Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

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 Schedule 4). 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**
- ◯ **Fast Track Land Use***
- ◯ **Subdivision**
- ◯ **Consent under National Environmental Standard** (e.g. Assessing and Managing Contaminants in Soil)
- ◯ **Discharge**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Extension of time (s.125)**
- ◯ **Other (please specify)** _____

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

3. Would you like to opt out of the Fast Track Process?

◯ **Yes** ✔ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ✔ **Yes** ◯ **No**

If yes, which groups have you consulted with?	Ngati Kuta Hapu
Who else have you consulted with?	Heritage NZ Pouhere Taonga, Department of Conservation, Fire & Emergency NZ

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

5. Applicant Details

Name/s: Moturua Properties Limited

Email: [redacted]

Phone number:

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

6. Address for Correspondence

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

Name/s: Williams & King, Attention: Natalie Watson

Email: [redacted]

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: As per applicant.

Property Address/ Location:

Postcode

8. Application Site Details

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

Name/s: Moturua Properties Limited

Site Address/ Location: Hahangarua Bay,
Moturua Island

Postcode

Legal Description: Lot 2 DP 57873 **Val Number:** 00413-08201

Certificate of title: NA12C/1495

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

Site visit requirements:

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

Is there a dog on the property? ◯ **Yes** ✔ **No**

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

Please phone Andy Mitchell to arrange a site visit if required.

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.

Proposed dwelling in the General Coastal Zone and Outstanding Landscape. Wil be located less than 20m from surrounding vegetetation.

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

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

- [x] **Building Consent** EBC-2025-90/0 here (if known)
- [ ] **Regional Council Consent (ref # if known)** Ref # here (if known)
- [ ] **National Environmental Standard consent** Consent here (if known)
- [x] **Other (please specify)** Archaeological Authority - GRANTED

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**
- [ ] **Changing the use of a piece of land**
- [x] **Disturbing, removing or sampling soil**
- [ ] **Removing or replacing a fuel storage system**

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ✔ **Yes**

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ✔ **Yes** ◯ **No**

14. 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) Moturua Properties Limited

Email: [redacted]

Phone number: [redacted]

Postal address:
(or alternative method of service under section 352 of the act) [redacted]

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) Andy Bruce Mitchell

Signature:
(signature of bill payer [redacted]

Date 26/08/24

15. 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.

15. Important information continued...

Declaration

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

Name: **(please write in full)** Natalie Watson

Signature:

Date 29 August 2024

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

Checklist (please tick if information is provided)

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

Moturua Properties Limited

Proposed Dwelling at

Hahangarua Bay, Moturua Island

Williams & King, Kerikeri[1]
29 August 2024

Cover Photograph: View of Application Site from Hahangarua Bay.

1 Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

1. Overview

The Applicants, Moturua Properties Limited, are seeking land use consent to construct and use a new dwelling on their property at Hahangarua Bay, on the south eastern edge of Moturua Island in the Bay of Islands. The proposed dwelling is for family holiday accommodation and will be the second holiday home on the site. Onsite water storage and supply, stormwater and wastewater services will be provided. Minor earthworks and clearance of juvenile vegetation is required to prepare the building site. Archaeological authority has been granted for the residential development with associated infrastructure in terms of effects on archaeological site Q05/1585 and possible subsurface sites, to be determined.

Overall, the proposal will maintain the key characteristics of the existing coastal setting as well as the relevant features of natural character and the outstanding natural landscape, such that landscape quality and visual amenity values can be retained.

The application site is zoned General Coastal and is within an Outstanding Landscape in the Operative Far North District Plan. Land use consent is required under the Residential Intensity, Visual Amenity, Buildings within Outstanding Landscapes and Fire Risk to Residential Units rules of the Operative District Plan. The proposed activity has been assessed as being a non-complying activity overall.

The site is zoned Rural Production, with Coastal Environment, Outstanding Natural Landscape and High Natural Character overlays in the Proposed Far North District Plan. Relevant rules with immediate legal effect can be complied with by way of consent conditions.

Consultation has been undertaken with Ngati Kuta Hapu and Patukeha Resource Management Unit, Heritage New Zealand Pouhere Taonga, Fire & Emergency New Zealand and the Department of Conservation. It is considered that the proposal satisfies the statutory criteria to be processed on a non-notified basis.

2. Description of Proposal

2.1 Proposed Building & Land Use

The overarching purpose of the proposal is the intention of the landowners, who are also the applicant, to provide family holiday accommodation to cater for the successive generations of their family. Essentially, their family has outgrown the current accommodation, and the owner would like to ensure that there is a home for each of their descendant family groups.

To achieve this purpose, they propose to construct and use a new three-bedroom Lockwood home on their property. This will be the second holiday dwelling on the application site. The applicants also own the adjacent property to the west, where multiple residential units are present, including the main extended home, a Caretaker's residence, and a sleepout building.

The building will be located at the back of the beach flat area, and will be orientated towards the south-southeast, towards Hahangarua Bay.

Lockwood have prepared a set of plans, which have been submitted for building consent. The following sheets are attached in **Appendix 1**.

- Sheet 1 - Index, Site Location & Site Plan
- Sheet 2 - Site Levels
- Sheet 3 - Floor Plan
- Sheet 6 - Elevations & Joinery Schedule
- Sheets 7 & 8 - Sections
- Sheet 14 - Wastewater Site Plan
- Sheet 23 – Site Survey Plan

A Site Plan (Enlargement) is attached in **Appendix 2**. The Proposed Site Plan is copied in **Figure 1** below.

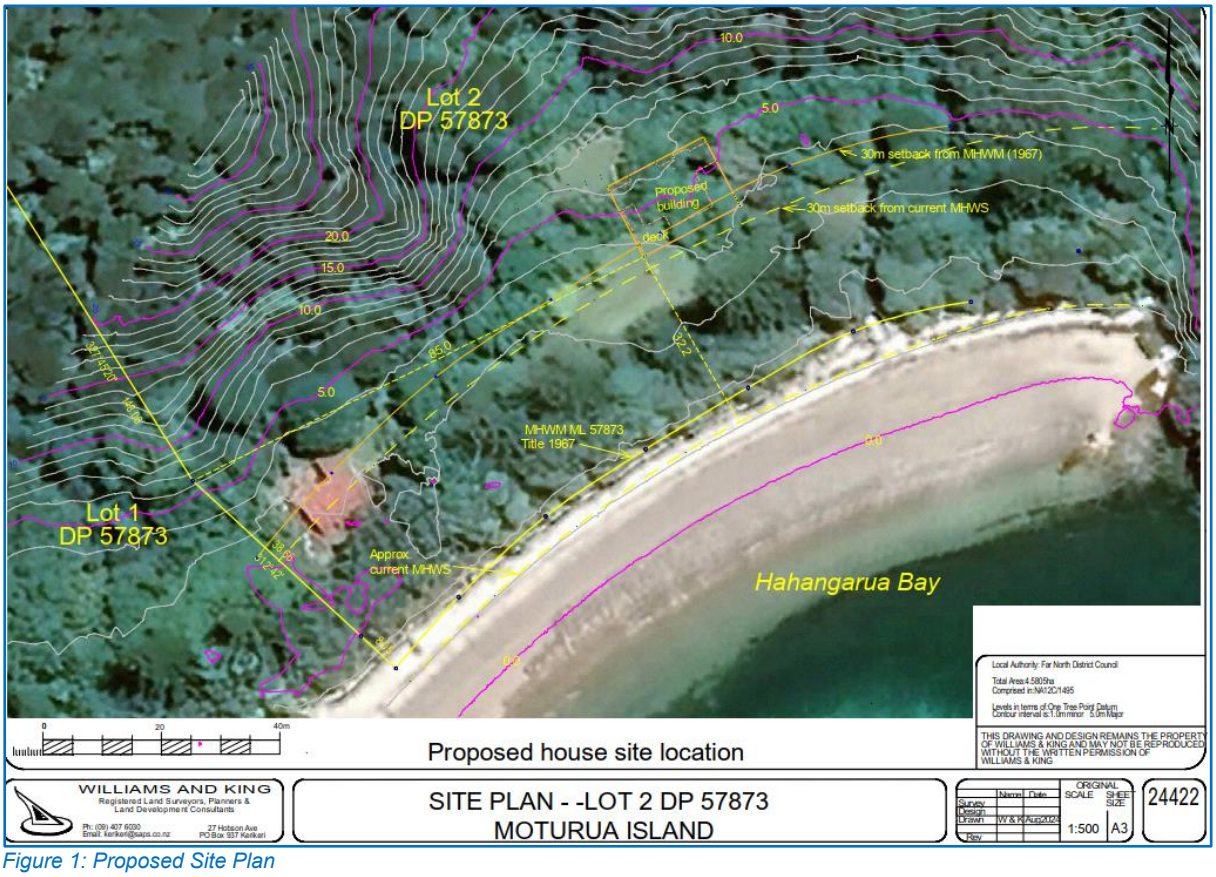


Figure 1: Proposed Site Plan

The total floor area is approximately 142m². The timber decks will partially be covered by the roof, and will wrap around the kitchen, living and dining area facing south-southeast, accessed by steps, covering a total area of approximately 100m².

The 6-degree monopitch roof will slope away to the north-northwest, with the highest end at the front elevation. The maximum height above the existing ground level will be approximately 5.5m.

2.2 Colours and Materials

The exterior of the proposed building will be clad in an extruded aluminium sheathing, which is mechanically pressed onto the engineered profile of exterior boards.

An indicative colour scheme is outlined in **Table 1** below.

Exterior Feature	Material	Colour (or similar)	LRV Details (Approximate)
Exterior Cladding	Lockwood aluminium cladding	Lichen	28%
Roof - Monopitch	Longrun Colorsteel	Karaka	8%
Joinery	Aluminium	Flaxpod	6%
Decking	Timber	Natural	N/A

Table 1: Schedule of Proposed Exterior Materials and Colours

2.3 Earthworks & Foundations

Earthworks will comprise a battered excavation at the rear (northern side) of the dwelling, with excavated material to be placed in front of part of the dwelling and in front of the deck at the southern elevation. The 'Site Levels' Plan (Sheet 2 in **Appendix 1**) indicates that excavation for the rear half of the building will be to RL 6.090 with a battered slope back and will amount to approximately 102m³, and less than 1.5m in total depth. Filling to RL 5.750 will ensure will amount to approximately 60m³ up to approximately 0.7m height with a battered slope to the existing ground level. It is assumed that excess excavated material will be used around the perimeter of the building to achieve appropriate contours. The total earthworks volume will therefore be approximately 204m³.

Building foundations and septic tanks and their associated drainage fields are excluded from the Operative District Plan definition of 'Excavation' and 'Filling'.

Foundations have been designed to minimise ground disturbance, thus limiting impact on the archaeological gardens within site Q05/1585. 'Surefoot' foundation footings will be used consisting of multi directional steel tubular micropiles, with a suspended timber floor fixed via bearers to the foundations.

Earthworks will be subject to the conditions of the granted Archaeological Authority, and will be monitored by the project archaeologist, including the implementation of the Accidental Discovery Protocol, to ensure that any unanticipated archaeological finds are dealt with appropriately. Refer to the Northern Archaeological Research Archaeological Survey and Assessment in **Appendix 3** and the Heritage New Zealand Pouhere Taonga (HNZPT) Archaeological Authority 2025/039 in **Appendix 9**.

2.4 Property Access

The subject site is located on Moturua Island, where there is no roading infrastructure. Access to the property is via boat, and an existing jetty located at the southern end of Hahangarua Bay provides mooring for boats, otherwise launching to and from the beach is possible for amphibious boats. A garage is retained on the mainland at 8 Smith Grey Crescent, with an existing appurtenant easement registered in favour of the subject site (Appurtenant parking and storage easement – Easement Instrument 7598696.1) – refer to the Record of Title in **Appendix 6**.

Photograph 1: Jetty at Southern End of Hahangarua Bay

2.5 Wastewater, Stormwater Management and Water Supply

The proposed dwelling will be serviced via on-site wastewater disposal, stormwater disposal and water storage tanks.

The design of wastewater treatment and disposal is addressed in the O'Brien Design Consulting Ltd Onsite Wastewater Report (TP58) in **Appendix 4**. The Report proposes a secondary treatment system with surface laid dripper lines due to the proximity to the coast, category 5 soils and existing vegetation suitable for surface laid lines. Refer to **Figure 2** below.

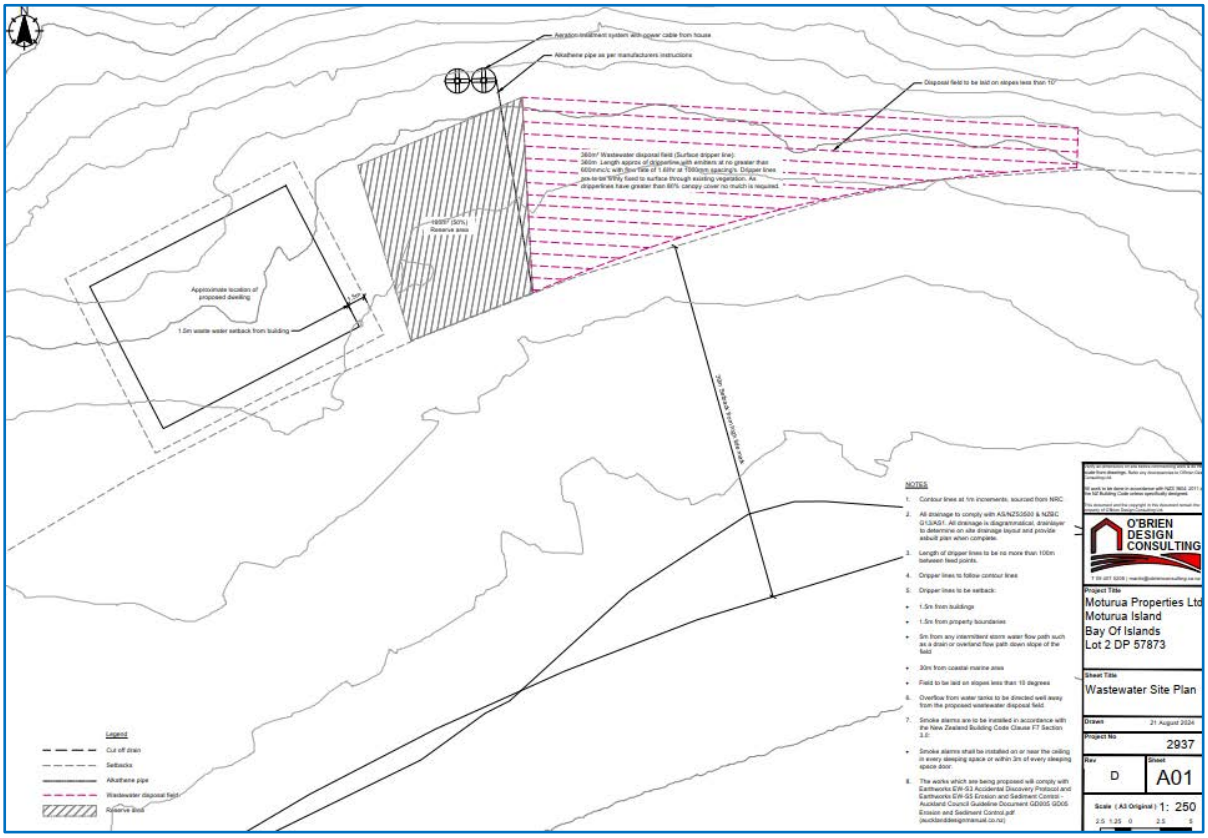


Figure 2: Wastewater Site Plan (Source: O'Brien Design Consulting Onsite Wastewater Report, Job No 2937.2 Rev B, 21 August 2024).

The proposal will introduce a new impermeable surface onto the subject site, comprising the roof area of the new building. The cumulative extent of impermeable surfaces over the subject site remains low, at less than one percent. Rainwater from the roof surface of the proposed building will be collected in a new retention tank, then pumped to two 25,000 litre water tanks located on the hillslope above, to allow gravity feed for domestic use. The two 25,000 litre tanks will be plastic, and dark green in colour. As there is no vehicle access, parking and manoeuvring areas required, no other stormwater runoff is anticipated.

Emergency water supply for firefighting will be either from one of the proposed tanks, the existing concrete tank used by the existing dwelling, or from sea water sourced from Hahangarua Bay. The applicants own a portable fire pump with 90m of hose for firefighting purposes. Consultation with Fire and Emergency New Zealand (FENZ) has been undertaken, and a written approval is provided in **Appendix 5**.

3. Application Site Details and Description

3.1 Location

The subject site is located at Hahangarua Bay, on the south eastern side of Moturua Island in the eastern Bay of Islands. The site incorporates the peninsula between Hahangarua Bay and Awaawaroa Bay to the east.

Refer to the Location and Cadastral Maps in **Figures 3** and **4.**

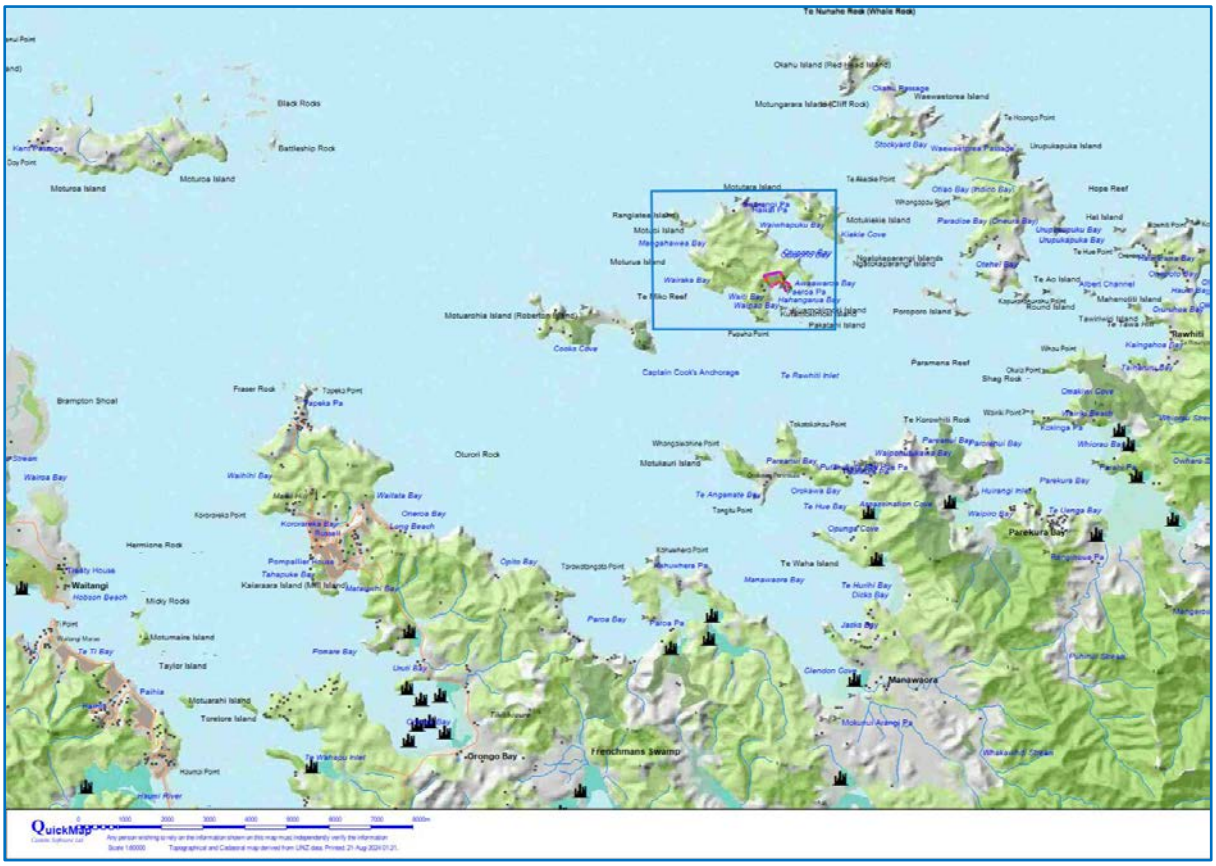


Figure 3: Location Map

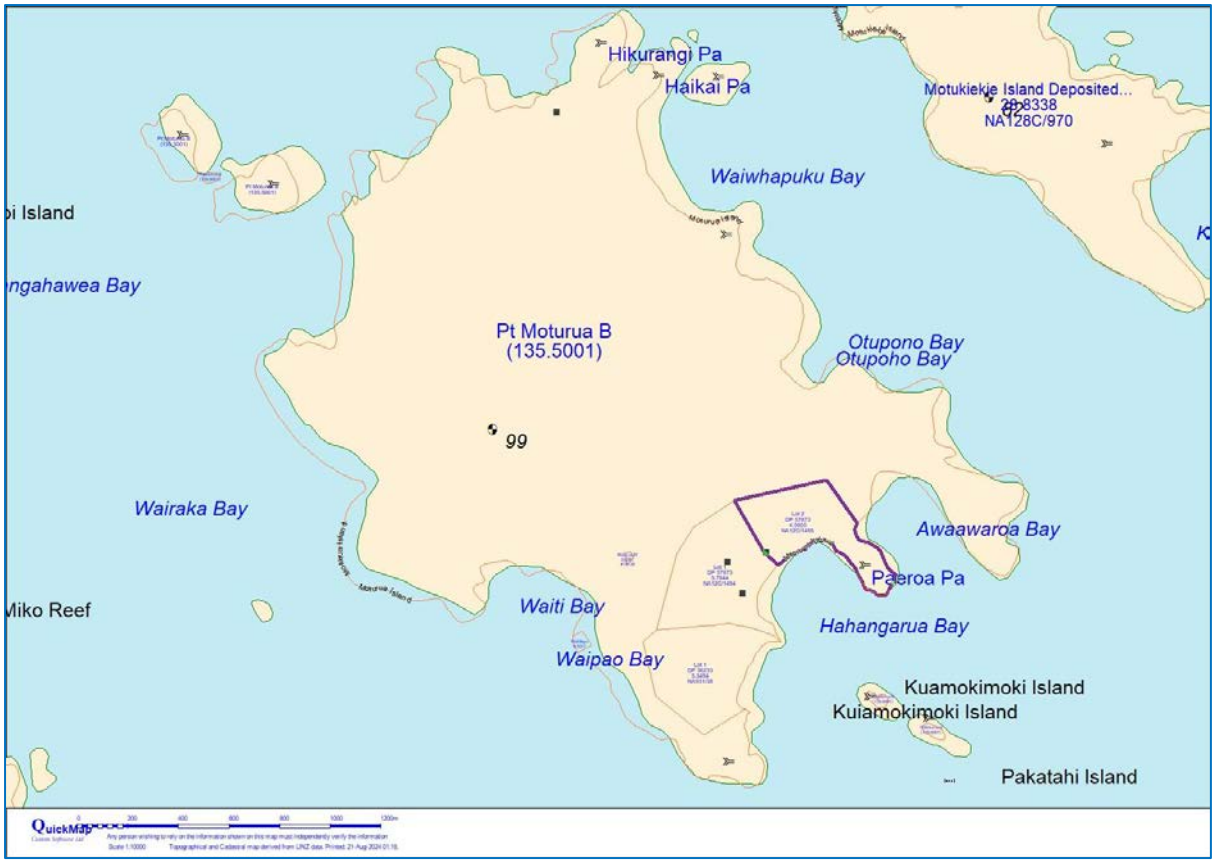


Figure 4: Cadastral Map

3.2 Legal Description

Legal Details of the subject land are summarised in **Table 2** below. The Record of Title is attached in **Appendix 6**.

Record of Title Identifier	Legal Description	Area	Relevant Record of Title Interests
NA12C/1495	Lot 2 DP 57873	4.5805ha more or less	Appurtenant hereto is a parking and storage easement created by Easement Instrument 7598696.1.

Table 2: Legal Details of Application Site

3.3 Site Conditions

The subject site encompasses flat to slightly sloping land adjacent to the sandy beach of Hahangarua Bay, rising towards the north and west via steeply sloping regenerating indigenous bush.

The subject site contains an existing holiday dwelling which is located near the property's south western boundary and surrounded by a level lawn area, landscaping, and other accompanying residential features, such as the onsite wastewater system and clothesline. The existing dwelling and its curtilage area are connected to another grassed area further west via a mown grass strip with established fruit trees.

The proposed building site is located at the base of the hillside at the back of the Hahangarua Beach Flat. It is to be situated over and between two existing grassed areas, the lower of which is a generally flat lawn with remaining stumps from felled Norfolk Pine and gum trees and some fruit trees, and the upper is grassed area surrounded by fruit trees located on a narrow terrace. The sloping land between these two grassed areas is covered in recently regenerated vegetation, predominantly coprosma, five finger, flax, cabbage trees / ti kōuka and mahoe amongst the home orchard. The Archaeological Survey and Assessment describes the area as '*The house is located just off and slightly above the beach flat in an area in front of and including a small previously levelled platform formed by the Goodfellow's for a small orchard some decades ago. The house area extends into an area that also had some very large gum trees, formerly planted by Sir William Goodfellow that have been previously felled. Part of the area is now mown grass with the other part under a tangle of low vegetation and logs and tree stumps*'.

On the perimeter of this broader area are a number of mature indigenous trees which have been planted by the Goodfellow family, since around the 1950s.

Paeroa Pa is located on the peninsula forming the eastern end of the subject site.

Refer to **Photographs 2 - 4** below and the Cover Photo.

Photograph 2: Existing dwelling

Photograph 3: Lower Grassed Platform Forming at Southern End of Building Site and Forming Front Lawn

Photograph 4: Upper Grassed Terrace with Gum Tree Stumps and Orchard Areas

The specialist reports forming part of this application provide further site description, as follows:

- A detailed description of the archaeological and historical background of the subject site is provided within the Northern Archaeological Research Archaeological Survey and Assessment, which is attached in **Appendix 4**.
- The soil profile is described within the O'Brien Design Consulting Onsite Wastewater Report - see **Appendix 5**.
- The landscape and visual characteristics of the site and its surrounding environment are described in detail the Simon Cocker Landscape Architecture Landscape Assessment – see **Appendix 7**.

3.4 Recorded Natural Features

3.4.1 Recorded Ecological Features

The site is recorded as part of a kiwi habitat in the Far North Maps Species Distribution (DoC) Map ('high density' zoning).[2] This map is a non-statutory document.

Excluding the area surrounding the existing dwelling in the south western corner, the subject site is located within the Whangaruru Ecological District and includes the Protected Natural Area 'Moturua Island and surrounds' (Q05/041)[3]. The significance of this ecological unit is described as '*This group of islands displays a diversity of bird life including several threatened bird species, two of which have been successfully introduced to Moturua Island. Presence of threatened and regionally significant plant species and a threatened snail species'.*

[2] A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): *Call count monitoring of Northland brown kiwi 2019.* Department of Conservation, Whangarei, New Zealand.
[3] Booth, A. (2005) *Natural areas of Whangaruru Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme.* Department of Conservation, Whangarei, New Zealand.

3.4.2 Recorded Landscape and Natural Character Features (Regional Policy Statement for Northland)

The site is within the Coastal Environment, and within an Outstanding Natural Landscape ('*Islands of the Bay of Islands Including Motumarie Island, Motuarahi Island but Excluding Moturoa Island*').

Excluding the area surrounding the existing dwelling, the site is within a high Natural Character Area within the '*Moturua Island*' unit (ID 11/46). Described as '*Largely hill slopes, primarily with kanuka dominant shrubland & forest. A fire in the early 1980's means that there is mainly manuka-kanuka-gorse shrubland & low forest in the north-east. Mixed broadleaved species are present in the larger gullies along with taller kanuka. In some areas (mainly the central eastern section) there are some weed trees - mainly hakea and wattles. There are several small flat shore areas dominated by introduced grasses- north-east, east and north-west. There is fringing pohutukawa trees along much of the shore. The northern exposed side of the island is dominated by steep cliffs with some sea caves. The vegetation includes mixed native & introduced shrubs and grasses. Several small sand beaches- those in the east are fringed by kikuyu, while in the west there is a small dune with spinifex, pingao & native shrubs. Part of Project Island Song (animal pest-free)*'.

Also refer to the Landscape Assessment in **Appendix 7**.

4.0 District Plan Assessment

4.1 Operative Far North District Plan

4.1.1 Zoning & Resource Features

The site is zoned General Coastal and is within an Outstanding Landscape. An assessment of relevant rules is provided as follows.

4.1.2 General Coastal Zone

Rule	Discussion	Activity Status
10.6.5.1.1, 10.6.5.2.2 & 10.6.5.3.1 Visual Amenity	The new building is for human habitation, and its gross floor area exceeds 25m². The proposal does not meet the permitted activity standard. The building is not located in a building envelope that was approved under a resource consent and therefore does not meet the controlled activity standard. Therefore, the proposal is a restricted discretionary activity.	Restricted Discretionary.
10.6.5.1.2 & 10.6.5.4.1 Residential Intensity	The proposed dwelling is the second on the site and will exceed residential development of one unit per 20ha of land (permitted activity) and one unit per 6ha of land (discretionary activity).	Non complying.
10.6.5.1.3 Scale of Activities	Future residents will be members of the household.	Permitted.

10.6.5.1.4 Building Height	The height of the proposed building does not exceed 8m.	Permitted.
10.6.5.1.5 Sunlight	The proposed building is located much more than its own height from the site boundaries and can comply with this standard.	Permitted.
10.6.5.1.6 Stormwater Management	Impermeable surfaces (comprising existing building roof area and proposed roof area) amount to less than 1% of the lot area. This complies with the permitted activity standard (10%).	Permitted.
10.6.5.1.7 Set Back from Boundaries	The proposed building achieves a 10m setback from all boundaries.	Permitted.

4.1.3 District Wide Provisions

Natural and Physical Resources

Rule	Discussion	Activity Status
12.1.6.1.2 Indigenous Vegetation Clearance in Outstanding Landscapes	Proposed clearance of indigenous vegetation relates to areas of recent re-growth where gum trees were previously felled and is assumed to be less than ten years old in compliance with clause (p). Refer to **Appendix 7**.	Permitted.
12.1.6.1.4 & 12.1.6.2.2 Excavation and/or Filling within an Outstanding Landscape	Earthworks meeting the definition of excavation or filling in the District Plan will not exceed 300m³ or a height of 1.5m.	Permitted.
12.1.6.1.5 & 12.1.6.2.1 Buildings within Outstanding Landscapes	The new dwelling is in the General Coastal Zone, is for human habitation, and exceeds 25m².	Restricted Discretionary.
12.2.6.1.1 Indigenous Vegetation Clearance Permitted Throughout the District	Proposed clearance of indigenous vegetation relates to areas of recent re-growth where gum trees were previously felled and is assumed to be less than ten years old in compliance with clause (n). Refer to **Appendix 7**.	Permitted.
12.3.6.1.2 Excavation and/or Filling …. In the General Coastal …. Zones	Earthworks meeting the definition of excavation or filling in the District Plan will not exceed 300m³ or a height of 1.5m.	Permitted.
12.4.6.1.2(a) & 12.4.6.3 Fire Risk to Residential Units	The new residential unit is located less than 20m from the drip line of remaining vegetation.	Discretionary.
12.5.6.1.3 Registered Archaeological Sites	The activity involves disturbance of archaeological site (Q05/1585), and an Authority has been granted by HNZPT. Note that the relevant archaeological site is not listed in Appendix 1G with reference to this rule.	Permitted.
12.7.6.1.1 Setback from Lakes, Rivers and the Coastal Marine Area	This permitted standard will be met as the new building will be set back no less than 30m from the coastal marine area.	Permitted.
12.7.6.1.4 Land Use Activities Involving Discharges of Human Sewage Effluent Area	The wastewater treatment system and surface laid dripper lines will comply with the relevant setback distances. Refer to the **Appendix 4**.	Permitted.

