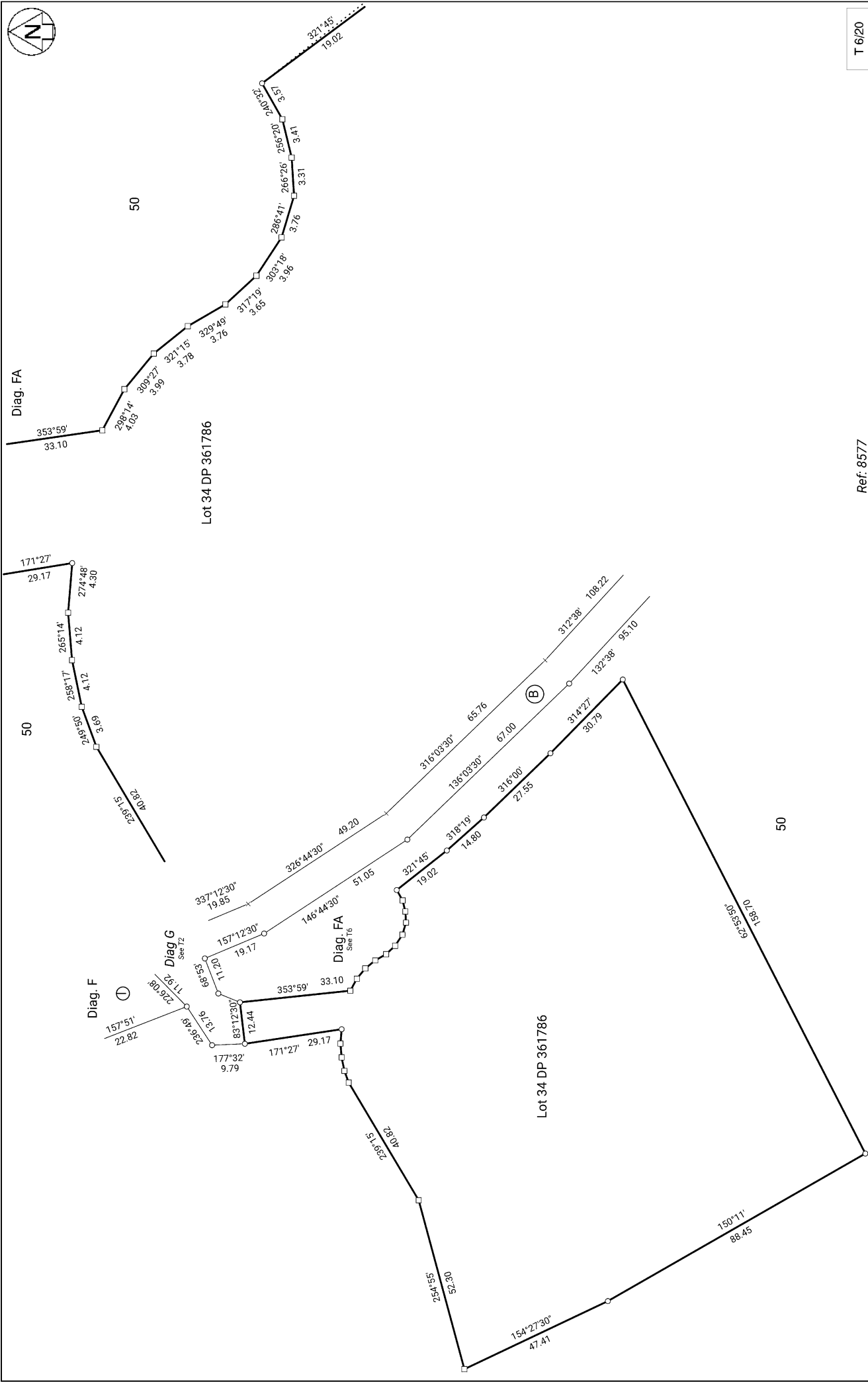
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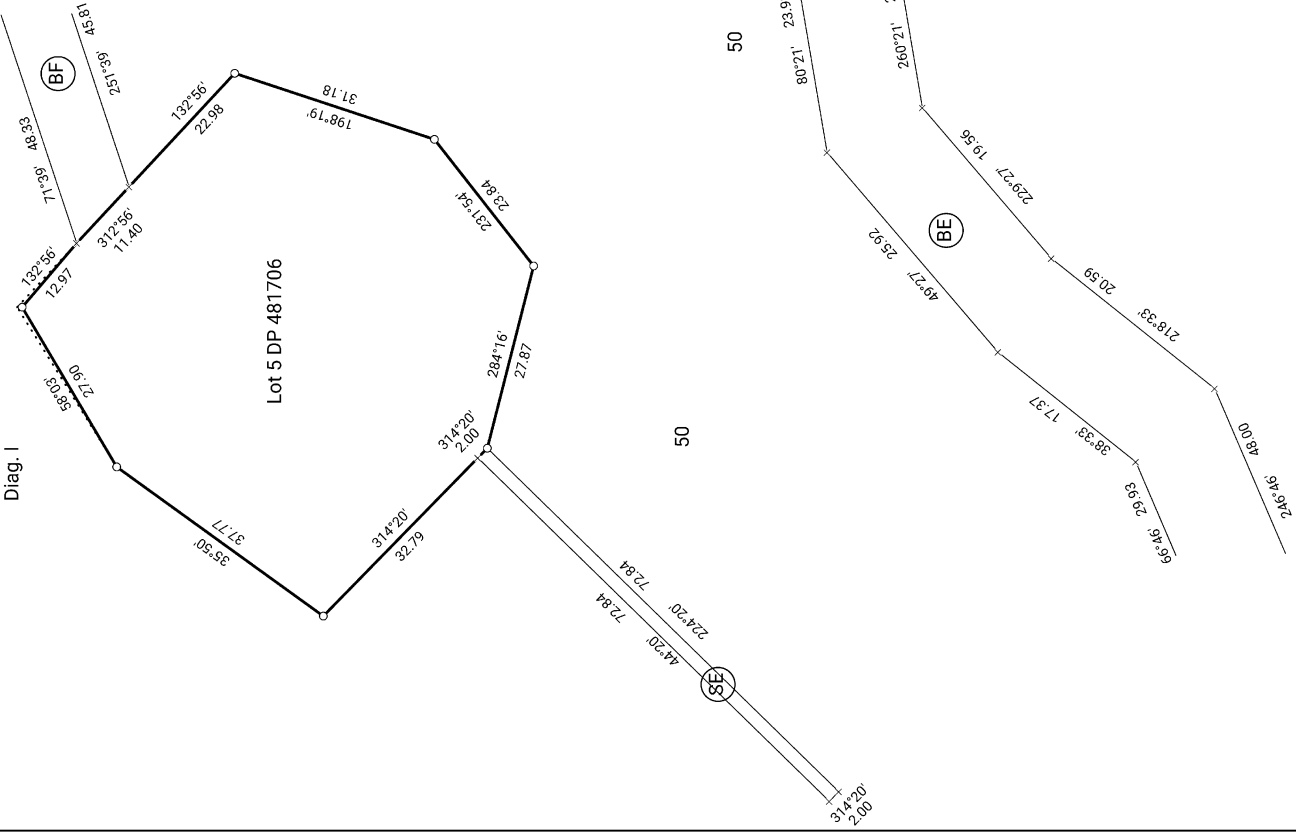
Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706

Surveyor: Robert John Donaldson
Firm: Donaldsons

Title Plan
LT 617806
DRAFT



Ref: 8577		T 6/20	
Land District: North Auckland	Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706		Title Plan LT 617806 DRAFT
Digitally Generated Plan Generated on: 04/12/2025 11:25am Page 10 of 24		Surveyor: Robert John Donaldson Firm: Donaldsons	



Diag. I

Diag. R

Lot 5 DP 481706

Lot 3 DP 481706

T 7/20

Ref: 8577

Land District: North Auckland

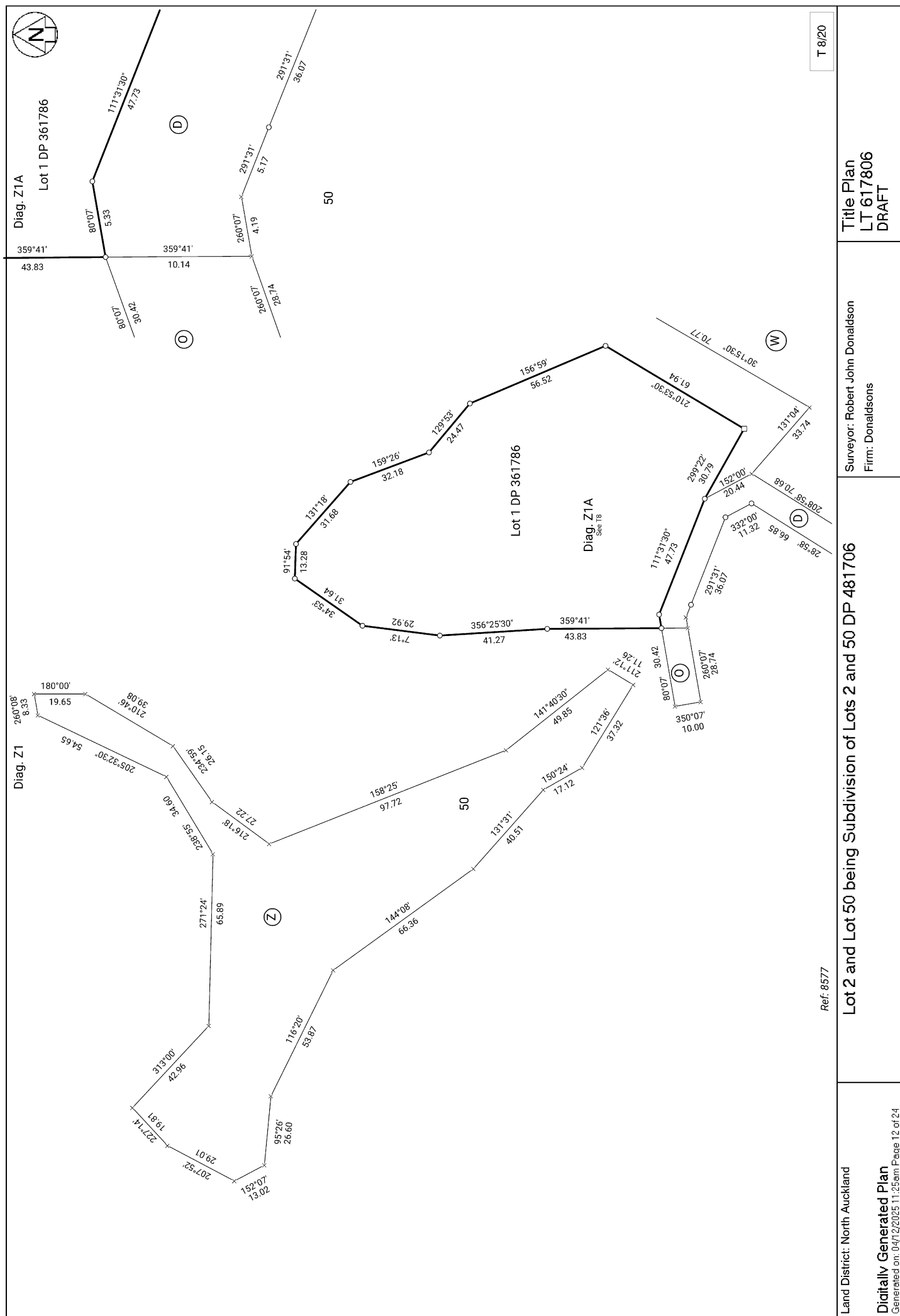
Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706

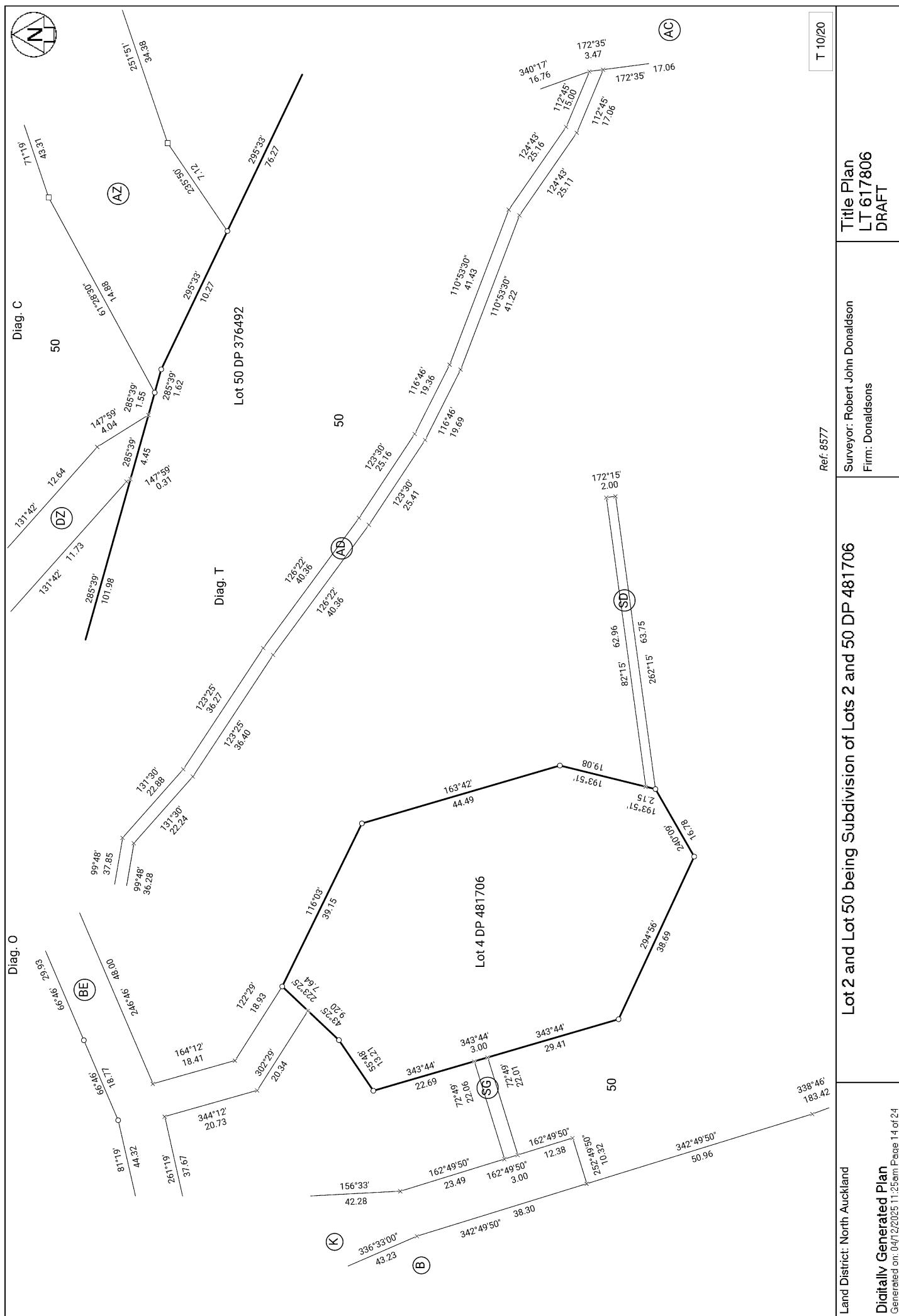
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Title Plan
LT 617806
DRAFT

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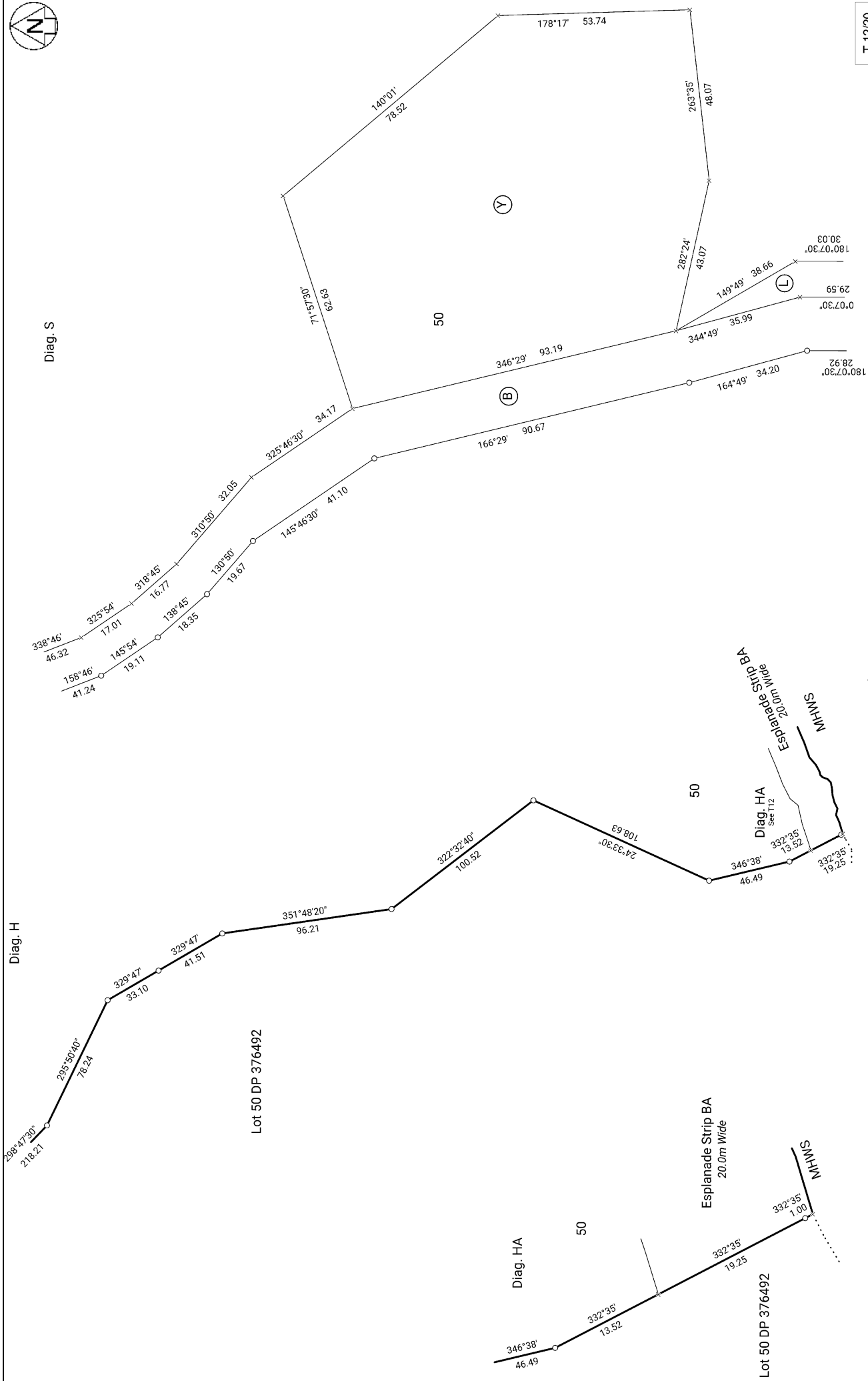






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Diag. S



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Land District: North Auckland

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Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706

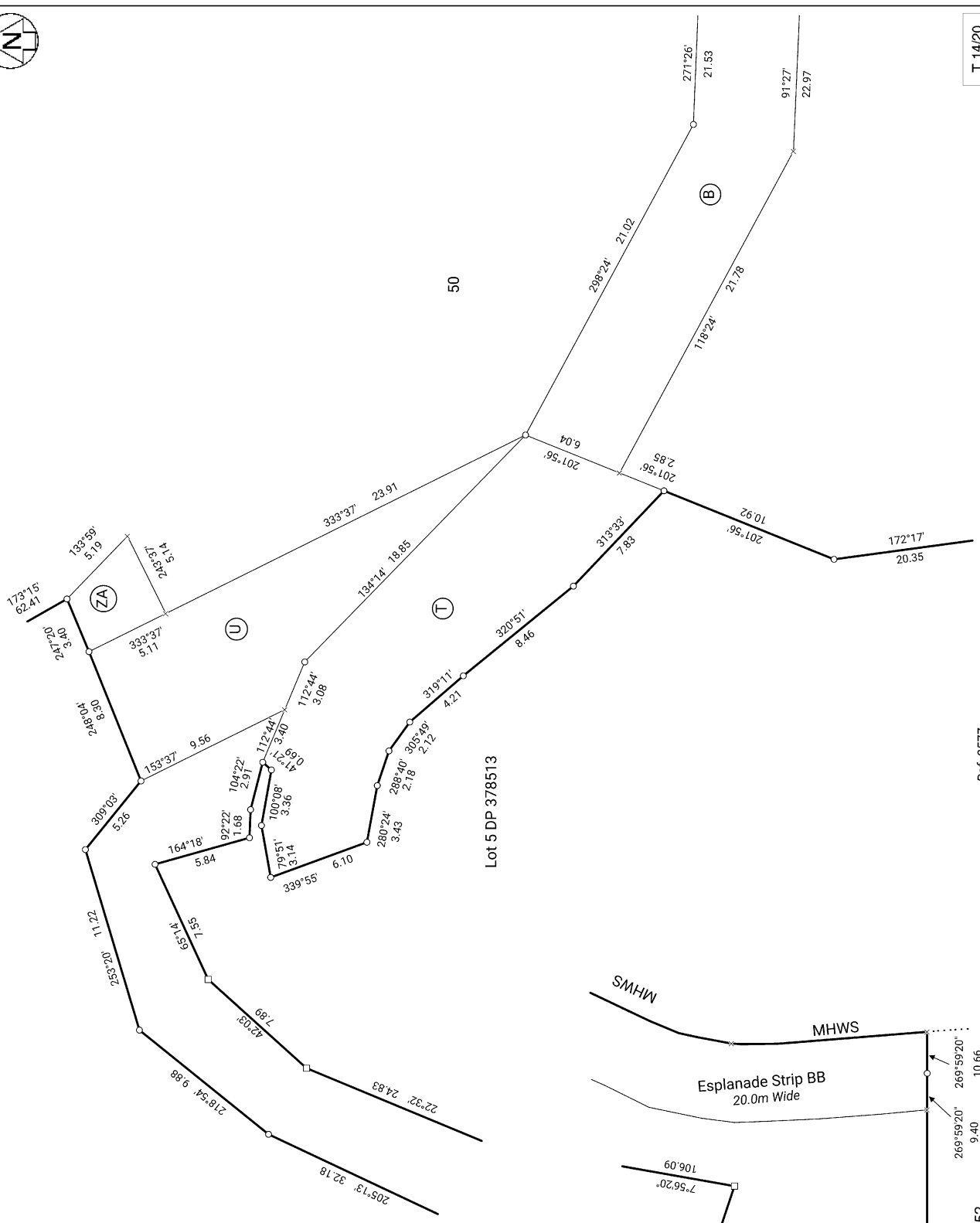
Surveyor: Robert John Donaldson
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Title Plan
LT 617806
DRAFT