Transportation

Rule	Discussion	Activity Status
15.1.6A.2.1 / Table 15.1.6A.1 Traffic Intensity	The first dwelling is exempt from this rule. Traffic Intensity does not exceed the permitted activity.	Permitted.
15.1.6B.1.1 On-site Car Parking Spaces	On-site car parking requirements are not applicable within the site as there is no road access. A garage is retained on the mainland at 8 Smith Grey Crescent, with an existing appurtenant easement registered in favour of the subject site.	Permitted.
15.1.6C.1 Private Accessway in all Zones	Not applicable as there is no road access.	Not applicable
15.1.6C.1.5 Vehicle Crossing Standards in Rural and Coastal Zones		
15.1.6C.1.7 General Access Standards		

4.1.4 Overall Activity Status

Overall, the proposed activity will be a non-complying activity in terms of the Operative District Plan provisions.

4.2 Proposed Far North District Plan

4.2.1 Zoning & Overlays

The subject site is zoned Rural Production, is within the Coastal Environment and an Outstanding Natural Landscape and includes an area of High Natural Character.

4.2.2 Rules with Immediate Legal Effect

Rule	Discussion	Activity Status
EW-R12 / EW-S3 Earthworks and the Discovery of suspected sensitive material	This work will occur under the granted Authority from HNZPT, including accidental discovery protocols.	Permitted.
EW-R13 / EW-S5 Earthworks and Erosion and Sediment Control	Proposed earthworks will be controlled in accordance with the listed Erosion and Sediment Control Guidelines in accordance with this rule.	Permitted.
IB-R1 Indigenous vegetation … clearance …	Proposed clearance of indigenous vegetation relates to areas of recent re-growth where gum trees were previously felled and is assumed to be less than ten years old in compliance with clause (10).	Permitted.

4.2.3 Rural Production Zone

Rule	Discussion	Activity Status
RPROZ-R1 New buildings or structures	The new building will not accommodate a permitted activity (Residential Activity) but complies with all of the standards listed under PER-2.	Discretionary.

RPROZ-R2 Impermeable Surface Coverage	Impermeable surfaces will not exceed 15%.	Permitted.
RPROZ-R3 Residential Activity	PER-1 is not met, as the site area is less than both 40ha and 8ha and the proposal is for a second residential unit.	Non-complying.
RPROZ-S1 Maximum Height	The proposed building does not exceed a height of 12m.	Permitted.
RPROZ-S2 Height in relation to boundary	The proposed building will comply with the permitted activity standard.	Permitted.
RPROZ-S3 Setback	The proposed building is more than 10m from the site boundary.	Permitted.
RPROZ-S4 Setback from MHWS	The proposed building is more than 30m from MHWS.	Permitted.
RPROZ-S5 Building or structure coverage:	Building or structure coverage will not exceed 12.5%.	Permitted.
RPROZ-S7 Sensitive activities setback ... Mineral Extraction overlay	The new residential unit will be situated well over 100m from the boundary of a Mineral Extraction Overlay.	Permitted.

4.2.4 Hazards & Risks

Rule	Discussion	Activity Status
NH-R5 Wild fire – Buildings used for a vulnerable activity (excluding accessory buildings)	Onsite water supply can be provided in accordance with PER-1, however access to water supplies for fire-fighting purposes is not available. The building will be within 20m of the surrounding vegetation and does not comply with PER-2. This aspect of the proposal is a discretionary activity.	Discretionary.

4.2.5 Natural Environment Values

Rule	Discussion	Activity Status
NFL-R1 New buildings ….	The new building is within the coastal environment, not ancillary to farming, and greater than 25m². PER 2 is not met.	Non-complying.
NFL-R3 Earthworks or indigenous vegetation clearance	PER-3 is not met, as earthworks and indigenous vegetation clearance will exceed a total area of 50m² (NFL-S3(1).	Non-complying.

4.2.6 General District-Wide Matters

Rule	Discussion	Activity Status
CE-R1 New buildings or structures	PER-2 is applicable as the site is not within an urban zone. The proposed building is not ancillary to farming activities, exceeds 25m², and is not within an outstanding natural character area and therefore does not comply with conditions 1 – 2 but meets condition 3. PER-4 requires compliance with CE-S1 and CE-S2, which limit the maximum height of any new building or structure to 5m above ground level and the nearest ridgeline, headland or peninsula, and require the use of materials / finishing with a reflectance value no greater than 30% and an exterior finish within Groups, A, B or C as defined	Discretionary.

	within the BS5252 standard colour palette, respectively. CES-S1 is not met, as the height of part of the dwelling will exceed 5m, while CES-S2 is achieved.	
CE-R3 Earthworks or indigenous vegetation clearance	PER-2 is applicable and refers to CE-S3. Earthworks are not within an outstanding natural character area, but will exceed 50m² within an area of high natural character.	Non-complying.

4.2.7 Overall Activity Status

Overall, the proposal is assessed as being a non-complying activity under the Proposed District Plan. In terms of the rules which have immediate legal effect, the proposal is a permitted activity.

5.0 Assessment of Environmental Effects & Proposed Mitigation Measures

Section 104(1)(a) and (ab) require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity and any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

Section 104(2) states that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. As a non-complying activity, the assessment below identifies all potential effects of the activity with consideration of the relevant criteria specified in Sections 11.1 and 11.5 and Rule 11.1.6.2.1 of the Operative District Plan.

5.1 Effects on Landscape, Visual, Amenity, and Natural & Coastal Character

This assessment of potential effects on landscape, visual amenity and natural and coastal character is provided within the Landscape Assessment in **Appendix 7**. In summary:

- The proposal will not affect the biotic and abiotic attributes of the landscape to any more than a very slight degree, and the change in experiential attributes will be at most low. Potential adverse natural character effect generated by the proposal will be low, and will not adversely affect the values that underpin the HNCA.

- The proposal will result in no more than a slight change to the biotic and abiotic attributes of the landscape, the change in the experiential attributes will be very small, and confined to an area of the beach and CMA immediately perpendicular to the building site, and a small and acceptable change in the social, cultural and associative attributes.

  The proposal generates a very low level of potential adverse landscape effect and will not adversely affect the values that underpin the ONL.

- The change in the experiential attributes of the Site have been discussed previously, and the potentially affected individuals identified. As previously noted, the proposal will be integrated into its setting and will not form a prominent element within the outlook from any of the potential receptors.

  The potential adverse visual amenity effect will be (at most) very low.

- The proposal will not compromise, or adversely affect the values of the terrestrial ONL or HNCA. Further, it is considered that the proposal will not create adverse effects to the values that underpin the HNCA and ONL and the values that apply to the CMA on the coastal waters where it adjoins the ONL. The proposal will avoid any adverse effects on the wider ONL, and the CMA where it adjoins the ONL. Therefore, the proposal is considered consistent with Policy 15 of the NZCPS.

- The landscape effect of the proposal will be very low (less than minor), the potential adverse effect on natural character will be very low (less than minor). The potential adverse visual amenity effect of the proposal (experiential attributes) will be, at most, low (less than minor).

5.2 Cultural & Heritage Effects

An archaeological assessment of effects is included in the Archaeological Survey and Assessment in **Appendix 3**. This includes a detailed description of the anticipated effects of the various components of the development, including those that involve ground disturbance and those that do not. It details the various measures that have been used to avoid and minimise potential ground disturbance, including house site and water tank location, foundation design, wastewater design and electricity supply.

In summary, the Archaeological Survey and Assessment states that:

'*The residential development proposal will affect the remains of a late pre-contact or early to mid-post contact Māori garden area recorded as Q05/1585. The effects will occur at the house foundation metal rod installation and minor cut and fill component of the house site, at the installation of the water header tank, the installation of the sewage treatment tank, the supply of power from the existing Lockwood house and possibly by the tree stump removal. As such, the Goodfellow's will need to apply for Authority from Heritage New Zealand Pouhere Taonga to modify in part archaeological site Q05/1585 (made soils)'.* It recommends that the authority be granted as:

(a) The proposed residential dwelling has been designed to avoid and minimise any archaeological effects;
(b) That the house is located off the beach flat onto the lower slope;
(c) That the foundations have been specifically selected to limit ground disturbance over the foot print of the building;
(d) That the potable and waste water earthworks and potential power cable will provide adequate and appropriate potential to examine the recorded garden soil horizon comprising Q05/1585.

The application for archaeological authority has since been granted (refer to **Appendix 9**), with the support of Patukeha Resource Management Unit (PK RMU) via a letter supplied to the applicant, following a site visit carried out by Ngati Kuta Hapu.

In summary, it is considered that the proposal avoids and mitigates the potential adverse effects of the proposal on cultural and heritage values, provided that the earthworks and other soil disturbance activities proceed under the conditions of the archaeological authority.

5.3 Effects on Flora and Fauna, Biodiversity

Moturua Island is part of the Project Island Song project, described as a '*Pest-free wildlife sanctuary covering the seven islands in the eastern Bay of Islands. The project works to restore and protect the natural eco-systems and heritage of the Bay of Islands so that it is here for everyone, forever*'.[4] Domestic pets (cats and dogs) are already excluded from the island, and this will remain the case, in order to avoid adverse effects on indigenous fauna arising from additional occupation of the island. This will apply to persons working on the site to complete the project.

Vegetation removal will be limited to areas of recently regenerated vegetation that has grown since an area of gum trees was felled. The position of the proposed dwelling has been selected to avoid the need for removal of mature indigenous vegetation, or larger specimen trees, many of which were planted by the Goodfellow family. As such, direct adverse effects on indigenous vegetation are anticipated to be less than minor.

Overall, the aspects of the proposed activity requiring resource consent have negligible adverse effects on indigenous flora and fauna.

5.4 Effects on Water Quality

Minimal earthworks are required to complete the development, given the foundation type proposed. Erosion and sediment control can be established and maintained in accordance with GD05 to ensure that sediment runoff during the construction phase does not result in adverse water quality impacts.

The extent of impermeable surfaces is low, especially as no vehicle access, manoeuvring or parking areas are required, with a negligible impact on total catchment impermeability.

The new roof area proposed is the minimum required to complete a residential dwelling on the subject site. In the long term, stormwater runoff from the new impermeable roof area will be collected and stored in a water tank, pumped up to higher tanks and used to provide gravity fed supply for the dwelling.

Onsite wastewater disposal has been designed to avoid adverse effects on water quality, as described in the Onsite Wastewater Report in **Appendix 5**.

Overall, and taking into account the constraints imposed by the location and topography of the application site, it is considered that the proposed design and arrangement for the treatment and disposal of stormwater and wastewater represent the best practicable option and can be completed so as to avoid potential effects on the life supporting capacity of the adjacent coastal marine area.

5.5 Property Access and Traffic Effects

As the subject site is accessible only by sea or air, it is unnecessary to provide onsite vehicular access, manoeuvring and parking areas.

The increase in traffic arising from the proposed activity will be minimal, firstly because the new building is to primarily be used for family holiday accommodation, and secondly, because the nature of access to the site means movements to and from the island are kept to a minimum (the typical average daily traffic movements for a residential dwelling would not apply to this site). Regardless, the theoretical traffic intensity generated by the proposal does not exceed the permitted activity for the General Coastal Zone.

[4] Sourced from *https://projectislandsong.co.nz/*

As described earlier, a parking and storage easement over Lot 11 DP 45343 exists (shown as area 'A' on DP 391421 – see **Figure 5** below), with an approximate area of 200m² including a parking garage and storage area, with a concrete access / parking area. This provides sufficient parking for the existing and proposed uses on the subject site.

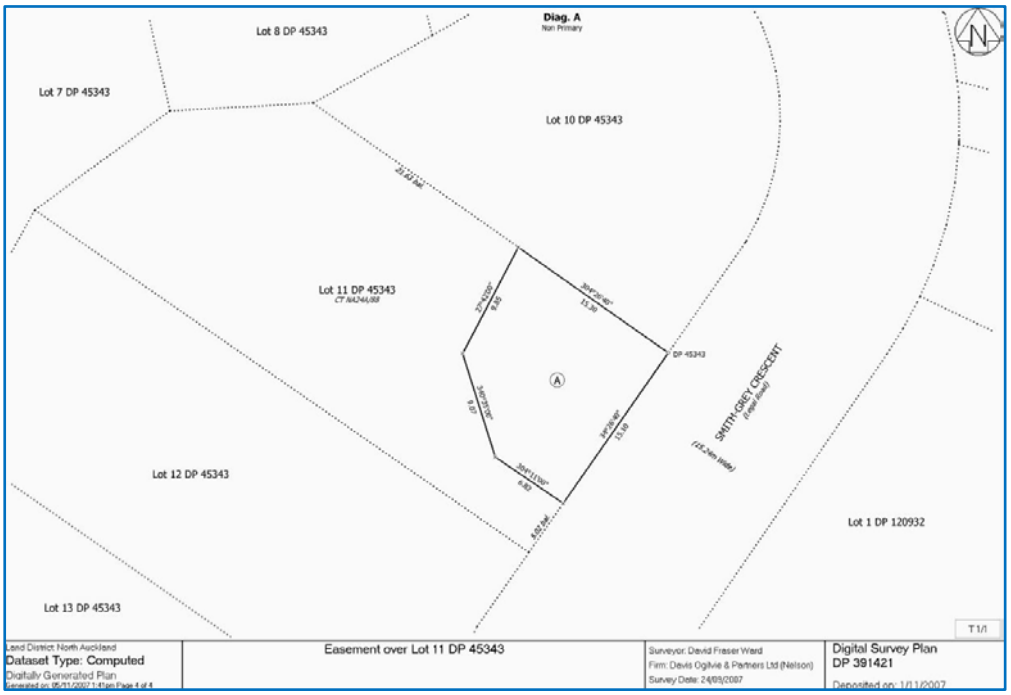


Figure 5: DP 391421 Title Plan Showing Parking and Storage Easement 'A' Benefitting Lot 2 DP 57873

Therefore, the overall short term and long-term effects of additional traffic on the local and wider transport environment, are considered to be negligible.

5.6 Effects of Fire Risk

The proposed dwelling will be located less than 20m away from the areas of surrounding regenerating bush. The dwelling is to be placed so as to make use of existing grassed areas to the north and south to act as a buffer to mitigate the increased fire risk. Elsewhere, a minimum cleared area of 3 – 5m is proposed around the perimeter of the dwelling. This will exclude any individual mature indigenous specimen trees, which will be retained.

Due to the site location on an island, there is no road access to the property. In the event of a fire, in the first instance, the residents and/or caretakers will need to act to minimise spread of fire. They are equipped to do this, as they own a portable fire pump with 90m of hose length. The portable fire pump can use either fresh or sea water and can therefore use either the onsite water supply from the existing or proposed dwelling, or the sea water at Hahangarua Bay. The water storage volume of the proposed tanks allows an adequate volume for firefighting use.

Fire crews would likely respond to a fire initially using helicopters and monsoon buckets. Crews would then follow via vessel.

Written approval has been obtained from FENZ – refer to **Appendix 5**.

The proposed exterior building materials (coloursteel roof, aluminium cladding) are fire resistant, which will also assist with the mitigation of fire risk.

Overall, it is considered that the fire risk generated by the proposal is mitigated to an appropriate level so as to be less than minor.

5.7 Soils

The site does not contain highly versatile soils or highly productive land, and adverse effects on the productive capacity of soils is avoided.

Likewise, the proposal will not reduce the quality of soils or contribute to erosion, and the life supporting capacity of soils will not be adversely affected.

6.0 Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *New Zealand Coastal Policy Statement*
- *National Policy Statement for Indigenous Biodiversity*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The subject site is not recorded on Northland Regional Council's Selected Landuse Register as a site that has been used for any activity included on the Ministry for the Environment's Hazardous Activities and Industries List.[5] Review of historic images via Retrolens shows that the area in the vicinity of the building site has been either in bush, grass or regenerating vegetation between 1951 and 1981. Cleared grass areas over and in close proximity to the proposed building site were established in the 1970s.[6] Therefore, the proposed building site is not considered to be a 'piece of land', and the proposed activity is not covered by the above National Environmental Standard.

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

There are no mapped freshwater wetlands on the subject site.[7] Proposed earthworks, vegetation clearance and stormwater diversion and discharge will not be located within 100m of any freshwater wetlands, and therefore, the proposal is not considered to infringe the above regulations.

[5] Northland Regional Council. Retrieved 19 August 2024 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21
[6] Sourced from http://retrolens.nz and licensed by LINZ CC-BY 3.0
[7] Northland Regional Council. Retrieved 19 August 2024 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=55bdd943767a493587323fc025b1335c

6.2 National Policy Statements

6.2.1 New Zealand Coastal Policy Statement 2010

The Regional Policy Statement gives effect to the New Zealand Coastal Policy Statement, and the relevant policies have been taken into account in the assessment within Section 6.3 of this Report. Policies 13 and 15 are also specifically addressed within the Landscape Effects Assessment, which states that:

- *'With regards to the effects on Policy 13 of the NZCPS, it is considered that the proposal will affect this natural character policy to a low degree, due in combination to the small scale of the activity and the measures taken to avoid significant effects.' and*

- *'It is the opinion of the author that – given the existing modification associated with the building area, and the small scale and recessive colouring of the proposed building – it will not compromise, or adversely affect the values of the terrestrial ONL or HNCA. Further, it is considered that the proposal will not create adverse effects to the values that underpin the HNCA and ONL and the values that apply to the CMA on the coastal waters where it adjoins the ONL. The proposal will avoid any adverse effects on the wider ONL, and the CMA where it adjoins the ONL. Therefore, the proposal is considered consistent with Policy 15 of the NZCPS.'*

6.2.2 National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB)

The objective of the above policy statement is set out in 2.1, as copied below:

(1) The objective of this National Policy Statement is:

(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and

(b) to achieve this:

(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and

(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

There are 17 listed policies to achieve this objective. At this time, there are no SNAs mapped in the Operative or Proposed District Plan. Therefore, Policies 8, 13 and 15 are most relevant.

Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.
Policy 13: Restoration of indigenous biodiversity is promoted and provided for.
Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved

Part 3 guides the implementation of the NPS-IB. Of relevance is the following approach to implementing the NPS-IB.

3.16 Indigenous biodiversity outside SNAs
(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.
(2) All other adverse effects of any activities that may adversely affect indigenous biodiversity that is outside an SNA (other than indigenous biodiversity on specified Māori land (see clause 3.18)), must be managed to give effect to the objective and policies of this National Policy Statement.

Effects Management Hierarchy is defined as follows:

effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:
(a) adverse effects are avoided where practicable; then
(b) where adverse effects cannot be avoided, they are minimised where practicable; then
(c) where adverse effects cannot be minimised, they are remedied where practicable; then
(d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then
(e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then
(f) if biodiversity compensation is not appropriate, the activity itself is avoided.

The proposed activity involves removal of young indigenous vegetation to prepare the proposed building location. It is not practicable to completely avoid the disturbance of indigenous vegetation, however adverse effects have been minimised through the selection of the building site in a location that partly uses the existing cleared areas and otherwise avoids the more mature surrounding regenerating bush. Remediation is not considered necessary, and residual adverse effects related to vegetation clearance are not expected to be more than minor in magnitude.

The proposed building itself provides additional accommodation for the existing family members, and of itself, does not increase the occupancy of the site. In terms of potential adverse effects on indigenous fauna, these are already avoided through the conservation measures supported by the landowners on Moturua Island. These include pest and weed control and a ban on cats and dogs. As such, the proposal will not generate any adverse effects on the diverse indigenous bird life and other indigenous species that may inhabit the site.

Referring back to the objective and relevant policies of the NPS-IB; the effects of the proposal are such that indigenous biodiversity can be maintained, while providing for the social wellbeing of the property owners and their family. The habitats of specified highly mobile fauna within the site can be maintained. It is therefore considered that the proposal is consistent with the NPS-IB.

6.3 Regional Policy Statement for Northland

The Regional Policy Statement records the following layers (illustrated in **Figure 6**).

- The site is within the Coastal Environment.
- The site is within an Outstanding Natural Landscape ('*Islands of the Bay of Islands Including Motumarie Island, Motuarahi Island but Excluding Moturoa Island*').
- Excluding the area surrounding the existing dwelling, the site is within a high Natural Character Area within the '*Moturua Island*' unit (ID 11/46). Described as '*Largely hill*

slopes, primarily with kanuka dominant shrubland & forest. A fire In the early 1980's means that there is mainly manuka-kanuka-gorse shrubland & low forest in the north-east. Mixed broadleaved species are present in the larger gullies along with taller kanuka. In some areas (mainly the central eastern section) there are some weed trees - mainly hakea and wattles. There are several small flat shore areas dominated by introduced grasses- north-east, east and north-west. There is fringing pohutukawa trees along much of the shore. The northern exposed side of the island is dominated by steep cliffs with some sea caves. The vegetation includes mixed native & introduced shrubs and grasses. Several small sand beaches- those in the east are fringed by kikuyu, while in the west there is a small dune with spinifex, pingao & native shrubs. Part of Project Island Song (animal pest-free)'.

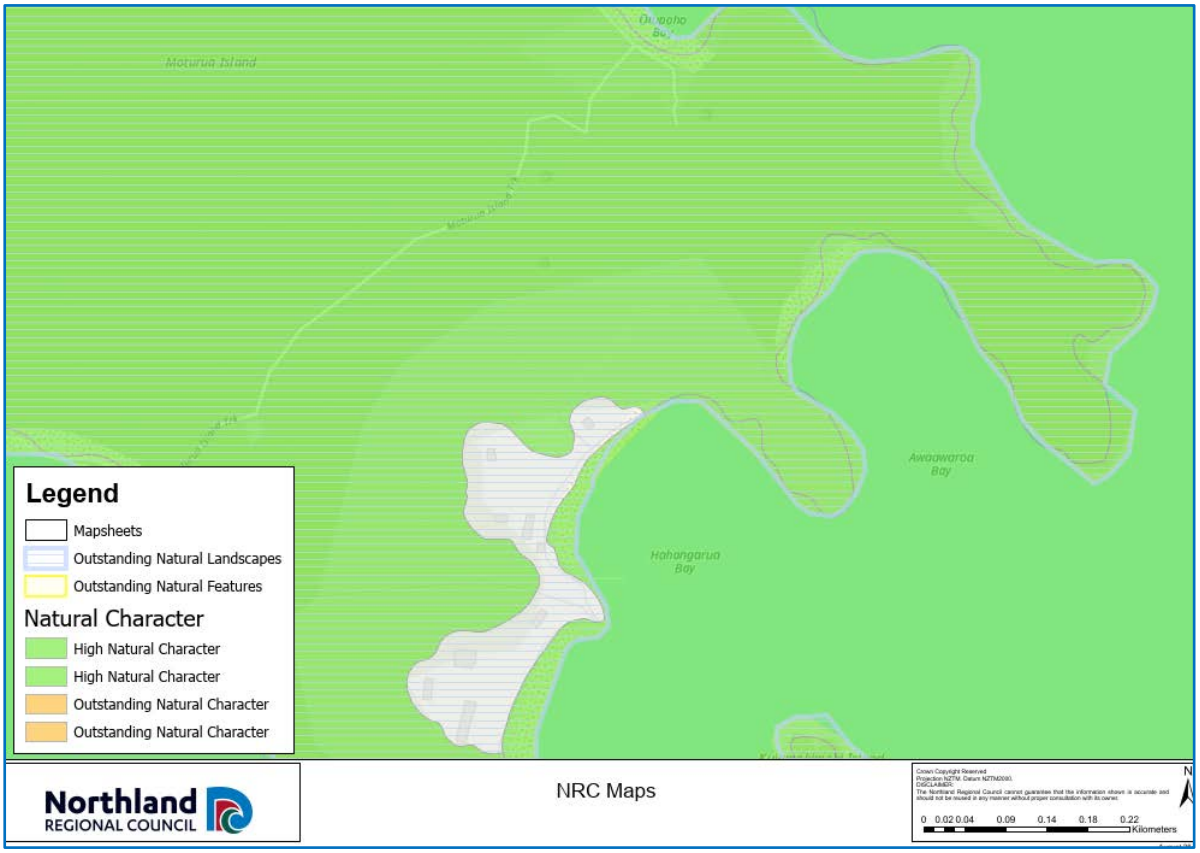


Figure 6: Regional Policy Statement Outstanding Natural Landscape High Natural Character Overlay and Coastal Environment.

Relevant objectives and policies from the Regional Policy Statement are commented on under the applicable heading below.

*Objective **3.14 Natural character ...***
Identify and protect from inappropriate subdivision, use and development;

(a) The qualities and characteristics that make up the natural character of the coastal environment…;
(b) The qualities and characteristics that make up outstanding natural features and outstanding natural landscapes;

In relation to this proposed activity, the above objective is implemented by Policy 4.6.1 in particular.

4.6.1 Policy – Managing effects on the characteristics and qualities natural character, natural features and landscapes
(1) In the coastal environment:
a) Avoid adverse effects of subdivision use, and development on the characteristics and qualities which make up the outstanding values of areas of outstanding natural character, outstanding natural features and outstanding natural landscapes.

(3) When considering whether there are any adverse effects on the characteristics and qualities of the natural character, natural features and landscape values in terms of (1)(a), whether there are any significant adverse effects and the scale of any adverse effects in terms of (1)(b) and (2), and in determining the character, intensity and scale of the adverse effects:

a) Recognise that a minor or transitory effect may not be an adverse effect;

b) Recognise that many areas contain ongoing use and development that:
(i) Were present when the area was identified as high or outstanding or have subsequently been lawfully established
(ii) May be dynamic, diverse or seasonal;

c) Recognise that there may be more than minor cumulative adverse effects from minor or transitory adverse effects; and

d) Have regard to any restoration and enhancement on the characteristics and qualities of that area of natural character, natural features and/or natural landscape.

As detailed in the Landscape Assessment in **Appendix 7**, the proposal will generate a low potential adverse natural character effect and will not adversely affect the values that underpin the high natural character area, and will generate a very low level of potential adverse landscape effect and will not adversely affect the values that underpin the outstanding natural landscape. As such, the qualities and characteristics of the outstanding natural landscape and natural character of the coastal environment can be retained.

5.1.2 Policy – Development in the coastal environment
Enable people and communities to provide for their wellbeing through appropriate subdivision, use, and development that:
(a) Consolidates urban development within or adjacent to existing coastal settlements and avoids sprawling or sporadic patterns of development;
(b) Ensures sufficient development setbacks from the coastal marine area to;
(i) maintain and enhance public access, open space, and amenity values; and
(ii) allow for natural functioning of coastal processes and ecosystems;
(c) Takes into account the values of adjoining or adjacent land and established activities (both within the coastal marine area and on land);
(d) Ensures adequate infrastructure services will be provided for the development; …

The site is not within an existing coastal settlement; however, the proposed development is not urban in nature, such that sprawling or sporadic development patterns are avoided. The chosen building site is adequately set back from the coastal marine area. The intensity of built development remains less than on other adjacent privately owned properties, and consistent with the nature of established activities on those sites. Onsite servicing is adequately available. The above policy is met.

6.4 District Plan Objectives and Policies

6.4.1 Operative Far North District Plan

Relevant objectives and policies are those listed in the Coastal Environment, General Coastal Zone, Landscape and Natural Features and Natural Hazards sections of the Operative District Plan. The objectives and policies under Sections 10.3 and 10.4 (Coastal Environment), 10.6 (General Coastal Zone), 12.1 (Landscape and Natural Features) and 12.4 (Natural Hazards) are commented on below. It is considered that the proposal is in accordance with the relevant strategies.

Coastal Environment

10.3 OBJECTIVES
10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.
10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:
(a) the natural character of the coastline and coastal environment;
(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;
(c) outstanding landscapes and natural features;
(d) the open space and amenity values of the coastal environment;
(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).

10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.
10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.
10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.
10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.

10.4 POLICIES
10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:
(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and
(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and
(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and
(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and
(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and
(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and
(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and
(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.
10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.
10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.
10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.
10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".
10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.
10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.
10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:
(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;
(b) the number of buildings and intensity of development;
(c) the colour and reflectivity of buildings;
(d) the landscaping (including planting) of the site;
(e) the location and design of vehicle access, manoeuvring and parking areas.

To meet the general objective 10.3.1, potential adverse effects of the proposed activity are avoided through the design and location of the building (making the proposal an appropriate activity) and are otherwise mitigated by way of recessive colour schemes, archaeological monitoring, and measures to mitigate fire risk. The appropriateness of an activity can be determined via Policy 10.4.1, and the proposed activity is considered to generally meet the requirements, as:

- The features and elements that contribute to natural character in the location are preserved,
- The building site and design is a modest scale, which minimises adverse effects on natural character,
- Suitable onsite servicing has been designed, including onsite water supply in accordance with Policy 10.4.10,
- The footprint of the building and associated servicers minimises effects on underlying archaeological remains,
- Adverse effects on the outstanding landscape and on amenity values are avoided and mitigated,

- Adverse effects on significant indigenous vegetation are avoided through the house site location and existing pest and weed works on the site will continue (this matter is repeated in Policy 10.4.3),
- The proposal is considered to meet the relevant policies of the NZCPS and RPS and
- Further public access is not considered appropriate in relation to this development.

Policy 10.4.2 specifies that sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with other objectives and policies of the Plan. The site is not within an existing coastal settlement; however, the nature and scale of the proposed development is not considered to be a sprawling or sporadic.

Natural character, outstanding landscapes, and open space and amenity values are protected, and areas of significant vegetation are avoided. No effects on water quality are anticipated either for the short-term or long-term phases of development and adverse effects on the coastal marine area are not anticipated. Objectives 10.3.2 and 103.6, and Policy 10.4.11 are met. Policy 10.4.12 lists strategies that may be used to reduce adverse effects on natural character and amenity values. These strategies have all been taken into account in the proposal, as the proposed building is:

- located behind the beach flat well below the skyline and ridgeline,
- the second on the subject site, at an intensity which does not exceed the adjacent privately owned properties,
- designed to use recessive and natural toned exterior colours and
- screened by existing mature vegetation located in front of the dwelling, with a natural vegetated backdrop.

Ngati Kuta hapu have undertaken a site visit, and PK RMU have provided a written summary of the consultation. Early consultation has informed the application for, and decision on, the archaeological authority. Objective 10.3.3 and Policy 10.4.8 are considered to be met.

The proposed building achieves suitable setbacks from the coastal marine area so as to maintain the existing level of public access along the coast in accordance with Objective 10.3.4. The majority of Moturua Island is Scenic Reserve administered by the Department of Conservation (DoC), with public access in this area via a walking track. No further public access is considered necessary as part of this proposed development as per Policy 10.4.4.

General Coastal Zone

10.6.3 OBJECTIVES These objectives supplement those set out in Section 10.3.
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 POLICIES These policies supplement those set out in Section 10.4.
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;
(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;
(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;
(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.
10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

10.6.4.6 The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.

With regards to policies 10.6.4.1, 10.6.4.2 and 10.6.4.3, and in attainment of the relevant General Coastal Zone objectives, the natural character of the General Coastal Zone and its visual and landscape qualities, will be preserved, and the proposed activity is considered to be an appropriate use and development. These matters are discussed further within the Landscape Assessment in **Appendix 7**.

Consultation with tangata whenua has been included in the initial planning stages of the project and has been integral to the application and approval for the archaeological authority. Ngati Kuta hapu are generally supportive of the authority application and the aspects of the proposed activity that have necessitated this application. Refer to Policy 10.6.4.5.

Minimal earthworks are proposed between two terraced areas to achieve a suitable floor level. The foundation design uses a 'Surefoot' system, which does not require any significant excavations. The design, form, location and siting of earthworks has taken into account natural character values in order to avoid and minimise adverse effects in accordance with Policy 10.6.4.6.

Landscape and Natural Features

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

12.1.4 POLICIES
12.1.4.1 That both positive and adverse effects of development on outstanding natural features and landscapes be taken into account when assessing applications for resource consent.
12.1.4.2 That activities avoid, remedy or mitigate significant adverse effects on both the natural and the cultural values and elements which make up the distinctive character of outstanding natural features and landscapes.
12.1.4.3 That the cumulative effect of changes to the character of Outstanding Landscapes be taken into account in assessing applications for resource consent.
12.1.4.5 That the adverse visual effect of built development on outstanding landscapes and ridgelines be avoided, remedied or mitigated.
12.1.4.7 That the diversity of outstanding landscapes at a District-wide and local level be maintained and enhanced where practicable.
12.1.4.8 That the trend is towards the enhancement rather than the deterioration of landscape values, including the encouragement of the restoration of degraded landscapes.
12.1.4.9 That the high value of indigenous vegetation to Outstanding Landscapes be taken into account when assessing applications for resource consents.
12.1.4.10 That landscape values be protected by encouraging development that takes in account:
(a) the rarity or value of the landscape and/or landscape features;
(b) the visibility of the development;
(c) important views as seen from public vantage points on a public road, public reserve, the foreshore and the coastal marine area;
(d) the desirability of avoiding adverse effects on the elements that contribute to the distinctive character of the coastal landscapes, especially outstanding landscapes and natural features, ridges and headlands or those features that have significant amenity value;
(e) the contribution of natural patterns, composition and extensive cover of indigenous vegetation to landscape values;
(f) Maori cultural values associated with landscapes;
(g) the importance of the activity in enabling people and communities to provide for their social, economic and cultural well-being.

The relevant objectives for outstanding landscapes in relation to land use activities require that they are protected from inappropriate use and development, and to avoid adverse effects and encourage positive effects as well as Maori cultural values associated with landscapes. Refer to Objectives 12.1.3.1 and 12.1.3.4.

Relevant policies 12.1.4.2, 12.1.4.3 and 12.1.4.5 are achieved as significant adverse effects are avoided on the applicable features of the outstanding landscape, and other visual effects are avoided and mitigated, and cumulative effects of the development will not generate a noticeable

change to its character. Again, restoration is encouraged via Policy 12.1.4.8. The indigenous vegetation patterns that contribute the outstanding landscape will be retained as per Policy 12.1.4.9. Finally, the criteria listed in 12.1.4.10 are met by the proposal, with these matters having been taken into account in the building site selection and building design. With these policies having been met, it is considered that the proposal achieves the relevant objectives in relation to the outstanding landscapes.

Natural Hazards

12.4.3 OBJECTIVES
12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well-being of the community.
12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.
12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

12.4.4 POLICIES
12.4.4.7 That the risk to adjoining vegetation and properties arising from fires be avoided.

The risk of fire can never be fully avoided, as fire risk would remain even with a 20m separation distance between a dwelling and areas of vegetation. However, the applicants have taken practicable steps to minimise fire risk, including using a grassed buffer area immediately between the dwelling and the surrounding areas of continuous native vegetation, and including fire resistant exterior building materials, to reduce the risk of fire spreading to nearby existing vegetation, and vice versa, and keeping a portable fire pump and having adequate water supply to minimise the spread of fire and to offset the site's remoteness from firefighting services.

With the beach nearby, evacuation to the coastal marine area would be accessible, reducing the threat to life arising from fire hazard.

The proposal is considered to be consistent with the above objectives and policies related to fire hazard, as it avoids fire risk to the extent practicable.

6.4.2 Far North Proposed District Plan

Relevant objectives and policies are listed in the Rural Production Zone, Coastal Environment, Natural Hazards, and Natural Features and Landscapes sections of the Proposed District Plan. It is considered that the proposal will be compatible with the applicable strategies, as outlined below.

Rural Production Zone

Objectives
RPROZ-O1 The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.
RPROZ-O2 The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.
RPROZ-O3 Land use and subdivision in the Rural Production zone:

a. *protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
b. *protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
c. *does not compromise the use of land for farming activities, particularly on highly productive land;*
d. *does not exacerbate any natural hazards; and*
e. *is able to be serviced by on-site infrastructure.*

RPROZ-O4 The rural character and amenity associated with a rural working environment is maintained.

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

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

RPROZ-P5 Avoid land use that:

a. *is incompatible with the purpose, character and amenity of the Rural Production zone;*
b. *does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
c. *would result in the loss of productive capacity of highly productive land;*
d. *would exacerbate natural hazards; and*
e. *cannot provide appropriate on-site infrastructure.*

RPROZ-P7 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. *whether the proposal will increase production potential in the zone;*
b. *whether the activity relies on the productive nature of the soil;*
c. *consistency with the scale and character of the rural environment;*
d. *location, scale and design of buildings or structures;*
e. *for subdivision or non-primary production activities:*
    i. *scale and compatibility with rural activities;*
    ii. *potential reverse sensitivity effects on primary production activities and existing infrastructure;*
    iii. *the potential for loss of highly productive land, land sterilisation or fragmentation*
g. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
h. *the adequacy of roading infrastructure to service the proposed activity;*
i. *Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
j. *Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The application site is not used for primary production and is not suited for this purpose given the soils, location and site conditions. The character and amenity values of a rural working environment is not a suitable goal for this site and Moturua Island in general, given its conservation values. The proposal therefore does not oppose Objectives RPROZ-01 – 04. For this reason, many of the Rural Production Zone policies that support primary production activities are not applicable to this application.

Relevant aspects of Policy RPROZ-P4 are met, as the proposal results in a low level of building coverage, and amenity values retained.

Policy RPROZ-P5 is also supported by the proposal, as suitable on-site infrastructure has been designed and natural hazards can be avoided and mitigated to a suitable an appropriate level.

Policy RPROZ-P7 lists relevant considerations in terms of potential effects of the activity. These are addressed as follows:

- The proposal has no effects on production potential, likewise it does not rely on the productive nature of the soil,
- The existing character of this coastal environment can be maintained,
- The location, scale and design of the building has no impact on rural activities or primary production,
- On-site infrastructure is available,
- Adverse effects on historic heritage, cultural values, natural features and landscapes, and indigenous biodiversity are avoided and minimised,
- Tangata whenua values have and will be taken into account.

Natural features and landscapes

Objectives

NFL-O2 Land use and subdivision in ONL and ONF is consistent with and does not compromise the characteristics and qualities of that landscape or feature.

NFL-O3 The ancestral relationships Tangata Whenua has with the land is recognised and provided for as a part of the characteristics and qualities of ONL and ONF.

Policies

NFL-P2 Avoid adverse effects of land use and subdivision on the characteristics and qualities of ONL and ONF within the coastal environment.

NFL-P6 Encourage the restoration and enhancement of ONL and ONF where it is consistent with the characteristics and qualities.
NFL-P7 Prohibit land use that would result in any loss of and/or destruction of the characteristics and qualities of ONL and ONF.
NFL-P8 Manage land use and subdivision to Protect ONL and ONF and address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. the presence or absence of buildings, structures or infrastructure;
b. the temporary or permanent nature of any adverse effects;
c. the location, scale and design of any proposed development;
d. any means of Integrating the building, structure or activity;
e. the ability of the environment to absorb change;
f. the need for and location of earthworks or vegetation clearance;
g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;
h. any viable alternative locations for the activity or development outside the landscape or feature;
i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;
j. the characteristics and qualities of the landscape or feature;
k. the physical and visual integrity of the landscape or feature;
l. the natural landform and processes of the location; and
m. any positive contribution the development has on the characteristics and qualities.

The characteristics and qualities of the ONL will not be compromised as per NFL-O2, and Policy NFL-P2 and NFL-P7.

Restoration and enhancement of the natural character of the coastal environment is encouraged but not required by NFL-P6. In consideration of the long-term conservation works on the site, including planting of indigenous vegetation, specific restoration and enhancement works are not proposed as part of this proposal.

NFL-P8 lists relevant considerations in terms of potential effects of the activity. These are addressed as follows:

- The building site is located on a modified part of the site,
- Temporary construction and effects can be managed using normal construction management techniques (including erosion and sediment control measures), while permanent effects arising from the proposed building can be adequately avoided and minimised,
- The proposed building is of a modest scale, which can be integrated into the existing environment using existing foreground and background vegetation,
- Earthworks and vegetation clearance are minimised by location and foundation design, and avoids areas of the more mature regenerating indigenous bush,
- The selected building site is the best option in terms of avoiding adverse visual, ecological, archaeological and cultural effects,
- Consultation with local tangata whenua has supported the recommendations of the Archaeological Survey & Assessment, including the need to monitor earthworks. All works will follow the conditions of the archaeological authority,
- Fire hazard is addressed subsequently,
- The enhancement of public access and recreation are not pertinent considerations based on the nature and scale of the proposal and
- Adverse effects on water quality can be avoided through design and implementation of onsite wastewater and stormwater disposal, and erosion and sediment control measures.

Coastal Environment

Objectives
CE-O2 Land use and subdivision in the coastal environment:
a. preserves the characteristics and qualities of the natural character of the coastal environment
b. is consistent with the surrounding land use;
c. does not result in urban sprawl occurring outside of urban zones;

d. promotes restoration and enhancement of the natural character of the coastal environment; …

Policies
CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:

- *a. outstanding natural character;*
- *b. ONL;*
- *c. ONF.*

CE-P4 Preserve the visual qualities, character and integrity of the coastal environment by:
a. consolidating land use and subdivision around existing urban centres and rural settlements; and
b. avoiding sprawl or sporadic patterns of development.
CE-P8 Encourage the restoration and enhancement of the natural character of the coastal environment.
CE-P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:
a. the presence or absence of buildings, structures or infrastructure;
b. the temporary or permanent nature of any adverse effects;
c. the location, scale and design of any proposed development;
d. any means of integrating the building, structure or activity;
e. the ability of the environment to absorb change;
f. the need for and location of earthworks or vegetation clearance;
h. any viable alternative locations for the activity or development;
i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;
j. the likelihood of the activity exacerbating natural hazards;
k. the opportunity to enhance public access and recreation;
l. the ability to improve the overall quality of coastal waters; and
m. any positive contribution the development has on the characteristics and qualities

The proposed activity is considered neither sprawling nor sporadic given the size of the property and the low level of residential intensity, which is not urban in nature. The natural character of the coastal environment will be protected through the location and design of the dwelling, together with existing vegetation and use of exterior colours with natural and recessive tones in accordance with Objective CE-02 and Policies CE-P4 and CE-P8.

Restoration and enhancement of the natural character of the coastal environment is encouraged but not required by CE-P8. In consideration of the long-term conservation works on the site, including planting of indigenous vegetation, specific restoration and enhancement works are not proposed as part of this proposal.

The proposed building site is within an outstanding natural landscape but does not contain an outstanding natural features or area of outstanding natural character. Significant adverse effects are avoided, and other effects are avoided and mitigated, on the outstanding natural landscape characteristics and qualities of the site and its surrounds in support of Policy CE-P3.

Policy CE-P10 lists relevant considerations in terms of potential effects of the activity and replicates Policy NFL-P8, which is addressed previously.

Natural Hazards

Objectives
NH-O1 The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.
NH-O2 Land use and subdivision does not increase the risk from natural hazards or risks are mitigated …

Policies
NH-P9 Manage land use and subdivision that may be susceptible to wildfire risk by requiring:

- *(a) Setbacks from any contiguous scrub or shrubland, woodlot or forestry;'*
- *(b) Access for emergency vehicles; and*
- *(c) Sufficient accessible water supply for fire-fighting purposes.*

The proposal includes measures to reduce the risk of fire, keeping a portable fire pump and having adequate water supply to minimise the spread of fire and to offset the site's remoteness from firefighting services. Other steps to minimise fire risk include using a grassed buffer area immediately between the dwelling and the surrounding areas of continuous native vegetation, and including fire resistant exterior building materials, to reduce the risk of fire spreading to nearby existing vegetation.

With the beach nearby, evacuation to the coastal marine area would be accessible, reducing the threat of fire hazard to life.

The proposal is considered to be consistent with the above objectives and policies, as it avoids and mitigates wildfire risk to the extent practicable.

6.5 Regional Plans

6.5.1 Proposed Regional Plan – February 2024

According to the Onsite Wastewater Report, a permitted activity status for the proposed onsite wastewater system is achieved, therefore the proposed onsite wastewater treatment and disposal system does not require a Northland Regional Council Discharge Consent.

The Proposed Regional Plan states the diversion and discharge of stormwater into water or onto or into land where it may enter water from an impervious area or by way of a stormwater collection system, is a permitted activity, provided the criteria of Rule C.6.4.2(1) to (8) are met. The proposed activity is determined to meet the requirements of a Permitted Activity according to the provisions of Proposed Regional Plan Rule C.6.4.2, on the basis that it will not cause or increase flooding of land on another property and does not involve hazardous substances or potentially contaminated land provided that permanent scouring or erosion at the discharge point is avoided.

Limited earthworks are required, these will be outside the coastal riparian and foredune management area, and the subject site is not mapped as erosion prone land. The earthworks will be completed in accordance with the permitted activity earthworks thresholds and requirements specified in Rule C.8.3.1.

6.6 Part 2 of the Resource Management Act 1991

The relevant provisions addressed in Sections 6.1 – 6.5 above are subject to Part 2 of the Act

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-

(a)Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b)Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c)Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

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

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-

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

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposal achieves sustainable management by enabling the applicants to construct family accommodation on the site, while at the same time ensuring that adverse effects on landscape, visual and amenity values, water quality, cultural and heritage values, fire hazard, and ecological values will be or have been avoided, remedied and mitigated.

Section 6 matters have been recognised and provided for as follows:

- The natural character of the coastal environment will be preserved by the proposal.
- The qualities and characteristics of the outstanding natural landscape in the area can be protected, such that the proposal is considered to be an appropriate use and development.
- Habitat values are protected and enhanced through existing conservation measures. The proposal avoids disturbance to the mature regenerating and planted vegetation on the site.
- The proposal is not considered to diminish or discourage public access.
- Adverse effects on Māori culture or traditions are minimised through the location of the building, and through monitoring of the construction phase of the development.
- The site is modified through previous vegetation clearance, planting of exotic species and earthworks, however earthworks may impact archaeological gardens. This work will follow the conditions of the archaeological authority.

Section 7 matters have also been considered, and the proposal will not detract from the quality or amenity values of the environment.

The principles of the Te Tiriti o Waitangi have been taken into account by the proposal – particularly through the courtesy of early consultation.

7.0 Other Matters

Section 104(1)(c) requires the consent authority, subject to Part 2 of the Act, to have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

7.1 Precedent Effect

The precedent resulting from granting a resource consent is an 'other matter' that Council can have regard to in considering an application for consent for a non-complying activity. The non-complying activity status does not of itself create a precedent effect; however, a relevant consideration is whether granting this consent, and the anticipation that like cases will be treated alike, will contribute to an adverse cumulative effect that follows from this activity.

The proposed building, and resultant residential intensity, does not exceed the intensity of buildings and residential units on the two other similarly sized privately owned properties on Moturua Island. Review of Council's Rating Information Database shows that adjacent Lot 1 DP 57873 contains two dwellings, other buildings and other improvements, while Lot 1 DP 36233 contains two dwellings, flat, other buildings and other improvements. Further, the existing pattern of a low density of buildings set amongst the wider bush backdrop is the predominant characteristic of the south eastern side of Moturua Island, allowing the additional proposed building to be accommodated without setting a wider precedent that would challenge the integrity of the Operative District Plan.

8.0 Consultation

8.1 Summary of Consultation Undertaken

Patukeha Resource Management Unit (PK RMU)

A site visit with Ngati Kuta Hapu was undertaken, and following on from this prior engagement and consultation, a letter was produced by PK RMU was provided in support of the application for archaeological authority to modify the archaeological remains of site Q05/1585. Refer to **Appendix 8**.

Heritage New Zealand Pouhere Taonga (HNZPT)
HNZPT have been made aware of the proposal via the application for archaeological authority to modify the archaeological site Q05/1585. The authority application has been granted (see **Appendix 9**). An Archaeological Site Management Plan has been prepared for the works by Northern Archaeological Research Ltd, and this is attached in **Appendix 10**.

Fire & Emergency New Zealand (FENZ)
Fire & Emergency New Zealand have provided written approval to the submitted 'Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application' for the proposed development. Refer to **Appendix 5**.

Department of Conservation (DoC)
An overview of relevant matters has been sent to DoC and comments invited. Refer to correspondence in **Appendix 11**.

8.2 Public Notification Assessment

Step 1: Public notification is not requested, nor is it required in terms of the criteria listed in 95A(3).

Step 2: Public notification is not precluded under Section 95A(5).

Step 3: There are no relevant rules that require public notification under 95A(8)(a). The adverse effects of the proposal are not deemed to be more than minor, and public notification is not required in terms of 95A(8)(b).

Step 4: No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

8.3 Limited Notification Assessment

Step 1: The proposed activity will not result in adverse effects on the common marine and coastal area and does not involve any accommodated activities in terms of Section 95B(2). The land is not on or adjacent to land that is the subject of a statutory acknowledgement with there being no mapped statutory acknowledgement areas in the Far North Maps Treaty Settlement maps, and we are not aware of any affected groups / people in terms of Section 95B(3).

Step 2: Limited notification is not precluded in terms of Section 95B(6).

Step 3: Section 95E(1) indicates that a person is considered affected if the activity's adverse effects are minor or more than minor (but are not less than minor) and Section 95E(2)(a) that the Consent Authority may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect.

Section 95E(3)(a) specifies that a person is not an affected person in relation to an application for a resource consent for an activity if the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons.

The privately owned adjacent property to the west is also owned by the applicants. The building site is located centrally between the eastern and western boundaries of the application site, and more than 100m from the adjacent Scenic Reserve so as not to have any direct impact on that land. In terms of operational matters relating to DoC's administration of the Scenic Reserve, consultation with the DoC has been initiated as outlined in Section 8.1.

Potential adverse landscape and visual effects are appropriately avoided and mitigated. No off-site adverse effects are anticipated that would cause any other person to be an affected person.

Taking into account the written approvals and comments provided as outlined in Section 8.1 of this Report, we are of the opinion that there are no persons who will be adversely affected by the proposal, and no further written approvals have been sought.

As such, no person is considered to be an affected person in terms of Section 95B(8)

Step 4: There are no special circumstances the warrant notification of the application to any other persons in terms of 95B(10).

8.4 Notification Assessment Summary

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we request that it be processed on that basis.

9.0 Conclusion

In terms of section 104, 104B and 104D of the Resource Management Act 1991, we consider that:

- The proposed activity achieves the 'threshold test' set out in Section 104D(1) as:
  - Taking into account the range of short and long term actual and potential adverse effects on the environment resulting from the proposed activity, it is considered that these can all be avoided, remedied and mitigated, such that they will be less than minor in their scale and magnitude; and
  - The proposal is considered to be generally consistent with the objectives and policies of the District Plan and Proposed District Plan.
- The proposal is considered to be consistent with the objectives and policies of the New Zealand Coastal Policy Statement, National Policy Statement for Indigenous Biodiversity, and Regional Policy Statement and;
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- The proposal satisfies the statutory criteria to be treated as a non-notified application.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed ..... Date 29 August 2024

Natalie Watson,
Resource Planner

WILLIAMS & KING
Kerikeri

10.0 Appendices

Appendix 1: Lockwood Plans

Appendix 2: Site Plan

Appendix 3: Northern Archaeological Research Archaeological Survey & Assessment

Appendix 4: O'Brien Design Consulting Ltd Onsite Wastewater Report (TP58)

Appendix 5: Written Approval from Fire & Emergency NZ

Appendix 6: Record of Title

Appendix 7: Simon Cocker Landscape Architecture Landscape Assessment

Appendix 8: Patukeha Resource Management Unit Letter

Appendix 9: Heritage New Zealand Pouhere Taonga Archaeological Authority

Appendix 10: Northern Archaeological Research Ltd Archaeological Site Management Plan

Appendix 11: Department of Conservation Correspondence

Plan Index:

Notes:
SEDIMENT CONTROL:
Main contractor to provide sediment control fences of a geotech cloth screen min. 300mm high fixed to pegs at 2.0m max ctrs with backfill or aggregate filter to inside face at boundaries where run off could occur. Surplus soil and gravel to be stockpiled at location on site nominated by main contractor (covered with impervious sheets) and to be fully contained behind the sediment fences until removed from site. Down-pipes to be connected as soon as roof is fitted and drains are laid. Until this point ensure water run-off from downpipes is directed away from the build area but not on to neighbouring properties.
1. All erosion and sediment control measures to be installed prior to commencement of major earthworks
2.All ground cover/vegetation outside of immediate build area to be maintained throughout the period of the house build. This includes grass verges on the street frontage.
3. All erosion sediment control structures to be inspected each working day and maintained in good working order.

SECURITY:
If required contractor to provide security fences and warning signage to prevent un-authorized persons entering the construction area.

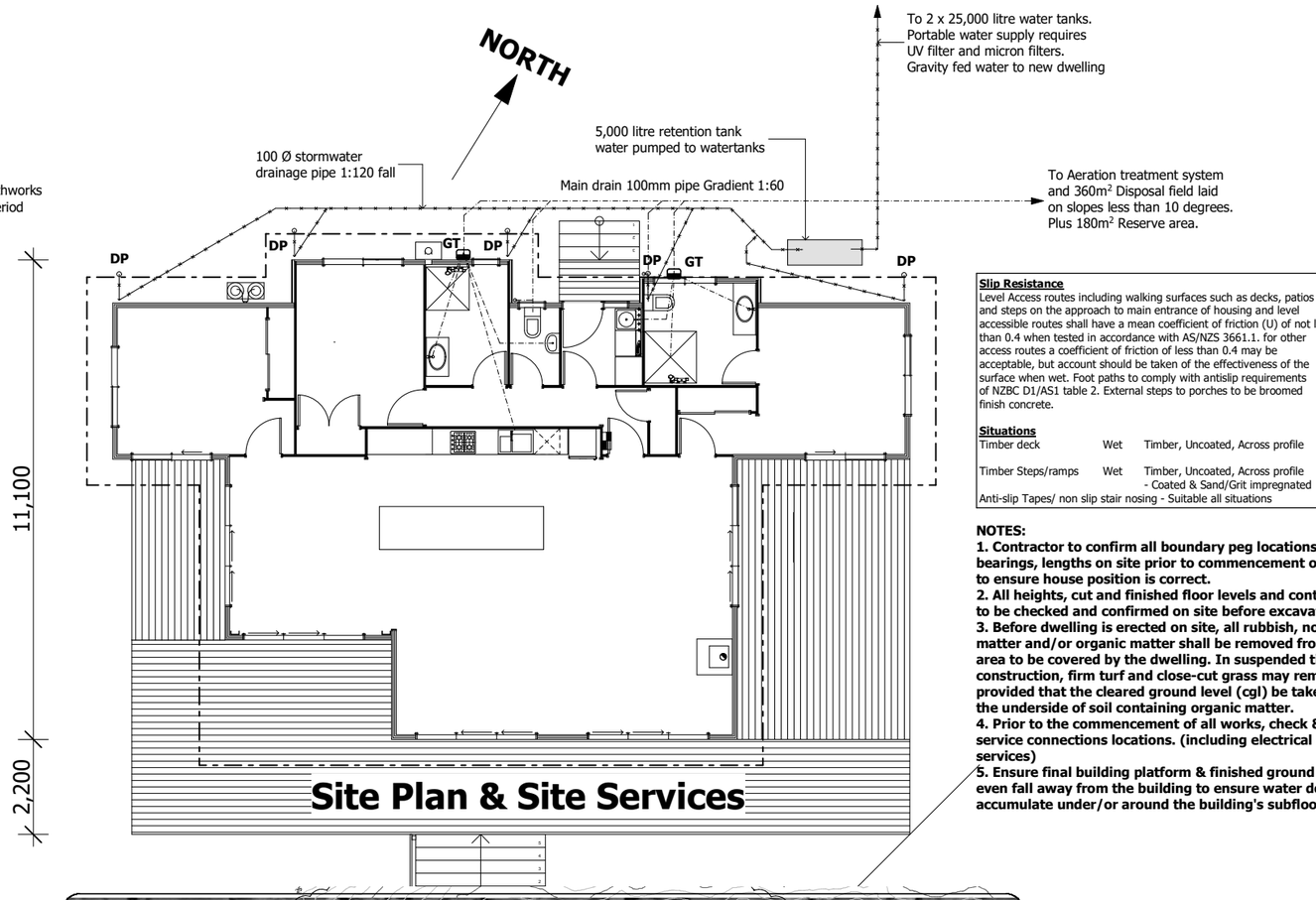
Building Authority - Far North District Council
Building Restrictions: General Coastal Zone
Boundary Setbacks Front - 10m
Boundary Setbacks Side & Rear - 10.0m
Max Building Height - 8m
Building Coverage - 10% of site (4,580m² Max)
Impermeable Surfaces - Included in above
Recession Plane 3m @ 45 degrees
Residential Intensity - 1 unit per 20Ha
Visual Amenity - Exterior has a LRV less than 30%

Building Coverage

Site Area: 45,805mm²
Proposed Floor Area: 141.39m²
Roof overhangs over 600mm: 12.90m²
Aprox Area Existing Dwelling: 150.00m²

Building coverage = 304.29m²
0.066% (max 10%) - 4,580m²

SITE CONDITIONS
WIND ZONE: HIGH
INSULATION ZONE: ZONE 1
CORROSION ZONE: D
SEA SPRAY ZONE: YES
EARTHQUAKE ZONE: 1 (Soil type C)



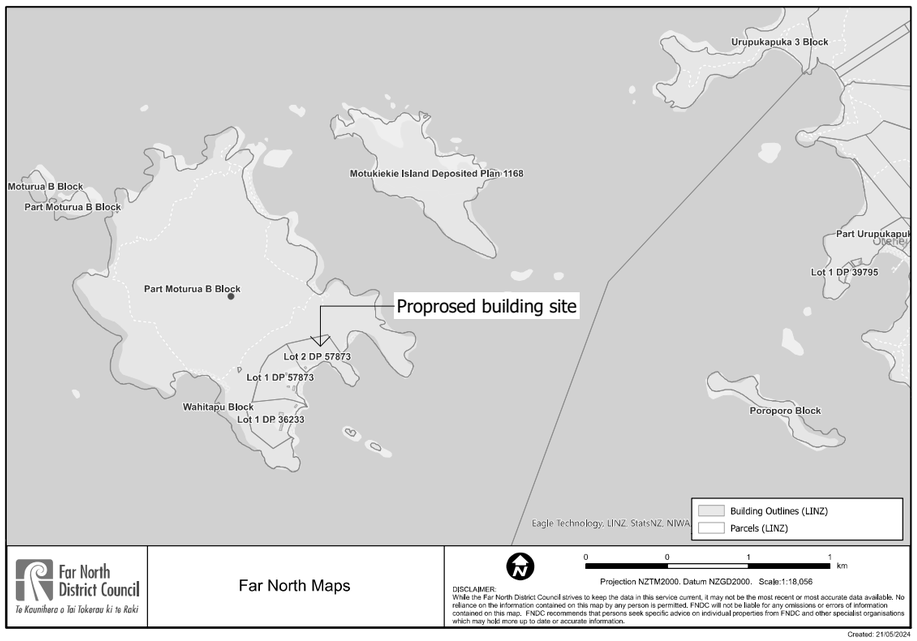
Slip Resistance
Level Access routes including walking surfaces such as decks, patios and steps on the approach to main entrance of housing and level accessible routes shall have a mean coefficient of friction (U) of not less than 0.4 when tested in accordance with AS/NZS 3661.1. for other access routes a coefficient of friction of less than 0.4 may be acceptable, but account should be taken of the effectiveness of the surface when wet. Foot paths to comply with antislip requirements of NZBC D1/AS1 table 2. External steps to porches to be broomed finish concrete.