Diag. KA

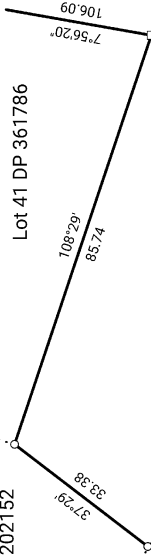
Lot 40 DP 393536



Diag. Z3

Lot 41 DP 361786

Lot 6
DP 202152



Esplanade Strip BB
20.0m Wide

MHWS

MHWS

T 14/20

Ref. 8577

Lot 4 DP 202152

Land District: North Auckland

Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706

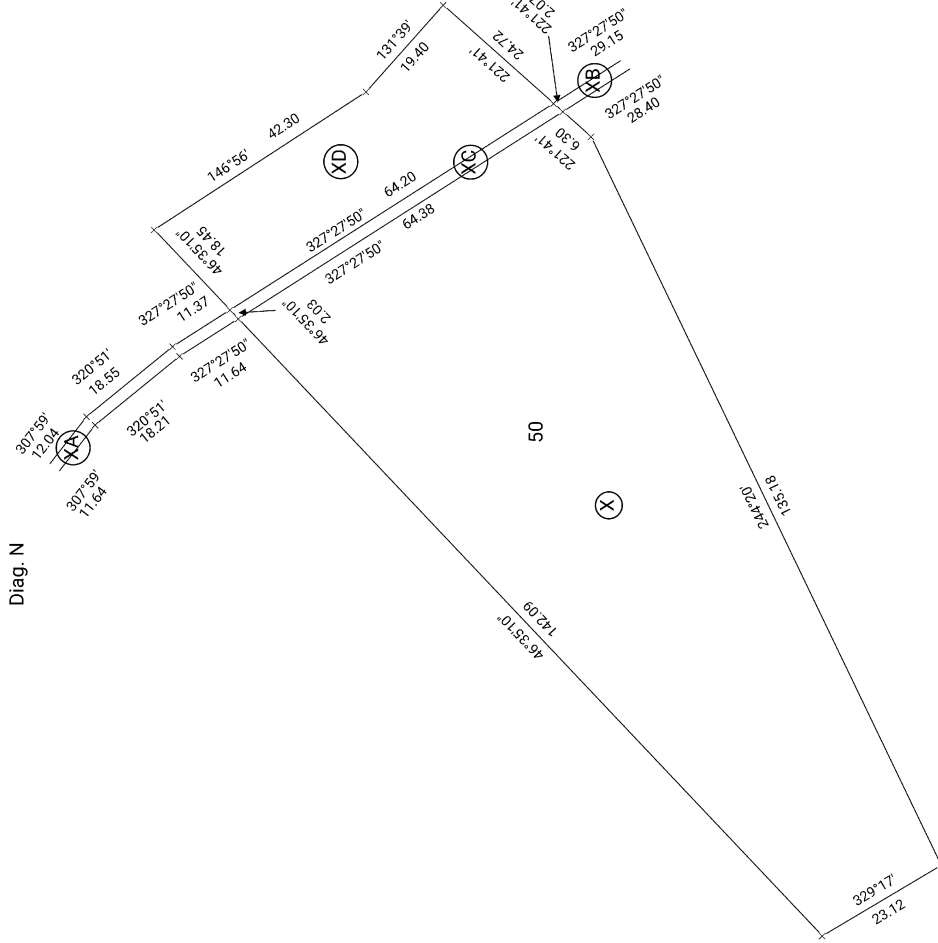
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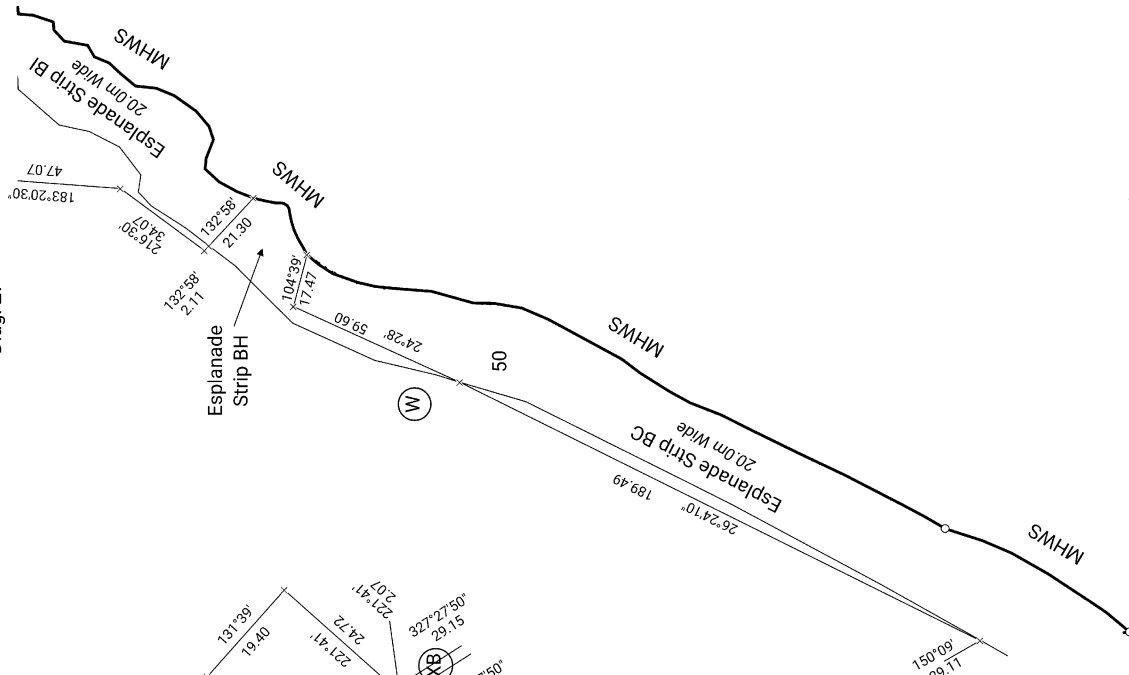
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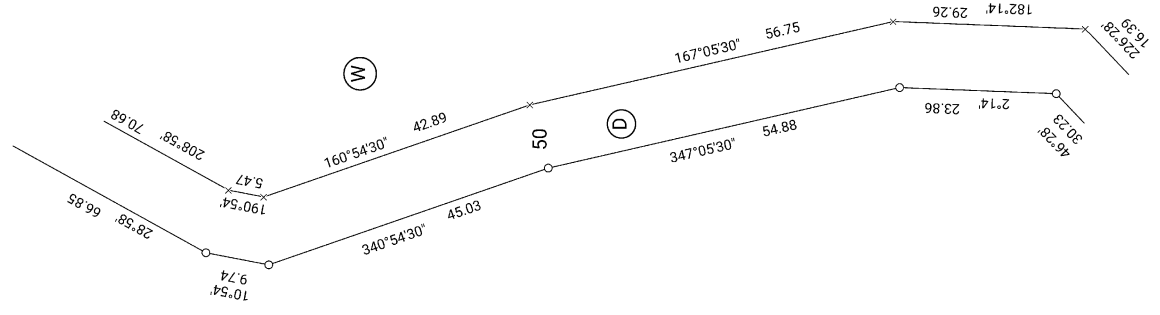
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Diag. Z4



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Land District: North Auckland

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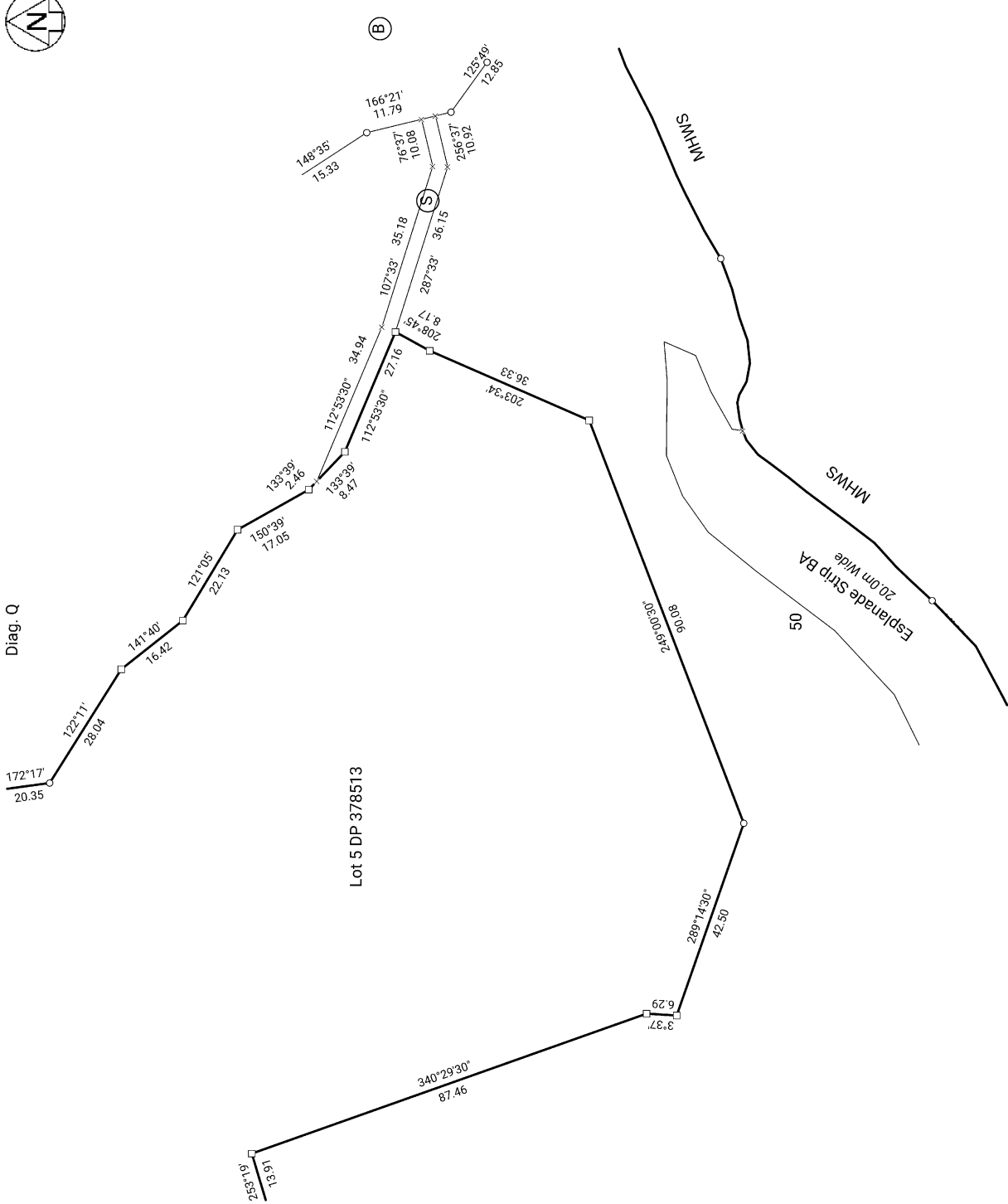
Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706

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Title Plan
LT 617806
DRAFT



Diag. Q



Ref: 8577

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Land District: North Auckland

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Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706

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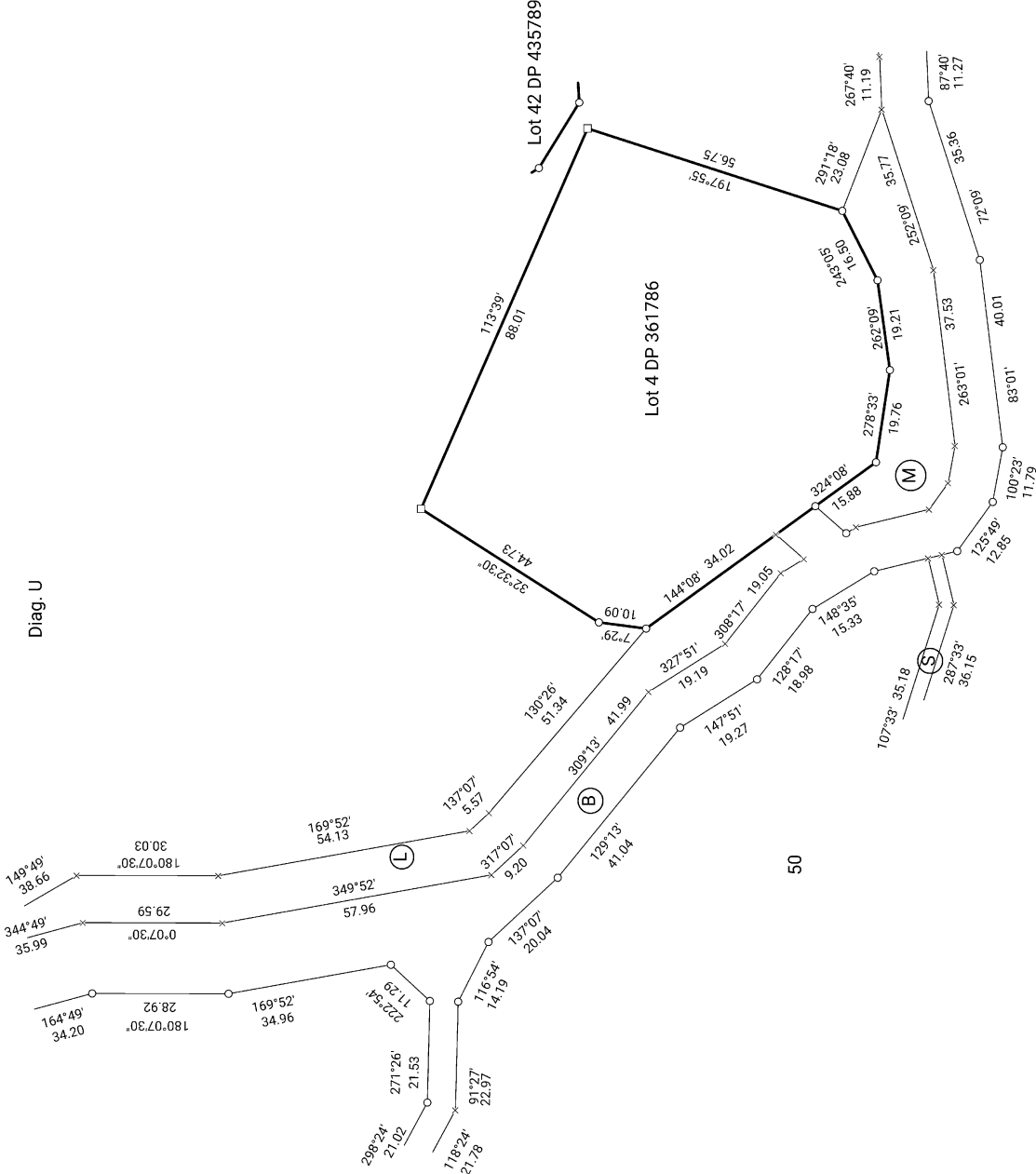
Title Plan
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Diag. V

Lot 4 DP 361786

Diag. U



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Land District: North Auckland

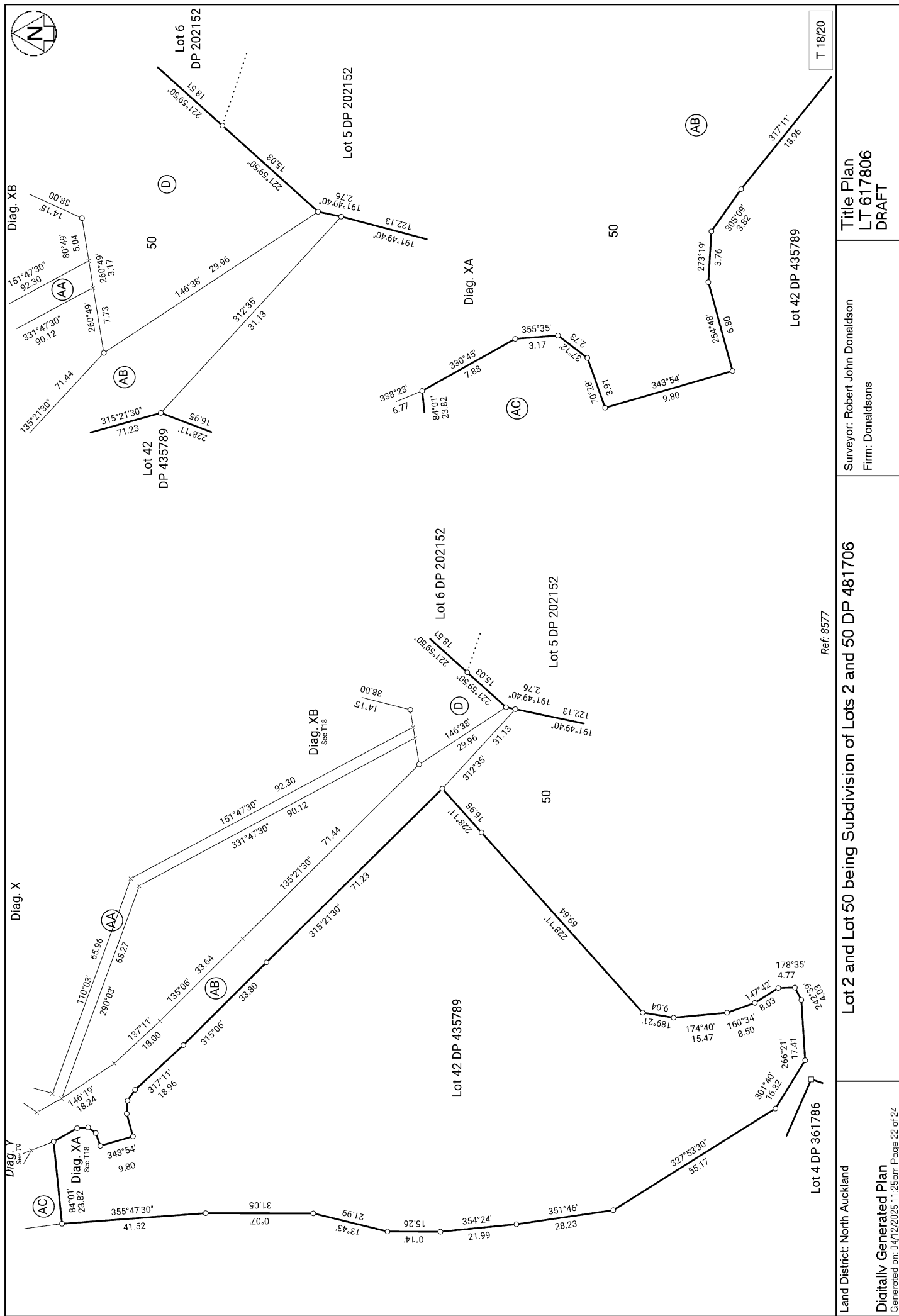
Lot 2 and Lot 50 being Subdivision of Lots 2 and 50 DP 481706

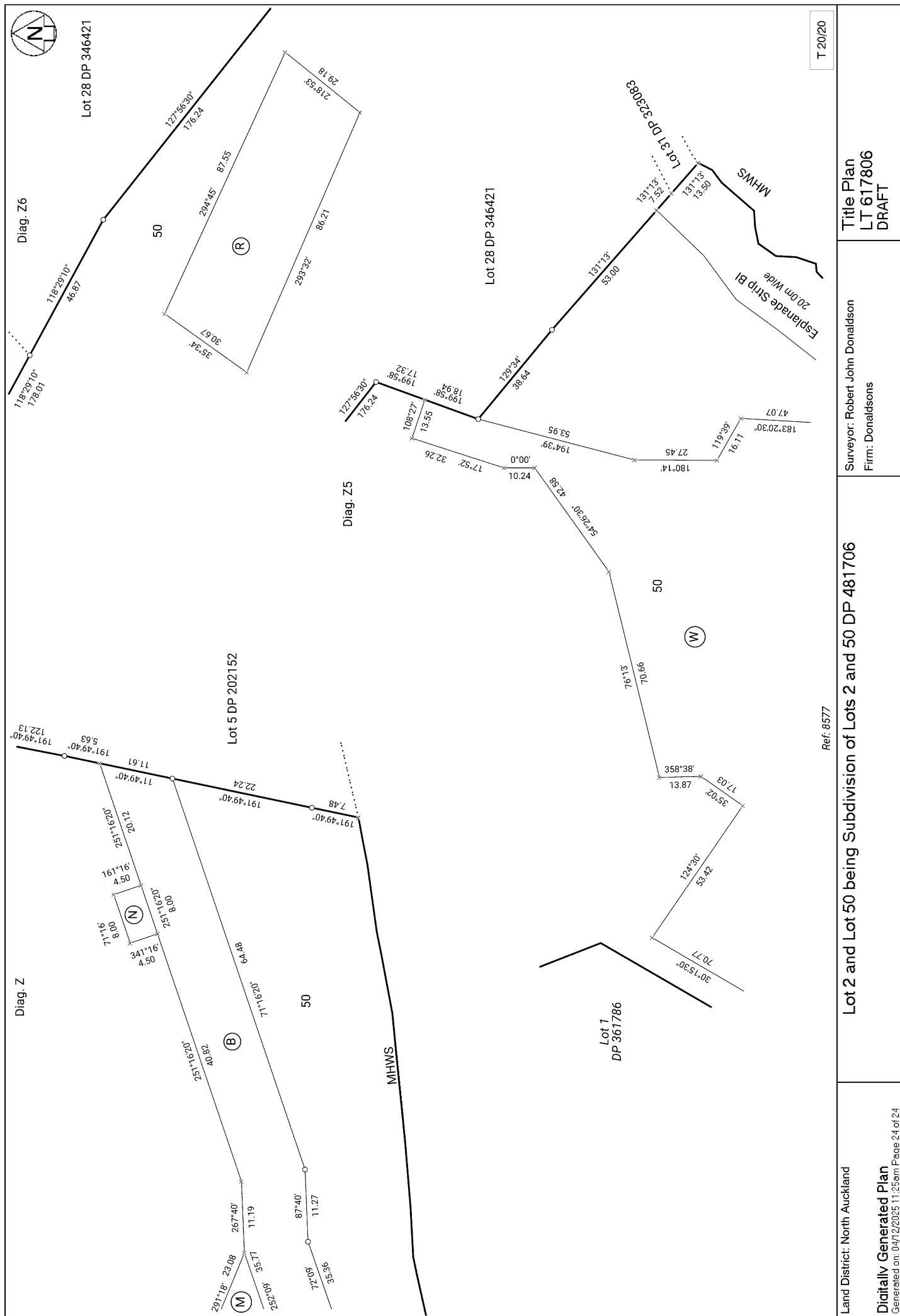
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Title Plan
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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2250333-RMASUB

Being the Subdivision of Lots 2 and 50 DP 481706
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 2 & 50 DP 617806 and Lot 50 DP 376492

- (i) Further subdivision of the lots is prohibited.
- (ii) The development of each house site is to proceed in accordance with the recommendations contained within the 'Geotechnical assessment for Mountain Landing Property, Purerua Peninsula, Bay of Islands assessment report' prepared by Tonkin and Taylor Ltd, reference 20149, dated January 2004 (as submitted in support of RC 2050024).

Specifically, that a site-specific geotechnical investigation be carried out for all of the proposed building platforms prior to the building consent application.

Lots 2 & 50 DP 617806

- (iii) In conjunction with the construction of a new dwelling, a roof water collection system with a minimum tank storage of 45,000 litres shall be provided. The tank(s) shall be positioned so that they are safely accessible for firefighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised, they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by the Council.

- (iv) Due to horticultural activities taking place in the vicinity, the operation of equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in connection with any residential development, the occupiers of any such dwelling shall install an approved water filtration system.
- (v) In conjunction with the construction of any building requiring a wastewater disposal system, the lot owner must submit a TP-58 Report with the building consent and accordingly install the wastewater treatment and effluent disposal system.
 - i. The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance of the wastewater treatment plant and the effluent disposal system.
 - ii. The estimated cost of the installed system is \$15,000 + GST. The costing is valid for a period of 6 months from the date of the 224(c) certificate.
 - iii. Following 12 months of operation of the wastewater treatment and effluent disposal system, the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.
- (vi) Further to the requirements of condition 14A(a) of RC 2050024, which requires a landscape plan consistent with the Landscape Plan (referred to in condition 13A) to be submitted for approval by Council at the time a land use consent is applied for, the landscape plan shall also be consistent with the enhancement and mitigation measures outlined in the Landscape and visual impact assessment undertaken by Hawthorn Landscape Architects, dated July 2014 (submitted in support of RC 2050024-RMAVAR/A). The approved landscaping shall be implemented within 6 months after the construction of any structures and maintained for the duration of the activity.

Lot 2 DP 617806

- (vii) Electricity and Telecommunications supply is not a condition of this consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

Lot 50 DP 617806 and Lot 50 DP 376492

- (viii) For each stage of the subdivision, the planting, as set out in the ecological management plan, must be completed (i.e., all plants must be in the ground) prior to the application for section 224(c) being made for the house lots within the stages.

With respect to Stage 3, this shall also include planting as per the Site plan of proposed revegetation prepared by Donaldsons Registered Land Surveyors, reference 6472, dated 29 July 2014, and the Ecological Review undertaken by Rebecca Lodge, reference 6472, dated 29 July 2014 (as submitted in support of RC 2050025 RMAVAR/A). The planting is to be maintained in perpetuity.

To ensure that the planting is maintained a bond for each stage of the planting programme shall be paid to Council by the owner of Lot 50. The amount of the bond will be determined on the basis of the costs of maintenance for a 4- year period multiplied by 1.5. The amount to be agreed between the Council and the owner of Lot 50. The bond shall be held under the following conditions:

- The bond shall be paid upon completion of the planting in each stage of the subdivision.
- The bond shall be either cash or guaranteed in accordance with Council's Bond and Undertakings Policy No.3102.
- The bond shall be held for 48 months from the date of receipt.
- The bond shall be released at the end of the 48-month period on the presentation by the owner of Lot 50 of certification from a qualified ecologist that the ecological planting has been appropriately maintained so as to ensure an 85% survival rate to the satisfaction of Council's Manager – Resource Consents or other duly delegated officer. The certification report shall include details of the method(s) used to assess the survival rate of planting.
- Any costs incurred in the preparing, checking, monitoring, and release of the bond are to be met by the owner of Lot 50.
- The owner of Lot 50 acknowledges that for the purposes of monitoring and enforcement of all the consent notices, Council is entitled to enter the land in accordance with the relevant provisions of the Resource Management Act 1991 (as amended from time to time).

Advice Note – *The owner of Lot 50 acknowledges that any application that seeks to amend these consent notices is likely to be publicly notified.*

Lot 50 DP 617806

- (ix) The archaeological sites located within the proposed Rangihoua historic area (identified in the Assessment of Environmental Effects and Archaeological Assessments supporting RC 2090115 and RC 2050024) shall remain undisturbed, and that access to the archaeological sites be provided to members of the public, such access to be on 48 hours' notice to the lot owner (or agent) and for such period and frequency to be agreed upon by the lot owner (or agent) and the members of the public, and that access to the archaeological sites be provided to members of the public on such terms as may be agreed between the lot owner and these members of the public following them having given 48 hours' notice to the lot owner.

Access shall be limited to the hours of daylight and the frequency of visitors' (being members of the public) shall be such that they do not cause a nuisance or disturbance to the archaeological sites and areas of the Rangihoua historic area, to the vegetation or improvements on the lot, or to farming activities.

The members of the public that visit the Rangihoua historic area shall ensure that the sites are protected and remain undisturbed. Other members of the public, being those that have not sought nor been provided with permission from the lot owner, are trespassers in the context of this condition of consent. Lot owner consent shall not be unreasonably withheld or declined. If there is any dispute as to the interpretation of this condition or as to be exercised by the lot owner or members of the public of their respective entitlements or obligations under the condition then before the lot owner may deny access to the sites or before the members of the public visit the sites pursuant to this condition, the dispute shall be referred to the President of the Auckland District Law Society whose decision shall be binding on all parties.

Note 1: Where the consent holder chooses to present RC 2050024-RMAVARB and RC2150044- RMAVAR/A on a single Land Transfer plan, then the above conditions relating to Lot 50 and those of Lot 50 DP 376492 may be recorded in a single consent notice against the revised lot area. In having regard to amalgamation condition 24.2, the conditions above will not prevent the consent holder from registering the consent notice conditions as part of a single document relating to the amalgamated title area.

Note 2: In having regard to condition 23 and amalgamation condition 24.2 of Decision 1 above, the conditions relating to Lot 50 DP 376492 will not prevent the consent holder from registering the conditions as part of a single document relating to all of the amalgamated land parcels.