Situations

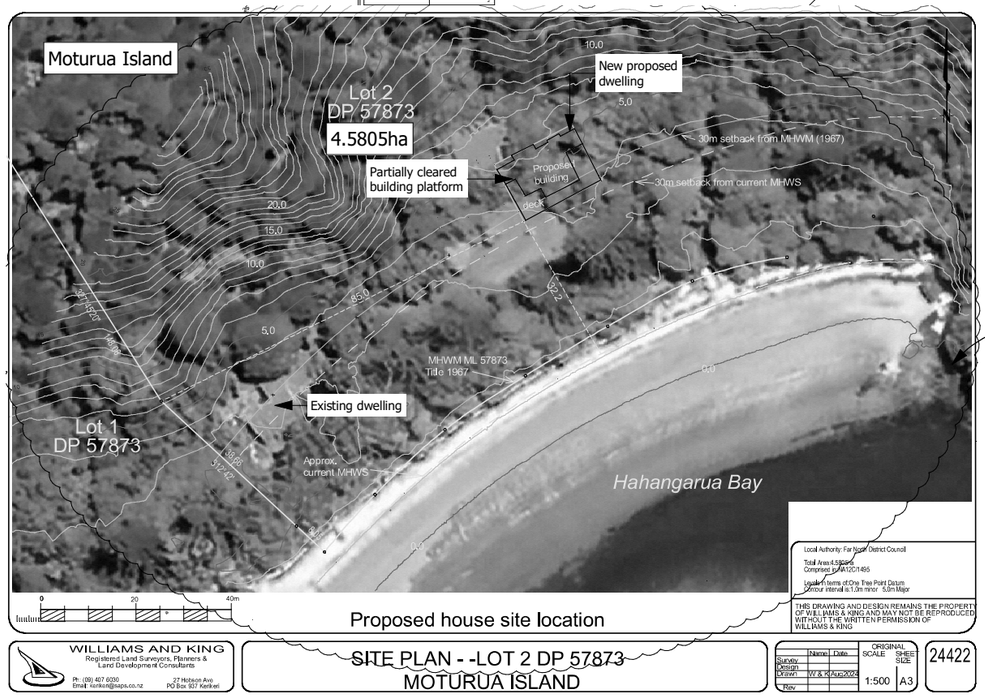
Timber deck	Wet	Timber, Uncoated, Across profile
Timber Steps/ramps	Wet	Timber, Uncoated, Across profile - Coated & Sand/Grit impregnated

Anti-slip Tapes/ non slip stair nosing - Suitable all situations

NOTES:
1. Contractor to confirm all boundary peg locations, bearings, lengths on site prior to commencement of works to ensure house position is correct.
2. All heights, cut and finished floor levels and contours are to be checked and confirmed on site before excavation.
3. Before dwelling is erected on site, all rubbish, noxious matter and/or organic matter shall be removed from the area to be covered by the dwelling. In suspended timber construction, firm turf and close-cut grass may remain provided that the cleared ground level (cgl) be taken as the underside of soil containing organic matter.
4. Prior to the commencement of all works, check & confirm service connections locations. (including electrical & water services)
5. Ensure final building platform & finished ground have an even fall away from the building to ensure water doesn't accumulate under/or around the building's subfloor.



Site Location



Refer Sheet 23 for full size survey plan

Aerial view of site

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Absolute DESIGN
31A Rutland Street
Rotorua
Telephone: 07-349 1635
Mobile: 021 286 2631
Email: margotmclaughin77@gmail.com

DRAWING TYPE: **Index, Site Location & Site Plan**
HOUSE TYPE: **Modified Phoenix**
CLIENT: **T B Goodfellow**
CONTRACTOR: **Lockwood Group Ltd**

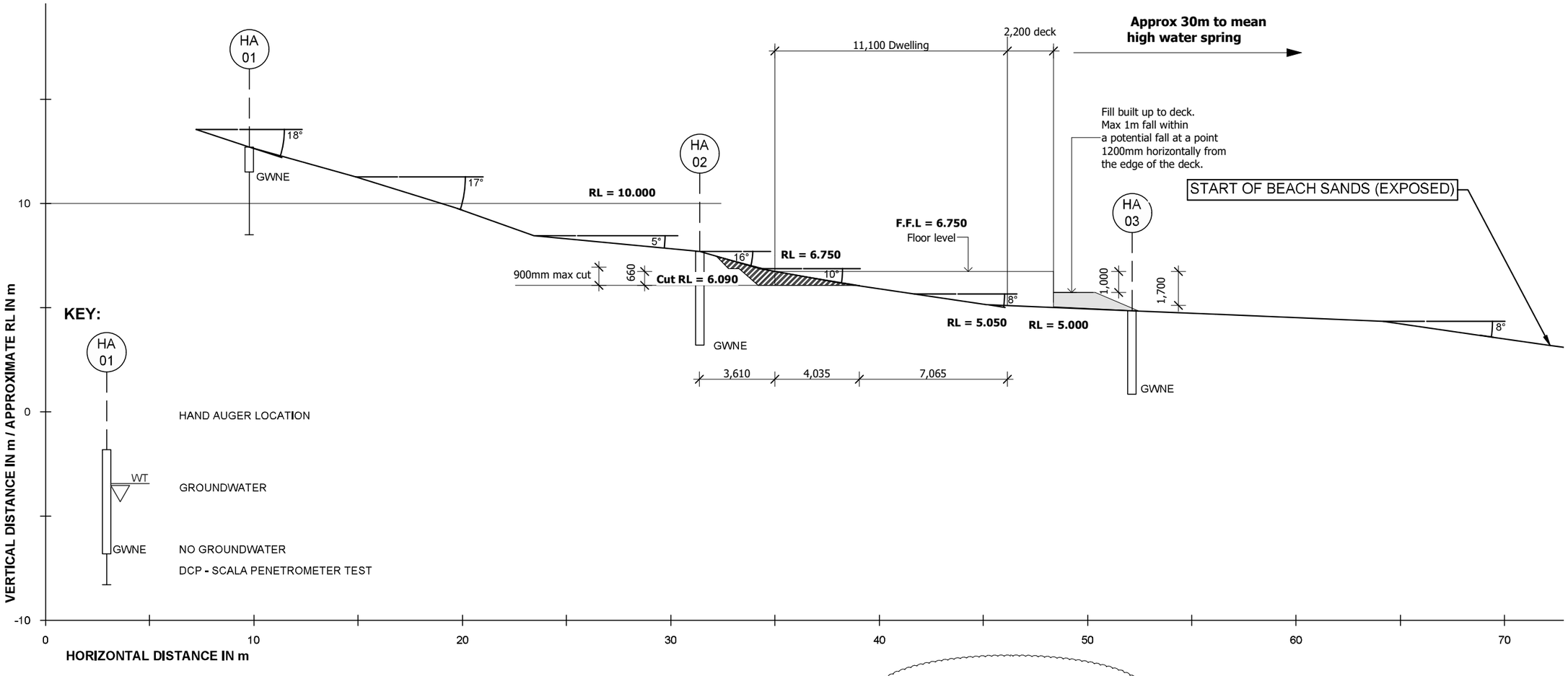
Address Lot 2, DP 57873
Hahangarua Bay
Moturua Island
Bay of Islands
Northland

REVISIONS:
05/08/2024 - Surefoot Foundation System added to plans shown as clouded
12/08/2024 - Total Earthworks added to sheet 2 as clouded
22/08/2024 - Site plan & wastewater updated as clouded

DATE ISSUED: Tuesday, 27 August 2024
TIME ISSUED: 3:16 pm
DRAWN: MM

FLOOR AREA: Area: 141.39m²
SCALE: **1:100, 1:72 @ A2**
JOB NO: 2403

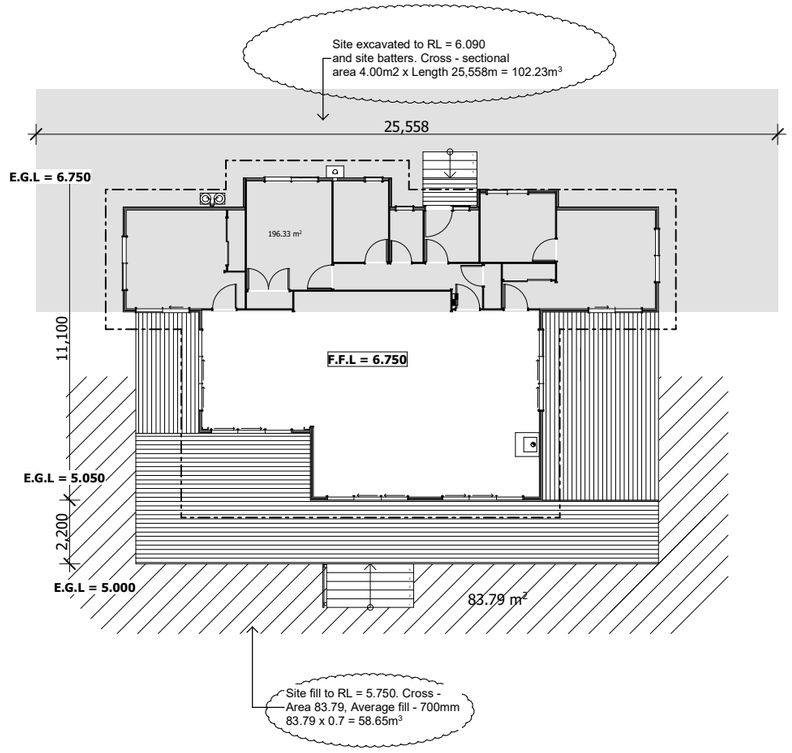
SHEET: **1 / 23**



Site Excavation/Fill in relation to existing ground levels

Site Excavation Area to RL = 6.090 = 102.23m^3

Site Fill Area to RL = 5.750 = 58.65m^3



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Rotorua
Telephone: 07-349 1635
Mobile: 021 286 2631
Email: margotmclaughin77@gmail.com

DRAWING TYPE: **Site Levels**

HOUSE TYPE: **Modified Phoenix**

CLIENT: **T B Goodfellow**

CONTRACTOR: **Lockwood Group Ltd**

Address: Lot 2, DP 57873
Hahangarua Bay
Moturua Island
Bay of Islands
Northland

REVISIONS:
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12/08/2024 - Total Earthworks added to sheet 2 as clouded
22/08/2024 - Site plan & wastewater updated as clouded

DATE ISSUED: Tuesday, 27 August 2024
TIME ISSUED: 3:16 pm
DRAWN: MM

FLOOR AREA: Area: 141.39m^2
SCALE: **1:150 @ A2**
JOB NO: 2403

SHEET: **2 / 23**

Codemark Certicate: GM-CM30044
The Lockwood exterior & interior walls & joinery (Lockwood wall system) are certified to meet the provisions of the NZBC clauses as listed on the Certificate of Conformity

Colours:
Walls & Profiles: Lichen LRV = 26
Joinery: Flaxpod LRV = 6
Roof: Karaka Maxam LRV = 7

All materials and fixings to comply with NZS 3604:2011 requirements for building within a sea spray zone

All structural fixings in exposed or sheltered positions shall be Type 304 stainless steel

Ⓢ Smoke alarms to be no more than 3.0m from any sleeping space to meet requirements of F7

All Glazing to comply with NZS 4223 Part 3:2016
All glass in bathrooms within 2000mm of the floor to be Grade A Safety glazing, including glass shelves and fittings. All mirrors must be safety glass unless they are fitted into a cabinet or fully adhered to the wall surface. (Framed mirrors that hang on a hook or stand on a cabinet are excluded from the Standard)

Wet area details to meet the requirements of E3 Internal moisture.
Tiled level entry shower on waterproofing on preformed Marmox shower base (Central drain) with safety glass screen/door to Bathroom & Ensuite.
Waterproof membrane shall extend at least 500mm min from the shower base. (Timber floor)
Watersplash area - floors
Tiled floor to Bathroom, Ensuite as per E3/AS1 3.1.1.
Engineered timber floor to Kitchen, Laundry & WC as per E3/AS1 3.1.1.
All Bathroom & Ensuite floors to have H3.2 plywood substrate.
Watersplash area - walls/ceilings
Kitchen, Bathroom, Laundry, WC & Ensuite walls & ceiling to have 3 coats of Polyurethane to all timber surfaces. (A durable coating, which is impervious and easily cleaned as per E3.3.4 - E3.3.5.).
The treatment of the Lockwood boards/linings meet the requirements of E3.2a & c, should regular and reasonable maintenance not occur.
Kitchen Bench:
Laminated formica bench tops to meet requirements of G3 Food preparation.

Notes:

: 107mm Lockwood Alum exterior walls & 19mm Alum Lockwood Weatherboards on battens on 44mm Lockwood walls.
: 44mm Lockwood interior walls.
: Sarked ceilings (13 brd stud)
: Suspended timber floor 'Surefoot' footings
: All joinery to be Nulook Southern 41 Thermally Broken double glazed (Low E Xcel glass)
: All 'A' profiles to be 62mm
: Alum 'C' type flashing baseboards.
: Timber 'A type flashing baseboards to deck areas.

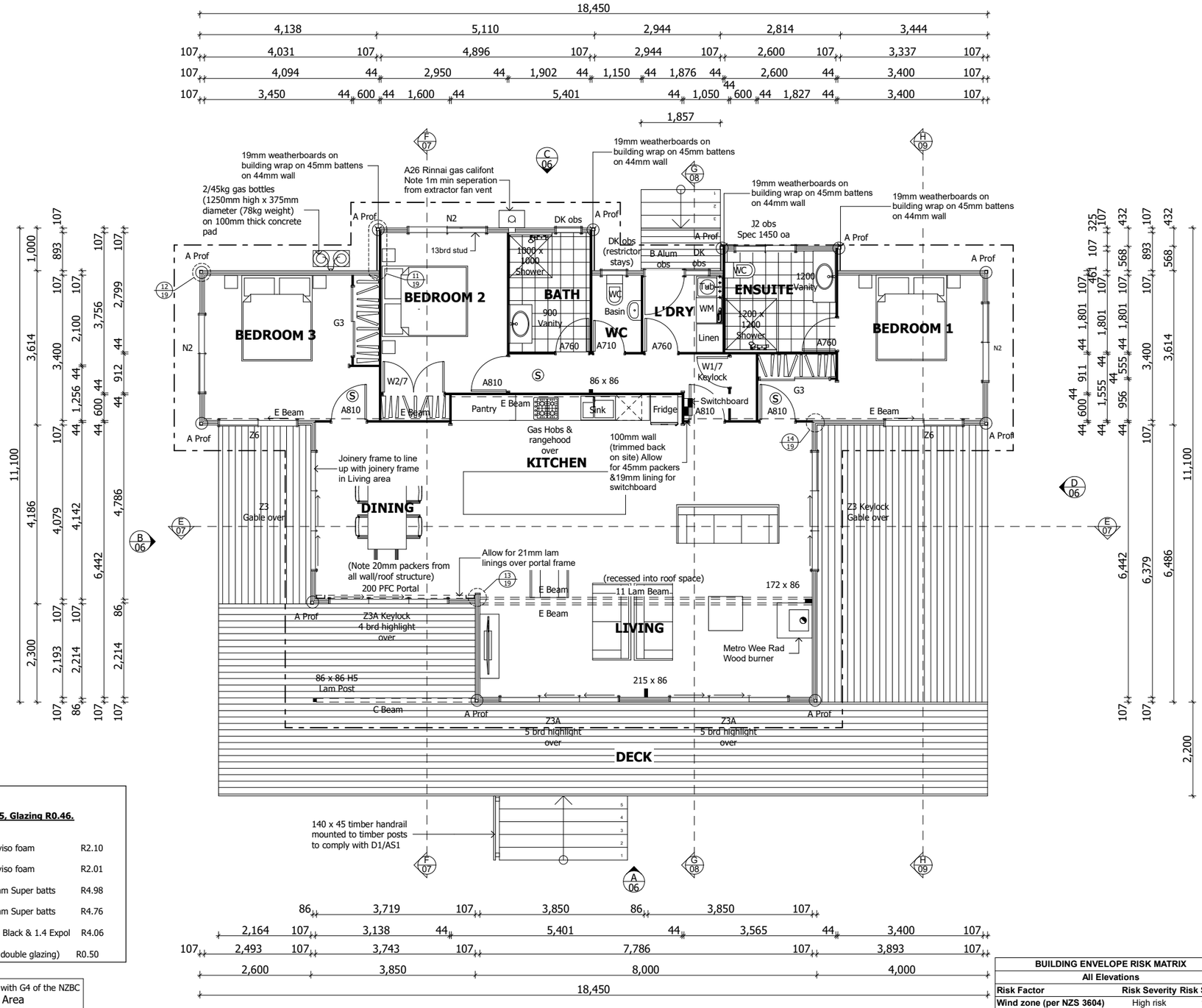
Insulation Calculation Method. (Zone 1)

Min Requirements - Roof R 6.6, Wall R2.0, Subfloor R2.5, Glazing R0.46.

Lockwood 107mm wall system	35mm Polyiso foam	R2.10
Lockwood 44mm & Battens, 19mm w/brds	35mm Polyiso foam	R2.01
35mm Sarking. 190mm dummy rafters at 900 ctrs	R5.0 180mm Super batts	R4.98
35mm Sarking. 190mm dummy rafters at 600 ctrs	R5.0 180mm Super batts	R4.76
Subfloor - 190 x 50 joists at 400 ctrs	R3.1 Expol Black & 1.4 Expol	R4.06
Joinery - Nulook Southern41 Thermal Suite	(Low E Xcel double glazing)	R0.50

Ventilation calculations (MIN REQUIREMENT = 5%) to comply with G4 of the NZBC

Room	Area m²	Window Area	
Living/Dining/ Kitchen	69.58m²	6.27m²	9.01%
Bedroom 1	13.35m²	0.99m²	7.41%
Bedroom 2	11.08m²	0.99m²	8.93%
Bedroom 3	12.54m²	0.99m²	7.89%
Bathroom	5.32m²	0.34m²	6.39%
Ensuite	6.16m²	0.53m²	8.60%
WC	2.07m²	0.34m²	16.42%
Laundry	3.38m²	0.34m²	10.05%



Floor Plan: Scale 1:100 Area:141.39m²

FLOOR PLAN NOTES :-

1. All construction to comply with NZBC:B1/VM1, NZS 3604:2011 and the NZ Building Code.

2. All foundation design to be in line with the geotechnical recommendations as outlined in the Geotechnical report provided by Wilton Joubert Consulting Engineers dated 24 April 2024.
All foundations to be set out either from **Production** drawings or checked before setout. (cross referenced with floor plan)

3. The contractor shall check and verify all dimensions and levels on site before commencing with construction.

4. The contractor shall fix all necessary flashings and sealants to provide a completely weather tight building.

5. All plumbing and kitchen fittings are indicative only to match basic spec, final selection is by builder/owner.
E.g. taps , shower tray profiles, vanity sizes etc.

6. All fastenings shall be as per NZS3604:2011 Table 4.1

7. Refer to all written dimensions DO NOT scale off drawings.

8. If any discrepancies are found in these drawings then the contractor must contact Lockwood Group Ltd before proceeding with any further works.

9. Solid 107mm top board used to all side walls to enable better nail fixing for sarking

10. All exterior beams & external timbers - H3.1 & H5 treated. Any end cuts, rebates for fixing, bolt holes etc, shall be liberally coated in "enseal clear" or equivalent preservative, prior to fixing brackets and bolts. Water repellent application will improve the stability of the timber but it must be still either varnished or primed and painted.

11. All glazing to comply with NZS 4211:2008 Performance of Windows and NZS 4223:2016 Glazing in Buildings

12. All drawings to be crossed referenced with Engineers report and details from Law Sue Davison Ltd and the Lockwood Production drawings.

STRUCTURAL NOTES:

Walls higher than 13 boards and at lengths of 3.6m or greater to be temporary braced during erection to prevent possible bowing

To minimise problems with timber movement due to moisture content, every precaution should be made on site to keep wall boards dry at all times

Lockwood construction is an alternative solution in terms of the New Zealand Building code. Details not shown in these plans have been verified in the "Lockwood detail manual" and/or "Lockwood Designers Condensed Structural handbook March 2015". Issue No2 Version 4

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**10**

SITE CONDITIONS
WIND ZONE: HIGH
INSULATION ZONE: ZONE 1
CORROSION ZONE: D
SEA SPRAY ZONE: YES
EARTHQUAKE ZONE: 1 (Soil type C)

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Email: margotmclaughin77@gmail.com

DRAWING TYPE: **Floor Plan**
HOUSE TYPE: **Modified Phoenix**
CLIENT: **T B Goodfellow**
CONTRACTOR: **Lockwood Group Ltd**
Address Lot 2, DP 57873 Hahangarua Bay Moturua Island Bay of Islands Northland

REVISIONS:
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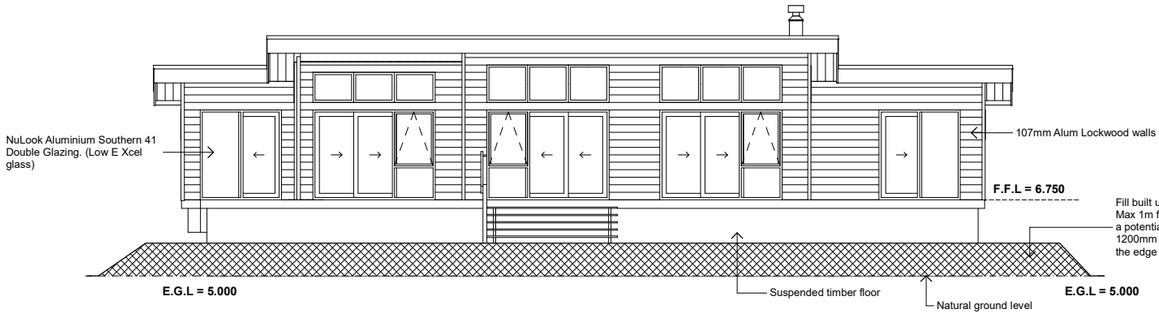
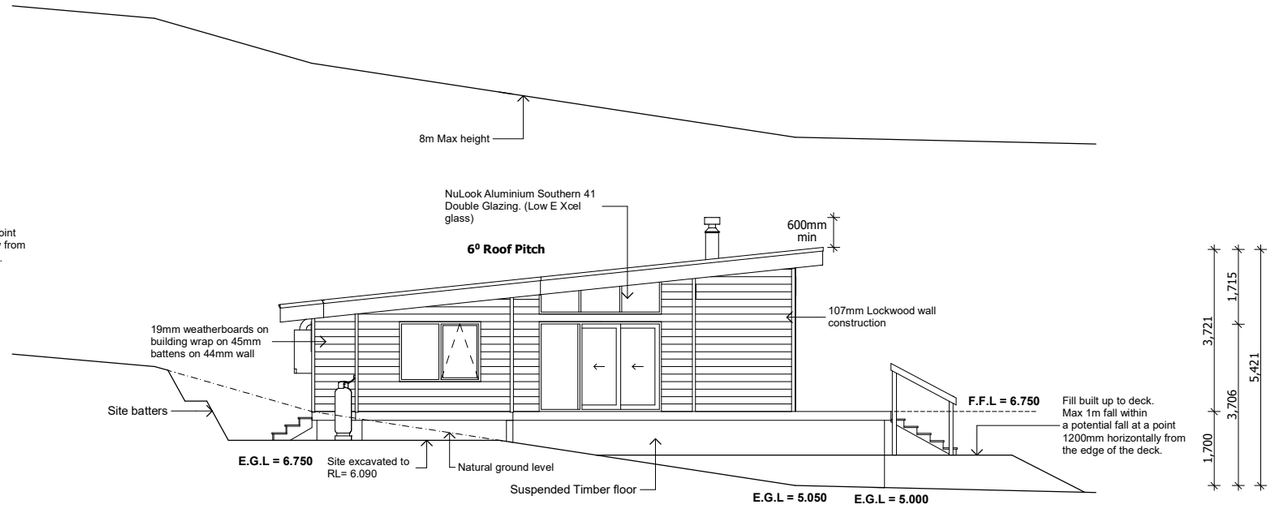
DATE ISSUED: Tuesday, 27 August 2024
TIME ISSUED: 3:16 pm
DRAWN: MM

FLOOR AREA: Area: 141.39m²
SCALE: **1:75 @ A2**
JOB NO: 2403

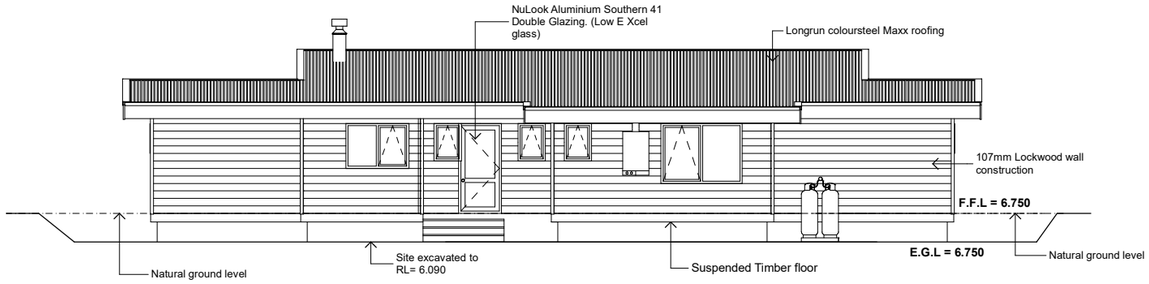
SHEET: **3 / 23**



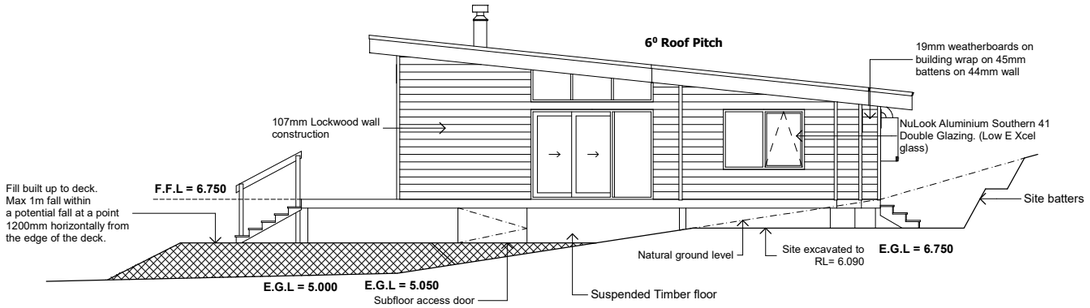
ELEVATION A (South East)
PROPOSED



ELEVATION B (South West)
PROPOSED

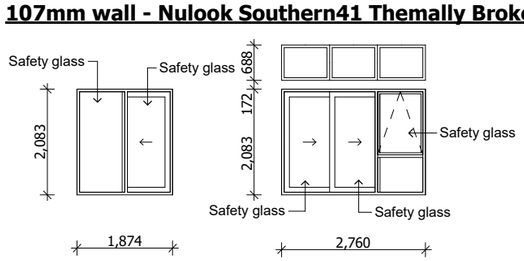


ELEVATION C (North West)
PROPOSED



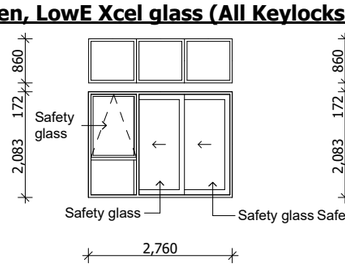
ELEVATION D (North East)
PROPOSED

107mm wall - Nulook Southern41 Themally Broken, LowE Xcel glass (All Keylocks to be keyed alike)

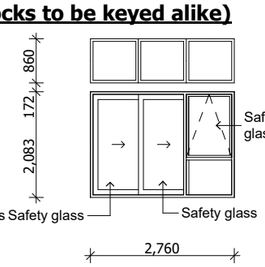


Z6 RS - 1 off

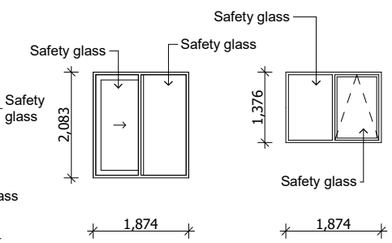
Z3A LS - 1 off (Keykock)
4 brd highlight over - 1 off



Z3A RS - 1 off
5 brd highlight over - 1 off

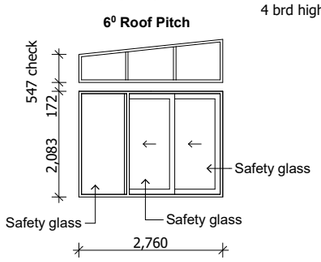


Z3A LS - 1 off
5 brd highlight over - 1 off

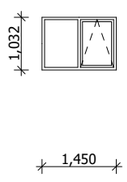


Z6 LS - 1 off

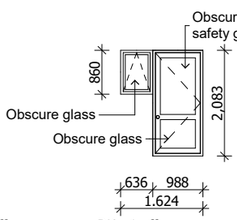
N2 RH - 2 off



Z3 RS - 1 off
Gable over - 1 off

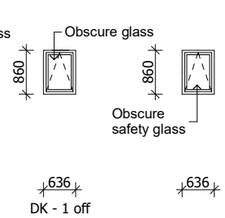


J2 Spec RH - 1 off

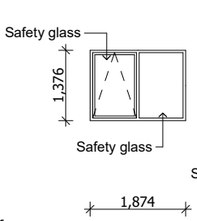


DK - 1 off

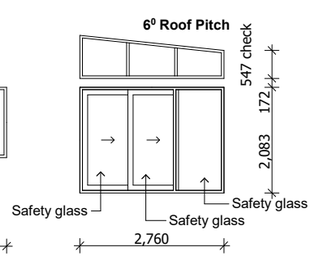
B Alum Lin - 1 off
(Keylock)



DK - 1 off

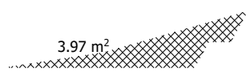


N2 LH - 1 off

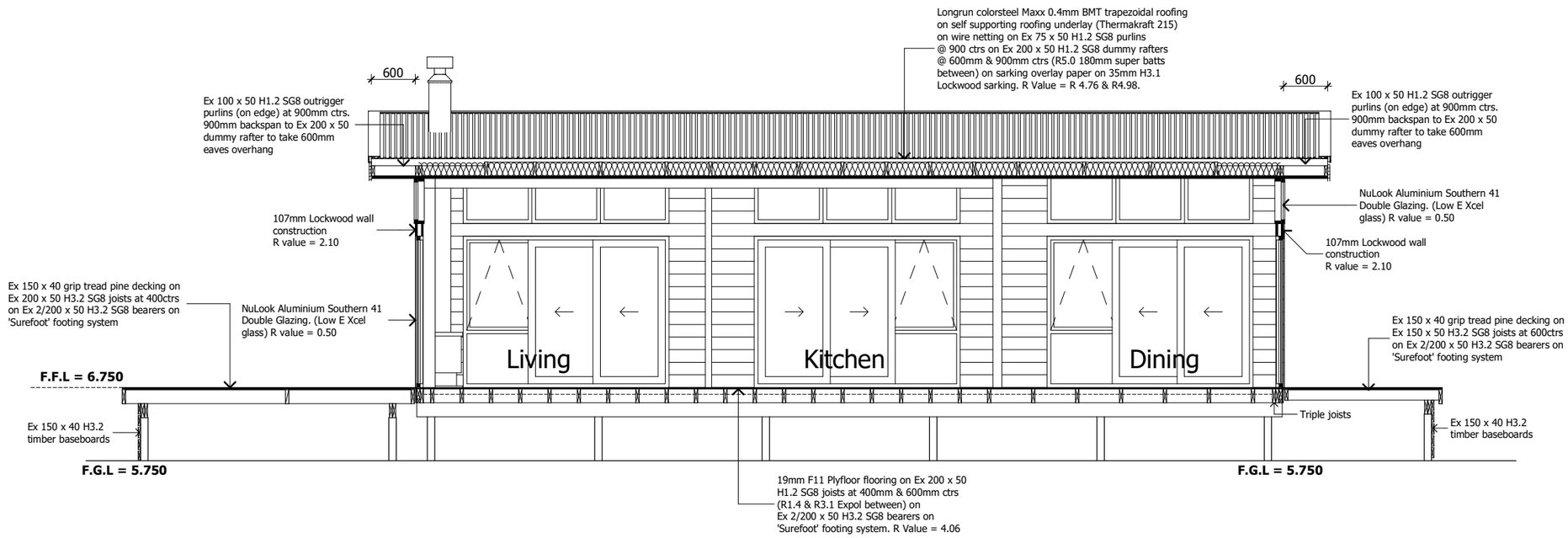


Z3 LS - 1 off (Keylock)
Gable over - 1 off

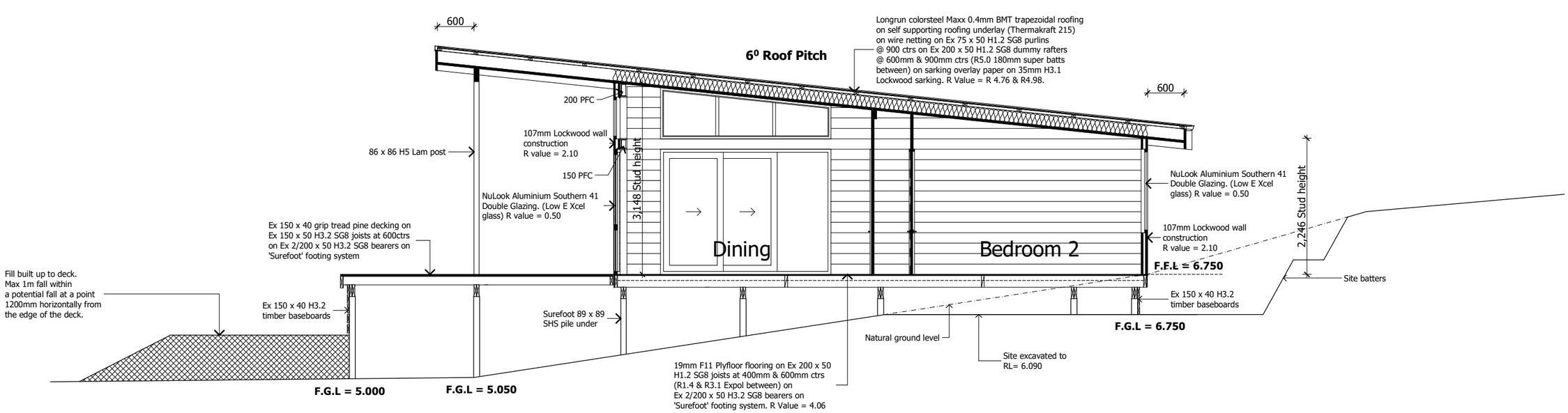
Joinery Schedule



LOCKWOOD Designed for good © All plans copyright Lockwood.	Absolute DESIGN 31A Rutland Street Rotorua Telephone: 07-349 1635 Mobile: 021 286 2631 Email: margotmclaughin77@gmail.com	DRAWING TYPE: **Elevations & Joinery Schedule** HOUSE TYPE: **Modified Phoenix**	CLIENT: **T B Goodfellow** CONTRACTOR: **Lockwood Group Ltd**	Address Lot 2, DP 57873 Hahangarua Bay Moturua Island Bay of Islands Northland	REVISIONS: 05/08/2024 - Surefoot Foundation System added to plans shown as clouded 12/08/2024 - Total Earthworks added to sheet 2 as clouded 22/08/2024 - Site plan & wastewater updated as clouded	DATE ISSUED: TIME ISSUED: DRAWN:	Tuesday, 27 August 2024 3:16 pm MM	FLOOR AREA: Area: 141.39m² SCALE: **1:100, 1:85 @ A2** JOB NO: 2403	SHEET: **6 / 23**



SECTION E-E



SECTION F-F

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DRAWING TYPE: **Section E-E & F-F**

HOUSE TYPE: **Modified Phoenix**

CLIENT: **T B Goodfellow**

CONTRACTOR: **Lockwood Group Ltd**

Address: Lot 2, DP 57873, Hahangarua Bay, Moturua Island, Bay of Islands, Northland

REVISIONS:
05/08/2024 - Surefoot Foundation System added to plans shown as clouded
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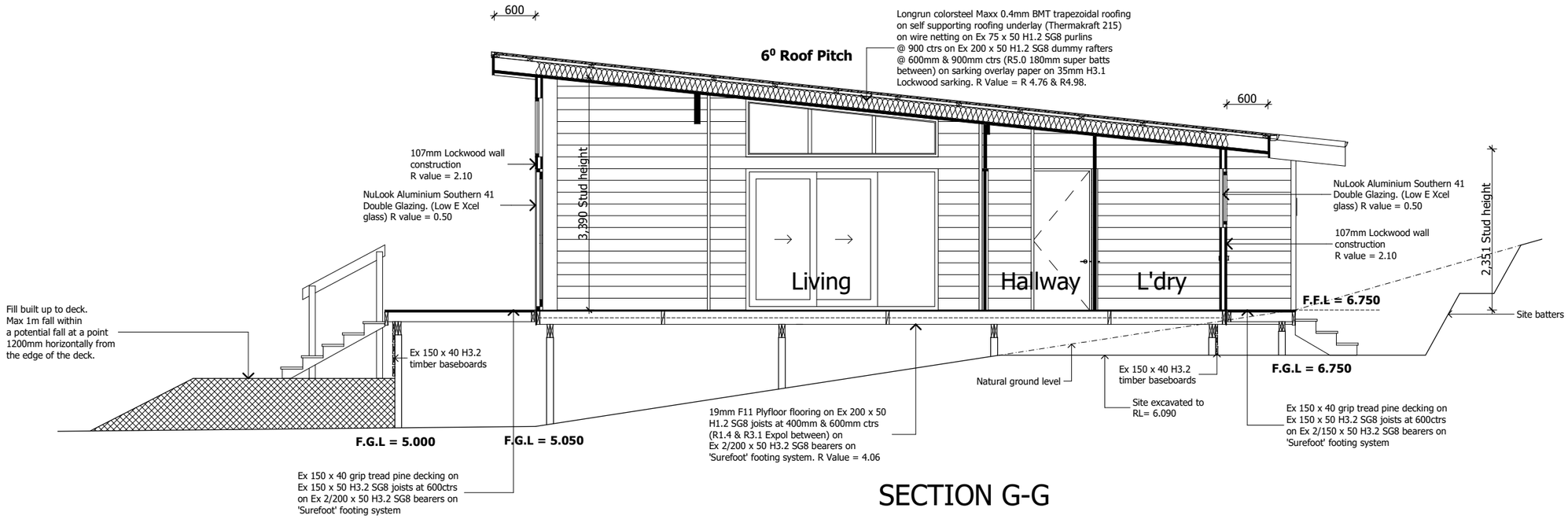
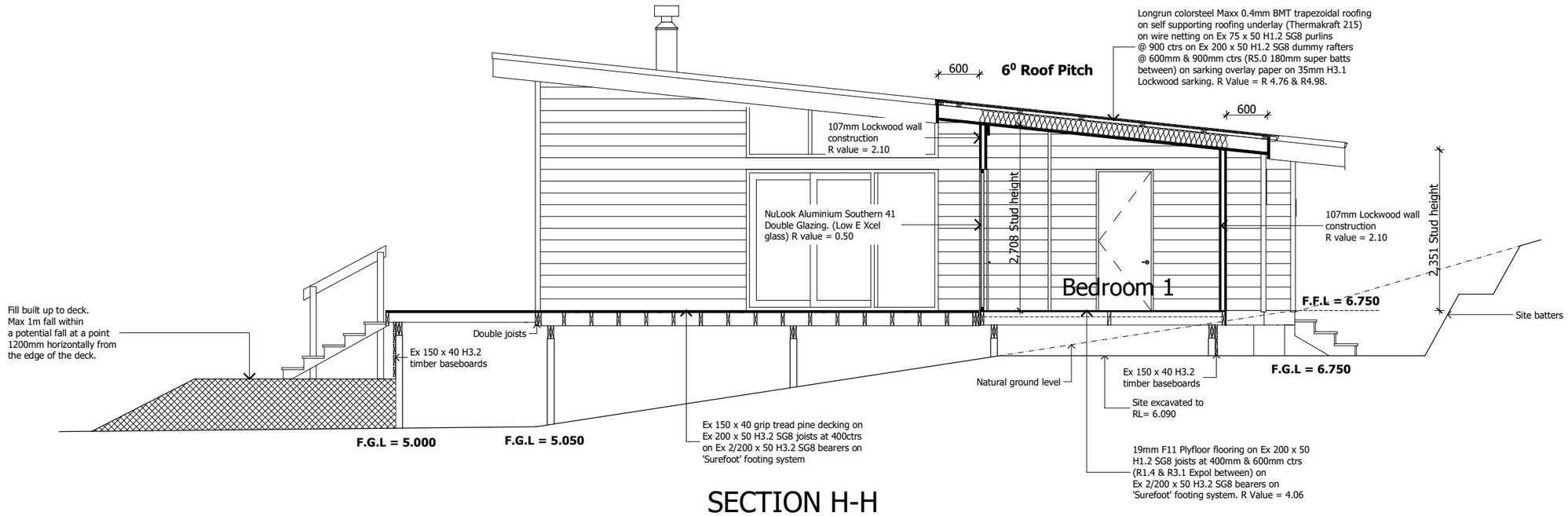
DATE ISSUED: Tuesday, 27 August 2024
TIME ISSUED: 3:16 pm
DRAWN: MM

FLOOR AREA: Area: 141.39m²
SCALE: **1:50 @ A2**
JOB NO: 2403

SHEET: **7 / 23**



SECTION G-G



SECTION H-H

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Mobile: 021 286 2631
Email: margotmclaughin77@gmail.com

DRAWING TYPE: **Section G-G & H-H**

HOUSE TYPE: **Modified Phoenix**

CLIENT: **T B Goodfellow**

CONTRACTOR: **Lockwood Group Ltd**

Address: Lot 2, DP 57873, Hahangarua Bay, Moturua Island, Bay of Islands, Northland

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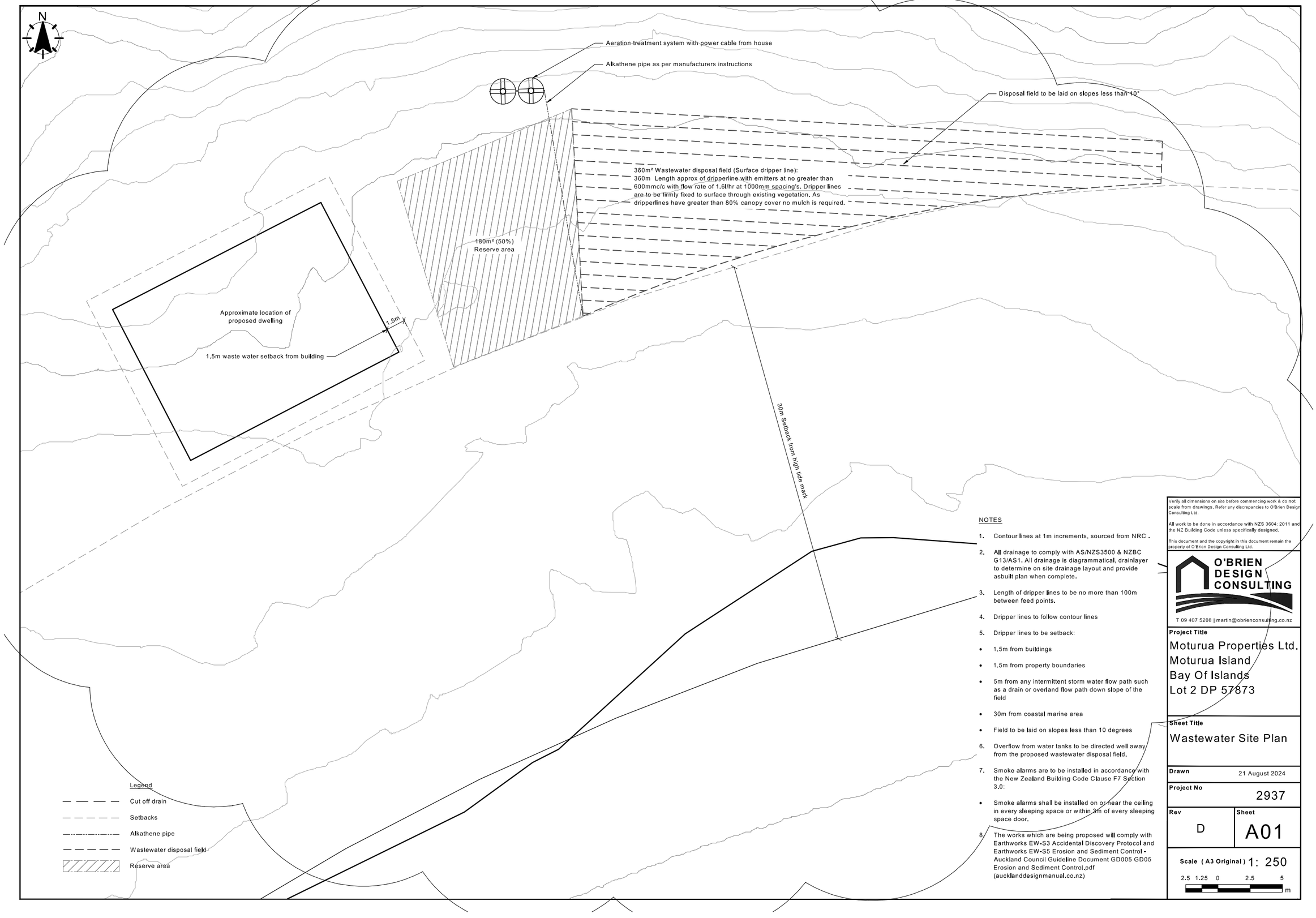
22/08/2024 - Site plan & wastewater updated as clouded

DATE ISSUED: Tuesday, 27 August 2024
TIME ISSUED: 3:16 pm
DRAWN: MM

FLOOR AREA: Area: 141.39m²
SCALE: **1:50 @ A2**
JOB NO: 2403

SHEET: **8 / 23**



NOTES

1. Contour lines at 1m increments, sourced from NRC .
2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
3. Length of dripper lines to be no more than 100m between feed points.
4. Dripper lines to follow contour lines
5. Dripper lines to be setback:
   - 1.5m from buildings
   - 1.5m from property boundaries
   - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
   - 30m from coastal marine area
   - Field to be laid on slopes less than 10 degrees
6. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
7. Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:
   - Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
8. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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O'BRIEN DESIGN CONSULTING
T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
Moturua Properties Ltd.
Moturua Island
Bay Of Islands
Lot 2 DP 57873

Sheet Title
Wastewater Site Plan

Drawn	21 August 2024
Project No	2937
Rev	D
Sheet	A01

Scale (A3 Original) 1: 250
2.5 1.25 0 2.5 5 m

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LOCKWOOD Designed for good

Absolute DESIGN
31A Rutland Street
Rotorua
Telephone: 07-349 1635
Mobile: 021 286 2631
Email: margotmclaughin77@gmail.com

DRAWING TYPE: **Wastewater Site Plan**
HOUSE TYPE: **Modified Phoenix**
CLIENT: **T B Goodfellow**
CONTRACTOR: **Lockwood Group Ltd**

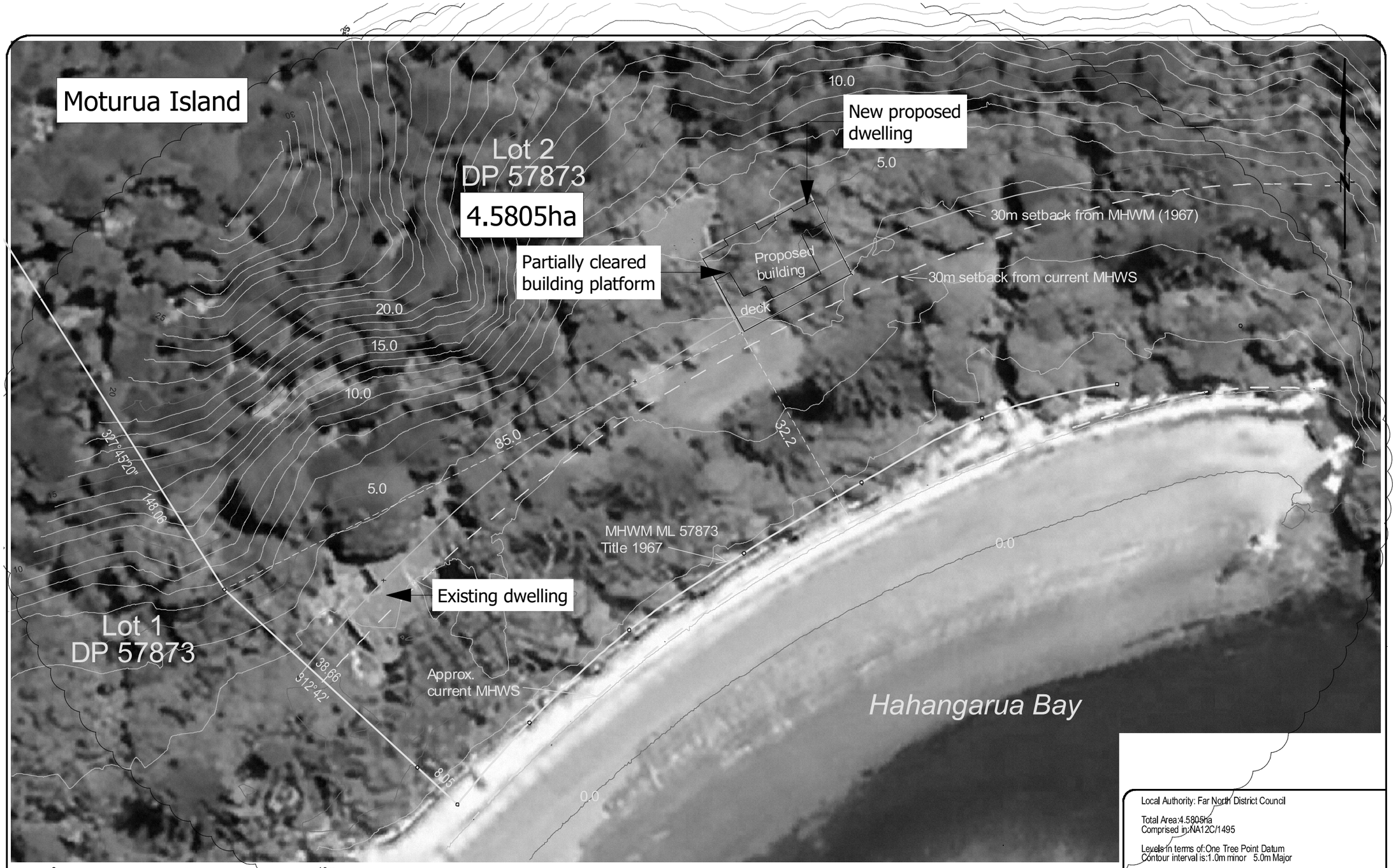
Address Lot 2, DP 57873
Hahangarua Bay
Moturua Island
Bay of Islands
Northland

REVISIONS:
05/08/2024 - Surefoot Foundation System added to plans shown as clouded
12/08/2024 - Total Earthworks added to sheet 2 as clouded
22/08/2024 - Site plan & wastewater updated as clouded

DATE ISSUED: Tuesday, 27 August 2024
TIME ISSUED: 3:16 pm
DRAWN: MM

FLOOR AREA: Area: 141.39m²
SCALE: **1:4 @ A2**
JOB NO: 2403

SHEET: **14 / 23**



Proposed house site location

Local Authority: Far North District Council

Total Area:4.5805ha
Comprised in:NA12C/1495

Levels in terms of:One Tree Point Datum
Contour interval is:1.0m minor 5.0m Major

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

SITE PLAN - -LOT 2 DP 57873 MOTURUA ISLAND

	Name	Date
Survey		
Design		
Drawn	W & K	Aug2024
Rev		

ORIGINAL SCALE 1:500 SHEET SIZE A3

24422

LOCKWOOD Designed for good
Absolute Design
31A Rutland Street
Rotorua
Telephone: 07-349 1635
Mobile: 021 286 2631
Email: margotmclaughin77@gmail.com

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DRAWING TYPE: **Site Survey Plan**
HOUSE TYPE: **Modified Phoenix**
CLIENT: **T B Goodfellow**
CONTRACTOR: **Lockwood Group Ltd**
Address Lot 2, DP 57873, Hahangarua Bay, Moturua Island, Bay of Islands, Northland

REVISIONS:
05/08/2024 - Surefoot Foundation System added to plans shown as clouded
12/08/2024 - Total Earthworks added to sheet 2 as clouded
22/08/2024 - Site plan & wastewater updated as clouded

DATE ISSUED: Tuesday, 27 August 2024
TIME ISSUED: 3:16 pm
DRAWN: MM

FLOOR AREA: Area: 141.39m²
SCALE: **1:32 @ A2**
JOB NO: 2403

SHEET: **23 / 23**

Proposed house site location

Local Authority: Far North District Council

Total Area:4.5805ha
Comprised in:NA12C/1495

Levels in terms of:One Tree Point Datum
Contour interval is:1.0m minor 5.0m Major

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

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Registered Land Surveyors, Planners &
Land Development Consultants
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Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

SITE PLAN - -LOT 2 DP 57873 MOTURUA ISLAND

	Name	Date
Survey		
Design		
Drawn	W & K	Aug2024
Rev		

ORIGINAL
SCALE 1:500
SHEET SIZE A3

24422

Onsite Wastewater Report (TP58)

Moturua Properties Limited
Moturua Island
Bay of Islands
Far North District
Lot 2 DP 57873

Written by: Nicola O'Brien
Reviewed by: Martin O'Brien

Rev: B
Date: 21st August 2024
Job No: 2937.2

Ph: (09) 407 5208 | Mob: 027 407 5208
E-mail: martin@obrienconsulting.co.nz
E-mail: nicola@obrienconsulting.co.nz

Contents

Executive Summary

Lot 2 DP 57873 is a 45,805m², beachfront property located to the southeast of Moturua Island. The owner proposes to construct a 3-bedroom dwelling onto the property. Onsite wastewater is required to service the dwelling. A secondary treatment system with surface laid dripper line is recommended due to proximity to the coast, category 5 soils, and existing vegetation suitable for surface laid lines. The proposed dwelling will be used for holiday accommodation. The wastewater field is designed for an occupancy of 6 people.

Recommendations:

- A secondary treatment system with surface laid lines is recommended.
- Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal to or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code.
- The 3-bedroom dwelling is a holiday home available to rent, sleeping 6 people maximum.
- The proposed wastewater disposal field shall consist of approximately 360m of surface laid dripper line spaced at 1m. 360m² area in total. Dripper lines are to be surface laid through existing vegetation. Mulch is not required provided an 80% canopy cover is available.
- The field is to be laid on slopes less than 10 degrees.
- The new system and field are to be setback a minimum of 30m from the high tide mark of Hahangarua Bay.
- A cut off drain is to be installed upslope of the field to divert stormwater away from it.
- There is adequate area to support a 50% reserve wastewater disposal field.
- The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.
- Correct use and maintenance of the wastewater system is required for it to work effectively and minimise environmental impacts.

1.0 Introduction

1.1 Scope

An on-site effluent disposal investigation, to obtain building consent, has been undertaken in accordance with TP58 On-site Wastewater Systems: Design and Management Manuel Third Edition (2004), Regional Plan for Northland (2019) and the Far North District Plan (2009). Based on site characteristics including groundwater and surface water setbacks and soil type an onsite wastewater treatment system and land application method are recommended. A wastewater design is provided based on aforementioned documents and site characteristics.

1.2 Proposal

A secondary treatment system with surface laid dripper lines will service a proposed 3-bedroom.

1.3 Site Visit

The site investigation was undertaken on 9th February 2024 and comprised of a visual assessment of the proposed wastewater disposal field and the surrounding area. A 50mm borehole to a depth of 1200mm was taken to acquire soil samples for examination and to establish groundwater depth. USDA feel method was used to determine soil texture, soil structure and soil category. The test location is indicated on the attached Site Plan, Section 8.

1.4 Desk Study

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b), Far North and Northland Regional Council Maps, Bay of Islands Soil Map, Certificate of Title, and Consent Notices.

O'Brien Design Consulting wrote an Onsite Wastewater Report (TP58) for the existing dwelling on Lot 2 DP 57873, dated 26th February 2024, Job Number 2937, EBC – 2024-772/0. The report was for a new aeration treatment system with surface laid lines for the existing 3-bedroom dwelling located to the southwest of the property.

2.0 Site Description & Evaluation

2.1 Site Description

Lot 2 DP 57873 is located on Moturua Island, Bay of Islands and is zoned Outstanding Landscape in the Far North District Plan. Access to the island for the site visit was gained via private boat to Hahangarua Bay. Lot 2 is located to the southeast of Moturua Island. The 45,805m² property includes a peninsula and is covered by vegetation including native bush. A 3-bedroom dwelling is located to the southwest of the lot. The area surrounding the dwelling parallel to the coast is flat to slightly sloping whilst land to the north is steeply sloping bush. Sandy beach front and Hahangarua Bay run along the southern boundary. Refer to the Far North District Council Map, Section 2.2, showing Lot 2 DP 57873 and the surrounding area.

The proposed development is to be located to the east of the existing dwelling near the southern boundary. This area slopes slightly. The proposed wastewater disposal is to be located amongst existing vegetation to the east of the proposed dwelling. This area slopes slightly to the south. Slopes behind the field are steep and are to be avoided for wastewater disposal. The field is to be laid on slopes less than 10 degrees. Refer to Photograph 1 showing an area proposed for wastewater disposal.

The wastewater disposal field and reserve are to be situated a minimum of 5m from any existing or future intermittent stormwater flow path downslope of the field as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. No intermittent flow paths were noted within 5m of the proposed field and reserve.

The aeration treatment system, wastewater disposal field and reserve are to be setback a minimum of 30m from the high tide mark of the coast as per the Far North District Plan, Section 12.7.6.1.4(b).

According to Northland Regional Council Hazard maps the property is not identified as being in a flood area.

A 1.5m setback of the field from boundaries and buildings is required as per TP58, (2004), Table 5.2. A 3m setback of the system is recommended. The field and reserve are to be set back a minimum of 3m from any retaining wall. Refer to TP58, (2004), Table 5.2, The Regional Plan for Northland, (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b) for all wastewater setback requirements.

The Site Plan, Section 8 shows the location of the proposed field and reserve along with setback requirements specific to this site.

Photograph 1: Showing the approximate location of the proposed wastewater disposal field in slight to moderately sloping topography amongst existing vegetation.

2.2 Far North District Council Property Map

2.3 Groundwater

The Regional Plan for Northland (2019), Section C.6.1.3, Table 9 requires a 600mm separation distance of secondary treated wastewater from groundwater. TP58 (2004), Table 5.2 recommends a more conservative separation distance of 900mm in category 5 soils.

Groundwater was not intercepted during the 1200mm borehole taken during Summer, 9th February 2024.

A 20m setback of the wastewater field from a freshwater bore is required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. The property caretaker does not know of any active freshwater bores on or near Lot 2 DP 57873. No freshwater bores are shown on the NRC Water Resources map.

2.4 Soil Profile

Geological Map Reference Number: NZMS 290 Sheet Q 04/05 describes the soils as Marua light brown clay loam (MRuH) with well to moderately well drained soils of the rolling and hilly land.

The borehole showed soils, in the area of the wastewater disposal field, to be category 5, clayey silt with moderate to slow draining characteristics. Refer to Photograph 2 and the Borehole Log, Section 7 showing soil layers.

Photograph 2: Borehole showing 200mm of category 4, dry, dark brown topsoil followed by category 5, slightly moist, light brown, clayey silt.

3.0 On-site Effluent Disposal

3.1 System Requirements

Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code. The system is to have emergency storage and be fitted with an alarm to protect against system failure.

Proposed system: Fuji Clean ACE NZ1500. Refer to Section 9.2.

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.

The system is to be installed by a registered installer to manufacturer's instructions. It is imperative that a maintenance contract be obtained at the point of installation to avoid problems with the system. Installation and maintenance notes can be found at the back of this report, Section 9 and 10.

3.2 Proposed Effluent Disposal Field

Wastewater calculations as follows:

Potential occupancy of the dwelling x litres per person per day / loading rate = area of wastewater disposal field

6 x 180 litres / 3 = 360m²

Occupancy of the Bach when rented at full capacity is 6 people maximum. 180 litres of wastewater produced per person per day with tank water is allocated, in line with TP58 (2004), Table 6.2, p.52. A loading rate of 3 is assigned to increase the size of the field to ensure wastewater is dispersed over a greater area and reduce the risk of potential run off. The loading rate is in line with TP58 (2004), Table 9.2, p.150.

The proposed effluent field shall consist of approximately 360m length of surface laid dripper line spaced at 1m in a 360m² area. Lines are to be surface laid through existing vegetation and firmly fixed to the ground. Lines are to be laid on non-undulating ground. Undulations are to be avoided or filled to ensure wastewater does not pool. Provided an 80% canopy cover is provided a 100mm layer of mulch is not required, as per the Northland Regional Plan, (2019), Section C.6.1.3, 6e. Refer to the Site Plan, Section 8.

The field is to be laid on slopes less than 10 degrees. As the slope is less than 10 degrees rules regarding slopes greater than 10 or 25 degrees (Regional Plan for Northland (2019), Section C.6.1.3, notes 4 and 6) do not apply. Steep slopes to the north are to be avoided.

The wastewater disposal field should not be grazed, driven on or built over. These activities can result in damage to and failure of the effluent field.

Installation and maintenance notes can be found at the back of this report, Section 9 and 10, as a guide to the upkeep of the system and field.

3.3 Reserve Area

A 50% reserve wastewater disposal area is specified, greater than the minimum 30% required by the Regional Plan for Northland, 2019, C.6.1.3, 9b. The purpose of the reserve is to provide additional area for wastewater disposal, for example in the event of failure of the original field or future expansion of the development. The reserve area must be protected from any development that would prevent its use in the future.

3.4 Stormwater Management

The property does not benefit from a connection to the town main water supply. Stormwater from the roof of the dwelling will be collected in water tanks. The overflow from the tanks is to be directed well away from the proposed wastewater disposal field.

Steep hillside is located to the north of the proposed field. A cut off drain is to be installed at the base of the hillside, above the field, to divert stormwater away from the field. Refer to the Site Plan, Section 8 showing the location of the cut off drain. The cut off drain for this design and for the previous design for the replacement system are to be discussed and managed with the drainlayer and owner.

The proposed field is to be located on slightly sloping, southerly facing, vegetated land less than 10 degrees. The field is to be setback a minimum of 30m from the high tide mark.

4.0 Council Requirements for new Building Consents

4.1 Smoke Alarms

Smoke alarms shall be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0. Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door. Refer to Section 12 for Section 3 of the Building Code detailing smoke alarm regulations. This is a requirement by the Far North District Council for all new Building Consents.