Note 3: Where the consent holder chooses to present RC 2150044-RMAVAR/A and RC 2050024-RMAVARB on a single Land Transfer plan, then the above conditions relating to Lot 50 and those of Lot 50 of RC 2050024-RMAVARB may be recorded in a single consent notice against the revised lot area. In having regard to amalgamation

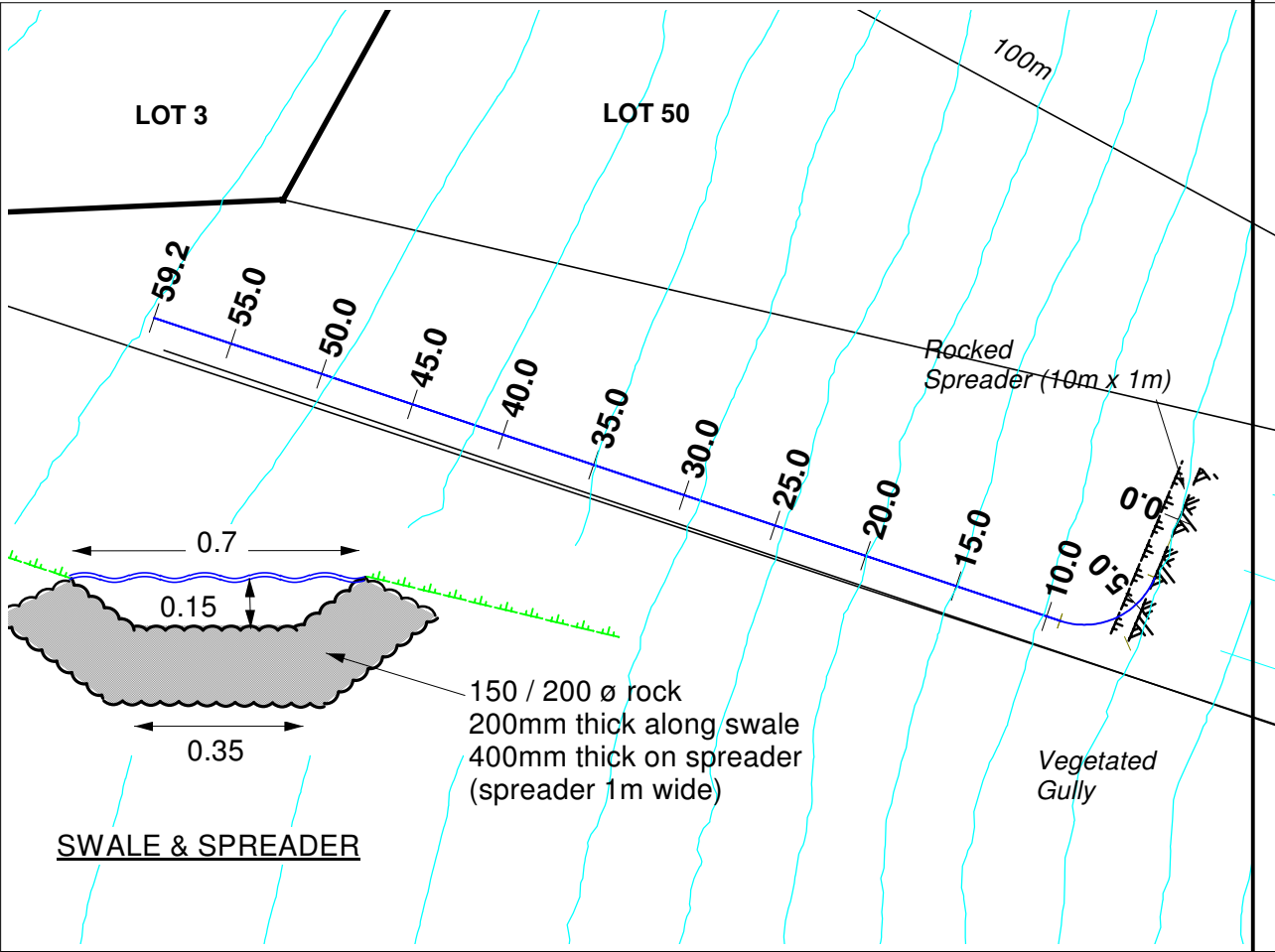
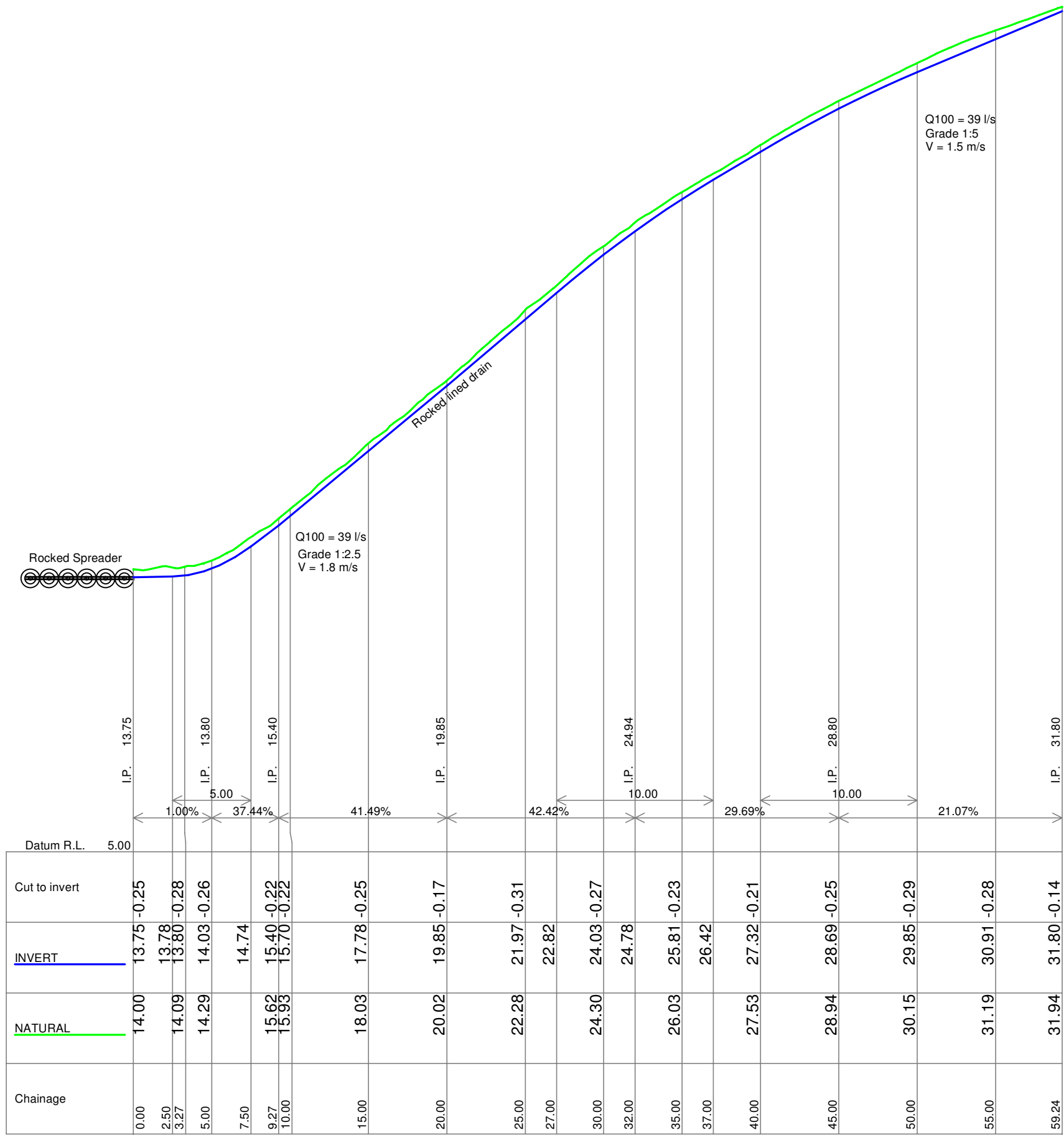
condition 2(b), the conditions above will not prevent the consent holder from registering the consent notice conditions as part of a single document relating to the amalgamated title area.



SIGNED:

Ms Nicola Cowley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** this 12th day of November 2025



Indicative
building site
& parking
Total 800m²

1% AEP 300m² building = 15 l/s
1% AEP 500m² parking = 24 l/s
TOTAL to Drain 1 = 39 l/s

LONGSECTION - LOT 3 DRAIN

The Landing Precinct

The provisions below represent the Section 42A Reporting Officer's recommended amendments to the provisions requested by MPL LLC dated 12 May 2025. Recommended amendments are shown with underline used for new text as this is a new precinct being recommended for inclusion in the Proposed District Plan. Recommendations made through the Reporting Officer's right of reply are shown in red underline for new text and red ~~strikethrough~~ for deleted text.

Overview

The Landing comprises approximately 395 hectares of land and 8.5 kilometres of coastline on the Purerua Peninsula, north of Kerikeri. Resource consent has been granted for 46 residential lots and for the balance of the land to be held under a single title. Implementation of the approved resource consent has resulted in significant restoration, revegetation and protection of the natural landscape of The Landing, including its streams, watercourses, wetlands, gullies, coastal escarpments, headlands and heritage areas. At the same time subdivision and development of The Landing has progressed in accordance with its resource consents. The Landing vineyard is also established on the site.

The purpose of The Landing Precinct is to ensure the subdivision, use, and development outcomes in conjunction with the restoration and protection of the natural environment and heritage values specified in The Landing resource consent are recognised, provided for and able to be implemented. Therefore, The Landing Precinct provisions enable the residential lots approved by resource consent to be established and recognised in the District Plan.

The zoning of the land within the precinct is zoned Rural Production. The objectives, policies, rules and standards of the underlying Rural Production zone apply in addition to the provisions of the precinct, except that:

- All precinct rules relating to residential activity, residential subdivision and residential development including maximum height prevail over the corresponding Rural Production zone rules.
- The following standards do not apply to residential buildings within The Landing Precinct:
 - RPROZ-S1 Maximum Height;
 - RPROZ-S2 Height in Relation to boundary; and
 - RPROZ- ~~S53~~ Building or Structure Coverage

Parts of the site are identified within the coastal environment, high natural character and outstanding natural landscape overlays. The objectives and policies in the Natural Features and Landscapes and Coastal Environment chapters apply in addition to the provisions of The Landing Precinct. In specified instances listed under the Advice Notes below, the precinct rules prevail over certain provisions in the-However, the following rules and standards in the Natural Features and Landscapes and Coastal Environment chapters do not apply to residential activities, buildings and structures in The Landing Precinct:

- a. NFL-R1 New buildings or structures, and extensions or alterations to existing buildings or structures; NFL-S1 Maximum height; and NFL-S2 Colours and materials; and
- b. CE-R1 New buildings or structures, and extensions or alterations to existing buildings or structures; CE-S1 Maximum height; and CE-S2 Colours and materials.

All other District-Wide objectives, policies, rules and standards in Part 2 of the District Plan apply.

Objectives	
TLP-O1	Subdivision, use and development of The Landing that integrates development with restoration and protection of natural character and landscape values, <u>while protecting historic heritage and cultural values.</u>
TLP-O2	Farming activities (including associated buildings and structures) are enabled at The Landing.

Policies	
TLP-P1	Provide for the subdivision, use and development of The Landing in accordance with TLP Plan 1 <u>and TLP Plan 2, by</u>

	1. <u>Retaining the majority of the site in common title to be managed as a coherent landscape of open space (including farmland and vineyard and natural areas);</u> 2. <u>Requiring Continuing with the restoration of natural areas through the implementation of the Revegetation/Planting Plan for the precinct (TLP Plan 2) which is consistent with the consented approved masterplan and ecological management plan;</u> 3. <u>Continuing with the development of approved residential lots so that buildings are visually recessive;</u> 4. <u>Limiting residential development on The Landing to 456 residential lots, and requiring residential dwelling footprints to be established on the house site locations identified on The Landing Precinct Plan 1 (TLP Plan 1), each with an approved building location;</u> 5. <u>Providing for the subdivision of residential lots where the subdivision is in accordance with TLP: Plan 1 and the relocation of residential lots on TLP Plan 1, where there is no increase in the number of residential lots and natural character and landscape values are protected and enhanced-maintained;</u> and 6. <u>Enabling development on approved residential lots subject to design and landscaping that protects is integrated with, and enhances-maintains, natural character and landscape values.</u>
TLP-P2	<u>Provide for the operation and development of farming (including viticulture) activities (including associated buildings and structures) at The Landing.</u>
TLP-P3	<u>Manage effects on historic heritage and cultural values when undertaking earthworks by:</u> a. <u>Adhering to accidental discovery protocols for sensitive material; and</u> b. <u>Undertaking appropriate actions in accordance with mātauranga and tikanga Māori when managing effects on cultural values.</u>

Rules

2. **The rules in Part 2 – District-Wide Matters apply in addition to these rules, except that the following do not apply to residential activities, buildings and structures in The Landing Precinct:**
- a. NFL-R1 New buildings or structures, and extensions or alterations to existing buildings or structures; NFL-S1 Maximum height; and NFL-S2 Colours and materials; and
 - b. CE-R1 New buildings or structures, and extensions or alterations to existing buildings or structures; CE-S1 Maximum height; and CE-S2 Colours and materials.

TLP-R1	<u>New buildings or structures, including extensions or alterations to existing buildings or structures associated with a Residential Activity</u>	
The Landing Precinct	<u>Activity status: Controlled</u> <u>Where:</u> <u>CON-1</u> <u>Any new buildings or structures, including extensions or alterations to existing buildings or structures, is for a Residential Activity that is located on the GPS building location identified on TLP Plan 1.</u> <u>CON-2</u> <u>The building or structure complies with:</u> a. <u>TLPDLA S1; and</u> b. <u>TLPDLS S2; and</u>	<u>Activity status where compliance is not achieved with CON-1 or CON-2</u> <u>Restricted Discretionary activity</u> <u>Activity status where compliance is not achieved with CON-2: Refer to TLP-S1, TLP-S2 and TLP-S3 below.</u> <u>Where:</u> <u>RDIS-1:</u> <u>The building is located within a residential lot identified on TLP Plan 1.</u>
Page 2 of 23		

	c. <u>TLP S3.</u> Matters of control are reserved over: <u>Design and appearance (including massing, form, colour materials, reflectivity) set out in The Landing Precinct Architectural and Landscape Design Guidelines;</u> <u>Landscaping to soften buildings and integrate them into the surrounding landscape, having regard to The Landing Precinct Architectural and Landscape Design Guidelines;</u> <u>Effects on the characteristics, qualities and values of the coastal environment and natural landscapes; and</u> <u>Any relevant elements of The Landing Precinct Architectural and Landscape Design Guidelines.</u>	<u>Matters of discretion are restricted to:</u> <u>The Landing Precinct Architectural and Landscape Design Guidelines;</u> <u>The location of the building or structure;</u> <u>The size, bulk and height of the building in relation to ridgelines and natural features;</u> <u>Design and appearance, including the colour and reflectivity of proposed building materials;</u> <u>Mitigation of visual effects by any proposed landscaping;</u> <u>Effects on the characteristics, qualities and values of the coastal environment with particular consideration of views from the sea;</u> <u>Effects on the characteristics, qualities and values of the Outstanding Natural Landscape; and</u> <u>Location and design of vehicle access, manoeuvring and parking areas.</u> <u>Activity status when compliance not achieved with RDIS-1: Non-complying (unless the lot has been relocated in accordance with rule TLP-R2 below).</u>
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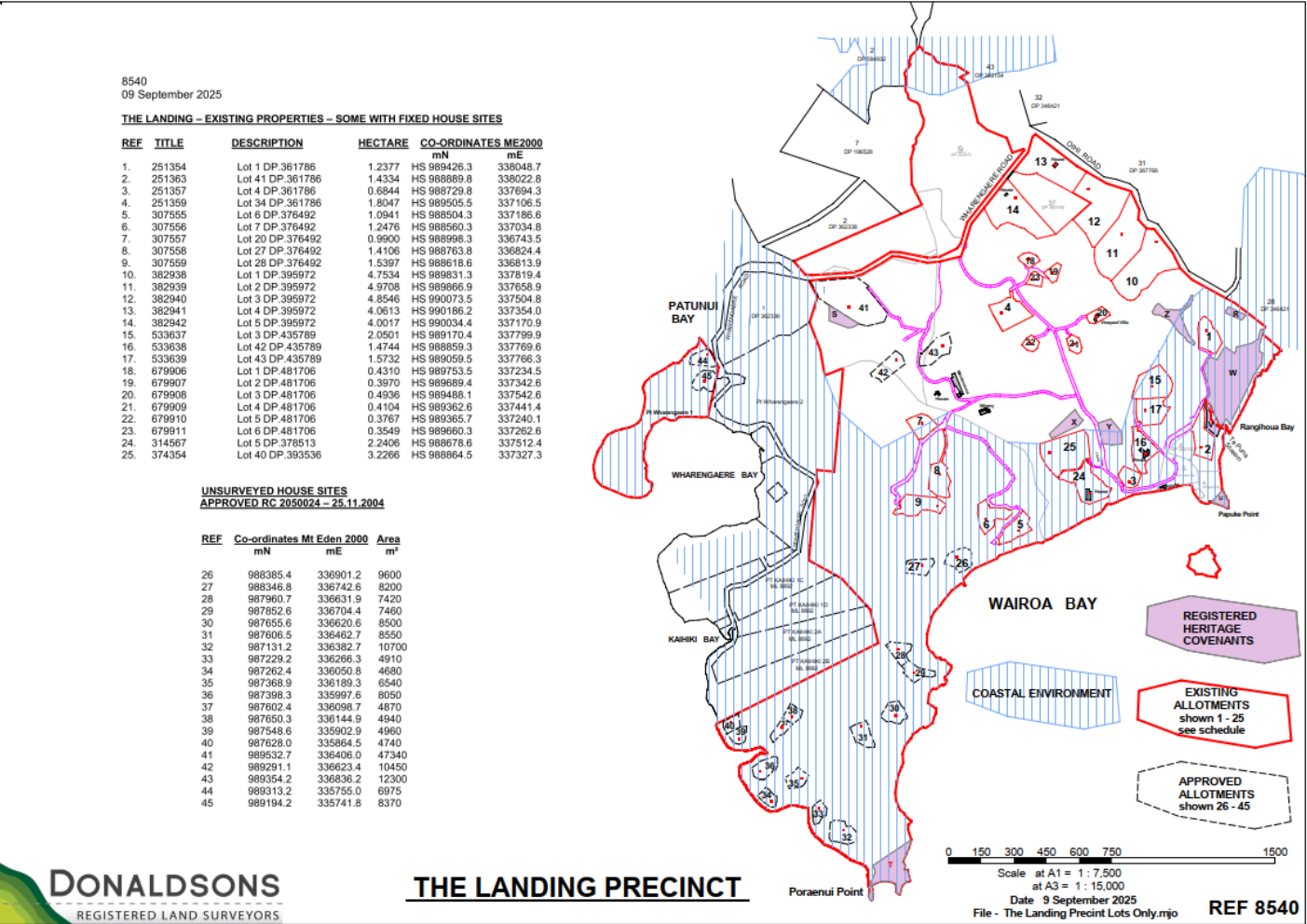
<u>TLP-R2</u>	<u>Subdivision:</u> <u>Relocation of any lot identified on TLPDA Plan 1 within The Landing Precinct</u>	
<u>The Landing Precinct</u>	<u>Activity status: Restricted Discretionary</u> <u>Where:</u> <u>RDIS-1</u> <u>Relocation of any lot identified on TLPDA Plan 1 within The Landing Precinct subject to no additional lots being created.</u> <u>Matters of discretion are limited to:</u> <u>The location of the lot in relation to ridgelines and natural features;</u> <u>Effects on the characteristics, qualities and values of the coastal environment with particular consideration of views from the sea;</u> <u>Effects on the characteristics, and qualities and values of the Outstanding Natural Landscape;</u> <u>Effects on adjacent lots, the overall masterplan for The Landing and potential visual dominance effects;</u>	<u>Activity status where compliance is not achieved with RDIS-1:</u> <u>Prohibited</u>

	e. <u>Effects on privacy, outlook and enjoyment of private open spaces on adjacent lots/sites; and</u> f. <u>Effects from the location and design of vehicle access, manoeuvring and parking areas; and</u> g. <u>Any relevant elements of The Landing Precinct Architectural and Landscape Guidelines.</u>	
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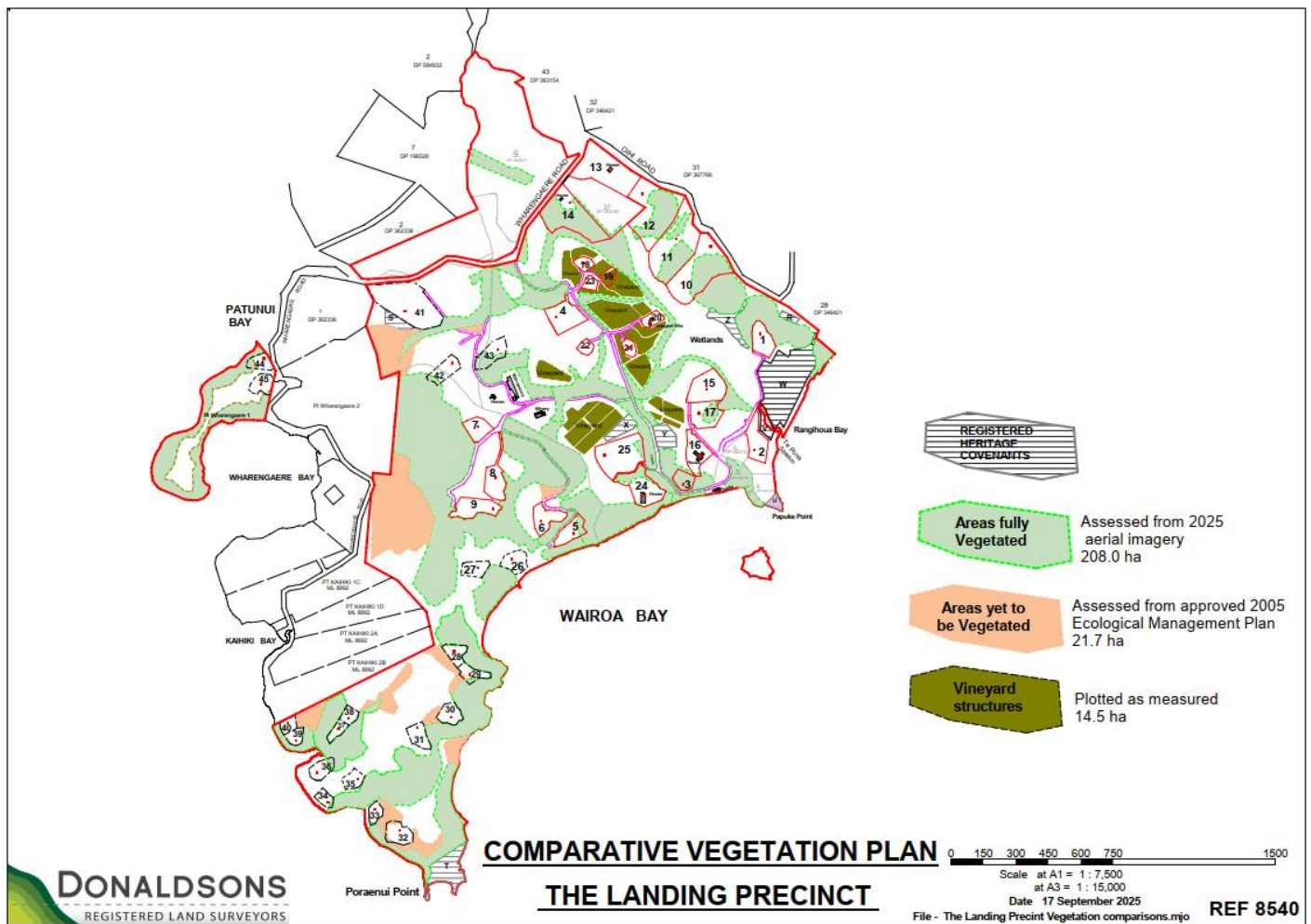
Standards		
TLP-S1	Residential Buildings or structures on any residential lot on TLP Plan 1	
The Landing Precinct	1. <u>The residential unit on each lot must be situated such that no more than 60% of the residential unit footprint extends in any direction from the GPS coordinates identified for each residential lot on TDLTLP Plan 1; and</u> 2. <u>The maximum height of a new building or structure, or addition or alteration to an existing building or structure is 9m above ground level, except for those lots identified in The Landing Precinct Architectural and Landscape Design Guidelines as being suitable for single level buildings. On these lots, building height shall be limited to single level or greater than a single level where this is designed to hug the landform, subject to a maximum height of 9m above ground level.</u> Advice Note: <u>The 60% Residential Development Footprint Methodology is outlined in TLP Plan 3.</u>	<u>Activity status where compliance not achieved:</u> <u>Restricted Discretionary</u> <u>Where the standard is not met, mMatters of discretion are restricted to:</u> a. <u>Effects on the characteristics, qualities and values of the outstanding natural landscape; and</u> b. <u>Effects on the characteristics, qualities and values of the coastal environment, with particular consideration of views from the sea.</u>
TLP-S2	Colours and Materials for Residential Buildings or structures on any residential lot on TLPDA Plan 1	
The Landing Precinct	1. <u>The exterior surfaces of new residential buildings or structures within the ONL or coastal environment shall be constructed of natural materials and/or finished to achieve reflectance value of less than no greater than 30%.</u>	<u>Activity status where compliance not achieved:</u> <u>Restricted Discretionary</u> <u>Where the standard is not met, mMatters of discretion are restricted to:</u> a. <u>Effects on the characteristics, qualities and values of the ONL; and</u> b. <u>Effects on the natural characteristics and</u>

		<u>qualities and values of the ONL or coastal environment, with particular consideration of views from the sea.</u>
<u>TLP-S3</u>	<u>Revegetation/Planting</u>	
<u>The Landing Precinct</u>	<u>1. Revegetation and Planting in accordance with TLP Plan 2 shall be implemented in conjunction with the construction of any residential dwelling within the precinct; and</u> <u>2. The revegetation and planting plan is required to cover the "areas yet to be vegetated" adjacent to the residential lot proposed to be developed.</u>	<u>Activity Status where compliance with TLP-S3 is not achieved: Discretionary</u>

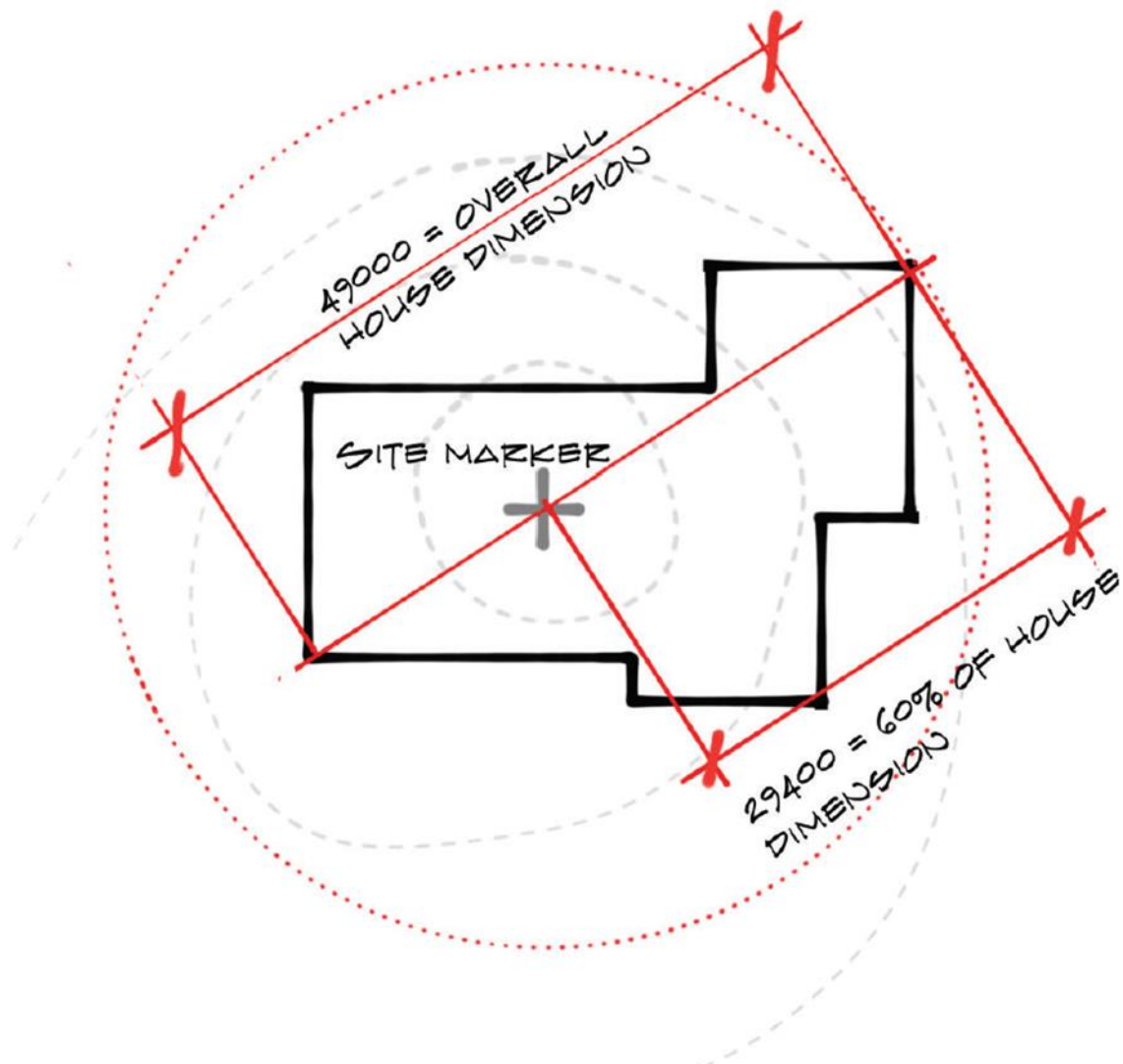
The Landing **Precinct Development Area Plan 1 (TL~~PDA~~ Plan 1)**
Residential Lot Plan



The Landing Precinct Plan 2 (TLP Plan 2)
Revegetation/Planting Plan



The Landing Precinct Plan 3 (TLP Plan 3)
60% Residential Development Footprint Methodology



- 1 The cross represents the site marker as determined in the 2004 Resource Consent
- 2 The longest dimension of the house is measured, in this case 49 meters
- 3 The maximum extent that the house can be offset from the site marker is 60% of the longest dimension of the house, in this case 60% of 49m, ie 29.4 meters
- 4 The red dashed circle represents the greatest extent of the house possible depending upon orientation.