4.2 Earthworks

The proposed works will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control. Pdf (aucklanddesignmanula.co.nz).

4.3 Hazardous Activities and Industries List (HAIL)

A Preliminary Site Investigation report is not available for Lot 2 DP 57873.

5.0 Summary

A secondary treatment system with surface laid dripper lines is recommended due to proximity to the coast and category 5 soils. Existing vegetation on a slight to moderately sloping area provides an area suitable for surface laid dripper lines. The lines are to be laid on slopes less than 10 degrees at least 30m away from the high tide mark.

Setback distances from surface water, intermittent stormwater flow paths and groundwater have been achieved.

A cut off drain is to be installed upslope of the field.

6.0 TP58 3rd Edition, Appendix E

PART A: Owners Details

1. **Applicant Details:**

Applicant Name:	Moturua Properties Limited
Company Name:	
Property Owner Name:	Moturua Properties Limited
Nature of Applicant	Owners

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	O'Brien Design Consulting Ltd	
Site Evaluator Name	Martin O'Brien	
Postal Address	O'Brien Design Consulting Ltd	
	153B Kerikeri Inlet Road	
	Kerikeri	
Contact Details	Phone	09 407 5208
	Mobile	027 444 6115
Name of Contact Person	Martin O'Brien	
E-mail Address	martin@obrienconsulting.co.nz	
Website	www.obriendesignconsulting.co.nz	

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

No

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted?

None

PART B: Property Details

1. Property for which this application relates:

Physical Address of Property	Moturua Island		
	Kaeo		
Territorial Local Authority	Far North District Council		
Regional Council	Northland Regional Council		
Legal Status of Activity	Permitted: √	Controlled:	Discretionary:
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m^2)	45,805m^2		

2. Legal description of land (as shown on Certificate of Title)

Lot No.	Lot 2	DP No.	DP 57873	CT No.	NA12C/1495
Other:					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

Has a relevant property history study been conducted?

Please Tick	No	√	Yes	

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

1. Has a Slope Stability Assessment been carried out on the property?

Please tick	No	√	Yes	

If No, state why?

The slope in the area of the proposed wastewater disposal field is slight to moderate <10° and showed no signs of
slippage or instability.
If Yes, please give details of report (and if possible, please attach report): fill out if you said yes

Author:	
Company/Agency:	
Date of Report:	
Brief Description of Report Findings: -	

2. Site Characteristics:

Provide descriptive details below:
Performance of Adjacent Systems:
The existing soakage field has failed. The performance of other systems was not confirmed.
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
Northland = 112.6mm average per month during 1981-2010
Vegetation / Tree Cover:
Existing vegetation including native bush.
Slope Shape: (Please provide diagrams)
Linear divergent.
Slope Angle:
<10°
Surface Water Drainage Characteristics:
Refer to Section 2.1 and 3.4.
Flooding Potential: YES/NO
No mapped flooding shown on NRC Maps.
Surface Water Separation:
Refer to Section 2.1 and the Site Plan, Section 8.

3. Site Geology

Marua light brown clay loam (MRuH) with well to moderately well drained soils of the rolling and hilly land.

Geological Map Reference Number	NZMS 290 Sheet Q 04/05

4. What Aspect(s) does the proposed disposal system face?

North		West	
Northwest		Southwest	
Northeast		Southeast	
East		South	√

5. Site clearances

Separation Distance from	Treatment Plant Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	*1.5m minimum*	*1.5m minimum*
Surface water	*15m minimum*	*15m minimum*
Stormwater flow path e.g. drain	*5m minimum*	*5m minimum*
Groundwater	-	*0.9m minimum*
Stands of trees/shrubs	*Outside tree canopy*	*Outside or within tree canopy*
Wells & potable water bores	*20m minimum*	*20m minimum*
Lakes, rivers, wetland & the coastline	*30m minimum*	*30m minimum*
Buildings	*3m minimum*	*1.5m minimum*
Flood area	*Ensure sealed unit no setback*	*Outside the 100yr ARI flood event*
Other:		

PART D: Site Assessment - Subsoil Investigation

1. Please identify the soil profile determination method:

Borehole	Hand Augured	1200mm	No of Boreholes	1
Other:	USDA feel method to determine soil texture and soil structure.			

Soil Report attached?

Please Tick	Yes	√	No	

2. Was fill material intercepted during the subsoil investigation?

Please Tick	Yes		No	√

If yes, please specify the effect of the fill on wastewater disposal

3. Percolation Testing (mandatory and site specific for trenches in soil type 4 to 7)

Not required				
Test Report Attached?	Yes		No	√

4. Are surface water interception/diversion drains required?

Please tick	Yes	√	No	
A cut off drain is to be installed upslope of the field to divert stormwater away from it.				
As there are numerous trees which could affect the location of the stormwater cut off drain the owner and				
drainlayer are to oversee stormwater management for the property.				

4a. Are subsurface drains required?

Please tick	Yes		No	√

5. Please state the depth of the seasonal water table:

Winter	>1200mm	Measured		Estimated	√
Spring	>1200mm	Measured		Estimated	√
Summer	>1200mm	Measured	√	Estimated	
Autumn	>1200mm	Measured		Estimated	√

6. Are there any potential storm water <u>short circuit paths</u>?

Please Tick	Yes		No	√

7. Based on results of subsoil investigation above, please indicate the disposal field soil category

Is Topsoil Present?	Yes	If so, Topsoil Depth?	200mm
Soil Category	**Description**	**Drainage**	**Tick One**
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	√
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

The borehole log showed 200mm of topsoil followed by friable, clayey silt to a depth of 1200mm. Soils are
described as moderate to slow draining, category 5, clayey silt.

PART E: Discharge Details

1. Water supply source for the property:

Rainwater (roof collection)	√
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	3		(Dwelling)
Design Occupancy	6		(Potential number of people in Bach)
Per capita Wastewater Production	180		(Litres per person per day)
Other - specify			
Total Daily Wastewater Production	1080		(Litres per day)

3. Do any special conditions apply regarding water saving devices?

a) Full Water Conservation Devices?	Yes		No	√	(Please tick)
b) Water Recycling - what %?	0%				(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage:

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Please tick	Yes		No	√

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

PART G: Secondary and Tertiary Treatment

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system:

Secondary Treatment			
Home aeration plant	√	Refer to Section 3.1	
Tertiary Treatment			
Ultraviolet disinfection			
Other		Specify	

PART H: Land Disposal Method

1. Please indicate the proposed loading method:

Gravity	
Dosing Siphon	
Pump	√

2. High water level alarm to be installed in pump chambers

Please tick	Yes	√	No	
If not to be installed, explain why:				

3. If a pump is being used, please provide the following information:

Total Design Head	32	(m)
Pump Chamber Volume	150	(Litres)
Emergency Storage Volume	1000	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site:

Surface Dripper Irrigation	√	
Sub-surface Dripper Irrigation		
Mound with Dripper Irrigation		As Per Attached Plan

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	3		(Litres/m²/day)
Disposal Area	Design (m²)	360	For driplines spaced at 1m
	Reserve (m²)	180	For driplines spaced at 1m

Explanation *(Refer TP58 Sections 9 and 10)*

A loading rate of 3 increases the size of the field ensuring wastewater is dispersed evenly, along with reducing
potential run off, taking into consideration coastal proximity. The loading rate is in line with TP58 (2004), Table 9.2,
p.150.

6. What is the available reserve wastewater disposal area
(Refer TP58 Table 5.3)

Reserve Disposal Area (m²)	180	For dripper lines spaced at 1m
Percentage of Disposal Area (%)	50%	

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Refer to Proposed Wastewater Disposal Field, Section 3.2 and the Site Plan, Section 8.					
Plan Attached?	Yes	√	No		(Please tick)

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Please tick	Yes		No	√

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration
treatment systems should have an annual maintenance agreement with the supplier as stated in Far North District
Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.
Client to enter into agreement with chosen system supplier as per FNDC bylaw

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?
(Refer to TP58 Section 5. Ensure all issues concerning potential effects addressed)

Please tick	Yes	√	No	

PART K: Is Your Application Complete?

1. In order to provide a complete application have you remembered to:

Fully Complete this Assessment Form	√
Include a *Location Plan* and *Site Plan* (with Scale Bars)	√
Attach an Assessment of Environmental Effects (AEE)	√

2. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name: Martin O'Brien	Signature	
Position: Director	Date	21st August 2024

Note:

Any alteration to the site plan or design after approval will result in noncompliance.

Building consent must be approved before work commences.

7.0 Borehole Log

O'BRIEN DESIGN CONSULTING

BOREHOLE LOG 1

Client	Moturua Properties Limited	**Job No.**	2937
Project	Installation of onsite wastewater	**Date Drilled**	9/02/2024
Site Address	Moturua Island, Bay of Islands	**Drilled By**	Martin O'Brien
Legal Description	Lot 2 DP 57873	**Drill Method**	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Marua light brown clay loam (MRuH)		Slightly moist dark brown topsoil	4
200					
300				Slightly moist light brown clayey SILT	5
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300				EOB	
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend

Fill | Topsoil | Gravel | Sand | Clay | Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

N

Aeration treatment system with power cable from house

Alkathene pipe as per manufacturers instructions

Disposal field to be laid on slopes less than 10°

360m² Wastewater disposal field (Surface dripper line):
360m Length approx of dripperline with emitters at no greater than 600mmc/c with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to surface through existing vegetation. As dripperlines have greater than 80% canopy cover no mulch is required.

180m² (50%)
Reserve area

Approximate location of proposed dwelling

1.5m

1.5m waste water setback from building

30m Setback from high tide mark

Legend

- Cut off drain
- Setbacks
- Alkathene pipe
- Wastewater disposal field
- Reserve area

NOTES

1. Contour lines at 1m increments, sourced from NRC .
2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
3. Length of dripper lines to be no more than 100m between feed points.
4. Dripper lines to follow contour lines
5. Dripper lines to be setback:
   - 1.5m from buildings
   - 1.5m from property boundaries
   - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
   - 30m from coastal marine area
   - Field to be laid on slopes less than 10 degrees
6. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
7. Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:
   - Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
8. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title

Moturua Properties Ltd.
Moturua Island
Bay Of Islands
Lot 2 DP 57873

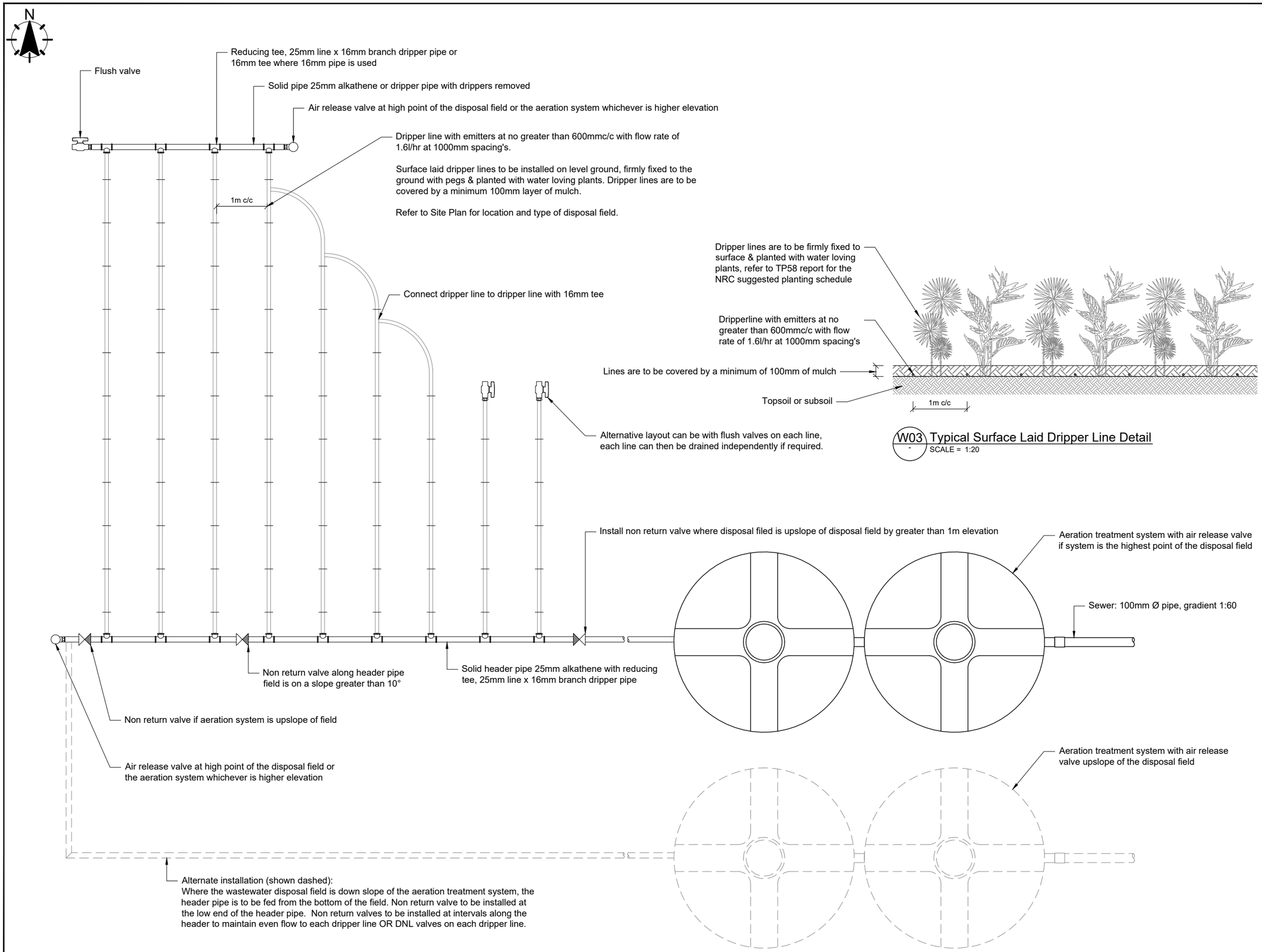
Sheet Title

Wastewater Site Plan

Drawn	21 August 2024
Project No	2937
Rev	D
Sheet	A01

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m



W01 Typical Wastewater Disposal Field Plan
SCALE = 1:20

W03 Typical Surface Laid Dripper Line Detail
SCALE = 1:20

NOTES

1. All drainage is diagrammatical, do not scale from drawing.
2. Length of dripper lines to be no more than 100m between feed points.
3. Dripper lines to follow contour lines.
4. Dripper lines to laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
6. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sedimen Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

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Project Title
Moturua Properties Ltd.
Moturua Island
Bay Of Islands
Lot 2 DP 57873

Sheet Title
Wastewater Details

Drawn 21 August 2024

Project No 2937

Rev D

Sheet A02

Scale (A3 Original) 1: 20

0.2 0.1 0 0.2 0.4 m

9.0 On Site Wastewater Installation Guide for the Installer

9.1 Guidelines on Decommissioning a Septic Tank

Far North District Council

GUIDELINES FOR THE DECOMMISSIONING, REUSE, REMOVAL AND RELOCATION OF SEPTIC TANKS, COLLECTION WELLS AND AERATED WASTEWATER TREATMENT SYSTEMS.

The guidelines provide information on the decommissioning and reuse of septic tanks, collection wells and aerated wastewater treatment systems (AWTS).

THE REUSE OF SEPTIC TANKS, COLLECTION WELLS AND AWTS IS MAINLY FOR THE STORAGE OF WATER THAT IS TO BE USED FOR THE WATERING OF GARDENS AND LAWNS.

UNDER NO CIRCUMSTANCES ARE SEPTIC TANKS, COLLECTION WELLS AND AWTS TO BE REUSED AS VESSELS FOR HOLDING WATER FOR DOMESTIC (WASHING & DRINKING) PURPOSES.

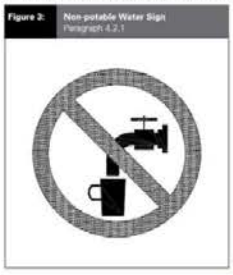
Where it is possible to reuse a septic tank, several precautions need to be observed to ensure there is no danger to public health or the environment.
The reuse or removal of a septic tank, collection well or AWTS shall only be carried out if another approved method of effluent disposal is available, such as the sewer being connected to the premises concerned.
No development consent is required to convert an existing septic tank, collection well or AWTS for the collection and reuse of roof water – **Note ONLY for garden purposes**
To ensure that the existing septic tank, collection well or AWTS does not pose a risk to public health or the environment, one of the following methods should be followed.

1. DECOMMISSIONING OF SEPTIC TANKS AND COLLECTION WELLS
   THE TANKS AND WELLS ARE REMAINING ON SITE & NOT TO BE REUSED
   1.1. The contents of the septic tank/collection well are to be removed by pump out tanker.
   1.2. The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the tanker is removing the contents.
   1.3. The tank is to be disinfected, one method being the spreading hydrated lime over all exposed surfaces. NOTE: under no circumstances should people climb into and access the tank for this purpose.
   1.4. Several holes should be punched into the bottom of the tank. It is highly recommended The lid and walls should be demolished to around 300mm or more below ground surface, collapsed into the tank and then filled with clean soil/gravel/road metal

Note: these steps are there to ensure that the tank remains in a safe condition – unable to hold water, grow bacteria harmful to health, and prevent the tank from rising due to hydraulic pressure, collapse and other hazards.

2. AWTS: REMAINING ON SITE AND NOT TO BE REUSED
   2.1. The contents of the AWTS are to be removed by pump out tanker. The liquid contents of the AWTS are not to be irrigated using the land application system.
   2.2. The sides, lid, baffles, components and square junctions of the AWTS should be hosed down as the tanker is removing the contents.
   2.3. The pumps, blowers and internal components of the AWTS may be either collapsed into the AWTS or selectively removed by the owner/occupier, or AWTS manufacturer or service agent. The owner/occupier, manufacturer or service agent must remove such parts in a manner that will not contaminate the environment or compromise the occupational health and safety of themselves or others.
   2.4. The AWTS and remaining components are to be disinfected; one method being the spreading hydrated lime over all exposed surfaces. NOTE: under no circumstances should people climb into and access the tank for this purpose.
   2.5. It is highly recommended The lid and walls should be demolished to around 300mm or more below ground surface, collapsed into the tank and then filled with clean soil/gravel/road metal
   2.6. All irrigation lines and spray heads, sprinklers, drippers and the like are to be flushed with potable water for 5 minutes. The irrigation lines should not be connected to any drinking water supplies. These items should ideally be removed after cleaning.
3. SEPTIC TANK, COLLECTION WELL OR AWTS: REUSED ON SITE AS A ROOFWATER STORAGE TANK FOR WATERING THE GARDEN (IRRIGATION) OR FIRE FIGHTING

3.1. The reuse of septic tanks shall only be carried out where the tank and lid are structurally sound. The responsibility for determining this lies with the property owner. Tanks that are damaged and are not structurally sound should be decommissioned according to Section 1 of these Guidelines.
3.2. For reuse on site as an irrigation tank, the contents of the tank are to be removed by pump out tanker.
3.3. The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the tanker is removing the contents.
3.4. It is recommended that the tank is mosquito proofed.
3.5. The tank should be filled with clean water and disinfected to a minimum level of 5mg/L of free residual chlorine with a half hour contact time. The chlorine should be allowed to dissipate naturally and not be neutralised. NOTE: After chlorination no reuse should take place for a minimum of seven (7) days as the water may affect plants and vegetation.
3.6. The inlet(s) may be connected to the roof water system (3.9), but the outlet(s) must be sealed or connected to an overflow (3.10). Pumps and other accessories may then be installed and connected to an irrigation system.
3.7. The tank is to be labelled as containing water unfit for human consumption (eg WARNING - WATER FOR IRRIGATION PURPOSES ONLY - NOT FOR DRINKING) together with the appropriate non-potable water symbol. Reference G12
3.8. Non-standard water fittings or irrigation fittings are to be used and no cross connection is to be possible with any potable (drinking) supply.
3.9. ONLY Roof water pipes are to be connected to the tanks.
3.10. An overflow pipe is to be installed to the tank. This should be connected to an appropriate outfall.
3.11. For the first two (2) months after conversion of the system, it is recommended that the free chlorine levels of the water be tested and maintained at a level above 1.5 and below 5mg/L.
3.12. **Property owners should note that septic tanks may be prone to lifting out of the ground due to ground water pressure if they are left empty.** To prevent this, residents should contact a plumber or tank manufacturer for further advice about the specific requirements applicable to their individual system.
3.13. If a pump is to be installed, it is recommended a pump supplier be consulted to ensure that it is designed to meet the required flow and hydraulic requirements specific to the site.
3.14. All electrical work associated with the installation of pumps must be done only by a licensed electrician and a safety cut-off switch installed.
3.15. Fixed sub-surface irrigation systems are preferred to aboveground spray systems.
3.16. Where permanent taps are fitted, signs must be installed to advise that water is not suitable for drinking purposes (e.g. WARNING - WATER FOR IRRIGATION PURPOSES ONLY - NOT FOR DRINKING) together with the appropriate non-potable water symbol.



3.17. New Zealand Building Code G12, section 4
3.18. The roof water reuse system must not cause any drainage nuisance to adjoining properties or the natural surroundings

Note in order to adhere to this it is recommended you engage a professional to ensure that these conditions are met.

All items stated in this guideline are aimed at ensuring that the in ground tanks present little danger or future hazard to both property owners and the environment.

Disclaimer: This information was believed to be correct at the date of its publication This information is for general information purposes only and should not be relied upon tor legal advice.

9.2 System Information

FujiClean
Wastewater Treatment Systems

HYNDS WASTEWATER

FujiClean ACE NZ1500

Aerated Wastewater Treatment Plant

Technical Sheet WW
Updated January 2023

Technical Information

Product:	FujiClean ACE NZ1500
Model:	1.5 m³/day - FujiClean ACE NZ1500 Advanced Secondary System AWTS
Process:	Contact Media Filtration Technology
Codes:	WWTP1500ACE

Dimensions | Volumes | Weights		
Measurements	**Unit**	**Tank**
Total Height	cm	221
Entry Height	cm	146
Exit Height	cm	199
Length	cm	251
Width	cm	144
Total Volume	m³	4.37
Useful Volume	m³	3.27
Weight	T	0.44
Main Service Entry Ø	cm	60
Primary Filter Access Ø	cm	45
Desludge Port Ø	cm	45
Inlet/Outlet pipe Ø	cm	Inlet = 10 Outlet = 2.5 (Pumped)

Material

Tank	FRP (Fibre Reinforced Plastic)
Media (Spherical-skeleton,netblock,net-hollow-cylindrical)	Polypropylene & Polyethylene
Aeration Ramp	PVC PN 16

Performances

Influent Quality			
Parameters	**Unit**	**Performances**	
		AS 1546.3:2017 Certified Limits	**NZ Market Limits**
BOD_5	mg/L	467	373
	kg/day	0.56	0.56
TSS	mg/L	467	373
	kg/day	0.56	0.56
TN	mg/L	100	80
	kg/day	0.12	0.12
Fat & Oil*	mg/L	50	50
Detergent	mg/L	10	10
Daily flow	L/day	1200	1500
Application Limits	Domestic wastewater		
	• Single dwelling		
	• Max. 8 people		

Effluent Quality			
Parameters	**Unit**	**Performances**	
		AS 1546.3:2017 Certified Limits	**NZ Market Limits**
BOD_5	mg/L	<5	<10
TSS	mg/L	<5	<10
TN	mg/L	<15	<20
Dosing Volume	L/Activation	150 - 200	150 - 200

*** A grease trap is required for wastewater coming from a commercial kitchen**

Features

Legend
A. Primary treatment chamber
B. Anaerobic filtration chamber
C. Aerobic contact filtration- chamber
D. Clarification chamber
E. Recirculation and sludge transfer
F. Airlift pump(flow equalisation)
G. Pump out/irrigation chamber

Operation

Installation Limits	
Traffic Load	Not permitted
Safe Loading (Max depth of cover to tank)	45 cm

Useful Volumes	
Sedimentation Chamber m³	1.114
Anaerobic Filtration Chamber m³	0.982
Aerobic Contact Filtration Chamber m³	0.580
Clarification Chamber m³	0.281
Pump Station m³	0.308
Emergency Storage m³	1.104

Maintenance		
	AS 1546.3:2017 Certified Limits	**NZ Market Limits**
Desludging Required (Primary Decanter)	3 Years	3 Years
Servicing Frequency	3 monthly	6 monthly

Electromechanical Components	
Blower Type	Diaphragm FujiMAC100RII
Blower Rated Output	0.068kW
Average Noise Level	39 dB
Voltage	Single Phase 230V
Air Diffusers	2
Type of Air Diffusers	Air bubble
Type of Sludge Recirculation	Airlift
Controller	FujiClean ACE NZ1500
Pump Type	Submersible FS-756 or FS-5025
Pump Rated Output	0.55kW or 1kW

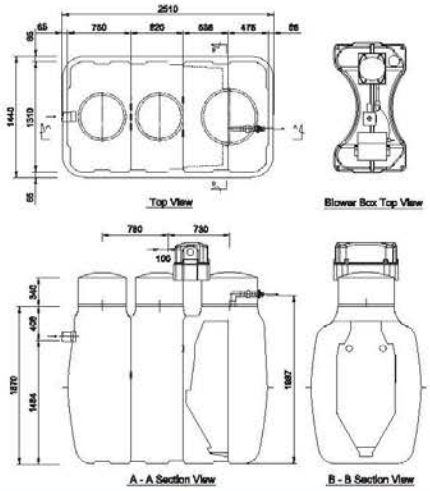
Consumables (Subject to Recommended Servicing)	
Air Filter	Every 1 year
Diaphragm	Every 2 years
Air Diffusers	Every 8 years

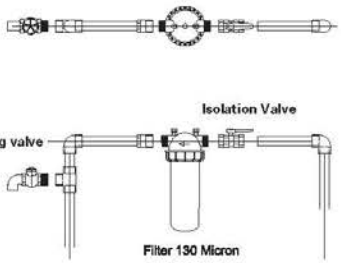
Components and Options

FujiClean ACE NZ1500 Components					
Kit Components	Quantity	Length (cm)	Diameter (cm)	Heights (cm)	Weight (T)
Treatment System	1	251	144	221	0.44
Filter Access Lid	2	-	45	-	-
Main Access Lid	1	-	60	-	-
Irrigation Filter - 130 Micron	1	-	-	-	-
For further details please contact Hynds Waste Water Team					

FujiClean ACE NZ1500 Options					
Kit Components	Quantity	Length (cm)	Diameter (cm)	Heights (cm)	Weight (T)
PP Riser Kit Complete	1	-	2x Ø45 1xØ60	15	-
PP Riser Kit Complete	1	-	2x Ø45 1xØ60	30	-
PP Cover Lids	3	-	2x Ø45 1xØ60	-	-
Pump - FS-756 or FS-5025	1	-	-	-	-
Blower - FujiMAC100RII	1	-	-	-	-
For further details please contact Hynds Waste Water Team					

Dimensions





Irrigation Filter Installation

NOTE: The sampling valve must be locked or rendered inoperable. Location of the sampling valve must be clearly marked "Wastewater - Do not drink/use"

Certifications/Accreditations
JAS-ANZ

Warranties	Year	Extension
Tank	10	NA
Other Components	2	NA

Supporting Documents and Resources	
Installation Manual plus Webinar	Owner's Manual
Operation and Maintenance Manual	Field Service Report
Global Certificate AS1546.3:2017/AS1546.1:2008	Installation & Commisioning Report
Loading certificate (By Designer)	Claims Procedure & Certificate of Warranty
ID Card(where applicable)	Service Contract

Conditions of Warranty:

- Refer to Hynds Wastewater Warranty Terms and Conditions
- Commissioning report completed by trained installer
- Documented service history commencing from commissioning date

Important Pump/s Disclaimer: The selected pump must match the hydraulic requirements of the land application system (LAS) for the specific on-site wastewater management system (OWMS). As there are several different LAS designs, each will require pumps to provide the required pressure and flowrate to ensure sustained and effective LAS performance. It is strongly recommended that the specifications of the selected pump for each OWMS are formally provided by the designer of each OWMS.

hyndswastewater.co.nz
0800 425 433

Disclaimer: While every effort has been made to ensure that the information in this document is correct and accurate, users of Hynds product or information within this document must make their own assessment of suitability for their particular application. Product dimensions are nominal only, and should be verified if critical to a particular installation. No warranty is either expressed, implied, or statutory made by Hynds unless expressly stated in any sale and purchase agreement entered into between Hynds and the user.

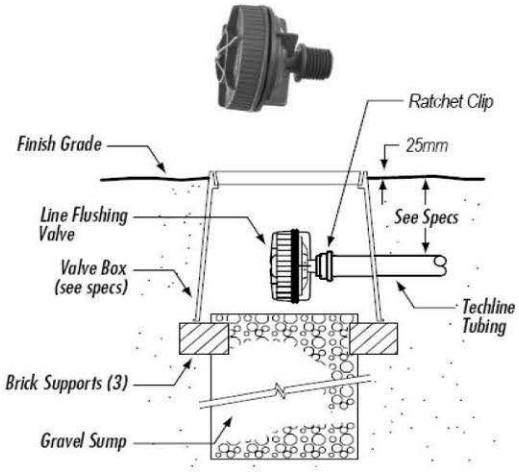
HYNDS WASTEWATER

9.3 Installation Documents

TECHLINE AS™ DESIGN GUIDE

LINE FLUSHING VALVES:
Line Flushing Valves are used to provide a cleansing action in the dripperline each time the zone is turned on.

- When a zone is turned on, the flush valve begins dumping water into a sump *(valve box)*.
- The dumping of water *(additional flow)* allows the velocity of water inside the dripperline to increase momentarily helping to clean the inside walls of the tubing and drip inlet filters.
- This action moves sediment out of the zone and into the sump.

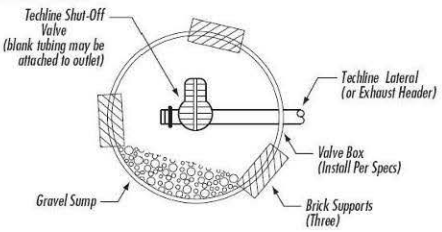


AUTOMATIC LINE FLUSHING VALVE:

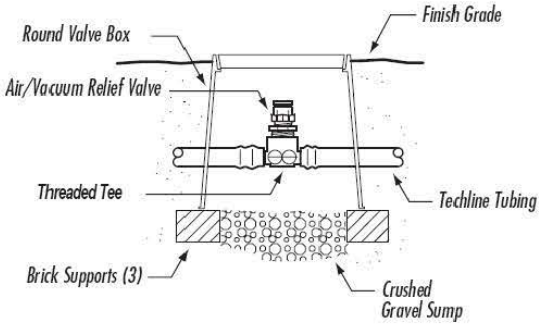
- Place one Automatic Line Flushing Valve at the furthest point in the drip system.
- For GRID layouts this will typically be in the collecting manifold. On flat sites the Automatic Line Flushing Valve can be installed in the middle of the collecting manifold however in sloping sites the flushing manifolds should be installed at the lowest end.
- For LITE layouts the Automatic Line Flushing Valve will be installed at the midpoint of the tubing layout.
- Use one Automatic Line Flushing Valve for each 45L/M of zone flow.
- All Automatic Line Flushing Valves should be installed in a valve box with a gravel sump adequate to drain approximately 4 litres of water.
- Automatic Line Flushing Valve requires a minimum pressure of 70kPa (7m) to shut off completely.