The Landing Development Area Architectural and Landscape Design Guidelines

Site Considerations

The impact of new buildings on The Landing will be minimised by having careful regard to surrounding topography, building location and access within the site, building form and materials used, and landscape planting. The following guidelines are illustrated with existing houses at The Landing.

General Development

Where there is existing native vegetation, and or mature trees, buildings should be located to avoid disturbance to vegetation and trees, and to maintain or enhance vegetation cover.

Sites are located as far as practicable to minimise the need for excavation for construction or to form vehicular circulation and manoeuvring space. Driveways should follow the natural contours of the land, and avoid sharp angles or long straight sections. Parking areas should be integrated with the overall design of the residence and landscaping, and vehicles in uncovered parking spaces should not be visible from the coastline.

Water tanks, if not placed underground, will be unobtrusive and designed to integrate with the overall design of the main structures. Septic tanks and other sewage treatment infrastructure will be placed underground. Any air-conditioning or heating units will be contained within or unobtrusively integrated with the main structures. Lighting should be selected and located to ensure that the source of light is not visible beyond the site boundaries.

Building Form

Various building styles are possible however the following general guidelines will assist in diminishing the impact of structures in the landscape.

- Building mass may be either tall where built up a slope, or wide where built across a slope but should not be both tall and wide. Building forms should be massed and arranged to have a clear relationship with the surrounding topography. Consideration should be given to breaking larger building masses into component forms in order to diminish the impact of building in the landscape.
- Roofs should be appropriate to the building form and generally respond to the surrounding topography.
- Building mass may be either tall where built up a slope, or wide where built across a slope but will not be both tall and wide. Large buildings should be broken up to allow trees to be planted within the building perimeter.
- Buildings on slopes will be 'grounded' in the site with solid foundation and basement enclosure and/or dense planted to avoid sightlines to the underside of floors.



SK – 1

The house is reduced in bulk by breaking the form into two elements connected with a lowered section, the roof mimics the slope of the adjacent land and planting upslope ensures the house is viewed against a planted skyline.

Building within the land

The Landing has many folds, valleys and terraces and buildings should be sited to take advantage of these to settle buildings within the land rather than dominating it.

**SK – 2**

The house takes advantage of a localised terrace the side of a valley and uses a simple flat roof form to allow the surrounding landform and planting to dominate.

Building Location on Skyline

Buildings will be planned and sited to minimise their impact on the skyline. This can be achieved by locating buildings so as to appear below ridges when viewed from critical viewpoints. Buildings will not be located on headlands or hilltops unless significant planting exists. Where possible, buildings should be located below the tree canopy backdrop or against new planting to maintain the prominence of a treed skyline.

Where buildings are located on or close to the top of ridgelines, or where building forms visibly protrude above ridgelines, planting of mature specimens undertaken prior to or during construction to provide planted elements above and alongside the building.



SK – 3

The house is located well below the crown of the hill to ensure that the house does not dominate the natural landform. Trees in the foreground are used to further embed the house in the wider landscape. The new trees that have been planted mimic the existing trees on the wider hillside.

Use of landscape elements

Built landscape elements such as fences, walls and small ancillary structures can assist in diminishing the scale of the buildings and help to create a coherent aesthetic composition across the whole site that is consistent with the characteristics listed in Policy TLDA - P1. Although the structures may not be physically connected, they should be consistent in their form and design to create an integrated whole.

Outdoor living areas will be designed to integrate with the overall design of the building and other structures on the site. The materials used for outdoor areas will be compatible with the materials used for the construction of the buildings on the site. The use of natural materials such as wood or stone, which enhance the natural landscape, are encouraged.

Outdoor lighting should be designed and located to ensure that the source of light is not visible beyond the site and should generally be low level illuminating the ground plane rather than high level.

Existing planting

Wherever possible building location will take advantage of existing established planting to break the straight lines of constructed elements. Placing buildings within trees, that is, with trees both in front and behind the building will be most successful at breaking up the linear forms. Where trees are planted, or moved, to modify building lines they will be located to create informal random groupings Rather than constructed rows or rectilinear blocks.



SK – 4

The house design has taken advantage of two well established pohutukawa trees to break up the rectilinear lines of the building when seen from afar.

Building Materials and Finishes

The visual effects of the building sites will be considerably lessened if materials chosen are self coloured and can be used without applying coloured finishes.

The Landing has evolved a 'way of building' using materials that are predominantly 'natural' including stone and naturally weathered timber. Where applied finishes are required such as for, roofing and window joinery, colour and surface treatment will be selected for their low reflectivity (less than 30%) and with hue and tone derived from the colours and textures of The Landing's flora and landscape.



▲ Stone, tree within the house geometry, concealed lights and recessively coloured metal roofing

◀ Stone, raw concrete, dark stained and weathered timber

◀ Naturally weathered timber cladding

▼ Simple form, copper gutter, naturally weathered timber



Consideration of Sites by type*Valley sites - Lots 1, 10, 17, 21, 22, 26*

These sites are located in valleys with a large amount of hill slope behind the building sites. In each case building mass will be seen against a hillside that is significantly larger in scale than any likely building. This will preclude the possibility for breaking the skyline and will allow planting to be used to break the angularity of structures.

Building forms used should be either low horizontal or narrow vertical following the slope on the valley side.

Vehicle circulation should be easily and unobtrusively dealt with given the easier contours of these sites but some tree planting should be located between the building and public viewpoint to break the angularity of construction.

Open hillside sites - Lots 2, 3, 4, 5, 7, 8, 11, 14, 15, 16, 18, 27, 28, 29, 30, 34, 35, 36, 40, 41

These sites have buildings located in open pasture with some hillside behind. Buildings are unlikely to be viewed in silhouette from public viewpoints but will require careful handling of forms and materials to reduce their impact. Site access will require some excavation and car maneuvering will need to be carefully considered.

Buildings should be set into the hill as much as possible to limit their height above the downslope and subfloor voids below floor level should be avoided. Roofs, if pitched, should be close to the slope of surrounding landforms

Tree planting should be located between building and public vantage points to reduce the contrast between open pasture and built form and to provide a contrast with the angular lines of construction.

Near ridgetop sites - Lots 9, 12, 13, 19, 20, 23, 24, 25, 31, 32, 34, 37, 38, 39

These sites require careful siting, design and landscape to minimise impact on the landscape. The sites are generally visible from public viewpoints and in some cases buildings will be seen against either distant hills or the sky.

Site planning should reduce excavation and retaining structures with use made of level changes where sites are steep. Access to the sites should be reduced as much as possible with planting to conceal the straight line geometry of road gradients and remediated with planting on cut faces. Buildings in these locations should be horizontal in form rather than vertical and with roof geometries that mimic surrounding landforms. Larger forms should be broken into assemblies of smaller blocks with tree planting within the perimeter of the building breaking the rooflines.

Materials should be non-reflective and large glazed areas should have roof overhangs or be orientated to avoid solar reflection.

Bush site - Lots 6,

This site is within established bush and provided care is taken to conserve trees and form and height reflect the general guidelines there will be little impact.

Quarry site - Lot 33,

This site is within the existing quarry, buildings will be seen against a solid hillside backdrop and there is established planting in the foreground., public access is approximately 1 kilometre away. Provided the general guidelines are followed there will be little impact.

Landscape Guidelines

General guidelines

The following guidelines will be applied generally across all lots:

- a) Engage approved landscape architects who are to be familiar with the Ecological Management Plan.
- b) Carry out earthworks and grading to marry in with adjacent contours, avoiding sharp batters and exposed cut faces.
- c) Locate areas of domestic planting, including mown grass, 'behind' houses to maintain natural character from shared or public areas
- d) Extend nearby natural planting patterns to provide the main structural planting around houses.
- e) Use groups of large trees to visually 'anchor' houses. These can be planted in a way that maintains views. For instance, groups of trees can be planted alongside and slightly forward of houses. This will maintain views while softening the house's corners and increasing the apparent set back of houses.
- f) Create broad areas of low foundation planting in front of houses. This will help visually 'anchor' the house (make it appear more embedded in the landscape); and provide horizontal scale. As noted above, this planting should be used to tie the lot into the adjacent broad scale vegetation patterns.
- g) Use a consistent palette of main species across the whole site, tailored to the main landscape setting (eg coastal, bush, rural, stream). These planting types relate to broad scale restoration of the site.
- h) Plant groves of trees behind houses, especially where there is rising ground, to reinforce backdrop.
- i) Plant on a bold scale that relates to the scale of the total development, using groups of trees and broad sweeps of vegetation. Avoid suburban patterns of individual specimens and fussy planting.
- j) Locate fencing in a way that follows planted areas.

<u>Lot</u>	<u>Context and Guidelines</u>
	<u>Te Puna Valley</u>
<u>1</u>	House setting is surrounded by regenerating native bush, at toe of bush-clad escarpment, overlooking wetland area. It has low elevation. Landscape goal is to maintain the clarity of the margins between the wetland, riparian planting, and bush edge. • Minimise cleared area around house. • Use low riparian margin planting as foreground to house. • Re-establish bush margin planting around the rear of the house. • Position house to enable it to use wetland to provide open outlook from house. Opportunity, for instance, to extend a jetty from house to engage with wetland. • Locate any domestic planting including mown lawn to north of (behind) house.
<u>2</u>	House setting is an open slope on inland side of headland spur, adjacent to pōhutukawa trees. Landscape goal is to use ridge and pōhutukawa to anchor house, and to design house in a way that hugs the landform. The site requires sensitive design to avoid domesticating the landscape. • Restrict house to single storey or design in a way that hugs the landform, so it does not overpower its anchoring spur and so it is in keeping with the group of houses behind Te Puna Bay. • Extend pōhutukawa by planting groves along ridge either side of house. • Use extensive sweeps of low coastal species in vicinity of house, including along crest of ridge. • Avoid domestic planting on slopes around house.
<u>10</u>	House setting is on ridge adjacent to Oihi Road on northern side of valley. House site is on terrace just off crest of ridge – crest provides separation and privacy from the road. Landscape goal is that the house has horizontal proportions that fit the long ridge and is visually anchored by trees on the skyline. • Restrict house to single storey or design in a way that hugs the landform. Design horizontal proportions that fit the long ridgeline. • Plant groups of native trees (e.g. pōhutukawa, tōtara) on either side of and behind house (between house and road) to break up skyline and visually anchor house.
<u>11</u>	House setting is a spur overlooking the wetlands and vineyards in Te Puna Valley. House site is a terrace on spur with backdrop scarp – the house site is approximately 20m below the ridge. Landscape goal is that the house nestles on the spur above regenerating hillside native bush – and that the driveway avoids obtrusive scars on the scarp hillside. • Plant native regeneration around the house to tie in with regenerating bush in a way that visually anchors the house and screens areas of lawn, while maintaining views over the valley toward the coast.

<u>Lot</u>	<u>Context and Guidelines</u>
	Align the driveway to minimise potentially prominent cut batters and/or plant native revegetation to screen views of driveway.
<u>12</u>	House setting is the ridge followed by Oihi Road on the northern side of the valley. House site is adjacent to the road, on a less prominent part of the ridge, lower than sections of the ridge nearer to the coast. The house site's prominence from the Waipuna Valley is also reduced by a prominent spur. No site-specific landscape guidelines are necessary beyond the general guidelines listed above.
<u>13</u>	House setting is the ridge followed by Oihi Road on the northern side of the valley. House site is adjacent to the road, on a less prominent part of the ridge, lower than sections of the ridge nearer to the coast. The house site's prominence from the Waipuna Valley is also reduced by a prominent spur. There is already a house on the site. The house is anchored by tall backdrop trees and groups of trees either side of the house (including along the driveway). No site-specific landscape guidelines are necessary beyond the general guidelines listed above.
<u>14</u>	House setting is the ridge followed by Rangihoua Road at the head of Te Puna Valley. House site is just to the southeast of the existing house on the property. The house site's prominence from the Waipuna Valley is reduced by a prominent foreground spur. The landscape goal is that the house is visually anchored by trees at the head of the valley. - Plant or maintain existing trees behind house (between house and road) to break up skyline and visually anchor house. - Plant groups of native trees to one side to visually anchor house.
<u>15</u>	House setting is a terrace on spur overlooking coast and wetland, on inland side of a stand of pines. The pine gully is to be re-vegetated. Landscape goal is to anchor the house with backdrop trees and low foreground planting. - Use groves of pōhutukawa either side of house and along access road to provide backdrop. - Extend riparian planting around edge of wetland and extend coastal planting on face of terrace. - Locate house behind extensive foreground sweeps of low coastal planting.
<u>16</u>	The site has an existing house that was given consent in 2007. The house is the location is the earlier farmhouse that existed at the time of the original 'Mountain Landing' (The Landing) consent. The house is on flat crest of the low ridge inland from Papuke Point. The setting includes the Boathouse on the coastal edge below the house, and jetty. The house has horizontal proportions that follow the landform. It is visually anchored by pre-existing trees that were retained and native revegetation. Specific guidelines for a future house: - Restrict house to single storey or design in a way that hugs the landform so that the house does not dominate the landform. Emphasise horizontal proportions that follow the landform. - Plant native trees to visually anchor the house and break up skyline.
<u>17</u>	House setting is a low ridge overlooking Te Puna Valley. The house site is a shallow basin just below a saddle in the ridge. The landscape goal is that that house nestle into the basin, is anchored by trees behind and on either side of the house, and by low foreground native vegetation between the house and wetland. - Restrict house to single storey or design in a way that hugs the landform, so that the house does not dominate the landform or the houses on adjacent lots. - Plant native trees (e.g. pōhutukawa, tōtara, kanuka) on the crest of the ridge behind the house and adjacent to the road to provide a backdrop. - Plant additional trees to either side of the house as a visual anchor. - Plant low coastal or wetland margin planting below the house to provide a visual foundation between the house and wetland.
<u>18</u>	Lot location was previously in an elevated inland ridge and was relocated to a much less prominent location to take advantage of a vineyard setting. The location has relatively low elevation, well inland in Te Puna valley. No site-specific landscape guidelines are necessary beyond the general guidelines listed above.
<u>19</u>	Lot location was previously in a valley adjacent to a farm quarry in the midst of an ecological area. It was relocated to a less location with respect to ecological values and to take advantage of a vineyard setting. The location has relatively low elevation and is well inland in Te Puna valley. Plant trees and margin planting to soften transition between house and wetland in Te Puna valley.
<u>20</u>	House site is on low terrace overlooking wetland. Currently occupied by 'Vineyard Villa'. Landscape goal is to visually anchor the house in a rural character setting, and to maintain the integrity of the backdrop escarpment behind the wetland. Plant groups of large trees in vicinity of house.

<u>Lot</u>	<u>Context and Guidelines</u>
	• <u>Plant groups of trees along access behind house.</u> • <u>Use expansive riparian margin planting on face and brow of low escarpment in front of house to provide backdrop to wetland and screen areas of domestic planting including mown lawn.</u> • <u>Locate areas of domestic planting on north-west side of house.</u>
<u>21</u>	<u>Lot was relocated in conjunction with establishment of the winery. It was previously on terrace near the inland end of the Wairoa West valley – an area of restored ecological value. The new is in a vineyard setting (surrounded by vines) in a non-prominent location on the north facing slopes approximately 750m inland along Te Puna stream valley.</u> <u>No site-specific landscape guidelines are necessary beyond the general guidelines listed above.</u>
<u>23</u>	<u>House site is on low terrace near back of valley, with a rural setting.</u> <u>Landscape goal is to visually anchor house in keeping with rural character. Reasonable flexibility for range of designs.</u> • <u>Plant groups of large-scale trees in vicinity of house – for instance either side of house.</u> • <u>Plant trees along access road behind house.</u>
<u>Wairoa East Stream Catchment</u>	
<u>3</u>	<u>House site is amidst native re-vegetation. It is within valley but near the mouth of the valley close to coastal setting.</u> <u>Landscape goal is for the house to nestle within regenerating coastal bush, to appear surrounded by it.</u> • <u>Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its anchoring vegetation and landform.</u> • <u>Re-establish coastal vegetation on south side of house (toward coast).</u> • <u>Locate any domestic planting, including mown lawn, on north side of (behind) house.</u> • <u>Plant groups of pōhutukawa on ridge north of house to increase the vegetative backdrop.</u>
<u>4</u>	<u>House site has rural setting on open slopes towards back of valley.</u> <u>Landscape goal is to establish rural character vegetation to anchor house.</u> • <u>Restrict house to single storey or design in a way that hugs the landform, because of its location high in the landscape.</u> • <u>Plant large scale trees characteristic of rural landscape adjacent to house to visually anchor the house.</u> • <u>Plant groups of trees along access road.</u>
<u>22</u>	<u>House site has rural setting on open slopes towards back of valley.</u> <u>Landscape goal is to establish rural character vegetation to anchor house.</u> • <u>Plant large scale trees characteristic of rural landscape adjacent to house.</u> • <u>Plant groups of trees along access road.</u>
<u>24</u>	<u>An existing house has been consented for the Lot. The house location is on open slope inside valley mouth, adjacent to edge of vegetated coastal escarpment.</u> <u>Landscape goal for any replacement house would be for the house to nestle against the edge of the coastal planting.</u> • <u>Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its containment behind the coastal escarpment or dominate the beach.</u> • <u>Establish low coastal species as foundation on slope in front of house. Link with vegetation on coastal escarpment.</u> • <u>Plant groups of pōhutukawa in vicinity of house to visually anchor.</u> • <u>Locate any domestic planting on east side of (behind) house. Limit area of mown grass on the coastal side the house and use low coastal planting to screen it from beach.</u> • <u>Plant groups of pōhutukawa on slope behind house to provide backdrop.</u> • <u>Plant groups of pōhutukawa along access road.</u>
<u>25</u>	<u>Site was previously on toe of slope overlooking wetland in area behind the beach and has been relocated to a less prominent position on spur inland of existing residential lot and house.</u> <u>Landscape goal is that the house be unobtrusive beyond existing house with respect to views from the coast, and in relation to revegetated valley.</u> • <u>Restrict house to single storey or design in a way that hugs the landform, so it sits low on the spur.</u> • <u>Use groves of pōhutukawa as anchor either side of house.</u> • <u>Tie planting around house to adjacent restoration planting.</u>
<u>Wairoa West Stream Catchment</u>	
<u>6</u>	<u>House setting is a low terrace overlooking wetland and stream mouth to Wairoa Bay. There are extensive stands of kānuka on stream bank.</u>

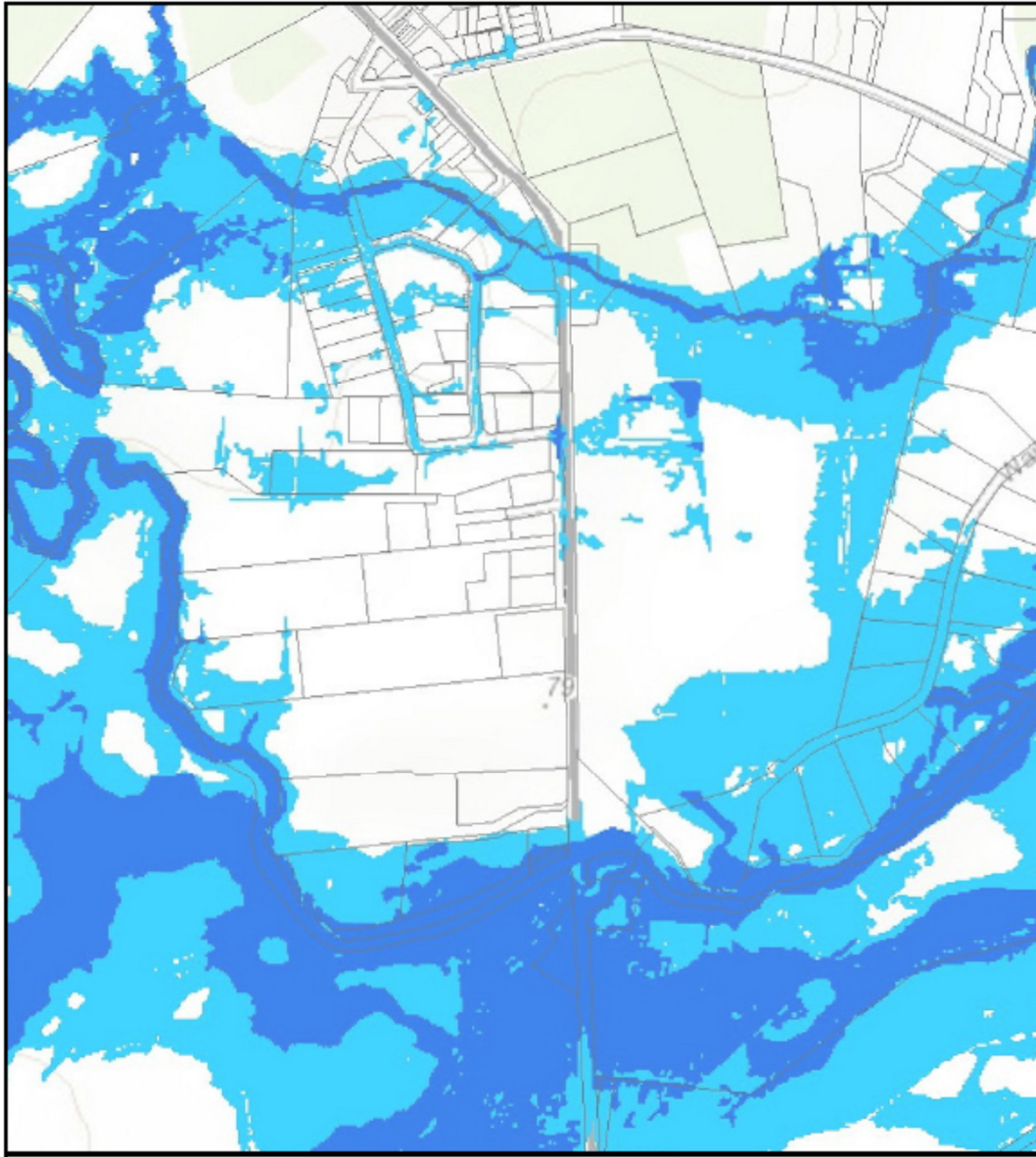
<u>Lot</u>	<u>Context and Guidelines</u>
	<u>Landscape goal is to strengthen the riparian margin planting on bank around edge of stream/wetland; for house to nestle behind riparian planting with backdrop trees on rising land behind house.</u> <u>Extend band of riparian margin planting or low coastal species as foreground to house.</u> <u>Use groves of pōhutukawa to soften driveway and provide backdrop to house.</u> <u>Plant groups of pōhutukawa or other coastal forest species in vicinity of house to visually anchor house.</u>
<u>7</u>	<u>House setting is an open hill face inland of Wairoa West valley. The house site is a terrace on a ridge that continues climbing to a backdrop hill behind the site and approximately 20m higher in elevation than the site. There is also a backdrop bush clad hill on the skyline approximately 30m higher in elevation than the house site.</u> <u>The landscape goal is that the house is anchored on the open hillside by vegetation.</u> <u>Plant groups of native trees on the hillside behind the house to provide a dark backdrop.</u> <u>Plant native vegetation on the west side to visually anchor the house. Link the vegetation to the adjacent bush (ecological restoration area) to the west of the house site.</u> <u>Plant low native vegetation to provide a foundation in front of the house.</u>
<u>8</u>	<u>House setting is on open slopes overlooking valley.</u> <u>Landscape goal is to visually anchor house in keeping with rural character.</u> <u>Plant groups of large-scale trees in vicinity of house –for instance either side of house.</u> <u>Plant informal groups of trees to soften driveway and provide backdrop to house.</u> <u>Use extensive sweeps of low coastal species as foreground to house.</u> <u>Locate any domestic planting, including mown lawn, on north side of (behind) house. (or locate on east side and use low coastal planting to screen lawn from beach).</u>
<u>9</u>	<u>House setting is low terrace overlooking wetland, facing views along stream to Wairoa Bay.</u> <u>Landscape goal is to nestle house amidst riparian planting with backdrop trees on rising land behind house.</u> <u>Use band of riparian margin planting or low coastal species as foreground to house.</u> <u>Integrate riparian planting with that on adjacent lots (lots 6 and 26) to maintain integrity of natural vegetation along stream.</u> <u>Use groves of pōhutukawa or coastal forest trees on hill to provide backdrop to house.</u>
<u>Wairoa Bay Coastal Escarpment</u>	
<u>5</u>	<u>House setting is amidst regenerating coastal bush.</u> <u>Landscape goal is for the house to nestle within the bush, maintaining seamless bush cover around house.</u> <u>Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its anchoring vegetation.</u> <u>Minimise bush clearance area</u> <u>Limit outdoor living area and locate behind house on north side.</u> <u>Reinstate low or prune-able coastal planting on coastal side of house.</u>
<u>26</u>	<u>House setting is adjacent to coast, but also just inside the Wairoa West valley. The location is against but on the inland side and of regenerating coastal vegetation on the inland side of a low escarpment bank. The location overlooks the mouth of the stream and a small wetland area.</u> <u>Landscape goal is to nestle house against edge of escarpment vegetation.</u> <u>Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its containment behind the coastal escarpment, and to prevent it dominating the beach.</u> <u>Extend coastal escarpment vegetation to envelope rear and coastal side of house.</u> <u>Establish sweeps of low coastal planting as foreground to house.</u> <u>Extend riparian margin planting along edge of stream below house.</u> <u>Locate domestic planting, including mown lawn, on north side of house. Use groves of pōhutukawa beside house to provide visual anchor. Extend low coastal planting to screen any lawn areas from coast.</u> <u>Align road around edge of re-vegetation area and plant additional groups of pōhutukawa to soften drive and provide backdrop.</u>
<u>27</u>	<u>House setting is open hillside on inland side of prominent knoll.</u> <u>Landscape goal is for house to hug landform on inland side of ridge, and to create a vegetated skyline to help absorb the house.</u> <u>Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location and high location in the landscape.</u>

<u>Lot</u>	<u>Context and Guidelines</u>
	• <u>Extend coastal escarpment planting over skyline ridge.</u> • <u>Plant groups of pōhutukawa around knoll to help anchor house.</u> • <u>Wrap low coastal planting around northern side of house to provide foreground planting. Link to coastal escarpment planting.</u> • <u>Locate domestic planting, including mown lawn, where it is screened from the coast. (for instance, on north-west side of the house).</u>
<u>28</u>	<u>House setting is on a bench above the bush clad coastal escarpment, with backdrop pōhutukawa, overlooking Wairoa Bay.</u> <u>The landscape goal is that the house hugs the landform; that it appears set back from escarpment edge and is visually anchored by trees.</u> • <u>Restrict house to single storey or design in a way that hugs the landform, so that it sits low behind the bush edge of the coastal escarpment.</u> • <u>Design house and landscaping to complement that on the adjoining lot (Lot 29)</u> • <u>Use a wide band of low coastal planting to provide foundation in front of house, and to screen any areas of lawn or domestic planting. Link such planting to escarpment vegetation.</u> • <u>Plant groups of pōhutukawa both sides of house.</u> • <u>Plant pōhutukawa on ridge behind house to create a darker, irregular backdrop.</u>
<u>29</u>	<u>House setting is on a bench above the coastal escarpment. The bush cover on the escarpment is to be enhanced.</u> <u>The goal is that the house hugs the landform, that it appears set back from escarpment edge, and is visually anchored by trees.</u> • <u>Restrict house to single storey or design in a way that hugs the landform, so that it sits low beyond the bush edge of the coastal escarpment.</u> • <u>Design house and landscaping to complement that on the adjoining lot (Lot 28)</u> • <u>Use wide band of low coastal planting to provide foundation in front of house, and to screen any areas of lawn or domestic planting. Link such planting to escarpment vegetation.</u> • <u>Plant pōhutukawa on ridge behind house to create a darker, irregular backdrop.</u> • <u>Plant groups of pōhutukawa both sides of house.</u>
<u>Poraenui and Pirinoa Stream Catchments</u>	
<u>30</u>	<u>House setting is a bench above the coastal escarpment.</u> <u>The landscape goal is that the house hugs the landform; that it appears set back from escarpment edge behind foreground vegetation; and is anchored by large trees.</u> • <u>Restrict house to single storey or design in a way that hugs the landform, so that it sits low beyond the bush edge of the coastal escarpment.</u> • <u>Locate any domestic planting, including mown lawn, on north side (behind) of house.</u> • <u>Plant low coastal vegetation as foundation on south side of house, extending this to link with escarpment planting.</u> • <u>Plant groups of pōhutukawa on ridge north of house to provide backdrop.</u> • <u>Plant groups of pōhutukawa in vicinity of house to provide visual anchoring.</u>
<u>31</u>	<u>House setting is a low saddle on skyline ridge. It will appear above the coastal escarpment but is separated it by an intervening bush clad gully.</u> <u>Landscape goal is that the house is low and hugs the landform and is visually anchored by large scale trees and foreground vegetation.</u> • <u>Restrict house to single storey or design in a way that hugs the landform, so that it sits low in the saddle between higher landforms.</u> • <u>Locate the house beyond the crest of ridge as seen from the coast.</u> • <u>Locate any domestic planting, including mown lawn, on north side (behind) of house.</u> • <u>Plant low coastal vegetation as foundation on east side of house, extending this to link with bush in the gully.</u> • <u>Plant groups of pōhutukawa on both sides of house (SW & NE) to provide visual anchoring.</u>
<u>32</u>	<u>House setting is the crest of a spur on the shoulder of a prominent hill.</u> <u>Landscape goal is to maintain open character of spur, but visually anchor house within groves of pōhutukawa.</u> • <u>Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, and so it is in keeping with the other houses on Poraenui Point.</u> • <u>Plant groves of pōhutukawa beside house to provide visual anchoring.</u> • <u>Plant occasional pōhutukawa on hill east of house to create backdrop.</u>

<u>Lot</u>	<u>Context and Guidelines</u>
<u>33</u>	<u>House setting is secluded behind the beach of a small, strongly contained bay. The hill behind the house site is re-generating bush, that will be enhanced and extended up the entire valley.</u> <u>Landscape goal is to locate house adjacent to existing trees, with bush backdrop.</u> <u>Restrict house to single storey or design in a way that hugs the landform, partly because of its proximity to the small cove, but mainly so that remains in keeping with the group of houses on Poraenui Point.</u> <u>Locate house so it is visually anchored by existing trees.</u> <u>Use extensive band of low coastal planting in front of house (between house and stream/beach) to provide foreground.</u>
<u>34</u>	<u>House setting is a bench above the coastal escarpment, with backdrop ridge.</u> <u>Landscape goal is to ensure house appears set back from escarpment and is visually anchored by large scale trees.</u> <u>Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, and so it is in keeping with the other houses on Poraenui Point.</u> <u>Plant groves of pōhutukawa adjacent to house to provide visual anchoring.</u> <u>Plant sweeps of low coastal planting in front of house above coastal escarpment.</u>
<u>35</u>	<u>House setting is a bench below the brow of a prominent ridge, overlooking a revegetated valley. The ridge will retain an open character, while the valley will be restored to a bushland character.</u> <u>Landscape goal is that the house hugs the landform, is visually attached to the re-vegetation, and is anchored by coastal trees.</u> <u>Restrict house to single storey or design in a way that hugs the landform, because of its high location in the landscape, so that it does not overpower the anchoring vegetation, and so it is in keeping with the other houses on Poraenui Point.</u> <u>Locate house so it is adjacent and parallel to area of planted re-vegetation. Extend low coastal planting around SE end of house to tie it to this vegetation boundary.</u> <u>Locate domestic planting, including mown lawn, to north of (behind) house.</u> <u>Plant strategic groups of pōhutukawa east, west and north of house to visually anchor it and provide backdrop in views from water.</u>
<u>36</u>	<u>House setting is in a secluded setting behind beach in small bay. The hill behind the site is re-vegetating and this bushland character will be enhanced and extended up the valley.</u> <u>Landscape goal is to locate house where it will be anchored by adjacent trees, with bush backdrop, and foreground foundation planting to increase sense of setback from beach.</u> <u>Restrict house to single storey or design in a way that hugs the landform, partly because of its proximity to the small cove, but mainly so it is in keeping with the group of houses on Poraenui Point.</u> <u>Locate house so it is visually anchored by existing trees.</u> <u>Use extensive band of low coastal planting in front of house (between house and stream/beach) to provide foreground.</u>
<u>37</u>	<u>House setting is on low ridge in valley behind small beach.</u> <u>Landscape goal is to nestle house against edge of re-vegetation planting; with low foreground planting extending in front of house.</u> <u>Restrict house to single storey or design in a way that hugs the landform, partly to nestle unobtrusively behind the cove, and mainly so it is in keeping with the overall group of houses on Poraenui Point.</u> <u>Locate house adjacent to bush edge.</u> <u>Locate outdoor living area behind house (north-east side).</u> <u>Use band of low coastal species to provide foreground to house in views from the water. Link low planting to re-vegetation area.</u> <u>Plant pōhutukawa trees adjacent to house to visually anchor house.</u>
<u>38</u>	<u>House setting is on ridge near back of small valley. Bush re-vegetation will extend up eastern face of ridge to crest of ridge.</u> <u>Landscape goal is to anchor house against edge of re-vegetation planting, with lower foreground planting on south-east side of house.</u> <u>Restrict house to single storey or design in a way that hugs the landform, mainly so it is in keeping with the group of houses on Poraenui Point.</u> <u>Locate house adjacent to bush edge.</u> <u>Locate outdoor living area behind house (north-east side).</u> <u>Use band of low coastal species to provide foreground to house in views from the water. Link low</u>

<i>Lot</i>	<i>Context and Guidelines</i>
	planting to re-vegetation area. Plant pōhutukawa trees adjacent to house to visually anchor house.
39	House setting is on terrace above coastal escarpment. The escarpment is currently vegetated and will be enhanced according to the management plan. Landscape goal is that the house is low and hugs the landform, that it is set back from the escarpment, and is visually anchored by large trees. - Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, does not overpower the anchoring vegetation, and is in keeping with the other houses on Poraenui Point. - Set house back from escarpment edge. - Locate any domestic planting behind (north side) house. - Use extensive band of low coastal planting as foreground foundation. - Plant groves of pōhutukawa either side of house, set forward of house. Locate trees so they soften corners of building in views from the water.
40	- House setting is on terrace above coastal escarpment. The escarpment is currently vegetated and will be enhanced according to the management plan. - Landscape goal is that the house is low and hugs the landform; that it is set back from the escarpment; and is visually anchored by large trees. - Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, so that it does not overpower the anchoring vegetation, and so it is in keeping with the other houses on Poraenui Point. - Set house back from escarpment edge. - Locate any domestic planting north of (behind) the house. - Use extensive band of low coastal planting as foreground foundation. - Plant groves of pōhutukawa either side of house, set forward of house. Locate trees so they soften corners of building in views from the water.
<i>Opete Tributary Upper Catchment</i>	
41	House setting is rural, on open slope on inland hill, with elevated views to coast. Landscape goal is to visually anchor house with large scale trees or extensive planting carried out with a rural character. - Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road. - Design should be carried out on a bold scale appropriate to a rural setting.
42	House setting is rural, on open slope on inland hill, with elevated views to coast. Landscape goal is to visually anchor house with large scale trees or extensive planting carried out with a rural character. - Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road. - Design should be carried out on a bold scale appropriate to a rural setting.
43	House setting is unique, comprising old quarry site on inland saddle. The site overlooks the valleys of both the Opete Inlet tributary and Wairoa East Stream. It has elevated but distant views to coast. Landscape goal is to re-contour site to a more naturalistic form; to visually anchor the house with large scale trees in keeping with rural character; and to link the site with bush of adjacent valley head. - Extend re-vegetation planting to edge of house site. - Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road.
<i>Terakihi Peninsula</i>	
44	House setting is a benched just below ridgeline, above steep re-vegetating coastal escarpment and steep slopes, and overlooking Patunui Bay. The landscape goal is that the house hugs the landform; and that it is visually anchored by large trees and foreground vegetation. - Extend low coastal planting from the escarpment to the front of the building as a foundation. - Locate any domestic planting, including large areas of mown lawn, east of (behind) the house. - Plant groves of pōhutukawa either side of house and set forward of house. Locate trees so they soften corners of building in views from the water.
45	House setting is on a bench below the broad crest of the main ridgeline, overlooking Wharengaere Bay. The main ridge will remain in pasture. Below the site the coastal escarpment is being re-vegetated.

<u>Lot</u>	<u>Context and Guidelines</u>
	<u>The landscape goal is that the house is low and hugs the landform; that it is visually attached to the coastal escarpment vegetation.</u> • <u>Extend low coastal planting from the escarpment to the front of the building as a foundation.</u> • <u>Locate any domestic planting, including large areas of mown lawn, east of (behind) the house.</u> • <u>Plant groves of pōhutukawa both sides of house and set forward of house. Locate trees so they soften corners of building in views from the water.</u>



8743
June 2026

STORMWATER MANAGEMENT ASSESSMENT

Lots 3 & 43 Proposed Boundary Adjustments

MLPLLC, 623 RANGIHOA ROAD, KERIKERI



CSNZ | THE CONSULTING
SURVEYORS
OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

Introduction

A boundary adjustment is proposed involving Lots 3 and 43 DP 435789 and Lot 50 DP 617806. Proposed Lots 3 and 43 are located within 100 metres of a designated wetland, as identified in the Northland Regional Council mapping system. As a result, confirmation is required that any future building development on these lots will not adversely affect the hydrological function of the adjacent wetland, and that the proposal is consistent with the requirements of the National Environmental Standards for Freshwater Management 2020 (NES-FM).

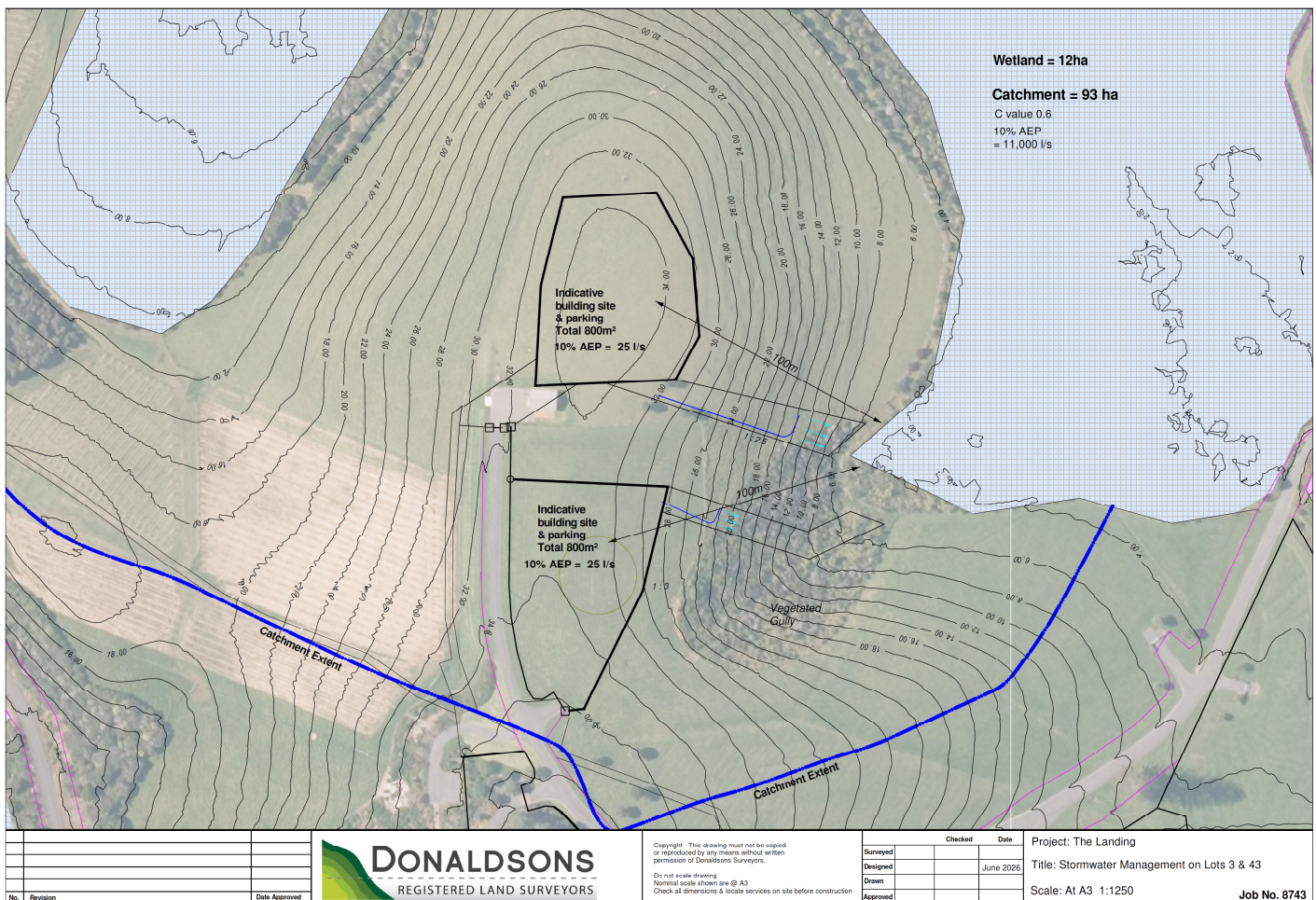
This stormwater assessment has been prepared to evaluate the potential effects of future development on stormwater runoff and wetland hydrology. The assessment also considers compliance with the relevant stormwater provisions and performance standards of the applicable district plan in accordance with Council Engineering Standards & Guidelines 2023.

Site, Soil & Situation Evaluation

The subject property is located at 623 Rangihoua Road, Kerikeri.

Proposed Lots 3 and 43 comprise vacant pasture land, while Lot 50 is a larger rural holding utilised for farming and horticultural activities and contains an existing dwelling, farm implement sheds, and winery buildings. Proposed Lots 3 and 43 are lifestyle-sized allotments situated adjacent to a natural gully wetland with expansive coastal views. The wetland forms part of a larger wetland system with an approximate area of 12ha. The contributing catchment upstream of the wetland is approximately 93ha in extent.

As documented in the geotechnical assessment undertaken for the property, the site is predominantly underlain by indurated sedimentary basement rock of the Waipapa Group. The overlying soils generally comprise brown to light brown stiff to very stiff clays and silts. These soils are generally well-drained and exhibit favourable infiltration characteristics for stormwater management.



Stormwater Management

For the purposes of this assessment, it has been assumed that each of the proposed lots will be developed with a modest-sized dwelling and associated parking and access areas. This would result in approximately 300 m² of roof area and 500 m² of driveway and hardstand area per lot, which is more than the zone standard but provides a better understanding of larger stormwater flow impacts.

The anticipated building platforms are located toward the eastern portion of the sites, overlooking the gully and lower wetland. Existing access to both lots is provided via a driveway located along the western boundaries. Stormwater runoff from the driveway currently disperses as sheet flow toward the west. Runoff generated from future roof and parking areas would be collected and conveyed eastward toward the gully via shallow rock-lined swales.

Lots 3 and 43 occupy a distinct topographic knoll, with the peripheral slopes falling at gradients of up to approximately 1V:2.5H. These steeper grades have the potential to increase runoff velocities and create localised erosion if unmanaged. To mitigate these effects, stormwater discharge paths would be stabilised using appropriately sized rock-lined swales designed to reduce flow velocities and provide erosion protection.

The proposed building platforms are located on the upper portion of the landform and are not subject to runoff from any upstream catchment areas. Consequently, stormwater management requirements are limited to runoff generated within the proposed development areas.

Prior to entering the vegetated gully system, runoff would pass through grassed and vegetated surfaces, providing filtration and infiltration that assists in reducing flow velocities, promoting groundwater recharge, and improving stormwater quality.

To assess the potential effect of future development on stormwater runoff, a representative development scenario has been considered for each proposed lot.

Using the Rational Method

$Q = ciA$

Q = peak discharge (litres per second)

c = runoff coefficient

i = rainfall intensity (mm/hr, consistent for all surfaces in same storm event)

A = area (m²)

Storm event 10% AEP

Catchment (*Future building sites*)

Pre development	Post development
Grass 300m ² Q = 5 l/s	Building 300m ² Q = 9.5 l/s
Grass 500m ² Q = 8 l/s	Driveway 500m ² Q = 15 l/s

Based on time of concentration 10min, grass c value 0.5.

Total increase in stormwater discharge = 24.5 l/s – 13 l/s = **11.5 l/s** per lot

This equates to **1.1 l/s/m** over a 10m dispersal length.

Catchment (*Entering Wetland*):

o Contributing Area: 930,000 m²

o Peak Flow Rate (Q): 11,000 l/s

Based on time of concentration 30min.

The upstream wetland catchment has an area of approximately 93 ha. Using the Rational Method, with a conservative runoff coefficient of 0.6 and a 10% AEP rainfall intensity corresponding to the estimated time of concentration, indicates a peak discharge of approximately **11,000 L/s** from the contributing catchment.

Future development of Lots 3 and 43 is estimated to increase peak runoff by approximately 11.5 L/s per lot, resulting in a combined increase of approximately **23 L/s** during the 10% AEP design storm event. This represents approximately **0.2%** of the peak discharge generated by the wider catchment.

In the context of the receiving environment, the increase in runoff is negligible and would not materially alter the hydrological regime or functional characteristics of the receiving gully and downstream wetland system.

Runoff from the future development would need to be conveyed via rock-lined flow paths due to the steeper grades, and prior to entering the vegetated gully be subject to energy dissipation to improve dispersal.

Review of future impermeable surfaces - 100y storm event - open drain and spreader device

1 in 100 year storm ARI scenarios (5.4.1 TP-10) (10min rainfall Intensity NIWA HIRIDS - climate change)

Pre Development		Post Development	
Grass Surface		Grass Surface	
Rational Formula $Q = (C i A / 360) \times 1000$		Rational Formula $Q = (C i A / 360) \times 1000$	
Q =	$\frac{C}{0.4} \quad \frac{i}{169} \quad A \text{ in ha } 0.1$	Q =	$\frac{C}{0.4} \quad \frac{i}{169} \quad A \text{ in ha } 0.0200$
Q =	18.78 lt/second	Q =	3.76 lt/second
Pre Development		Post Development	
Imp Surface		Imp Surface	
Rational Formula $Q = (C i A / 360) \times 1000$		Rational Formula $Q = (C i A / 360) \times 1000$	
Q =	$\frac{C}{0.95} \quad \frac{i}{169} \quad A \text{ in ha } 0$	Q =	$\frac{C}{0.95} \quad \frac{i}{169} \quad A \text{ in ha } 0.08$
Q =	0.00 lt/second	Q =	35.68 lt/second
Pre-development Q_N rate: 18.8 lt/sec		Post-development Q_p rate: 39.4 lt/sec	
Q 100 =		39 lt/sec	

Q100 flow rate from 800m² impermeable area (total area 1000m²) = **39 l/s** per lot.

Design trapezoidal rocked drain sized (0.7 top x 0.35 base x 0.15 depth includes freeboard)

Actual flow depth (0.05m) Max grade 1 : 2.5 = **1.8 m/s**

Lower grade Velocity at 1 : 5 = **1.5 m/s**

DESIGNED OVERFLOW Q_{100}		STEEPEST GRADE		Mannings 'n' =		0.045		Rocked & weedy			
Post-development Q_{100} rate =		39		lt/sec		Grade		1 2.5		Steepest grade	
Design Water Flow Profile											
Wetted Perimeter = (sd + d + sd)											
Hydraulic radius		$R = A_p / P$		P =		0.513		m		Trapezoid Profile	
Velocity (V)				$A_p =$		0.023		m ²		As below	
$V = R^{2/3} \times S^{1/2} \times n^{-1}$				R =		0.044				Velocity 1.8 m/sec	
$R^{2/3} =$		0.12459		$S^{1/2} =$		0.6325		$n^{-1} =$		22.2	
V =		1.8		m/s						> 1.5 m/s requires rock lining	
										Flow Profile	
										Flow depth =	
										0.055	
										d =	
										0.35	
										Slope distance =	
										0.06 (a-d/2)	
										sd =	
										0.006625 $\sqrt{((a-d/2)^2 + (h)^2)}$	
										slope distance =	
										0.081 to calc wetted perimeter	

Ap = Qc / V		Qc =		39		lt/sec		Match		ROCKED / WEEDY	
Qc = Ap x V		Target		39		lt/sec					

$$A_p = Q_c / V$$

$$Q_c = A_p \times V$$

$$Q_c = 39 \text{ lt/sec}$$

$$\text{Target } 39 \text{ lt/sec}$$

Match

Rock riprap spreader device is required at the base of the drain to displace stormwater.