MANUAL FLUSHING VALVE:

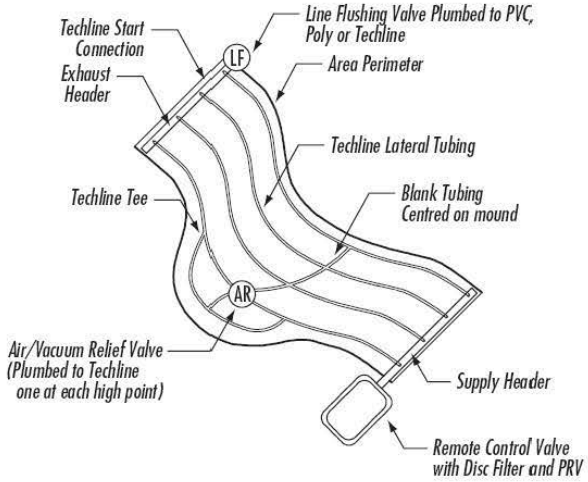
- Allows for manual flushing of lines during system start-up and during season.
- Manual Flushing Valves should be located at each end of the collecting manifold in a GRID system.
- Manual Flushing Valve should be located at the midpoint of a LITE layout.
- Allow 1 second per metre of dripperline & poly pipe in the zone for as a general guide for an adequate flush time.



AIR/VACUUM RELIEF VALVES:
Air/Vacuum relief valve freely allows air into a zone after shut down. It also ensures a vacuum within non Anti Siphon dripperline system doesn't suck debris or dirt back in to the dripperline. It also provides a means of releasing air from the dripperline when the zone is turned on, eliminating air pockets and speeding up the dripperline operation.



- Install Air/Vacuum Relief Valve at the highest point in the drip system.
- Install one Air/Vacuum Relief Valve for every 40L/M of zone flow.
- Ensure that all of the rows of Dripperline can take advantage of the Air/Vacuum Relief Valve; install it/them along a lateral that runs perpendicular to the dripperline laterals. This may be a collecting manifold, or a special lateral connecting all rows of dripperline, such as going over a mound.



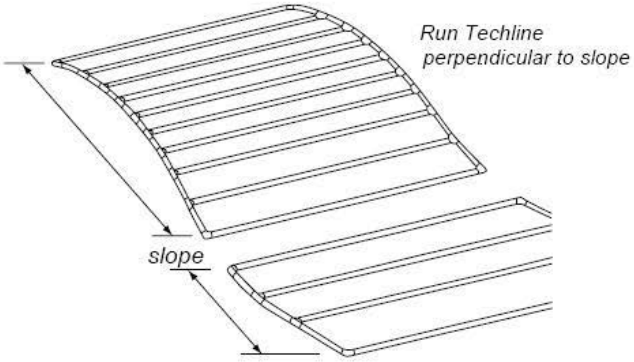
- All Air/Vacuum Relief Valves should be installed in a valve box with a gravel sump. This will ensure that the only clean air will enter the drip system.

Note: Larger Air Release valves are available for large projects.

SLOPES AND MOUNDS:
Techline AS™ has a self regulating dripper with an anti-siphon device built into it which will ensure that it will perform reliably on sites with slopes or mounds. When the drip systems shuts down however remaining water inside Techline AS™ will drain out which can cause an accumulation of water at the lower reaches of the drip system. This can be further compounded by the natural movement of water down the slope.

When designing a Techline AS™ system for sloping ground or mounds ensure that:

- Techline AS™ is installed perpendicular to *(across)* slopes. This helps eliminate water drainage at the lower ends of the drip laterals.
- On large slopes split the slope into two zones; run the top 2/3 on one zone and run the bottom 1/3 on a separate zone. This will allow greater irrigation control and will allow two areas with different water requirements to operate more efficiently.



- Install Dripperline Non Leakage *(DNL)* device which will hold back water inside the dripperline laterals and manifolds.

NOTE: Netafim UniRam CNL™ is a commercial dripperline that has a "non-leakage device" built into its drippers and prevents water draining out of them when the system is shut-off. It will hold back 1.4m of water within the drip system. This dripperline should be considered for projects where water drainage is undesirable.

10.0 On Site Wastewater Maintenance for the Owner

10.1 Why regular maintenance

Septic tanks and on-site wastewater treatment systems need regular maintenance to work properly. The impact on the environment is minimal if your system is well-maintained.

Owners are legally responsible for maintaining their on-site wastewater treatment system.

There are health risks for you, your family and your community from poorly maintained wastewater treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the groundwater system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater.

The life of your system depends on how much effluent is discharged each day and other factors such as rainfall and general clogging of pores in the ground. The greatest impact is how you maintain your system and what you put down it.

Components of your system

- Wastewater treatment unit – generally a septic tank or aerated treatment system.
- A land application system – generally trenches, or low-pressure surface or subsurface irrigation drip lines.

Do:

- Use biodegradable, low phosphate household cleaners and laundry powders or liquid.
- Use body washes and shower gels, instead of soap, (or non-petroleum based products).
- Use the water and suds saver cycles on your dishwasher and washing machine (if fitted) and put a water saver device on your shower.
- Fix any leaking pipes and toilet systems.
- Clean septic tank outlets and filter when required (usually every 6 months).
- Follow the service and maintenance requirements of your system.
- Scrape all dishes to remove food material before washing.
- Keep all possible solids out of the system.
- Inspect tank annually for sludge and scum levels.
- The tank should be pumped out approximately every 3–5 years. Have tank pumped out when:
    - the top of the floating scum is 75mm or less from the bottom of the outlet
    - sludge has built up to within 250mm of the bottom of the outlet

Don't:

- Use soap-based washing powders that do not biodegrade.
- Install a waste master disposal in your sink.
- Dispose of eggshells, coffee grounds or tea bags. Compost food scraps or put in rubbish.
- Dispose of strong bleaches, chlorine compounds, antiseptics or disinfectants, medicines or disposable nappies, sanitary napkins/pads or condoms into drains.
- Allow fat to be poured down the sink.
- Put petrol, oil, flammable/explosive substances, trade waste or chemicals down the drain.
- Empty a spa or swimming pool into the system.

Signs of trouble

The system is not working correctly if:

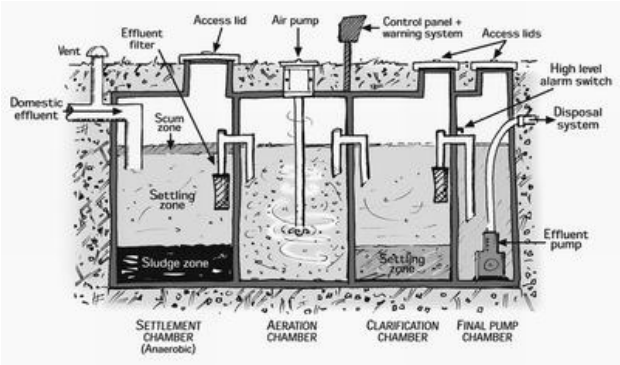
- There is a foul smell around tank or land application area.
- The tank, gully trap or tank mushroom is overflowing.
- The ground around the tank is soggy.
- Sinks/basins/toilets are emptying slowly or making gurgling noises when emptying
- The grass is unusually dark green over the land application area.

10.2 Northland Regional Council Public Information

Aerated Wastewater Treatment Systems

The term 'Aerated Wastewater Treatment Systems (AWTS)' covers a range of types of onsite treatment systems that provide additional treatment to septic tank effluent. Their mechanical pumps require regular maintenance and a continuous power supply.

In general, an AWTS has three parts which may be housed in a single unit or split into more than one unit (see diagram below). This is a generalised diagram of an AWTS. Different brands will differ in design.



The three main processes that take place in an AWTS are:

Settlement and anaerobic treatment

This takes place in a chamber or tank, and the process is identical to what happens in a septic tank. Solids within the effluent settle and are broken down by anaerobic bacteria (bacteria that live without oxygen).

Aerated treatment

The effluent then enters a second chamber where aerobic bacteria (bacteria that require oxygen to live) break down the solids further and reduce the number of harmful bugs within the effluent. This normally happens by either passing the effluent over, or through, a material that contains aerobic bacteria or by pumping air directly into the effluent. In some AWTS, a combination of both methods may be used.

Final settlement (clarification)

After the aeration treatment, the effluent is allowed to settle before being pumped to a disposal system. An AWTS removes a greater amount of solids from the effluent than a septic tank does therefore problems within the disposal system caused by clogging are less likely. The additional treatment within the aerobic chamber should result in effluent that has fewer harmful bugs and nutrients, so it is less harmful to the environment. The installation of an AWTS is particularly useful in areas where there is a high groundwater table or surface water that needs protection or where there are poorly draining soils.

Effluent disposal

Effluent from an AWTS is commonly disposed of through dripper irrigation lines, which are flexible pipes with small pressure-compensating drippers installed along their length. The drippers should be self-flushing which helps prevent them becoming clogged. There should also be "flushing valves" at the end of each line for maintenance purposes.

Dripper lines are to be surface laid on level ground and planted with water loving plants or laid through existing vegetation. Lines are to be covered with 100mm minimum of mulch. No mulch is required where 80% canopy cover is present.

It is recommended that the wastewater disposal area be clearly marked or fenced to minimise the risk to human health and reduce the possibility of damage to the system. The disposal field should not be used to graze animals, be driven on or built over.

Surface water cut-off drains

If your disposal system is located on a slope a surface water cut-off drain will usually be installed above the effluent disposal system to prevent stormwater runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess stormwater entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

10.3 Recommended Plants

Water loving native plants are recommended by the NRC for the disposal field.

Native shrubs, trees and ground covers

Kiokio (fern)
Blechnum novaezelandiae

Putaputaweta
Carpodetus serratus

Sand coprosma (ground cover)
Coprosma acerosa

Mingimingi
C. propinqua

Taupata
C.repens

Cabbage tree (fast)
Cordyline australis

Karaka (large tree)
Corynocarpus laevigatus

Tree fuchsia
Fuchsia excorticata

Koromiko, hebe
Hebe stricta

Houhere, lacebark (fast)
Hoheria populnea

Pukatea (large tree)
Laurelia novae-zelandiae

Manuka
Leptospermum scoparium

Kawakawa
Macropiper excelsum

Grass-like plants

Oioi, jointed rush
Apodasmia similis

Rengarenga, rock lily
Arthropodium cirratum

Rautahi, tussock sedge
Carex geminata

Purei, pukio, tussock sedge
Carex secta

Toetoe *
Cotaderia fulvida

Umbrella sedge
Cyperus ustulatus

Turutu, NZ blueberry
Dianella nigra

Pepepe, toetoe tuhara
Machaerina sinclarii

Harakeke, flax (fast)
Phormium tenax

* Do not use invasive exotic pampas grasses

11.0 NZ Building Code, Clause F7, Smoke Alarms, Section 3

DOMESTIC SMOKE ALARMS

Scope

Smoke alarms shall be installed in every household unit of risk groups SH and SM where a Type 4 or Type 7 alarm system is not required by Acceptable Solutions C/AS1 to C/AS7.

The other paragraphs of this Acceptable Solution do not apply to the installation of domestic smoke alarms. Paragraphs 3.1 to 3.4 stand alone and only detail the requirements for domestic smoke alarms within household units.

Type 1 – Domestic Smoke Alarm System

A Type 1 system is based on one or more domestic type smoke alarms with integral alerting devices. Coverage shall be limited to selected parts of a single firecell, subject to Paragraphs 3.3 and 3.4.

Smoke alarms shall be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604. 3.2.3 The smoke alarms shall be either hard wired or battery powered and are not required to be interconnected. In addition, they shall provide a hush facility, being a button that silences the alarm for a minimum duration of 60 seconds.

Comment: A hush facility is a button on the smoke alarm which silences the alarm for a limited time after activation. This allows the cause of a nuisance alarm to be cleared without having to remove the battery to silence the smoke alarm.

Smoke alarms shall have an alarm test facility easily reached by the building occupants. This facility may be located on the smoke alarms.

Location of Smoke Alarms

Smoke alarms shall be located as follows: a) In multi-storey units, there shall be at least one smoke alarm on each level within the household unit. b) On levels containing the sleeping spaces, the smoke alarms shall be located either: i) In every sleeping space, or ii) Within 3.0 m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors. c) In all cases, so that the sound pressure level complies with that specified in NZS 4514.

Comment: Smoke alarms also need to be located so that an alarm is given before the escape route from any bedroom becomes blocked by smoke. This includes those parts of escape routes on other floors. Although not required by this Acceptable Solution, the interconnection of individual smoke alarms should be considered if audibility is a problem.

Smoke alarms shall be installed on or near the ceiling. The placement shall be in accordance with NZS 4514. Comment: NZS 4514 gives instructions for the physical location of smoke alarms. Smoke alarms need to be situated on (or near) the ceiling for optimum detection of smoke in a fire situation. Following manufacturer's instructions is important to ensure smoke alarms are physically mounted correctly. This information is usually device specific.

Maintenance

Smoke alarms shall be maintained in accordance with the maintenance requirements of NZS 4514.

12.0 Limitations

1. It is imperative that this report be read in full before installation commences. O'Brien Design Consulting Ltd. is to be contacted if there are any variations in subsoil or site conditions from those described in this report. Site conditions may change from the date of the site visit.

2. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite wastewater system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document. Should at any time the design be altered, O'Brien Design Consulting Ltd. are to be contacted for written approval before installation commences.

3. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien. Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.

4. Any alteration to the site plan or design will result in noncompliance.

5. The wastewater disposal field is designed according to the number of bedrooms, potential occupancy and wastewater volumes produced, as outlined in this report. Any increase in the number of bedrooms, potential occupancy or wastewater volumes produced may result in failure of the field. O'Brien Design consulting take no liability for wastewater volumes produced exceeding that stated in Part E, number 2.

6. Recommendations and opinions in this report are based on data obtained from the investigations and site observations. The nature and continuity of subsoil conditions and groundwater at locations other than the investigation bores and test areas are inferred and it should be appreciated that actual conditions could vary over the site.

7. This report does not investigate or give recommendations on ground bearing capacity for foundations or slope stability. A geotechnical report may be required. This is the responsibility of the homeowner.

8. Following payment to the FNDC your Building Consent documentation will be emailed to you. It is the responsibility of the homeowner/builder to engage a registered drainlayer to install the system and field. The homeowner/builder is responsible for ensuring a printed copy of the issued Building Consent documentation is onsite at every inspection. Plans must be printed in colour and be at least A3 size. The installation is to be inspected by a FNDC inspector or similar suitably qualified person.

9. Following completion of the project it is the homeowner's responsibility to apply for Code of Compliance. The system manufacturer and drainlayer should assist you in applying for Code of Compliance. You will need to fill out a Code of Compliance Form as provided in the following link: https://www.fndc.govt.nz/Our-Services/Building-Consents/Building-forms-and-guides/Code-Compliance-Certificate-Form-6. You will also need an As Build diagram from the drainlayer showing installation and a commissioning statement and electrical certificate from the manufacturer.

10. The homeowner is responsible for the everyday upkeep of the system and field. Information is provided in the NRC Public Information section of this report. Further information is to be supplied by the manufacturer.

11. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite wastewater systems should be sustained to reduce the risk of system failure.

12. Any questions arising from the above or during construction, please call O'Brien Design Consulting Ltd.

13.0 Producer Statement

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (TP58)

ISSUED BY: Martin O'Brien……(approved qualified design professional)

TO: Moturua Properties Limited.....(owner)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: Moturua Island, Bay of Islands, Lot 2 DP 57873

TO PROVIDE: Design an on-site effluent disposal system in accordance with Technical Paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of $200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:
(1) The site verification of the soil types.
(2) All proprietary products met the performance requirements.

Construction monitoring required: ☐

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

.....(Signature of approved design professional)
Licence Building Practitioner - Design 2, MA, BA with Hons (Professional qualifications)
BP103567.....(Licence Number or professional Registration number)

Address: 153B Kerikeri Inlet Road, Kerikeri
Phone Number: 09 407 5208, 027 407 5208
Date: 21st August 2024

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

N

Aeration treatment system with power cable from house

Alkathene pipe as per manufacturers instructions

Disposal field to be laid on slopes less than 10°

360m² Wastewater disposal field (Surface dripper line):
360m Length approx of dripperline with emitters at no greater than 600mmc/c with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to surface through existing vegetation. As dripperlines have greater than 80% canopy cover no mulch is required.

180m² (50%)
Reserve area

Approximate location of proposed dwelling

1.5m

1.5m waste water setback from building

30m Setback from high tide mark

Legend

- Cut off drain
- Setbacks
- Alkathene pipe
- Wastewater disposal field
- Reserve area

NOTES

1. Contour lines at 1m increments, sourced from NRC .
2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
3. Length of dripper lines to be no more than 100m between feed points.
4. Dripper lines to follow contour lines
5. Dripper lines to be setback:
   - 1.5m from buildings
   - 1.5m from property boundaries
   - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
   - 30m from coastal marine area
   - Field to be laid on slopes less than 10 degrees
6. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
7. Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:
   - Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
8. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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O'BRIEN DESIGN CONSULTING

T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title

Moturua Properties Ltd.
Moturua Island
Bay Of Islands
Lot 2 DP 57873

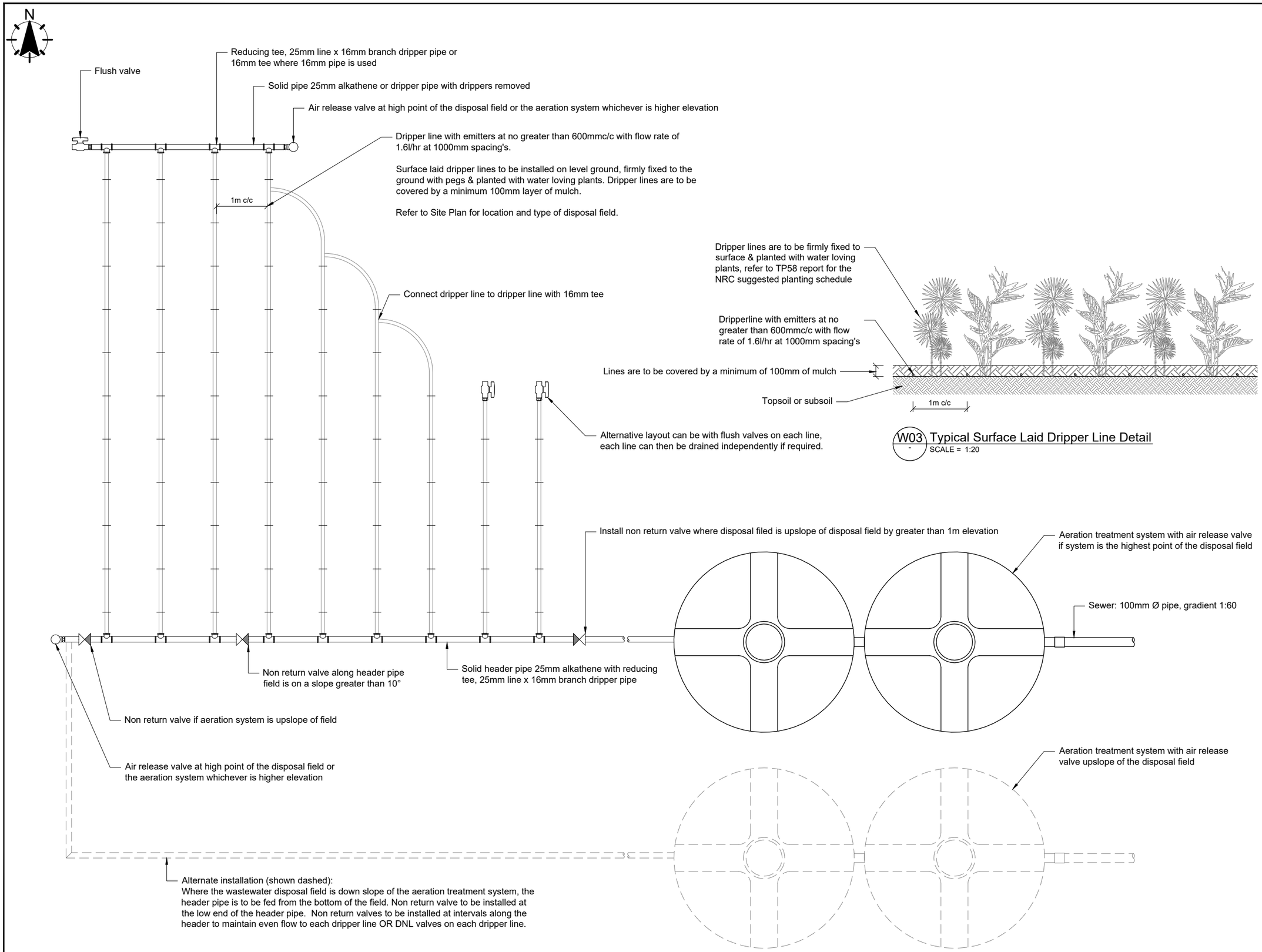
Sheet Title

Wastewater Site Plan

Drawn	21 August 2024
Project No	2937
Rev	D
Sheet	A01

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m



W01 Typical Wastewater Disposal Field Plan
SCALE = 1:20

W03 Typical Surface Laid Dripper Line Detail
SCALE = 1:20

NOTES

1. All drainage is diagrammatical, do not scale from drawing.
2. Length of dripper lines to be no more than 100m between feed points.
3. Dripper lines to follow contour lines.
4. Dripper lines to laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
6. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sedimen Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

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O'BRIEN DESIGN CONSULTING
T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
Moturua Properties Ltd.
Moturua Island
Bay Of Islands
Lot 2 DP 57873

Sheet Title
Wastewater Details

Drawn 21 August 2024

Project No 2937

Rev D

Sheet A02

Scale (A3 Original) 1: 20

0.2 0.1 0 0.2 0.4 m

Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions

Contents

Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

"Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property".

Waiver Explanation Intent

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Area Manager under the delegated authority of the Fire Region Manager is responsible for approving applications in relation to firefighting water supplies. The Area Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^{m2} requires 45,000L of firefighter water under the code, however the Area Managers in Northland have excepted a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority's District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit www.fireandemergency.nz

Section B – Applicant Information

Applicants Information	
Name:	Moturua Properties Limited
Address:	Hahangarua Bay, Moturua Island
Contact Details:	c/ Williams & King, Attention: Natalie Watson
Return Email Address:	nat@saps.co.nz

Section C – Property Details

Property Details	
Address of Property:	Hahangarua Bay, Moturua Island
Lot Number/s:	Lot 2 DP 57873
Dwelling Size: (Area = Length & Width)	Floor Area approx 142m2, Total area including deck approx 245m2
Number of levels: (Single / Multiple)	One / Single

1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☒YES ☐NO
Is the access at least 4 metres wide?	☐YES ☒NO
Is the surface designed to support a 20-tonne truck?	☐YES ☒NO
Are the gradients less than 16%	☐YES ☒NO
Fire Appliance parking distance from the proposed water supply is Not applicable metres	

If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☐YES ☒ NO
Comments: No road access available, the applicants own a portable pump with 90m of hose. Can use sea water or fresh water.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	☐ Concrete Tank ☒ Plastic Tank ☒ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500 mm above ground) ☐ Fully Buried (access through filler spout) Volume of dedicated firefighting water New plastic tanks, existing concrete tank by existing house. Min. 10,000 litres in new plastic tank can be set aside litres

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	☐ Concrete Tank ☐ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500mm above ground) ☐ Fully Buried (access through filler spout) Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

2 (c) Alternative Water Supply	
Pond:	Volume of water: Click or tap here to enter text.
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: Sea water can be used, if required, by portable fire pump.
	Volume of water: Unrestricted

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?

3 (a) Water Supply Location	
Minimum Distance:	*Is your water supply at least 6 metres from the building?* ☒YES ☐ NO
Maximum Distance	*Is your water supply no more than 90 metres from the building?* ☒YES ☐ NO

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: Property caretaker and occupants will be familiar with fire fighting procedures / water source locations. New tanks are likely to be partly visible as will be located higher above the dwelling. Existing tank is behind the existing house. Sea water source is readily identifiable.

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: None required.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.

4 (a) Adequacy of Water supply
Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*
Comments: Water sourced from the sea will be available continuously. Two water tanks proposed so that there is adequate water supply for residential use without using FFWS.

Internal FENZ Risk Reduction comments only:
Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

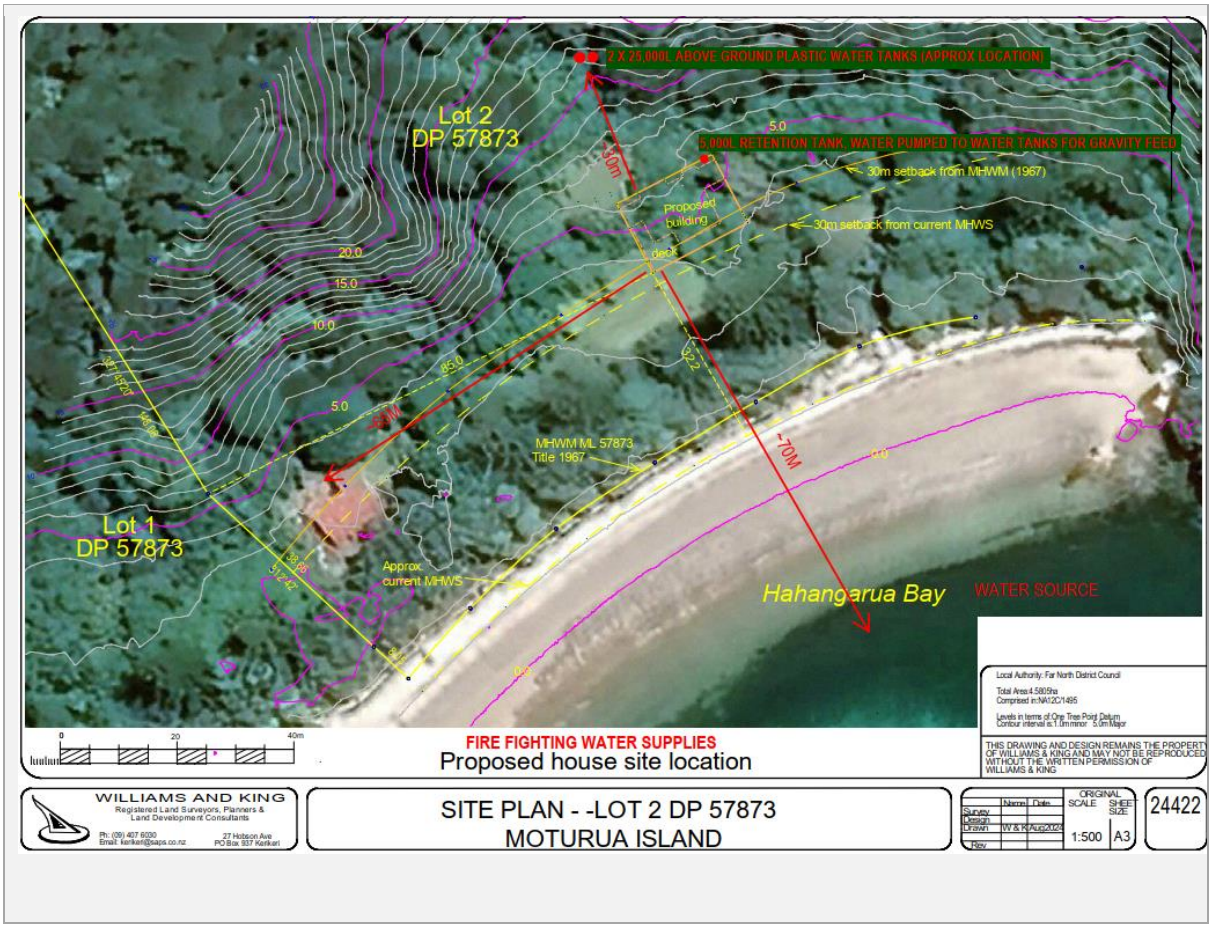
Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J	
If an alternative method of determining the FFWS has been proposed, who proposed it? Name: Click or tap here to enter text.	
Contact Details: Click or tap here to enter text.	
Proposed volume of storage?	Litres: Click or tap here to enter text.
Comments: Click or tap here to enter text. ** Please provide a copy of the calculations for consideration.*	

Internal FENZ Risk Reduction comments only: Click or tap here to enter text.

6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn

Properties that are residential, industrial or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.

In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following;

I. Fire safe construction

Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.

Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.

Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.

II. Establish Safety Zones around your home.

Safety Zone 1 is your most import line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should;

- *a) Mow lawn and plant low-growing fire-resistant plants; and*
- *b) Thin and prune trees and shrubs; and*
- *c) Avoid tall trees close to the house; and*
- *d) Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
- *e) Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
- *f) Remove dead plant material along the fence lines and keep the grass short; and*
- *g) Remove over hanging branches near powerlines in both Zone 1 and 2.*

III. Safety Zone 2 extends from 10 – 30 metres of your home.

- *a) Remove scrub and dead or dying plants and trees; and*
- *b) Thin excess trees; and*
- *c) Evenly space remaining trees so the crowns are separated by 3-6 metres; and*
- *d) Avoid planting clusters of highly flammable trees and shrubs*
- *e) Prune tree branches to a height of 2 metres from the ground.*

IV. Choose Fire Resistant Plants

Fire resistant plants aren't fire proof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include: poplar, maple, ash, birch and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are: pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.

For more information please go to https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/

If your building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?

7 (a) Vegetation Risk Reduction Strategy
The building site is to be located on and around an area where gum trees and Norfolk Pines were recently felled. A minimum setback from remaining vegetation of 3 - 5m is proposed. The surrounding vegetation is shrubby species, such as five finger, flax, coprosma and mature trees such as puriri and pohutukawa. The more flammable species such as manuka were not identified in the immediate surrounds of the new dwelling. To minimise fire risk from surrounding vegetation, and vice versa, removal of leaf litter surrounding the house can be maintained to the extent possible.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
☒	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
☒	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Natalie Watson Dated: 21/08/2024

Contact No.: 09 407 6030

Email: nat@saps.co.nz

Signature: NWatson

9. Approval

In reviewing the information that you have provided in relation to your application being approximately a Click or tap here to enter text. *square metre,* Choose an item. *dwelling/sub division, and non-sprinkler protected.*

The Area Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Manager Choose an item. *agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore; the Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.*

Name: Click or tap here to enter text.

Signature: Click or tap here to enter text. Dated: Click or tap to enter a date.