Outlet Energy Displacement:

STORMWATER LINE OUTLET

Min rock size and Rip-Rap Outfall Design

Discharge Flow Velocity for 1:20 ARI

V = 1.8 m/sec

Stone diameter formula : $ds = 0.25 \times Do \times Fo$

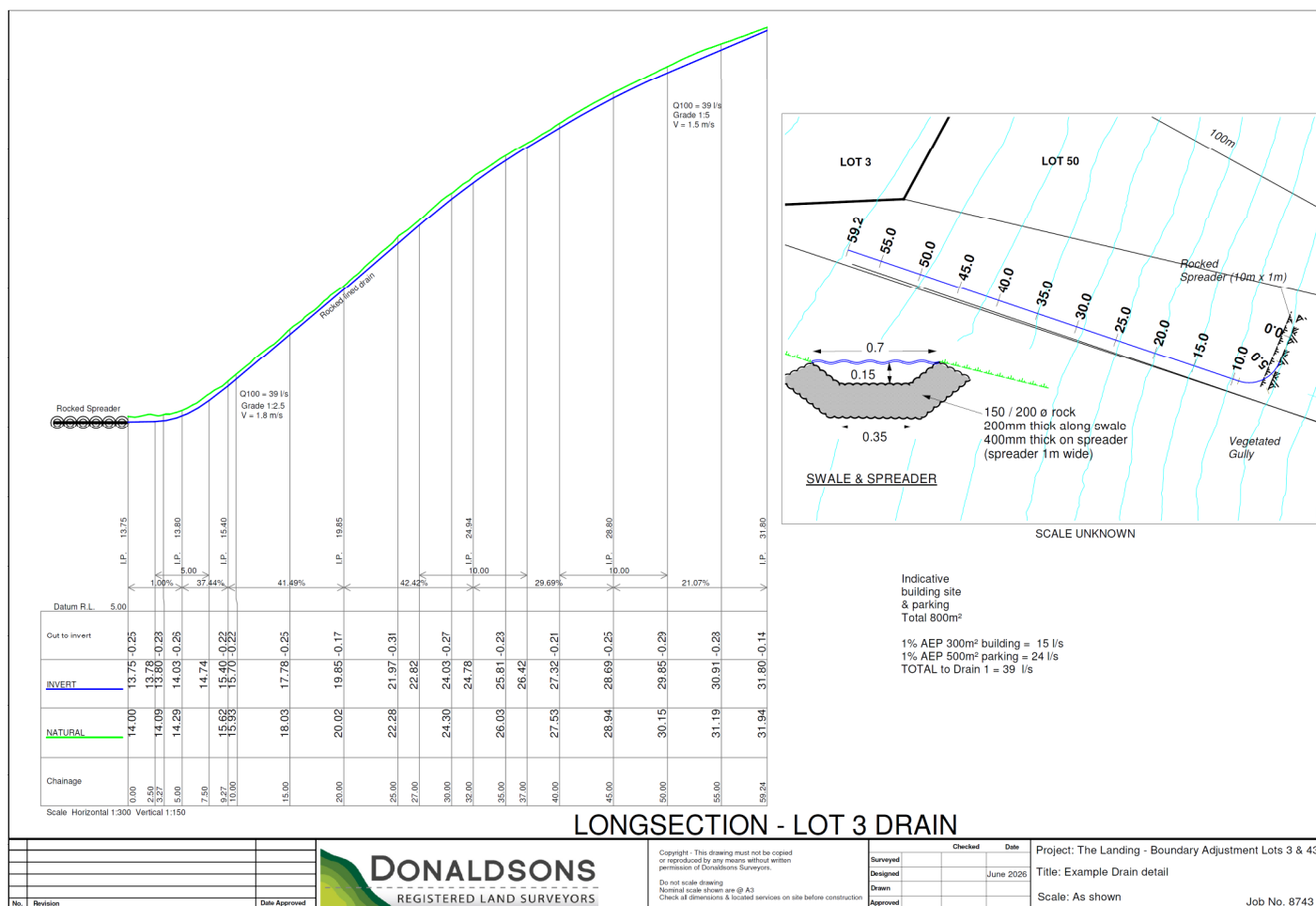
Do =	0.35	m (pipe / channel diameter) suitable for 1 : 10 Y ARI
Fo =	2.17	Froude number : $V / (g \times dp)^{0.5}$
		g = 9.81 m/s ²
		dp = 0.07 (m) depth of flow
		v = 1.8 m/sec flow
ds =	0.19	m (Minimum allowed stone diameter 150mm)
ds =	0.19	m ADOPT

Da =	0.4	m	(minimum thickness of out fall dispersion 300mm)
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Wa =	1.05	m	(minimum width of dispersion area)
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La =	4.8	m	(minimum length of dispersion area)
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DISTRICT PLAN

Under the Far North District Plan, the proposed lots currently comply with the stormwater management standard for the General Coastal zone, with an existing impermeable surface coverage of 0%. Under the Proposed District Plan the site is in the Landing Precinct.

General Coastal

10.6.5.1.6 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10%.

For the purposes of this assessment, a conservative development scenario has been adopted, assuming approximately **20% impervious coverage** on each proposed lot. This exceeds the maximum impervious coverage permitted under the District Plan, and has been used to assess a worst-case increase in stormwater runoff and its potential effects on the downstream flowpaths & wetland.

This assessment does not seek approval for 20% impervious coverage. Rather, the adopted assumption provides a conservative basis for evaluating potential stormwater effects. Should future development comply with the District Plan maximum of 10% impervious coverage, the resulting stormwater runoff and associated effects would be less than those assessed in this report. Design recommendations and drain parameters should remain unchanged to facilitate for future development expansion.

Subdivision Assessment Criteria

13.10.4 STORMWATER DISPOSAL

(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.

The recommended stormwater management measures comprise the collection and discharge of runoff from future building platforms to an existing vegetated gully via rock-lined swales.

Based on the assessment undertaken, the increase in peak stormwater discharge is negligible relative to the receiving catchment and is not expected to adversely affect the hydrological regime or functional values of the downstream wetland.

Accordingly, stormwater detention is not considered necessary from an engineering perspective, as the predicted increase in runoff is insignificant and the proposed drainage measures provide appropriate erosion protection and flow control prior to discharge into the receiving environment.

(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).

Future building activity and access to the site would follow Council Engineering Standards and Guidelines.

(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.

Not applicable.

(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.

The proposed boundary adjustment results in smaller lot areas than currently exist. Consequently, the maximum impervious surface area permitted under Rule 10.6.5.1.6 is correspondingly reduced, thereby limiting the potential extent of future buildings and other hard surfaces.

Stormwater runoff from future development will be conveyed via rock-lined swales to a rock-armoured dispersal area before entering the vegetated gully. This arrangement reduces flow concentration, dissipates flow energy, and provides erosion protection.

The existing vegetated gully provides natural treatment of stormwater by reducing runoff velocities, promoting infiltration, and filtering sediment prior to discharge into the downstream wetland.

(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.

Stormwater from future roof areas would be collected in onsite rainwater storage tanks, with controlled overflow discharged to the surrounding ground via swales. Runoff from other impervious surfaces would also discharge to the swale system.

Based on the assessment undertaken, the proposed stormwater disposal method is considered adequate for the anticipated level of future development.

(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.

Not applicable.

(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.

The site naturally drains via a vegetated gully to the downstream wetland and, ultimately, the coast. There are no downstream properties or infrastructure that would benefit from a piped drainage system.

(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.

Not applicable.

(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.

No concern; increases to outflow rates are minimal.

(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.

The assessment indicates that increases in peak discharge associated with the proposed development are less than minor and are not expected to adversely affect the downstream wetland or contribute to any flooding effects. Given the site's proximity to the coastal margin and the nature of the receiving environment, on-site detention is not required.

(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.

No adverse effects on drainage to or from adjoining Lot 50 are anticipated given that stormwater from roof areas will be discharged from onsite tanks to rock-lined swales and a rock-armoured dispersal area at the head of the gully, promoting controlled dispersion and infiltration. Runoff from driveways and other impervious surfaces will be directed through grassed and vegetated areas to maintain diffuse flow and avoid concentration of discharge.

(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.

Not applicable.

(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.

Not applicable.

(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.

Easements are proposed to provide for the conveyance of stormwater from Lots 3 and 43 across Lot 50 to the head of the gully/edge of the wetland. This will ensure legal rights for the overland drainage path and associated swale and dispersal area.

The easement is to be of sufficient and variable width to accommodate the rock-lined swale and associated dispersal area, widening at the discharge point (min. 10m) to ensure adequate dispersal of flows and protection of the receiving environment.

(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.

Not applicable.

(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.

Not applicable.

(q) The need for and extent of any financial contributions to achieve the above matters.

Not applicable.

(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.

Not applicable.

RECOMMENDATIONS

- Roof runoff from future dwellings shall be collected in onsite rainwater tanks and discharged in a controlled manner to a rock-lined swale drain (0.75 m wide × 0.35 m base × 0.15 m depth).
- Driveways and other hardstand areas shall be graded to direct stormwater runoff toward adjacent vegetated lawn areas as sheet flow, or where flows are concentrated, to a rock-lined swale drain.
- All concentrated stormwater discharges shall be conveyed within rock-lined drains and discharged via a dissipation structure comprising a 10 m long rock-lined spreader, aligned parallel to the contour to promote even dispersion.
- The stormwater easement shall be of sufficient width to accommodate the swale and associated dispersal area, including allowance for maintenance access where required.
- Geotechnical Engineer to review ground conditions prior to stormwater drain construction.

CONCLUSION

The site's natural topography, along with existing vegetated gully, continue to support effective runoff management by emulating natural hydrological processes. This approach is consistent with low-impact design principles.

To maintain existing drainage patterns, impermeable surfaces should be designed to promote even stormwater dispersion across the site. In this instance a reduction in the volume of stormwater was not considered paramount.

The sites future development would not cause any unreasonable change to the hydrological function of the wetland system. Existing catchment drainage patterns remain unaltered, and stormwater management interventions are required at the building consent stage to manage flows within defined stormwater easements.

Micah Donaldson (**MNZIS**)
Registered Professional Surveyor

DONALDSONS

Land engineering surveyors & development planners



ARCHAEOLOGICAL ASSESSMENT OF PROPOSED DEVELOPMENT AT MOUNTAIN LANDING PROPERTY, TE PUNA, PURERUA PENINSULA, BAY OF ISLANDS (Update of 2003 Report)

Report prepared for Mountain Landing Ltd

By

Rod Clough (PhD)
Simon Best (PhD)

2 FEBRUARY 2004

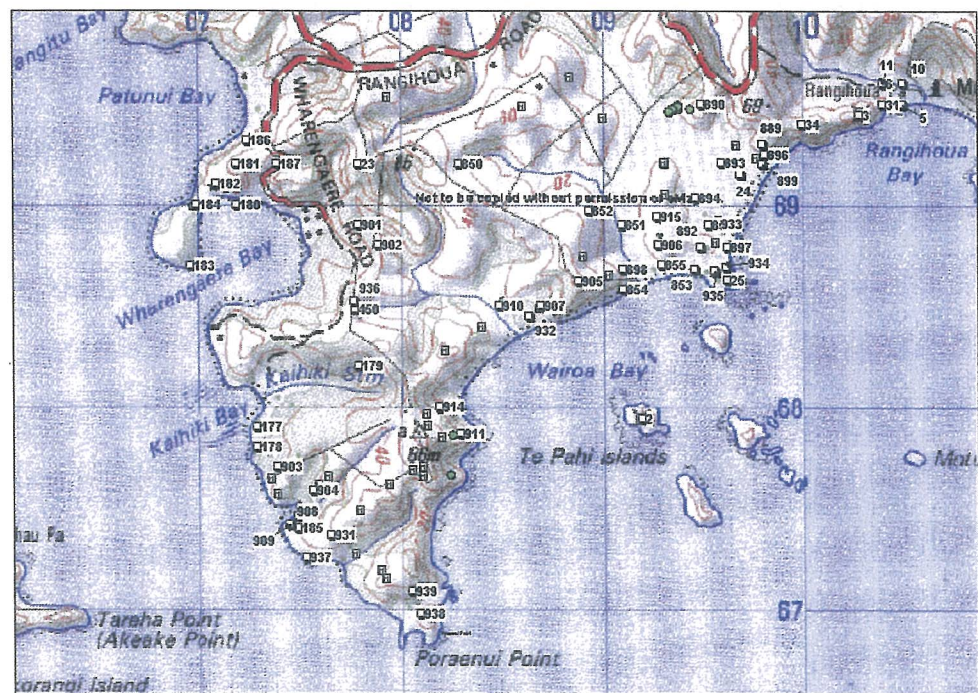
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INTRODUCTION

Background

Mountain Landing is in the process of developing their land on the Purerua Peninsula in the Bay of Islands (Figures 1-8). Part of this development involves the creation of 41 house sites (some existing) and associated access roads. During early stages of the development some archaeological sites were damaged and a report was prepared for the Historic Places Trust (Best and Clough 2003). One of the recommendations of that report was that a full survey of the property was carried out in advance of development to enable heritage values to be an integral part of the planning process. A survey and report was commissioned by Ken Franklin on behalf of Mountain Landing in 2003. The 2003 report comprises an archaeological assessment of the property with particular attention being paid to areas which could potentially be affected by the development of any of the proposed house sites and access roads. This report represents a revision of the 2003 report reflecting responses by Mountain Landing to the recommendations of the original report and changes in the numbering of house sites.

Figure 1.
Survey Area &
Approximate
Location of
Recorded Sites



Continued on next page

INTRODUCTION, CONTINUED

Methodology

The New Zealand Archaeological Association (NZAA) site record file was searched for sites recorded within the project area, and literature relating to the history of the area and previous archaeological survey was reviewed.

Using Mapinfo software, the locations of recorded archaeological sites provided by the Department of Conservation (DOC), Wellington, from the NZAA computerised index of archaeological sites (CINZAS) were overlaid on a metric MS260 series map (Figure 1). D.J. Scott & Associates Ltd provided digital contour data for the area and NZ Aerial Mapping provided a 1950 aerial photograph.

The property was visually inspected and areas proposed for future works (house sites and access road etc) were examined in detail with probe and spade tests. Site records for previously recorded sites were updated and GPS readings were taken from these sites and any newly recorded sites (Tables 1 and 2).

Site locations were then overlaid on the concept plan for development of the property (Figure 2).

Figure 2. Archaeological Sites on Preliminary Layout Plan



MOUNTAIN LANDING PROPERTY - PRELIMINARY LAYOUT & MANAGEMENT AREAS
Revision - 11 February 2004

HISTORICAL BACKGROUND

Bay of Islands

The Bay of Islands (Northland) has the highest density of recorded archaeological sites in New Zealand, reflecting the important role it played in the history of Maori settlement. Not only was there intensive Maori settlement before the arrival of Europeans, but it was also the location of some of the earliest contacts between Maori and Europeans, and the focus of early European settlement in New Zealand. Rangihoua in particular was the site of the first mission station (1814) and the earliest permanent European settlement in the country. Even prior to this period, the Bay of Islands was known as the rest and provisioning centre of New Zealand for whaling and other ships.

Samuel Marsden, Te Pahi, Ruatara and Hongi Hika

Situated on the Purerua peninsula, Rangihoua pa was the main settlement of Ngati Rehia in the early years of the 19th century. It was controlled by the local chief Te Pahi until his murder in 1810 following the *Boyd* Affair. Te Pahi had initiated contact with Europeans to advance trading opportunities by travelling to Norfolk Island and Port Jackson in 1805. His nephew Ruatara had travelled with him and subsequently joined ships' crews to visit many other places, including England. He returned from England to New South Wales with the missionary Samuel Marsden in 1809-10. He stayed on for 18 months at Parramatta acquiring knowledge of European agriculture, returning to Rangihoua in early 1813, and successfully introduced the cultivation of wheat to the Bay of Islands. Marsden's connection with Ruatara made it possible for him to establish the first mission settlement in New Zealand in 1814, under the promised protection of Ruatara and his close relative Hongi Hika. (Salmond 1997: 405-48).

Arrival at Rangihoua

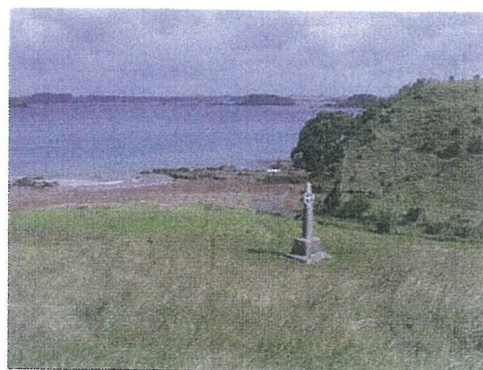
The founding party, which reached Rangihoua on 22 December 1813, consisted of Samuel Marsden (Principal Chaplain of New South Wales, who oversaw the setting up of the mission), Thomas Kendall (the first missionary) and family, Captain Hansen of the *Active* and his wife, John King (mechanic) and family, William Hall (carpenter) and family, Walter Hall (blacksmith) and others (Salmond 1997: 447).

Continued on next page

HISTORICAL BACKGROUND, CONTINUED

Figure 3.

Rangihoua Pa from the west (left) and Marsden Cross Monument at Oihi (Rangihoua to right, from the east)



The settlement at Rangihoua

The population of the Rangihoua settlement was estimated at the time to be c.150-200 (Spencer 1983: 83), and the pa was described as having several agricultural plantations, with 'an appearance of neatness and regularity. Each plantation was carefully fenced in'. (Salmond 1997: 461; Spencer 1983: 88). In addition to the main settlement at Rangihoua, smaller settlements, individual whare and cultivated plots would have been scattered around the bays in every small inlet (Salmond 1997: 332, based on Savage's 1805 account).

Figure 4.

Field boundaries clearly visible on north facing slope to the north of Rangihoua



Continued on next page

HISTORICAL BACKGROUND, CONTINUED

Oihi and Te Puna

The mission was established at Oihi in the bay to the east of Rangihoua. Te Puna (the site of the mission in later years) lay to the west but was not offered to the missionaries since at this stage Ruatara planned extensive wheat cultivations there and a new town in the European fashion (Elder 1932: 70). However, he died within the year, before this could be achieved. Not long after, in 1819 Hongi Hika was observed to be supervising the construction of an agricultural village at Te Puna (Spencer 1983: 80; Elder 1932: 166, 177).

William Hall's diary

Excerpts from William Hall's diary provide considerable insight into life and activities at both Rangihoua and Te Puna. As the main carpenter he played a major role in building and maintaining the mission settlement at Oihi. He refers to Maori helping in the felling and sawing of timber, the preparation of charcoal for the smithy, construction of buildings and fences. He also refers to bricks being made at Oihi in 1816 by Tully Matthews. (Hall Diary 1816-38).ⁱⁱⁱ

The move to Te Puna

Hall's diary indicates that he may have been living at Te Puna from 1816. Thomas Hansen moved there probably in the late 1820s (certainly by 1830), and in 1830 the decision was made to move the mission from Oihi to Te Puna. Te Puna clearly had advantages over Oihi, in particular more extensive and more fertile agricultural land. By this time the Maori population of the Rangihoua settlement was no more than 200 permanent inhabitants, according to a census taken by Samuel Marsden (Spencer 1983: 84). Other missions at Kerikeri and Paihia had by then been established. John King and James Shepherd, the last missionaries at Oihi, moved to Te Puna in 1832 once the new mission was constructed.

Continued on next page

HISTORICAL BACKGROUND, CONTINUED

Decline

Although some work refortifying Rangihoua pa was carried out in 1830, the Maori population was in decline and by 1834 the pa was described as being in 'comparative disuse' and 'out of repair', the tribe's numbers having 'very considerably decreased of late years' (Spencer 1983: 84-5, quoting Marshall). The decline was attributable to a variety of factors – intertribal warfare, the introduction of diseases by the Europeans, and the purchase of large tracts of farmland at Te Puna and elsewhere in the Purerua Peninsula by John King (Spencer 1983: 86, 101). An Ashworth painting of 1844 shows John King's house and farm at Te Puna, but little sign of Maori occupation, apart from a picket fence on the summit of Rangihoua (Spencer 1983: 85). The focus of interactions between Maori and European had long moved elsewhere.

RESULTS

Previous Archaeology

The Mountain Landing property and adjacent Rihari land appears to have been surveyed or have been the subject of archaeological investigation on at least three occasions. A number of sites were recorded by C. & R. Lawn in 1972. This was followed by a more extensive survey in 1978 by A. Leahy and W. Walsh. More recently L. Johnson and A. Middleton have been involved in archaeological assessment for aspects of the current development (Johnson and Middleton 2001a&b). A. Middleton, excavated part of the Te Puna mission station (P05/24) as part of her doctoral studies. Elements of this research are available (Middleton, in press), but the detailed results of the investigation will not be available until completion of the thesis.

Previously Recorded Sites

Approximately 43 sites had been previously recorded on the property (Table 1, Figures 1-2) representing settlement from the earliest period of Maori occupation (P05/853) as well as later Maori occupation (part of the Rangihoua settlement and several headland pa, pits, terraces and midden). There is also an impressive array of agricultural features (field systems) concentrated in various parts of the property, attesting to the extent of Maori agriculture – probably both prior to contact and during the early period of contact with Europeans, when the area was a recognised supply depot for whalers and sealers. Equally important are the remains relating to early missionary and associated European settlement – for example, the Te Puna Mission site and related agricultural features (1830s), the Hansen house site and other features related to early farming. Site record forms for all these sites are appended to this report.

Continued on next page

RESULTS, CONTINUED

Table 1. Previously Recorded Archaeological Sites

MAP SITE NO.	DESCRIPTION	ADDITIONAL DETAIL
P05 2	PA	Te Pahi Island in Wairoa Bay. Attacked by whalers and sealers in 1810 to avenge the 'Boyd' massacre of 1809.
P05 23	PITS/TERRACES	Four groups of terraces and pits (14+) along ridge top behind Wharengaere Bay.
P05 24	MISSION VILLAGE	Te Puna mission station established 1831-2.
P05 25	PA	Papuke Pa situated on a small headland between Wairoa and Rangihoua Bays.
P05 26	PA	Ridge pa between Wairoa bay and Te Puna flats – no obvious evidence remains of this site apart from a few shells and historic artifacts near gate at top of ridge.
P05 177	TERRACE	A terrace across the end of a spur above Kaihiki Bay. (not on property-not visited).
P05 178	MIDDEN	Midden on beach at Kaihiki bay (not on property – not visited).
P05 179	GUN FIGHTER PA	Roughly rectangular banked pa (c. 20x23m). Clear on 1950 aerial (not on property, in gorse and not visited).
P05 180	FISH TRAPS?	Stone alignments in Wharengaere Bay possibly used as fish traps.
P05 181	PIT?	Depression on knoll SW Wharengaere Bay – nature of depression uncertain.
P05 182	HEADLAND PA	A small defended headland pa recorded in the vicinity of Wharengaere Bay. Grid reference does not match description. Site not relocated.
P05 183	MIDDEN	Some heavily eroded terraces, pit and some midden in that locality. On flat, eastern side of spur enclosing the western side of Wharengaere Bay. Headland above referred to as a pa but no visible evidence.
P05 184	TERRACES	Terraces and midden were relocated on the narrow neck of the SW headland of Wharengaere Bay (Corrected grid reference).
P05 185	TERRACED SPUR	Vague terraces leading down spur above a small bay between Kaihiki Bay and Poraenui Point.
P05 186	TERRACES	?Terraces overlooking Patanui Bay appear to be the result of natural outcropping – no archaeological evidence was observed in testing.
P05 187	TERRACED SPUR	Terraced spur above Wharengaere Bay (not on property and not visited).
P05 450	DITCH SYSTEM	A series of ditches running down a slope – probably of agricultural origin. Appear to be c.100m south of grid reference provided.
P05 850	DITCHES	Agricultural features to north of current farmhouse and yards – not relocated.
P05 851	DITCHES	Agricultural features possibly early field (plot) boundaries. Some natural drainage channels (visible on 1950/1 aerial NZAM15632).
P05 852	DITCHES	Agricultural ditches (field boundaries?) located NW of 851. Not obvious on 1950 aerial.
P05 853	MIDDEN	Midden and hangi located at eastern end of Wairoa Bay observed in embankment also 700mm below surface under utilities shed. Testing carried out during damage assessment indicated that the lower layers contained moa bone undoubtedly from the earliest occupation of the Bay (Best & Clough 2003). Historic midden observed on surface near boathouse.
P05 854	MIDDEN/OVENS	Eroding from embankment west of eastern stream entering Wairoa Bay.
P05 855	GRAVE	Above boathouse building in Wairoa Bay a gravestone marks the burial of Thomas Hansen (1874), Captain of the missionary ship

MAP SITE NO.	DESCRIPTION	ADDITIONAL DETAIL
P05 856	AGRICULTURAL FEATURES	'Active'. On spur running NW from historic Norfolk Pine (planted by Hansen near his house) towards Te Puna valley are a series of parallel plough line (field boundaries?) probably relating to missionary or later European occupation of the valley. Similar in morphology to those behind the mission station (P05/893). Very clear on 1950 aerial also along beach flat.
P05 889	TERRACES	A series of terraces and some midden are evident on steep slopes to east of Mission site. Probably relates to occupation of Rangihoua Pa.
P05 890	TERRACES	A ridge knoll and descending spurs immediately to the NW of the Te Puna mission site contains another series of 5 terraces and midden running down NW into the Te Puna valley. This should be considered part of the Rangihoua settlement.
P05 892	HISTORIC NORFOLK PINE/HOUSE SITE	Historic Norfolk pine and 1830s house site of Thomas and Elizabeth Hansen. Eroding from the track down the embankment towards Wairoa Bay (below the Hansen site), thirty one items were found consisting of 20 glass fragments, 10 ceramic fragments and one fragment of cast iron cooking pot. Two of the ceramics carried part of the manufacturer's mark. One of these was COPELAND AND GARRETT, a firm which operated the Spode Works, Stoke, Staffordshire Potteries, between March 1833 and 1847 (Godden 1991:173). The other was extremely blurred, but appears to be identical to one illustrated by Godden (1991:174) for CORK, EDGE AND MALKIN, of the Newport Pottery, Burslem, Staffordshire Potteries, in business from 1860 to 1871. This pottery previously operated as CORK AND EDGE, from 1846 to 1860, and it is possible that the same mark was in use during this earlier period.
P05 893	AGRICULTURAL FIELD	A series of humps and hollows typical of a ploughed field are visible behind the Mission site and will relate to this period or later European occupation.
P05 894	AGRICULTURAL FIELD	Only a few ditches are seen on the ground but more are visible on the 1950/51 aerial. The plough lines are defined by an old fenceline and are now largely under swampy land. Probably 20 th century.
P05 896	PATHWAY	A path/track running from Te Puna up the slopes in the direction of Rangihoua. This may be part of a historic track between the mission station and the pa. Is visible today and on the 1950 aerial.
P05 897	HANGI, MIDDEN	Traces of midden and hangi eroding out of embankment west of Te Puna stream. Original grid reference incorrect. Site provides slight indication of settlement along coastal flat but the area has been heavily ploughed since.
P05 898	AGRICULTURAL	Series of agricultural lines/field boundaries to the west of the Wairoa Stream. Can be seen in 1951 aerial.
P05 899	SAWPITS	Two narrow depressions adjacent to beach at eastern end of Te Puna could date from building of mission houses at Te Puna c.1830-31, although there is evidence of milling in the area both before and after this date.
P05 901	TERRACES	Three terraces on road from Wharengaere Bay to Kaihiki Bay – just east and below the ridge (not visited).
P05 902	PATHWAY	Pathway off road from Wharengaere to Kaihiki to knoll and on to Wairoa Bay. Possible Sunday route of Missionary John King from Te Puna to the above bays.
P05 903	PIT	A small pit located northwest of Pirinoa Bay in the vicinity of proposed house sites HS31 & 32. Pasture long, not relocated – grid reference too coarse and put it in the neighbouring property. However, the 1950 aerial indicates two possible terraces overlooking the bay from the northwest. These were not relocated, but the embankment is covered with manuka bush and some gorse.
P05 904	TERRACES	Two terraces, situated on a spur above and to the east of Pirinoa

MAP SITE NO.	DESCRIPTION	ADDITIONAL DETAIL
P05 905	PA	Bay. House sites 21 and 30 are 50-100m further northeast. Probable remnants of ridge pa on high point overlooking Wairoa Bay to the west of Wairoa Stream. Marked by Norfolk pine. Terraces and pits along ridge. Partly impacted on by farm track. No defensive ditches.
P05 906	TERRACE	Single terrace on spur overlooking boathouse in Wairoa Bay (young Norfolk pine marks the terrace). Further features may have been located in vicinity of farmhouse but no evidence remains. (Corrected grid reference).
P05 907	TERRACE	Terrace on ridge adjacent to track leading down to westerly stream leading into Wairoa Bay. Test pitting revealed extensive modification of soil – mixed clays etc, no convincing archaeological horizon. Terrace is not obvious on the 1950 aerial. Location of house site HS12. However, a cut terrace and scarp c.50m SW and midden cut by track a further 40m W are definitely archaeological.
P05 908	TERRACE & TREE - THOMAS KENDELL CHURCH 1820?	Southern side of Pirinoa Bay. Eroded terrace adjacent to old macrocarpa tree. Both midden with obsidian and historic glass and ceramics were recovered from this area. Could be location of Church built by Thomas Kendall 1820s although ceramics suggest 1860s or later. On the 1950 aerial there appears to a faint outline of six garden plots on the flats below the macrocarpa tree. Site of house site HS28. (Corrected grid reference).
P05 909	STONE ROWS	Southern side of Pirinoa Bay two rows of stones running parallel down slope. Overgrown and needs investigation but similar alignments on northern side of bay (in manuka scrub) appear to be natural outcrop. These can be seen on the 1950 aerial.
P05 910	TERRACES	One clear terrace and several ill-defined terraces were observed on spur running up from western stream of Wairoa Bay. This spur continues up to terraces and pits (Pa?) site P05/905 and could be related as it is a natural route to the bay and stream. HS13 about 50m to NE. (Corrected grid reference).
P05 911	TERRACES	3-4 Terraces ore located on a spur overlooking the SW end of Wairoa Bay. These are some 50m below HS18 (corrected grid reference).
P05 914	TERRACES	Two terraces on spur above SW end of Wairoa Bay (just northwest of P05/911). 50m east of HS16.
P05 915	HISTORIC EUROPEAN	Former house site of Hannah King Letheridge (child of Thomas Hansen) born at Oihi and lived at Te Puna until 1890s. Historic ceramics on surface.
Q05 3	PA	Rangihoua Pa – chief Ruatara. Between Oihi and Te Puna mission sites. (Not on property).
Q05 5	DRAINS/TERRACE S	Agricultural field boundaries – garden plots. Could relate to presence of missionaries or earlier occupation (Not on property).
Q05 6	DRAINS/GARDENS	Agricultural field boundaries – garden plots. Could relate to presence of missionaries or earlier occupation (Not on property).
Q05 10	TERRACED RIDGE	Two terraces on ridge above Marsden Cross site. (Not on property).
Q05 11	TERRACED KNOLL	Flattened knoll and terrace on ridge above Marsden Cross (Not on property).
Q05 31	TERRACES	Two small terraces on knoll to the west of Marsden Cross and opposite Rangihoua Pa (Not on property).
Q05 34	TERRACES	Four large terraces just to north of Pohutukawa overlooking Rangihoua Pa ditch. 5 more terraces to east of tree. (Not on property).

Continued on next page

RESULTS, CONTINUED

Figure 5.

**1950 aerial of
Te Puna.
Ploughmarks
and field
boundaries
clearly visible.
Farmhouse in
SW corner.
Historic
Norfolk pine
(centre
bottom).
Mission site
P05/24 (white
cross)**



**2003
Survey**

The survey concentrated on areas proposed for development of access roads and house sites. It resulted in upgrading knowledge of several of the previously recorded sites, defining new features and correcting grid references with the aid of a GPS. In addition to upgrading, a further 10 sites were recorded both from visual inspection and from aerial photographs (Table 2, Figures 1-2). A more detailed survey of areas in bush or well removed from proposed development would undoubtedly result in the recording of further sites. New sites include those relating to Maori occupation (midden, terraces, pa, agricultural features) and later European occupation (house terraces). New and upgraded site record forms are appended to this report.

Continued on next page

RESULTS, CONTINUED

Table 2. Sites Recorded During the Current Survey

MAP	SITE NO.	DESCRIPTION	ADDITIONAL DETAIL
P05	931	Terraces and pits	4 Terraces with 5 possible pits on 3 of the terraces. Located at HS19. On slope overlooking bay to the south. Bay is the second to the south of Kaihiki Bay.
P05	932	Terrace	A small terrace 3 x 5m with rear scarp is located on a coastal spur running down to the mouth of the western stream running into Wairoa Bay. It is some 50m SW of P05/907. A scatter of midden has been exposed in a farm track c.30m SW of the terrace.
P05	933	Terraces and midden	Two terraces, (c.8 x 4m) one with dark soil, one with shell are located above and c.40m to the east HS39 overlooking the Te Puna Stream and west of a mature stand of pohutukawas. Finely crushed shell between 150-270mm deep. Mainly cockle, white rock shell and hangi stones in a black charcoal rich matrix.
P05	934	Terrace, Midden	Midden exposed during cutting of a new walking track just north of Papuke Pa through to Rangihoua Bay. The midden c.17 metres long and 200mm deep, under c.150mm of topsoil. A flat terrace is located a few metres above. The south end of the midden is 38 metres from the edge of Papuke Pa, and it extends to within 3 metres of the present ditch. Shell species are mainly cockle, with some oyster and white rock shell. A piece of obsidian was found in the north end of the exposure. A piece of slate was found on the track and a fragment of brick (containing very coarse inclusions) was found in the section below the track. Fragments of a clear glass bottle were found some 10 metres further north.
P05	935	Midden	Midden 8 x 6m c.50 southwest of HS41 and closer to Papuke Pa. It predominantly consists of cockle, 150-200mm crushed shell and burnt stone possibly overlying a buried topsoil?
P05	936	Midden	Small eroded midden near agricultural features P05/450. 1m x 1.5 thin scatter of oyster shells well mixed in topsoil. No obvious lens. Possible hangi stone at 150mm.
P05	937	Terrace, Historic	Rectangular terrace 10x5m below (coastal side) of HS18. The terrace overlooks a small bay to East. Testing pitting recovered historic glassware 200mm below surface including pig-snout gin (early date).
P05	938	Headland Pa	Defensive ditch and according to former owner, has pits and terraces. Associated with agricultural field systems (seen from a distance).
P05	939	Agricultural Field System	Complex area of agricultural field systems adjacent to Headland Pa and probably other features – recorded from 1950 aerial.
P05	new	Terrace, Midden	An ill-defined terrace c.5 x 3m with a spread of dark soil an midden immediately below the terrace was detected approximately 25m east of HS5.

Continued on next page

RESULTS, CONTINUED

Figure 6.

**Midden
(P05/934) exposed
on track to north
of Papuke Pa
(left).**

**Scatter of midden
(P05/936) exposed
by erosion near
site P05/450
(right).**



Figure 7.

**Agricultural
field
boundaries?
Parallel lines
running down
slope from
farm track
(centre of
photo) . Site
P05/450**



Continued on next page

RESULTS, CONTINUED

Figure 8.

**Headland Pa at
Poraenui Point
(P05/938)**

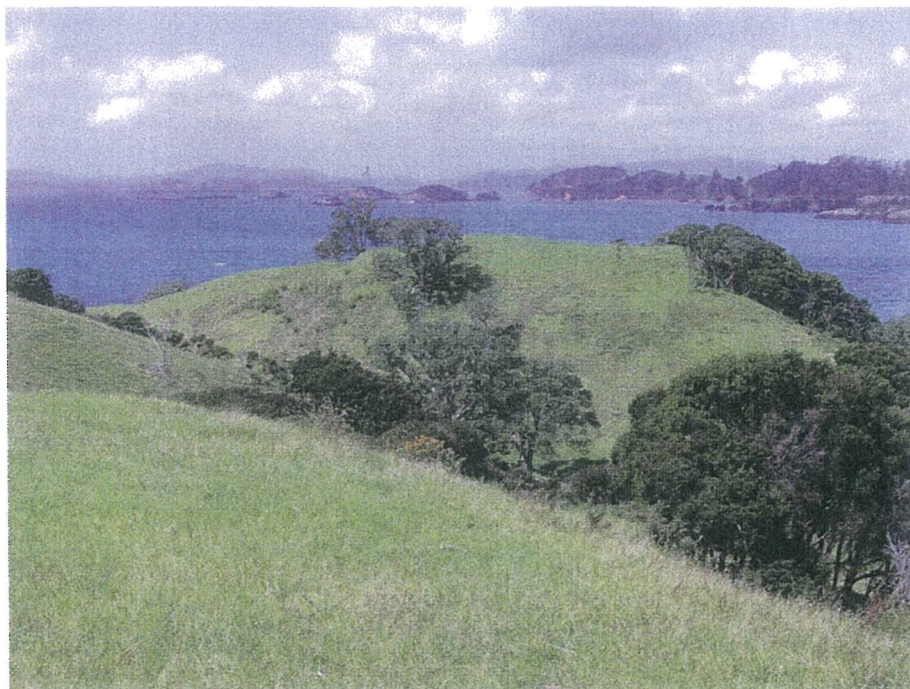


Figure 9.

**Poraenui Point
field systems
north of the pa
(P05/939)**



Continued on next page

RESULTS, *CONTINUED*

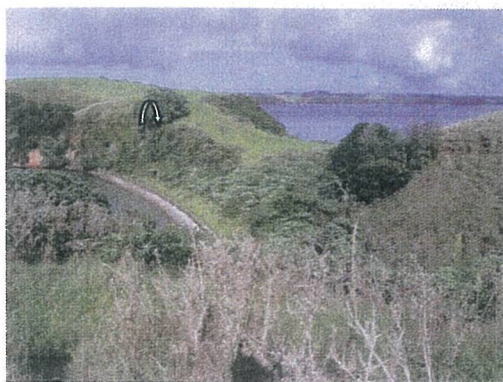
Figure 10.

Terraces running down spur, not spur, not previously mapped but part of P05/890 seen clearly in crop marks from HS43 (now 36)



Figure 11.

Site P05/184 (left). Midden and terraces on saddle next to Pohutukawa upper left. Midden (right) exposed on embankment south of Te Puna Stream (P05/897)



House sites and Access Roads

Of the 41 proposed house sites and related access roads 14 have archaeological sensitivities. These are: HS5, HS6 (and associated access track), HS7 (and access road), HS10, HS12, HS18, HS19, HS21, HS25, HS24, HS37, HS39, HS40, HS41 (Figure 2). The problems are not insurmountable and the issues and suggested remedies are set out below.

Continued on next page

RESULTS, *CONTINUED*

Figure 12.

Panorama overlooking the Te Puna valley and mission site. Plough lines (P05/893) visible behind old fig trees of mission site (P05/24). Te Pahi Island in centre of picture in Wairoa Bay



Continued on next page

Figure 13.

Recorded historic track (P05/896). Viewed from the Te Puna mission site.



Continued on next page

RESULTS, CONTINUED

- HS6** An archaeological site (P05/907) has been recorded on this terrace. However, further testing failed to reveal any intact archaeology and indicated that the terrace had been modified by machine activity in the past (Figure 14). This is not considered to be an archaeological site, although an archaeological terrace was recorded some 50m further down the track and a scatter of midden a further 30m on (P05/932). There is no apparent reason why this site cannot be developed, although it would be advisable to have an archaeologist present during the initial earthworks.
-

Figure 14.

**House Site 6
(out of sight to
left of track).
Terrace (in
shade) on track
below HS6
(P05/932) and
P05/907 (right)**



- HS7** A series of terraces with some midden have been recorded (P05/910) running up the spur adjacent to the proposed house site. The house site is sufficiently removed from the archaeological features and no archaeology was detected in its vicinity. However, as the spur runs up to a knoll with further recorded archaeological features (P05/905), a cautious approach is recommended and an archaeologist should monitor initial earthworks in the area.
-
- HS10** House site 10 is located in a small catchment at the western end of Wairoa Bay in the vicinity of a natural spring. On the steep slopes that lead down to the bay is a series of remnant field boundaries indicating that the area was once used for agriculture (Figure 15), and on the relatively flat embankment just above the beach is a flattened rectangular area c.2 x 3m. There is no archaeological indication of what this features relates to but it may be old camp or hut site. It should be possible to locate a house platform in this area without significant impact on archaeological remains although the access might impact of remains of historic field boundaries.
-

Figure 15.

Field boundaries clearly visible on upper slopes of the catchment.



HS12 Terrace sites have been recorded below this house site on spurs leading down to the western end of Wairoa Bay. There are no archaeological remains in the immediate vicinity of the proposed building sites and impact on archaeological values is unlikely. However, in view of the proximity of archaeological features, a cautious approach should be adopted, with an archaeologist monitoring initial earthworks.

HS18 A small cut terrace (10 x 5m) relating to a historic occupation was located 10m below and on the coastal side of the building site (P05/937). The house site has now been moved some 30m to the north (inland) and the archaeological site is unlikely to be impacted on by development.

HS19 The house site was originally located in the middle of a series of terraces and pits (Table 2 and Figure 16) (P05/931). The surrounding area was tested and no further archaeological features were observed and the house site has been moved to the northeast to avoid impact on the archaeological features.

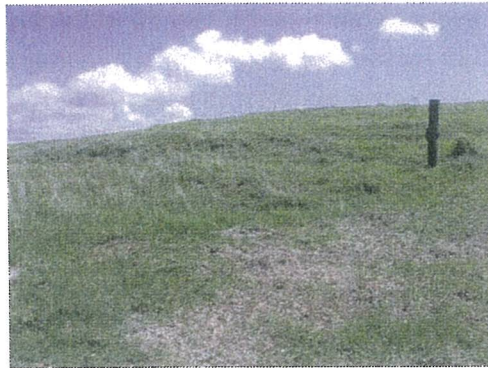
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RESULTS, CONTINUED

Figure 16.

**HS19 and
Terrace and
pit site (left)
((P05/931).**

**HS21 and
midden &
Historic site
P05/908.**



HS21 House site 21 has been located next to an old macrocarpa tree on top of a recorded archaeological site (P05/908) (Table 1 and Figure 16). The archaeological remains indicate two phases of occupation – midden containing obsidian flakes, and later historic occupation indicated by glass and stoneware (1860s?). It has also been suggested as a possible location for a historic chapel dating to the 1820s. Examination of the aerial photographs (Figure 17) indicates that the flats adjacent to the bay below the macrocarpa have the remains of field systems. There appears to be sufficient flexibility to relocate the building site within the general area where it will not impact on archaeological remains.

Figure 17.

**1950 aerial
location of
HS21 and
P05/908
(arrowed) and
stone rows
P05/909
(triangle). A.
rectangular
field system can
be faintly
discerned on
the flats to the
north of 908**



Continued on next page

RESULTS, CONTINUED

HS24 & 25 Both house sites are located on a knoll immediately to the north of Pirinoa Bay. A small pit (depression) has been recorded located in the general area (PO5/903). This was not relocated, but from the description is unlikely to represent a significant archaeological site and could equally be related to farming activities or tree falls. Testing failed to reveal any archaeological deposits in the area, but a cautious approach is suggested and archaeological monitoring of the initial earthworks is recommended.

HS37 Two terraces (PO5/186) are recorded in the vicinity of this proposed house site. Testing failed to reveal any archaeological deposits and the terraces appear to be natural, formed by the outcropping rock. There is no apparent archaeological reason why this area cannot be developed (Table 1 and Figure 18).

Figure 18.

**HS37 and
Terrace site
PO5/186.**



HS39 This site is located on a spur between the Hansen house site (marked by the Norfolk Pine) and Papuke Pa on the headland. Testing revealed a midden covering an area c.8 x 6m adjacent to the marker peg (PO5/935). To avoid impact on this archaeological site, the house site has been moved some 50m up the ridge in the direction of the Norfolk Pine and the house design should be such as to minimise visual impact on the landscape (Figure 19).

Figure 19.

View from 50 southeast of House Site 39 to the NE looking at Te Puna Bay, the Mission House site and Rangihoua in the distance (far right).



HS40 House site 40, on the southern side of the Te Puna valley, on a slope overlooking the bay, has no impact on any physical archaeological remains. However, being located within the main heritage landscape, it should be designed so that its visual impact on the landscape is minimised.

HS41 This site is on the NW end of a spur overlooking the Te Puna valley. This was located in the middle of several archaeological features. Historic agricultural features (recorded as P05/856) are immediately to the north and below the site (Figure 20), while living terraces and midden are located immediately above (P05/933). This site has now been relocated some 40m around the spur to the west removing it from the archaeological features and reducing its visibility from the sea.

Figure 20.

House Site 41 (was post in foreground) – viewed from terrace/midden site (P05/933) NE across historic ploughed fields (cropmarks). Oihi in distance (arrowed). House site now relocated.



DISCUSSION & CONCLUSIONS

Historical Significance

The Bay of Islands has a special place in New Zealand's Maori and European history, but is of particular importance during the period Salmond (1997) has referred to as 'the meeting of two worlds' – the late 18th and early 19th centuries. For it was this period that witnessed an increasing frequency of contact between the two cultures and it was here that the early missionary stations and permanent European settlement were first established. In the early years of contact explorers, whalers, sealers, traders and later missionaries operated out of the Bay, introducing new crops and technology which was to change the balance of power in the Maori world.

The Purerua Peninsula played its role in these changes. It had significant Maori settlement and was the location of the first mission station in New Zealand, established at Oihi at the foot of Rangihoua Pa in Rangihoua Bay (later moved to Te Puna on the other side of the pa). The events which transpired at Oihi and Te Puna were very much the result of initiatives taken by Te Pahi and later his nephew Ruatara. Both travelled overseas to acquire European knowledge, technology and new crops. Te Pahi established the area as a provisioning centre for whaling ships and others visiting the Bay of Islands.

Maori Occupation

There is evidence for at least 400 years of Maori occupation of the area prior to European contact. In Wairoa Bay, slim evidence of an archaic site is present, indicated by moa present in the faunal assemblage (Best and Clough 2003). There are several pa including Rangihoua to the east, Papuke on the headland between Wairoa and Rangihoua Bays, and the island of Te Pahi immediately offshore, all with various satellite settlements. The impression derived from early European observers, and borne out by the distribution of archaeological sites, was that in addition to the concentrated settlement at Rangihoua, every inlet and bay had a small settlement and associated gardens (Salmond 1997: 332). Contemporary observers describe well-kept gardens at Rangihoua and cultivated plots scattered around the landscape. The remains of these are still evident archaeologically as field boundaries (ditches).

Continued on next page

DISCUSSION & CONCLUSIONS, CONTINUED

Early Missionaries

Samuel Marsden's decision to establish the first mission at Oihi (1814) was influenced on his relationship with Te Pahi and Ruatara¹. Marsden's belief that commerce and trade would pave the way for religion dovetailed neatly with their ambitions.

The Marsden Cross at Oihi commemorates the establishment of the mission station and the morphology of the landscape reveals its extent. Oihi was not the ideal location from an agricultural perspective, but it was under the protection of Ruatara in Rangihoua Pa. However, the move in 1832 to Te Puna provided access to more suitable land for settlement and mission agriculture.

The landscape still retains evidence of these historic activities – the path to Rangihoua Pa, the plough lines, old fig trees, and saw pits can still be clearly seen. A Norfolk pine and terrace mark the house site of Thomas Hansen, captain of the *Active*, which brought Marsden to the Bay of Islands in 1813, and who took up land at Te Puna by 1830. Agricultural field systems relating to mission farming can still be seen, both on aerial photographs as linear ploughmarks and on the ground, where their regular arrangement of humps and hollows differentiates them from Maori agricultural field systems. It is not possible to establish the precise date of these field systems, but some of them are clearly related to the mission settlement sites.

Continued on next page

¹ Salmond (1997) devotes a chapter to this relationship

DISCUSSION & CONCLUSIONS, CONTINUED

The Heritage Landscape and Development

There is no doubt that this is a significant historic and archaeological landscape and careful consideration must be given to minimising the physical and visual impact of any development on heritage values.

The area near Te Pahi's island at Wairoa Bay has long been developed, and farm houses, stockyards, boat sheds and other utility buildings have become an integral part of the landscape. As part of the present development, many of these buildings have been upgraded, a process which impacted to a small degree on archaeological site PO5/853 (Best and Clough 2003; Best 2003). However, the upgrading also involves the construction of sea walls and reefs which in combination should act to reduce the erosion of the coastal embankment and protect the remaining archaeological deposits.

There are a number of ways in which development impacts can be and have been reduced. The most important is ensuring a low density of houses and other facilities. This allows more flexibility in locating house sites so that physical impacts on archaeological sites can be avoided. Visual impacts on the landscape can be considerably reduced by sympathetic building design, screen planting and protecting the visual relationships between significant heritage sites/areas by choosing locations for house sites that will not intrude onto or obscure these relationships.

The Rangihoua-Oihi and Rangihoua-Te Puna relationships are of paramount importance. Oihi and the main settlement of Rangihoua are not on the Mountain Landing property and so the primary consideration for this development must be the outlying parts of the Rangihoua settlement which lie above the Te Puna mission site and the Te Puna valley itself. The track from the Te Puna mission to the pa can still be observed. Figures 18, 25 and 26 provide views of the present landscape across the Te Puna valley.

Continued on next page

DISCUSSION & CONCLUSIONS, CONTINUED

Assessment of Current Proposals

This survey focussed primarily on the general areas of proposed development and particularly house sites and access roads. The development has been considered from the viewpoint of both physical impact on archaeological sites and visual impact on the heritage landscape.

The development in general is considered low impact with only c.41 house sites spread over some 350ha. Of these, only 4 are located in the coastal end of the Te Puna Valley, which is the area of highest significance. Fourteen of the 41 house sites were assessed as being archaeologically sensitive to varying degrees. These have been discussed individually above and specific recommendations relating to them are also reiterated below. For the most part, archaeological issues has been addressed by relocation of the proposed house sites a short distance away, or by taking a precautionary approach involving archaeological monitoring of the initial earthworks.

However, House Sites 39, 40 and 41 in the lower Te Puna valley are located in the most significant part of the heritage landscape and particular care needs to be taken to avoid adverse visual and physical impacts. Other house sites have already been removed from consideration as their location at the foot of the slopes leading up to Rangihoua Pa and between the Te Puna mission and pa, were considered to be too intrusive into the visual landscape. In addition, one of the sites was also located in the middle of archaeological remains of the historic track and terraces and midden.

House site 39 (on the southern side of the valley) was in the middle of several archaeological features relating both to Maori and early European occupation of the valley. It has now been relocated further to the southeast which reduces potential of impacting on significant archaeology and significantly reduces the visual impact of the site from the sea.

House Site 41 was located on archaeological remains (midden) and has been relocated further up the ridge. House site 40 does not impact on any known archaeology but like 41, the design of buildings will need to be sympathetic (in scale, height, materials, colour, and landscape design) to the heritage landscape as they are part of the lower Te Puna and Papuke ridge heritage areas.

Interpretation

Mountain Landing have incorporated several walking tracks into their design (some constructed). Given the significance of this landscape, consideration should be given to interpretation at various points along walking tracks, outlining both specific sites in the landscape and the general history of the area. This will promote awareness of heritage values and assist in protecting the landscape from inappropriate development in the future.

DISCUSSION & CONCLUSIONS, CONTINUED

General Considerations

This is an assessment of impact on archaeological values and does not include an assessment of Maori values. Such assessments can only be made by the tangata whenua.

It should be noted that archaeological survey techniques (visual inspection and minor sub-surface testing) cannot necessarily identify all subsurface archaeological features, or detect wahi tapu and other sites of traditional significance to Maori, especially where these have no physical remains.

Historic Places Act

In addition to any requirements under the Resource Management Act 1991 the provisions of the Historic Places Act 1993 must be complied with. Under the HPA (1993) all archaeological sites are protected and may not be damaged or destroyed unless an Authority to Modify an archaeological site has first been obtained from the NZ Historic Places Trust.

Continued on next page

RECOMMENDATIONS

General

- That development of the property be carried out in such a manner as to minimise its impact on the archaeological landscape and heritage values.
- That adverse visual and physical impacts on the landscape are avoided.
- That there is little or no visible development of the landscape between Te Puna mission site and Rangihoua Pa.
- That any houses in the Te Puna valley are designed in such a way as to minimise visual impacts on the heritage landscape. Aspects such as scale, height, materials, colour, and landscape design should be carefully considered, with screen planting undertaken as appropriate.
- That recorded archaeological sites are avoided.
- That where avoidance is not considered possible, an application to modify archaeological sites under Section 11 of the Historic Places Act 1993 is lodged with the Historic Places Trust. (Note that this is a legal requirement.)
- That recorded archaeological sites in the vicinity of proposed development are marked out or temporarily fenced off to prevent accidental machine damage during development.
- That an archaeologist monitors preliminary earthworks where development is in the immediate vicinity of recorded archaeological sites.
- That if subsurface archaeological evidence (e.g. intact shell midden, hangi, storage pits relating to Maori occupation, or building foundations and rubbish pits relating to 19th century occupation) is unearthed during construction or landscaping in areas not covered by an HPT authority, work should cease in the immediate vicinity of the remains and the Historic Places Trust and project archaeologist should be contacted.
- That in the event of koiwi (human remains) being uncovered, work should cease immediately and the NZ Police, Historic Places Trust and tangata whenua should be contacted so that appropriate arrangements can be made.
- That any planting plan takes into account the location of archaeological remains and that no deep rooting species are planted on these remains or subsequently allowed to spread onto them from planted areas. Shallow rooting species such as flax could be considered for archaeological sites but this would require further consultation with the HPT.
- That consideration is given to providing interpretation of the heritage landscape along walking tracks.