P.P on behalf of the Area Manager

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 12:51 pm, Aug 26, 2024

Jason Goffin- Advisor Risk Reduction

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA12C/1495**
Land Registration District	**North Auckland**
Date Issued	10 May 1967

Prior References
NA931/75

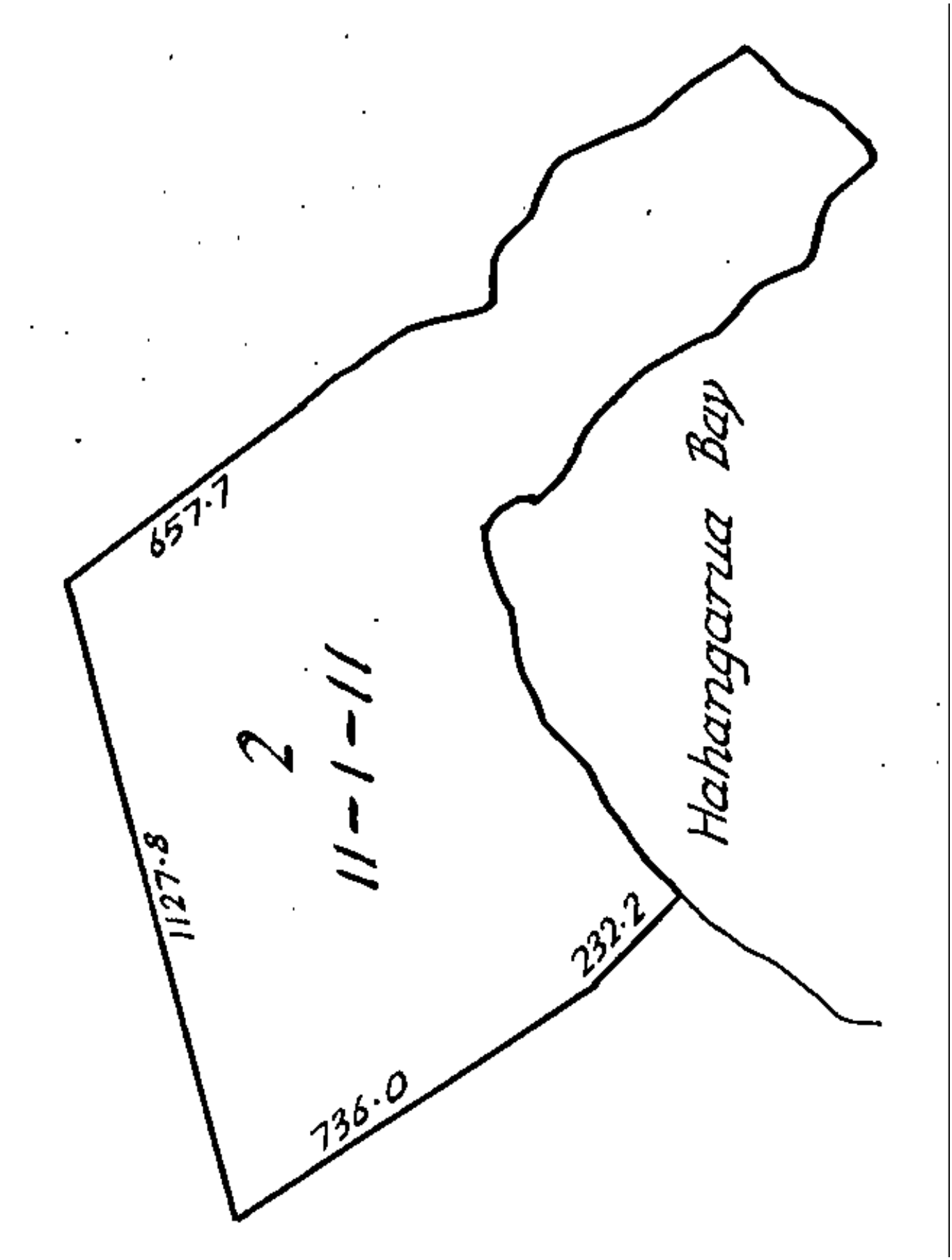
Estate	Fee Simple
Area	4.5805 hectares more or less
Legal Description	Lot 2 Deposited Plan 57873
Registered Owners	

Moturua Properties Limited

Interests

Appurtenant hereto is a parking and storage easement created by Easement Instrument 7598696.1 - 1.11.2007 at 9:00 am

8820437.11 STATUTORY LAND CHARGE PURSUANT TO SECTION 87 LOCAL GOVERNMENT (RATING) ACT 2002 - 21.7.2011 at 7:00 am


657.7
2
11-1-11
Hahangarua Bay
1127.8
232.2
736.0

Bruce Goodfellow
The Goodfellow Family
Moturua Island, Bay Of Islands

Tuesday 23 July 2024

Patukeha Resource Management Unit (PK RMU)
Kaingahoa Marae
Te Rawhiti, Bay of Islands 0184

Tena Koe,

RE: Application/proposal to build a new Lockwood home (homestead) offsite; relocate/barge to the island.

I am writing to confirm that Patukeha Resource Management Unit (PK RMU) have held engagement with Andy Mitchell regarding the Goodfellow Family application/proposal.

A copy of the 'PK RMU Engagement Form' has been forwarded on as well providing further comments, feedback and issues or concerns identified.

On reviewal of the Archaeological Site Management Plan provided and with the understanding that a site visit was carried out by Arana Rewha (for Ngati Kuta Hapu) and prior engagement/consultation was had with Robert Willoughby (for Ngati Kuta Hapu) the following has been noted:

1. The Goodfellow's have designed the location and footprint of the house and associated services to minimize effects on the underlying archaeological remains,
2. Minor effects - requirement for an Archaeological Authority from Heritage NZ Pouhere Taonga to partially modify Q05/1585 that may be affected by some comparatively shallow earthworks,

3. (Ngati Kuta) Arana was happy there were no major impacts or effects; Robert expressed concerns about the modification/destruction of an ancient cultural site of significance.

Based on this information PK RMU supports an application to modify the site.

Please note:
(1.) Our Hapu are busy with many projects E.g consulting on the many other resource consents and concessions PK RMU receive,Te Tiriti Claims and Negotiations, Caulerpa Intertidal Project etcetera, therefore once Te Runanga O Patukeha (TROP) Trustees have fully consulted and considered your application, a signed letter of response will be sent to you.
(2) If you have any questions please do not hesitate to call or send an email ka pai.

We are very grateful for the close working relationship PK RMU have developed over the years with the Goodfellow Family and appreciate your patience and understanding during these busy times for our Hapu of Te Rawhiti.

With kind regards, heoi ano.

Jacqueline Rewha-Clendon
(Kaimahi / Patukeha Resource Management Unit)
MOB: 021 87 06 22
EMAIL: jaccirewha+RMU@gmail.com OR RMUkiterawhiti@outlook.com

HERITAGE NEW ZEALAND
POUHERE TAONGA

S:\Archaeology\Archaeological Authorities

27 August 2024

File ref: 2025/039
11013-014

Tēnā koe Andy Mitchell

APPLICATION FOR ARCHAEOLOGICAL AUTHORITY UNDER HERITAGE NEW ZEALAND POUHERE TAONGA ACT 2014: Authority no. 2025/039: NZAA sites Q05/1585, Lot 2 DP 57873, Hahangarua Bay, Moturua Island, Bay of Islands, Northland

Thank you for your application for an archaeological authority which has been granted and is attached.

In considering this application, Heritage New Zealand Pouhere Taonga notes that the applicants Marion and Bruce Goodfellow wish to undertake earthworks for a residential development at Lot 2 DP 57873 at Hahangarua Bay on Moturua Island in the Bay of Islands, Northland.

This activity will affect the archaeological site Q05/1585, which records Māori horticulture. Although the site has been damaged in the past from a Norwegian whaling station established here in the early 20th century, and from general farming activities, the site is still in good condition and still possesses important archaeological values. Features associated with pre-European Māori horticulture still survive across significant areas of the beach flat and hill slopes; this site and the associated settlement sites on the island reflect continuous land use beginning with early occupation in the early 15th century through to the 19th and 20th centuries. The site and the wider area are of significance to Ngāti Kuta and Patukeha and we appreciate the consultation you have undertaken.

Please inform tangata whenua, the s45 approved person and Heritage New Zealand Pouhere Taonga of start and finish dates for the work.

In accordance with section 51 of the Heritage New Zealand Pouhere Taonga Act, we have notified relevant parties of this decision. An appeal period from receipt of decision by all parties applies. Therefore, this authority may not be exercised during the appeal period of 15 working days, or until any appeal that has been lodged is resolved.

If you have any queries, please direct your response in the first instance to:

Dr James Robinson
Senior Archaeologist
Heritage New Zealand Pouhere Taonga, Kerikeri Office
PO Box 836, Kerikeri 0245

Phone (09) 407 0473 Email james.robinson@heritage.org.nz

Nāku noa, nā

PP: Victoria Trow
Vanessa Tanner
Manager Archaeology, Heritage New Zealand Pouhere Taonga

HERITAGE NEW ZEALAND
POUHERE TAONGA

AUTHORITY

Heritage New Zealand Pouhere Taonga Act 2014

AUTHORITY NO: 2025/039 **FILE REF: 11013-014**

DETERMINATION DATE: 27 August 2024 **EXPIRY DATE: 27 August 2029**

AUTHORITY HOLDER: Marion and Bruce Goodfellow

ARCHAEOLOGICAL SITES: Q05/1585 and possible subsurface sites, to be determined

LOCATION: Lot 2 DP 57873, Hahangarua Bay, Moturua Island, Bay of Islands, Northland

SECTION 45 APPROVED PERSON: Leigh Johnson

LANDOWNER CONSENT: Landowner is applicant

This authority may not be exercised during the appeal period of 15 working days, or until any appeal that has been lodged is resolved.

This decision does not ascribe mana whenua status.

DETERMINATION

Heritage New Zealand Pouhere Taonga grants an authority pursuant to section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological site described above, within the area specified as Lot 2 DP 57873, to Bruce and Mario Goodfellow for earthworks to construct a residential development with associated infrastructure at Hahangarua Bay on Moturua Island in the Bay of Islands, Northland, subject to the following conditions:

CONDITIONS OF AUTHORITY

1. The authority holder must ensure that all contractors working on the project are briefed on site by the s45 approved person, who may appoint a person to carry out the briefing on their behalf, prior to any works commencing on the possibility of encountering archaeological evidence, how to identify possible archaeological sites during works, the archaeological work required by the conditions of this authority, and contractors' responsibilities with regard to notification of the discovery of archaeological evidence to ensure that the authority conditions are complied with.

2. Prior to the start of any on-site archaeological work, the authority holder must ensure that Heritage New Zealand Pouhere Taonga is advised of the date when work will begin. This advice must be provided at least 2 working days before work starts. The authority holder must also ensure that Heritage New Zealand Pouhere Taonga is advised of the completion of the on-site archaeological work, within 5 working days of completion.

3. The authority must be exercised in accordance with the management plan (Johnson, L., June 2024, Archaeological Site Management Plan: Goodfelllows Property, Hahangarua Bay, Moturua Island) attached to the authority application. Any changes to the plan require the prior written agreement of Heritage New Zealand Pouhere Taonga.

4. All earthworks that may affect any archaeological sites must be monitored by the s45 approved person who may appoint a person to carry out the monitoring on their behalf.

5. Any archaeological evidence encountered during the exercise of this must be investigated, recorded and analysed in accordance with current archaeological practice.

6. In addition to any tikanga agreed to between the authority holder and Ngāti Kuta and Patukeha, the following shall apply:

    a) Access for Ngāti Kuta and Patukeha shall be enabled in order to undertake tikanga consistent with any requirements of site safety.
    b) Ngāti Kuta and Patukeha shall be informed 48 hours before the start and finish of the archaeological work.
    c) If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Senior Archaeologist, New Zealand Police, Ngāti Kuta and Patukeha must be advised immediately in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2010) and no further work in the area may take place until future actions have been agreed by all parties.
    d) Ngāti Kuta and Patukeha shall be informed if any possible taonga or Māori artefacts are identified to enable appropriate tikanga to be undertaken, so long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 are met.
    e) Ngāti Kuta and Patukeha shall be provided with a copy of any reports completed as a result of the archaeological work associated with this authority and be given an opportunity to discuss it with the s45 approved person if required.

7. That within 20 working days of the completion of the on-site archaeological work associated with this authority, the authority holder shall ensure that:

    a) An interim report following the Archaeological Report Guideline (AGS12 2023) is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.
    b) Site record forms are updated or submitted to the NZAA Site Recording Scheme.

8. That within 12 months of the completion of the on-site archaeological work, the authority holder shall ensure that a final report, completed following the Archaeological Report Guideline (AGS12 2023), is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.

a) One hard copy and one digital copy of the final report are to be sent to the Heritage New Zealand Pouhere Taonga Senior Archaeologist.
b) Digital copies of the final report must also be sent to: Russell Museum, Ngāti Kuta, and Patukeha.

Signed for and on behalf of Heritage New Zealand Pouhere Taonga,

Claire Craig
Deputy Chief Executive Policy, Strategy and Corporate Services
Heritage New Zealand Pouhere Taonga
PO Box 2629
WELLINGTON 6140

Date: 27 August 2024

ADVICE NOTES

Contact details for Heritage New Zealand Pouhere Taonga Senior Archaeologist

Dr James Robinson
Senior Archaeologist
Heritage New Zealand Pouhere Taonga, Kerikeri Office
PO Box 836, Kerikeri 0245

Phone (09) 407 0473 Email ArchaeologistNA@heritage.org.nz

Current Archaeological Practice
Current archaeological practice may include, but is not limited to, the production of maps/ plans/ measured drawings of site location and extent; excavation, section and artefact drawings; sampling, identification and analysis of faunal and floral remains and modified soils; radiocarbon dating of samples; the management of taonga tūturu and archaeological material; the completion of a final report and the updating of existing (or creation of new) site record forms to submit to the NZAA Site Recording Scheme.

Reporting Conditions
Reports required by authority conditions are to be prepared following the Archaeological Report Guideline (reference AGS12 2023).

Heritage New Zealand Pouhere Taonga supports transparent reporting processes. It therefore is expected that all relevant directly affected parties have reviewed the report in question, are happy with its contents, and understand that it will be made publicly available via the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.

Heritage New Zealand Pouhere Taonga has the right to make available any report produced under an authority where the distribution of the report is for the purpose of providing archaeological information about the place in question for research or educational purposes.

Rights of Appeal
An appeal to the Environment Court may be made by any directly affected person against any decision or condition. The notice of appeal should state the reasons for the appeal and the relief sought and any matters referred to in section 58 of the Heritage New Zealand Pouhere Taonga Act 2014. The notice of appeal must be lodged with the Environment Court and served on Heritage New Zealand Pouhere Taonga within 15 working days of receiving the determination and served on the applicant or owner within five working days of lodging the appeal.

Review of Conditions
The holder of an authority may apply to Heritage New Zealand Pouhere Taonga for the change or cancellation of any condition of the authority. Heritage New Zealand Pouhere Taonga may also initiate a review of all or any conditions of an authority.

Non-compliance with conditions
Note that failure to comply with any of the conditions of this authority is a criminal offence and is liable to a penalty of up to $120,000 (Heritage New Zealand Pouhere Taonga Act 2014, section 88).

Costs
The authority holder shall meet all costs incurred during the exercise of this authority. This includes all on-site work, post fieldwork analysis, radiocarbon dates, specialist analysis and preparation of interim and final reports.

Guideline Series
Guidelines referred to in this document are available on the Heritage New Zealand Pouhere Taonga website: archaeology.nz

The Protected Objects Act 1975
The Ministry for Culture and Heritage ("the Ministry") administers the Protected Objects Act 1975 which regulates the sale, trade and ownership of taonga tūturu.

If a taonga tūturu is found during the course of an archaeological authority, the Ministry or the nearest public museum must be notified of the find within 28 days of the completion of the field work.

Breaches of this requirement are an offence and may result in a fine of up to $10,000 for each taonga tūturu for an individual, and of up to $20,000 for a body corporate.

For further information please visit the Ministry's website at http://www.mch.govt.nz/nz-identity-heritage/protected-objects.

Landowner Requirements
If you are the owner of the land to which this authority relates, you are required to advise any successor in title that this authority applies in relation to the land. This will ensure that any new owner is made aware of their responsibility in regard to the Heritage New Zealand Pouhere Taonga Act 2014.

HERITAGE NEW ZEALAND
POUHERE TAONGA

SECTION 45 APPROVED PERSON

Heritage New Zealand Pouhere Taonga Act 2014

AUTHORITY NO: 2025/039 **FILE REF: 11013-014**

APPROVAL DATE: 27 August 2024

This approval may not be exercised during the appeal period of 15 working, or until any appeal that has been lodged is resolved.

APPROVAL

Pursuant to section 45 of the Act, **Leigh Johnson**, is approved by Heritage New Zealand Pouhere Taonga to carry out any archaeological work required as a condition of authority 2025/039, and to compile and submit a report on the work done. Leigh Johnson will hold responsibility for the current archaeological practice in respect of the archaeological authority for which this approval is given.

Signed for and on behalf of Heritage New Zealand Pouhere Taonga,

Claire Craig
Deputy Chief Executive Policy, Strategy and Corporate Services
Heritage New Zealand Pouhere Taonga
PO Box 2629
WELLINGTON 6140

Date: 27 August 2024

ARCHAEOLOGICAL SITE MANAGEMENT PLAN

GOODFELLOW LOCKWOOD HOUSE PROPOSAL, HAHANGARUA BAY, MOTURUA ISLAND. SOUTH EAST BAY OF ISLANDS.

1. Introduction

The Goodfellow family propose to establish a new Lockwood house with associated services at Hahangarua Bay on the Moturua Island, in the South East Bay of Islands. Northern Archaeological Research Ltd was commissioned to undertake archaeological survey and assessment of the proposed residential development. The remains of either a late precontact or post contact Maori garden, comprising archaeological site, Q05/1585, was identified in the area of the proposed works. The Goodfellow's have designed the location and footprint of the house and associated services to minimise effects on the underlying archaeological remains. With comparatively minor effects, the Goodfellows have been advised of the requirement for an Archaeological Authority from Heritage New Zealand Pouhere Taonga to partially modify Q05/1585. This Archaeological Site Management Plan has been formulated to accompany the Authority application.

2. Situation

General

As the result of 12 test pits, underlying the proposed residential project is an agricultural layer, comprising archaeological site, Q05/1585, that may be affected by some comparatively shallow earthworks along the back of the proposed house, the installation of water tanks, sewage treatment and disposal tank and likely power cable along with the minimal effects of the Surefoot Foundation System. The access and laydown of the building materials on the mown grass are in front of the proposed residence and should not affect the site at this location. To establish the proposed house at this location, the Goodfellow's have been advised of the necessity for Authority to modify (in part), Q05/1585, from HNZPT. Given the design of the house and related services to minimise any effects on archaeological remains, the comparatively minor effects on the site and the ubiquitous nature of the archaeological remains themselves, we have advised HNZPT to grant such Authority with standard monitoring provisions. This should be able to provide the opportunity to investigate the remains further in relation to age and operation, fitting the scale of the development.

3. *Summary*

3.1 To establish the proposed house at this location, the Goodfellow's have been advised of the necessity for Authority to modify in a minor part, Q05/1585, from HNZPT. Given the design of the house and related services to minimise any effects on archaeological remains, the comparatively minor effects on the site and the ubiquitous nature of the archaeological remains themselves, we have advised HNZPT to grant such Authority with standard monitoring provisions.

3.2 All areas of the earthworks associated with the residential development will be required to be monitored by an archaeologist.

4.1 Procedures for archaeological monitoring

4.1 Adequate notice will need to be given to Northern Archaeological Research Ltd of the start date of earthworks associated with the proposed residential development.

4. 2 All earthworks at levels in which archaeological remains could be expected to occur within the residential proposal will be undertaken under the direct supervision and/or at the discretion of Northern Archaeological Research Ltd.

4.3 The determination of what constitutes archaeological remains will be made solely by the consulting archaeologist.

5. Role of the archaeologist

5.1 To ensure that all conditions of the Authority issued to the applicant by Heritage New Zealand are met in full.

5.2 To determine both the existence and nature of archaeological remains in areas affected by earthworks associated with the proposed residential development.

5.3 To undertake any and all monitoring and or investigation work considered appropriate by the consulting archaeologist in meeting the conditions of the authority.

6. Research Strategy

6.1 Decisions as to any further work required in evaluating or investigating or fulfilling any conditions of the granted authority relating to any archaeological remains exposed in the proposed residential development, including the development of a Research Strategy if required, will be made by the consulting archaeologist.

6.2 If further investigation of any site is required, the Research Strategy would focus on the age and nature of late pre-contact/historic agricultural activities at Hahangarua Bay. A specific research strategy will be formulated if archaeological sites are uncovered requiring further investigation.

7. Protocols for discovery and notification

7.1 That contractors and subcontractors involved in the proposed residential development are made familiar with and provided with a copy of the Archaeological Site Management Plan before they commence work.

7.2 If any archaeological remains are uncovered by contractors in the proposed works area that have not previously been viewed, assessed or examined by the consulting archaeologist all work affecting such remains shall cease and the consulting archaeologist shall be contacted to examine such remains and to advise on appropriate action.

7.3 It is the responsibility of the authority holder and their contractors and sub contractors to notify Northern Archaeological Research Ltd of the uncovering of archaeological remains during the proposed residential development, if these sites have not been previously identified during archaeological monitoring.

7.4 If new archaeological sites are uncovered and not reported to Northern Archaeological Research Ltd and is subsequently established to have occurred this will be reported to Heritage New Zealand for investigation of a breach of the issued authority.

8. Timeframes

8.1 That the timetable for construction of the proposed residential development, allows for, or has the flexibility to accommodate, **archaeological monitoring** of effects on archaeological sites.

8.2 That the timetable for construction of all components of the proposed residential development allows for, or has the flexibility to accommodate, **archaeological site investigation** if such investigation is determined as necessary by the consulting archaeologist.

9. Stand downs (Provision for site assessment)

9.1 All contractors and subcontractors involved in earthworks associated with the proposed residential development, will need to be made aware of the requirement of a stand down, or for work to cease in a particular area, to allow for adequate assessment and / or investigation of any archaeological remains uncovered, if required.

10. Dispute resolution

10.1 Any dispute between the owners/managers/contractors/subcontractors and Northern Archaeological Research Ltd over the interpretation of archaeological remains and the nature of the work required to fulfill the conditions of the authority will be considered and ruled on by Heritage New Zealand Pouhere Taonga, as the regulatory authority.

Leigh Johnson (Director)
Northern Archaeological Research Ltd
Devonport
Auckland
10th of June 2024.

Emergency Contact Details

Project Archaeologist	*Heritage New Zealand Pouhere Taonga Regional Archaeologist*
Leigh Johnson 0274887 944 09 4460586 nrthnar@xtra.co.nz	James Robinson 09 4070473 027 249 0864 jrobinson@historic.org.nz

Iwi-Ngati Kuta and Patukeha
Arana Rewa and Vicki Heta 027 360 4548 repnzlimited@outlook.com

FIGURE 1. THE APPROXIMATE LOCATION OF THE RESIDENTIAL PROPOSAL AND THE EARTHWORKS AREAS TO BE MONITORED BY AN ARCHAEOLOGIST (HOUSE, ELECTIRICTY CABLE ROUTE, WATER TANKS, SHALLOW SWALE) (Base Plan Courtesy Wilton Joubert May 2024).

Natalie Watson

From: RMA <RMA@doc.govt.nz>
Sent: Tuesday, 27 August 2024 9:25 am
To: Natalie Watson
Cc: Rolien Elliot; Lara McDonald; Bronwyn BauerHunt
Subject: RE: Proposed building at Hahangarua Bay, Moturua Island for Moturua Properties Ltd (Goodfellow family)

Kia ora Natalie,

Thank you for letting us know. I have lodged your request into our system for response. Your request has been assigned the reference number **RC3307**, so please refer to this in any future correspondence.

What happens next
Your request will firstly be assessed to see what interest DOC has, and how conservation values could be affected. If the result is that DOC has no concerns, we will let you know (this usually takes about a week).

If there are concerns that need to be considered further, your application will be forwarded to the local DOC office for assessment, and they will let you know the outcome (that process usually takes 4-6 weeks).

Note that if the outcome is that DOC does not support your request, you will be able to discuss this further with staff to see whether concerns can be addressed in some way.

If you have any further queries, or there are any changes to your proposal in the interim, please contact RMA@doc.govt.nz .

Ngā mihi

Grace Taylor
Statutory Process Support Officer

RMA
Department of Conservation | Te Papa Atawhai

www.doc.govt.nz

Department of Conservation
Te Papa Atawbai

From: Bronwyn BauerHunt <bbauerhunt@doc.govt.nz>
Sent: Monday, August 26, 2024 1:26 PM
To: Natalie Watson <nat@saps.co.nz>; RMA <RMA@doc.govt.nz>
Cc: Rolien Elliot <relliot@doc.govt.nz>; Lara McDonald <lmcdonald@doc.govt.nz>
Subject: RE: Proposed building at Hahangarua Bay, Moturua Island for Moturua Properties Ltd (Goodfellow family)

Kia ora Natalie,

Thank you for the update.

Nga mihi
Bronwyn
Operations Manager

From: Natalie Watson <nat@saps.co.nz>
Sent: Monday, August 26, 2024 11:48 AM
To: RMA <RMA@doc.govt.nz>
Cc: Bronwyn BauerHunt <bbauerhunt@doc.govt.nz>; Rolien Elliot <relliot@doc.govt.nz>
Subject: RE: Proposed building at Hahangarua Bay, Moturua Island for Moturua Properties Ltd (Goodfellow family)

Hi Grace,

We are still working on the AEE I'm afraid. Once the Application is ready there will be pressure to get it lodged, so thought I would get in early with consultation to give a chance for DoC views to be taken into account. However, I can send a copy of the application once it's ready.

Kind regards,
Natalie

From: RMA <RMA@doc.govt.nz>
Sent: Monday, August 26, 2024 11:29 AM
To: Natalie Watson <nat@saps.co.nz>
Cc: Bronwyn BauerHunt <bbauerhunt@doc.govt.nz>; Rolien Elliot <relliot@doc.govt.nz>
Subject: RE: Proposed building at Hahangarua Bay, Moturua Island for Moturua Properties Ltd (Goodfellow family)

Kia Ora Natalie,

Thank you for sending this to the Department of Conservation for comment.

Are you able to also provide the Application and AEE? These documents will allow us to make a better assessment of the proposal.

Please let us know if there are any issues.

Ngā mihi

Grace Taylor
Statutory Process Support Officer

RMA
Department of Conservation | Te Papa Atawhai

www.doc.govt.nz

Department of Conservation
Te Papa Atawhai

From: Natalie Watson <nat@saps.co.nz>
Sent: Wednesday, August 21, 2024 12:24 PM
To: RMA <RMA@doc.govt.nz>; Bronwyn BauerHunt <bbauerhunt@doc.govt.nz>; Rolien Elliot <relliot@doc.govt.nz>
Subject: Proposed building at Hahangarua Bay, Moturua Island for Moturua Properties Ltd (Goodfellow family)

Good morning,

We have been engaged to assist with preparation of a land use consent application for Moturua Properties Limited, for a new lockwood dwelling on their property at Hahangarua Bay, Moturua Island (Lot 2 DP 57873). Refer to the attached site plan. The purpose of the proposal is for Mr. Bruce Goodfellow & Mrs. Marion Goodfellow to provide a legacy for their family, essentially, the family has outgrown the current accommodation and would like there to be a home for each of the family groups.

I am getting in touch as the adjacent land is Scenic Reserve (Bay of Islands Maritime and Historic Park NZGZ 1979 p 17858) and the Department of Conservation is likely to have interest in some of the aspects of the proposal, which I will outline subsequently.

Fire
The building will be located in close proximity to areas of vegetation, at this stage we propose a minimum of 3 – 5m setback / separation distance. The immediately surrounding vegetation is mostly shrubby plants as opposed to the more flammable manuka / kanuka. The leaf litter on the ground is arguably the main flammability risk, this could be kept cleared away as much as possible.

Water supply will be via two 25,000 litre tanks stored on site which will be located upslope of the building, and then a smaller tank will be located just behind the house.
Being on an island, the water supply is obviously not accessible to fire trucks. The applicants also own the adjacent property to the west and have a portable fire pump plus 90m of hose length. They have advised that this can use either salt or fresh water, so could source water from the sea if required, or from the existing concrete water tank used by the other existing building on the site (both are less than 90m from the building site). Evacuation will be to the beach if required.

Building materials include:
Cladding: typical lockwood with extruded aluminium sheathing, which is pressed onto the exterior boards
Roof: Colorsteel
Joinery: aluminium
Deck: Timber

We are also in consultation with Fire & Emergency NZ.

Vegetation Clearance
Will be limited to the recent regrowth in the area where gum trees were felled. This is in the vicinity of the clear areas where Norfolk Pine trees have been felled, and the terraced orchard established by the family. All mature trees (including a puriri and Pohutukawa tree to the east of the building) will be retained.

Visual, landscape, natural character

Landscape Architect Simon Cocker has been engaged to assess effects on landscape, natural character and visual matters. The new building is modest in size, single storey, will be recessively coloured, and is located behind the existing vegetation which separates and screens the site from the coastal marine area. The proposed density of building and use does not exceed what is present on the adjacent privately owned properties. Mr. Cocker and I have visited the site, and at this stage I understand that he is comfortable with the proposal in terms of these matters.

Ecological

I understand that the Department of Conservation would be familiar with the owners' and caretakers commitment to the protection of indigenous birdlife, and observe and enforce the cat and dog ban, as well as being supportive and co-operative with other conservation efforts on the Island, including Project Island Song weed management. Nothing will change in that respect.

Heritage

The applicants have engaged with Iwi and Heritage NZ, with support from Northern Archaeological Research, and have lodged an application for archaeological authority. This is due to the 'made soils' (archaeological garden area) recorded as Q05/1585. Northern Archaeological Research recommends that the authority be granted given that:
(a) The proposed residential dwelling has been designed to avoid and minimise any archaeological effects;
(b) That the house is located off the beach flat onto the lower slope;
(c) That the foundations have been specifically selected to limit ground disturbance over the foot print of the building;
(d) That the potable and waste water earthworks and potential power cable will provide adequate and appropriate potential to examine the recorded garden soil horizon comprising Q05/1585.
All earthworks associated with the project will be monitored by an archaeologist.
Let me know if you would like to see the full report.

Please let me know if you have any comments to make on this proposal, or let me know if you requrie any further information or have any queries. Note that I have sent this to both the RMA team as well as local staff for comment (please let me know if there is anyone else within DoC to include).

Kind regards,
Natalie Watson

WILLIAMS & KING
P +64 9 407 6030
27 Hobson Ave
P.O. Box 937, Kerikeri 0230, NZ
http://www.saps.co.nz

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