Continued on next page

RECOMMENDATIONS, CONTINUED

Specific

- That consent from the HPT will be required for earthworks for House site 21, where it will be difficult to avoid impact on archaeological remains. An investigation is recommended as erosion is having a significant impact on this archaeological site (P05/937).
 - That houses on House Sites 39-41, and any others located in the lower Te Puna valley, are designed in such a way as to minimise visual impacts on the heritage landscape. They should be appropriate in scale, height, materials, colour, and landscape design.
 - That the initial earthworks at House Sites 6, 7, 10, 12, 17 and 18 (including access roads) are monitored by an archaeologist.
 - That the proposed relocations of any house sites are archaeologically assessed.
-

REFERENCES

References

- Best, S. 2003. Archaeology at Wairoa Bay, Purerua Peninsula, Bay of Islands: Prehistory and History on Hansen's Grant. Prepared for Mountain Landing Ltd.
- Best, S. and R. Clough 2003. Assessment Of Damage To Archaeological Sites At Mountain Landing Property, Te Puna, Purerua Peninsula, Bay Of Islands. Report prepared for Mountain Landing Property and the Historic Places Trust.
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- Johnson, L. and A. Middleton 2001a. Archaeological Survey and Assessment of a Proposed Boat Ramp Upgrade, Access Rd and Erosion Control Works, W.C. Mountain Landing, Purerua Peninsula, Bay of Islands. Unpublished report prepared for Takutai Holdings (NZ) Ltd.
- Johnson, L. and A. Middleton. 2001b. Archaeological Survey and Assessment of the Coastal Section of a Proposed New Road, W.C. Mountain Landing, Purerua Peninsula, Bay of Islands. Unpublished report prepared for Takutai Holdings (NZ) Ltd.
- Middleton, A. in press. Maori and European Landscapes at Te Puna, Bay of Islands, New Zealand, 1805-1850. Archaeology in Oceania.
- Salmond, A. 1997. Between Worlds: Early Exchanges Between Maori and Europeans 1773-1815. Auckland: Penguin Books.
- Spencer, J. 1983. Rangihoua Pa and Oihi Mission Station, Purerua Peninsula, Bay of Islands. In *A Lot of Spade Work to be Done: Essays in Honour of Lady Aileen Fox. Edited by S. Bulmer, G. Law and D. Sutton.* New Zealand Archaeological Association. Monograph No. 14:77-110.
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ⁱ This suggests that the first identified brick maker in New Zealand was Tully Mathews, an ex-convict who worked for the CMS from February to November 1816 at the Bay of Islands. Tully had been convicted of robbery at the Dundalk Assizes in April 1808 and transported to Port Jackson, New South Wales on the 'Boyd' in 1809. His seven year sentence ended in April 1805 and in January the following year he sailed on the CMS vessel 'Active' for New Zealand and Tahiti. Tully arrived at Rangihoua on February 23rd and was contracted to make 20,000 bricks for the mission. During his nine months in New Zealand he made bricks and built chimneys and fireplaces often working with the lay missionary and mechanic William Hall. In November due to the non arrival of the 'Active' with supplies Tully and other mission workmen and their families returned to Port Jackson on the 'King George' embarking on November 13th.

ⁱⁱ Research carried out by Tony Carr, Glebe, NSW.

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Cell. 0274-850-059
Email heritage@clough.co.nz

Clough & Associates Ltd – Heritage Consultants

30-Jun-04

Helen Atkins
Philips Fox
PO Box 160
Auckland

Dear Helen,

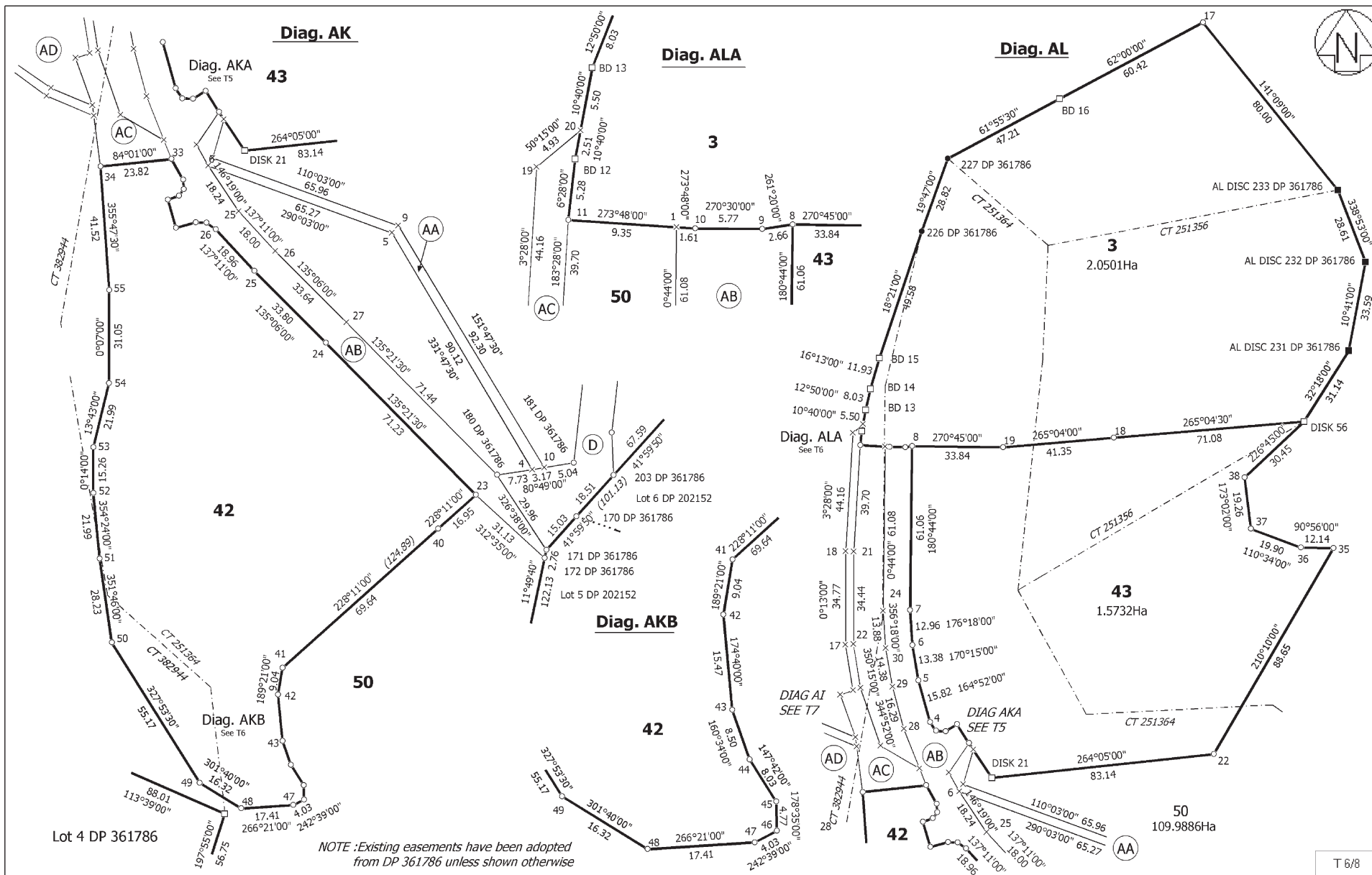
Re: Alternative House Sites Archaeological Assessment.

The areas of the two alternative house sites 2A and 20A have been assessed as part of the original survey. There are no archaeological issues, either from a landscape perspective or in regards to physical impacts on recorded archaeological sites for these proposed house sites.

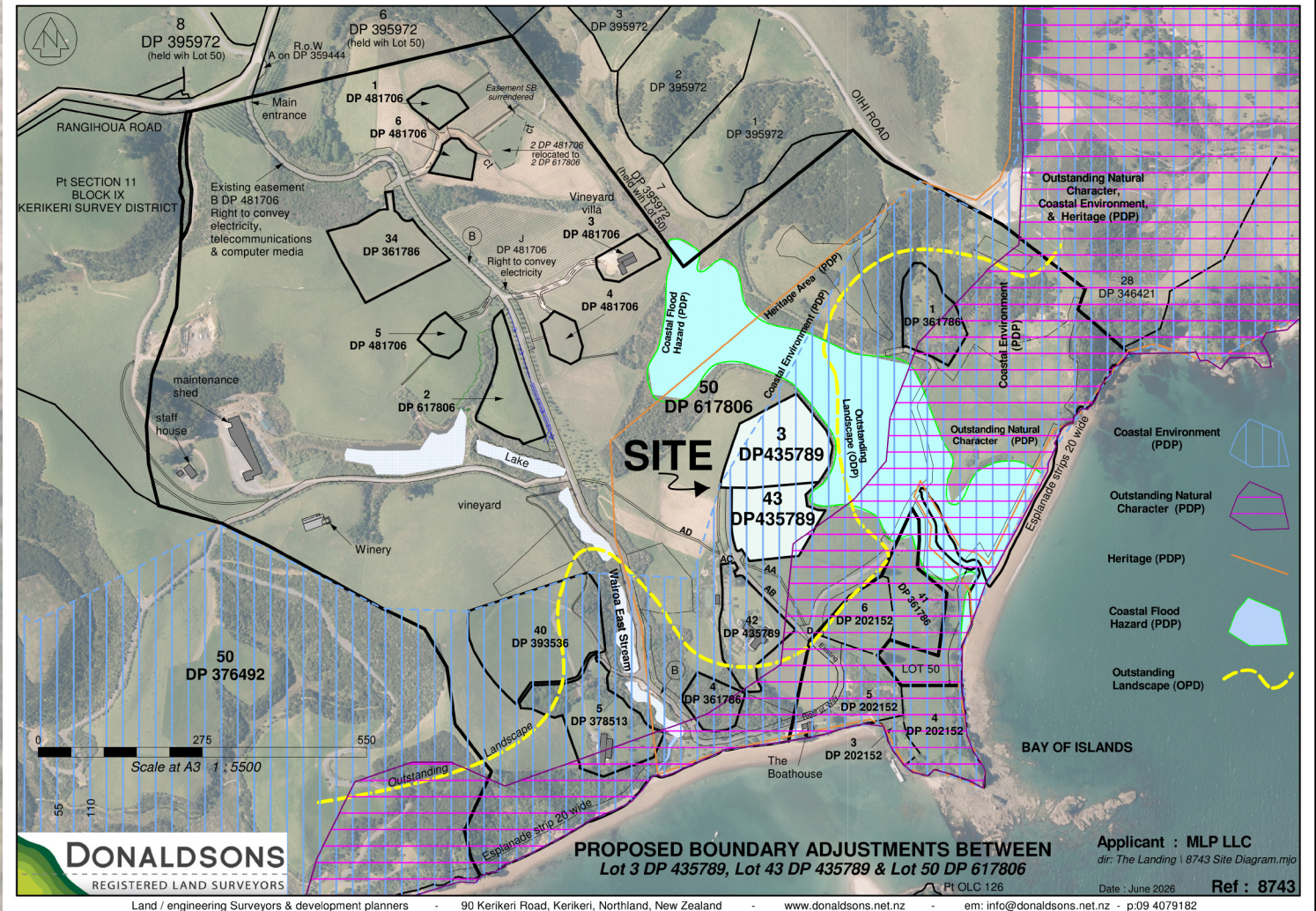
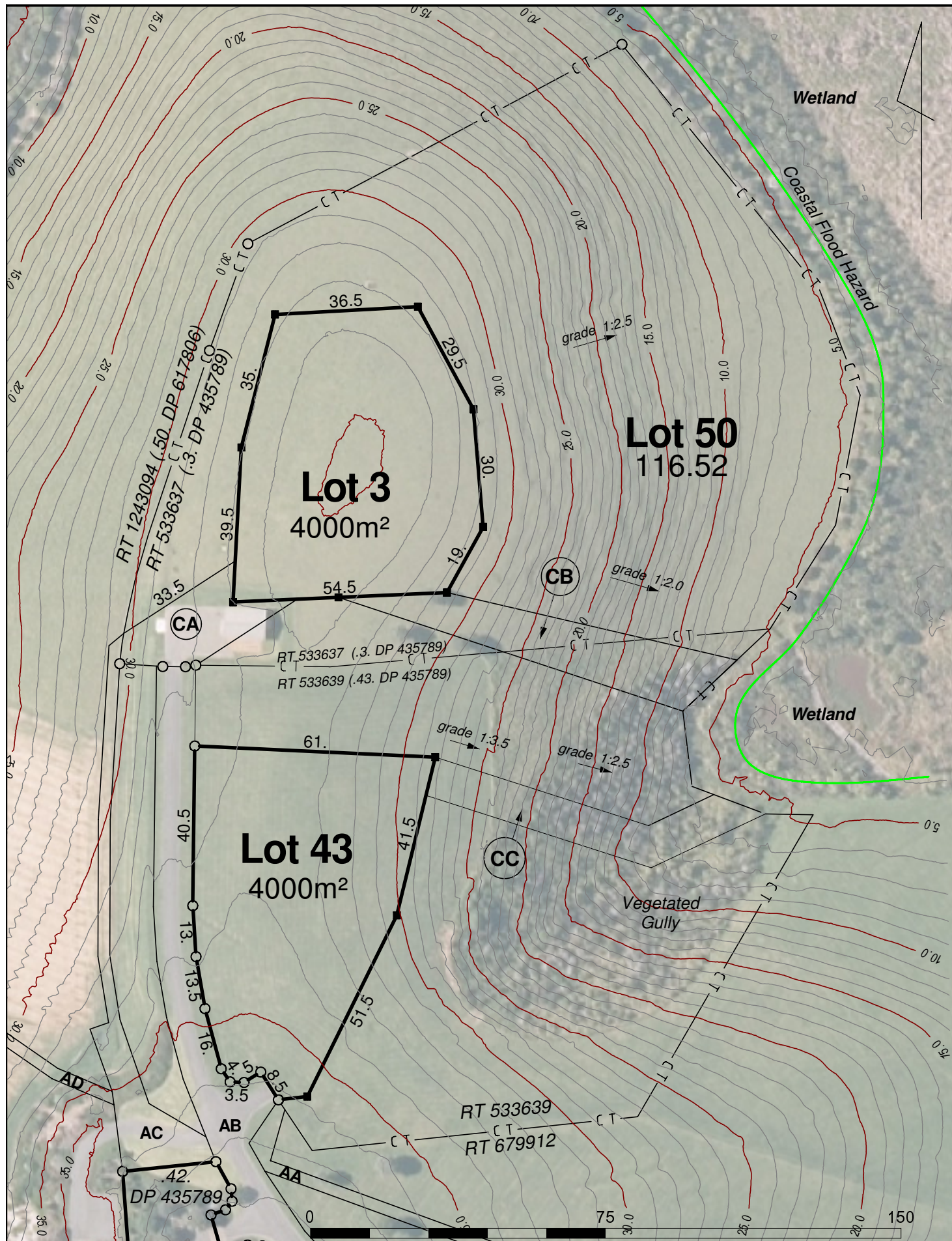
Please contact me if further information is required.

Regards,

Rod Clough



Land District: North Auckland Digitally Generated Plan Generated on: 27/02/2012 1:40pm Page 38 of 40	Lots 3, 42, 43 and 50 being a subdivision of Lot 50 DP.393536 and Lots 3 and 42 DP.361786	Surveyor: Robert John Donaldson Firm: Donaldsons Survey Date: 9/09/2010	CSD Plan DP 435789 Deposited on: 2/12/2011
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Proposed Easements

Purpose	Burdened	Shown	Benefited
Right of Way Right to convey; electricity, & telecommunications	Lot 50	CA	Lot 3
Right to drain water	Lot 50	CB CC	Lot 3 Lot 43

Existing Easements

Purpose	Burdened	Shown	Benefited / Created
Right of Way	.6. DP395972	A on DP359444	EI 6967025.3 Lots 3 & 43 & 50 hereon
Right of Way Right to convey; water	.6. DP202152 .5. DP202152	A on DP361786 C on DP361786	Lots 3, 43 & 50 hereon EI 6967025.8
Right of Way Right to convey; water	Lot 50 hereon	AB, B & D on DP435789	Lots 3 & 43 hereon EI 8850218.16

Areas shown over Lot 50: 'A, B, C, D, H, I, J, K, L, M, N, O, S, T, U
on DP 617806
AA, AB, AC, AD, AE, BF, BG, BJ, DZ, FZ,
SA, SC, SD, SE, SF, XA, XB, XC, ZA'
Created by: (6967025.9, 8850218.17, 6967025.10, 8850218.18, 7241938.9, 11456895.2,
10372459.19, 6967025.8, 8850218.16, 7123788.23, 7241938.8, 7635879.7)

Proposed Amalgamation Condition

Sec 241(1) RMA
That Lot 50 hereon be held with Lot 50 DP 376492,
and Lots 6-8 DP 395972 together in one record of title.

Proposed Amalgamation Cancellation

Sec 241(3) RMA
That Lot 50 DP 617806 be held with Lot 50 DP 376492,
and Lots 6-8 DP 395972 together in one record of title
(LINZ ref: 1944201)

Titles : RT 533637, RT 533639 & RT 1243094

Total RT Areas : 118.0689 ha

Zone : General Coastal (ODP)

: The Landing Precinct (PDP)

Heritage, Natural Hazard, High Natural Character,
Outstanding Landscape, Coastal Environment

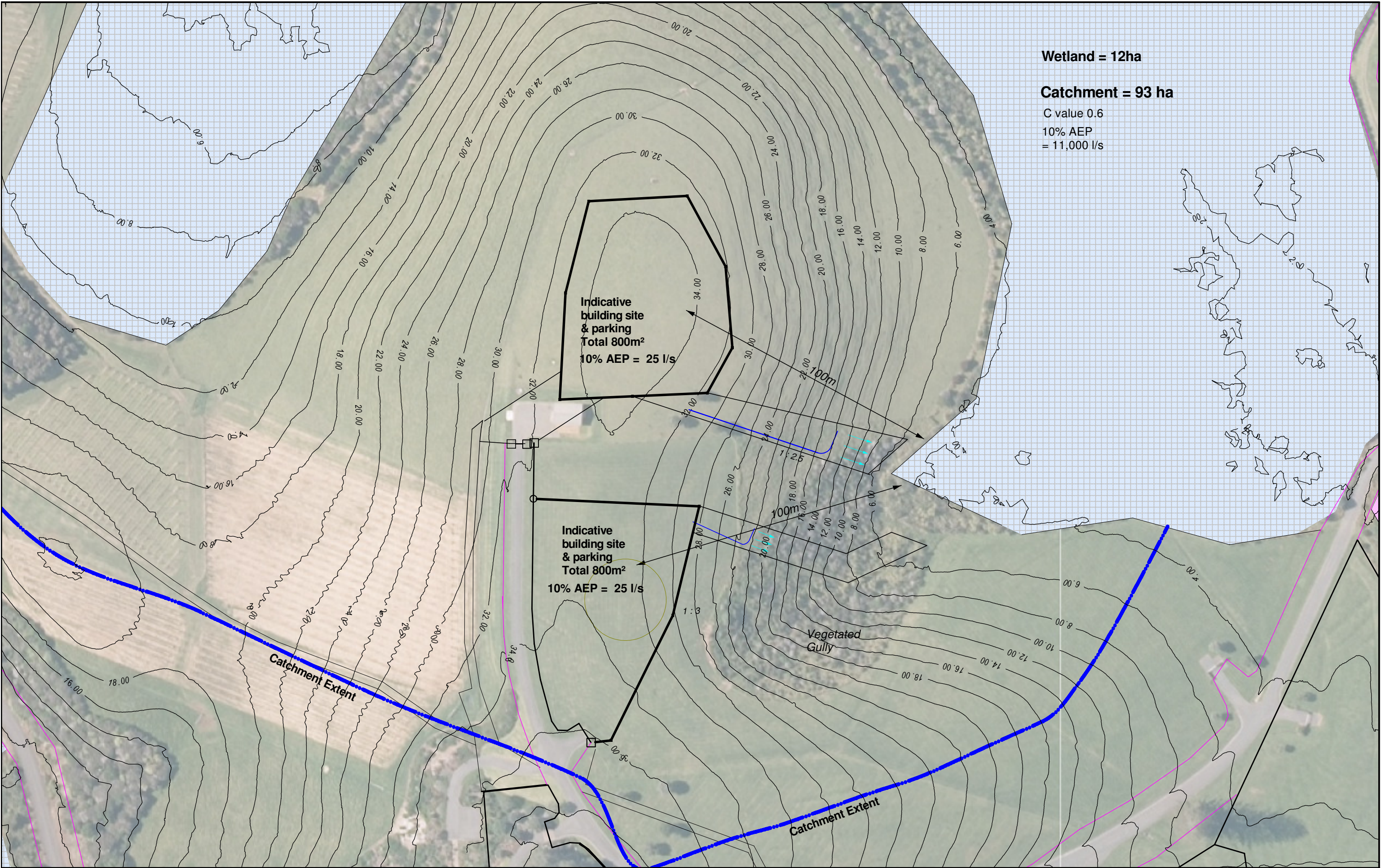
Applicant : MLP LLC

Areas and measurements are subject to survey

Contour interval : 1m

Scale @ A3 : 1:1250

Date : June 2026



Wetland = 12ha

Catchment = 93 ha

C value 0.6

10% AEP

= 11,000 l/s

Indicative
building site
& parking
Total 800m²
10% AEP = 25 l/s

Indicative
building site
& parking
Total 800m²
10% AEP = 25 l/s

Vegetated
Gully

Catchment Extent

Catchment Extent

No.	Revision	Date Approved



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Check all dimensions & locate services on site before construction

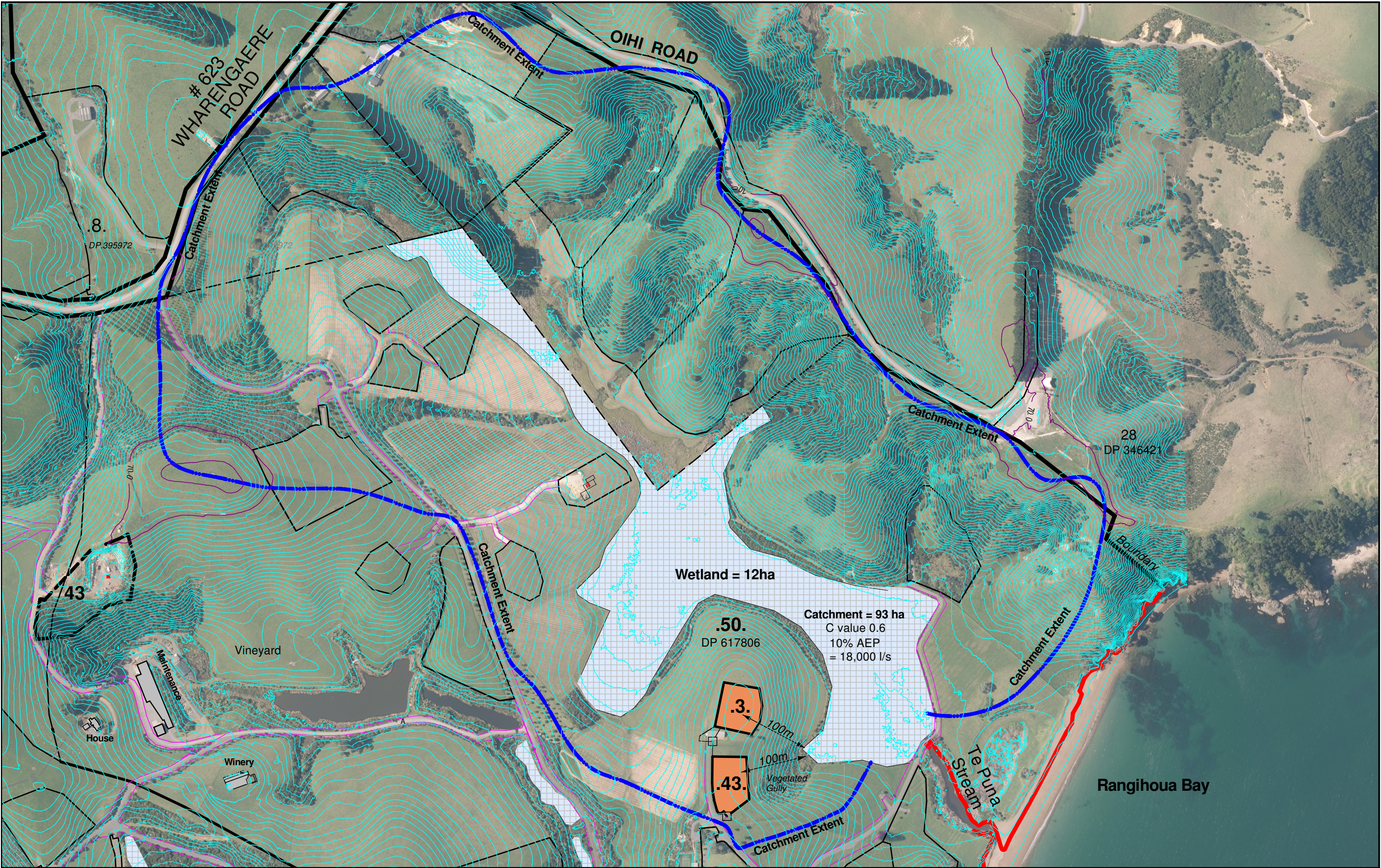
	Checked	Date
Surveyed		
Designed		June 2026
Drawn		
Approved		

Project: The Landing

Title: Stormwater Management on Lots 3 & 43

Scale: At A3 1:1250

Job No. 8743



No.	Revision	Date Approved



DONALDSONS

REGISTERED LAND SURVEYORS

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	Checked	Date
Surveyed		
Designed		June 2026
Drawn		
Approved		

Project: The Landing - Boundary Adjustments between Lots 3 & 43 DP 435789 & Lot 50 DP 617806
Title: Stormwater Wetland Catchment - NES Freshwater 2023

Contour Interval 2m
Scale at A3: 1 : 5000

Job No. 8743