

# Application for change or cancellation of resource consent condition (S.127)

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

## 1. Pre-Lodgement Meeting

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

Yes  No

If yes, who have you spoken with? \_\_\_\_\_

## 2. Type of Consent being applied for

Change of conditions (s.127)

## 3. Consultation:

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

## 4. Applicant Details:

Name/s:

Ngati Kuri Trust Board Incorporated

Email:

Phone number:

Postal address:

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

Office Use Only  
Application Number:

## 5. Address for Correspondence

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

Name/s:

steve sanson

Email:

Phone number:

Postal address:

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

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

## 6. 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:

N/A

Property Address/  
Location:

Postcode

## 7. Application Site Details

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

Name/s:

Site Address/  
Location:

State Highway 1, Te Paki

Postcode

Legal Description:

Section 13 SO 469373

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property?  Yes  No



## 7. Application Site Details (continued)

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.*

## 8. Detailed description of the proposal:

This application relates to the following resource consent:

Specific conditions to which this application relates:

Describe the proposed changes:

## 9. Would you like to request Public Notification?

Yes  No

## 10. Other Consent required/being applied for under different legislation

*(more than one circle can be ticked):*

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard consent

Other (please specify)

## 11. 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 (including consultation from iwi/hapū).*

Your AEE is attached to this application  Yes

## 12. 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

## 13. Billing Details:

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

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

**Email:**

**Phone number:**

**Postal address:**

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

_____
_____
_____
Postcode _____

### 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)

**Signature:** (signature of bill payer)

**Date**

**MANDATORY**

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

### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive

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

### Declaration

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

Name: (please write in full)

Signature:

Date

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

### Checklist (please tick if information is provided)

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

Please refer to chapter 4 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.

**10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):**

- Building Consent (BC ref # if known)                       Regional Council Consent (ref # if known)
- National Environmental Standard consent                       Other (please specify)

**11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).  yes  no  don't know

- Subdividing land                       Changing the use of a piece of land
- Disturbing, removing or sampling soil                       Removing or replacing a fuel storage system

**12. 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.*

**Please attach your AEE to this application.**

**13. 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 all names in full)                      Ngāti Kuri Trust Board Incorporated

Email:

Postal Address:

Phone Numbers:

**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 20<sup>th</sup> 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: Harry Burkhardt (please print)

Signature: \_\_\_\_\_ (signature of bill payer – mandatory) Date: 20-June 2023

**Kerikeri House**  
**Suite 3, 88 Kerikeri Road, Kerikeri**

Email – [office@bayplan.co.nz](mailto:office@bayplan.co.nz) Website - [www.bayplan.co.nz](http://www.bayplan.co.nz)

.....

19 February 2025

Far North District Council

Section 127 Variation – Te Paki Station RC 2230589

Please find attached a s127 application in relation to a proposed variation of consent conditions associated with RC 2230588.

That application approved a papakainga development of up to 26 dwellings, inclusive of 10 principle and 10 minor residential units and 6 kaumatua units with associated internal access and services, earthworks and landscaping.

The change is associated with a condition which is impractical in nature.

The conditions to be varied are sought under s127 of the Resource Management Act 1991 (**RMA**), which is a **Discretionary Activity**.

Yours sincerely,



Steven Sanson  
Consultant Planner

## APPLICANT & PROPERTY DETAILS

Applicant	Ngati Kuri Trust Board
Address for Service	Bay of Islands Planning [2022] Limited Kerikeri House Suite 3 88 Kerikeri Road Kerikeri C/O – Steven Sanson  <a href="mailto:steve@bayplan.co.nz">steve@bayplan.co.nz</a> 021-160-6035
Legal Description	Section 13 SO 469373
Physical Address	State Highway 1, Te Paki
Site Area	329.4ha
Owner of the Site	Te Urungi O Ngāti Kuri
Operative District Plan Zone / Features	Conservation
Proposed District Plan	Natural Open Space, Treaty Settlement Overlay
Archaeology	A number of identified archaeological sites
NRC Overlays	Localised River Flood Hazard
Soils	4s4
Protected Natural Area	Nil
HAIL	No

### Schedule 1

## SUMMARY OF PROPOSAL

Proposal	A variation to consent conditions of RC 2230589 is sought to support changes to a consent condition to improve workability of the overall consent.
Reason for Application	The proposed variation is required because of the amended design / location of occupation areas as well as changes sought to consent conditions.  An application under s127 of the RMA is needed.
Appendices	<b>Appendix A</b> – Parcel Details <b>Appendix B</b> – Existing Approval
Consultation	Not applicable
Pre Application Consultation	Not applicable

## 1.0 INTRODUCTION & PROPOSAL

### 1.1 Report Requirements

This report has been prepared for Ngati Kuri Trust Board in support of a s127 application in relation to the proposed variation of consent condition 7 of RC 2230589.

Section 127 allows the holder of a resource consent to apply to the consent authority for a change or cancellation of a condition of the consent.

Sections 88 to 121 apply, with all necessary modifications, as if—

- a) the application was an application for a resource consent for a discretionary activity; and
- b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

Section 127(4) also applies including:

- 
- (4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—
    - (a) made a submission on the original application; and
    - (b) may be affected by the change or cancellation.

The conditions sought to be changed with the proposed wording is outlined below.

- Condition 1 – in relation to referring to new approved plans for the development in terms of wastewater disposal.

The proposed variation to read as follows (refer underlined for additions and ~~strikethrough for deletions~~):

7. Prior to the ~~issuing of any building consent for a~~ occupation of any dwelling on the site (where ‘dwelling’ includes any minor unit), the consent holder shall provide suitable evidence by way of suitably qualified and experienced Chartered Professional Engineer to confirm that all services, including road access, are physically completed such that they are readily able to be utilised by the proposed dwelling at the time of lodgement of the building consent.

~~For avoidance of doubt, this condition will not be deemed to be met where any/all services including road access are yet to be constructed and certified as completed in order to service any dwelling at the time of lodgement of any building consent.~~

*Advice note: While the application does not record any intention to stage construction of the services and access for the development, the above condition provides for dwellings*



*to be constructed during the construction phase, and before overall construction is completed, where adequate servicing and access is available to any proposed dwelling.*

The rationale behind the changes are self-explanatory to a certain extent but revolve around the following:

- **Condition 7:** As currently drafted, the condition frustrates progress on the site as a building consent cannot be lodged for a dwelling. The proposal seeks to carry out building consents via off-site manufacturing. Therefore, the site consents for foundations and wastewater for example cannot be executed without this condition frustrating progress.

Should there be any other changes (consequential or otherwise) that arise during process, we retain the right to make further alternations and also provide FNDC staff with discretion to make changes that assist in workability and better implementation of consent conditions.

## 2.0 SECTION 127 OF THE RMA

The RMA establishes that a request under s127 is deemed to be discretionary activity and Section 88 to 121 apply with the necessary modifications. Additionally, in considering the request to change the condition Council is limited to only considering what is being sought within the condition change and the effects there from.

The original resource consent application was not the subject of a publicly notified process with the approval being issued under delegated authority.

The decision was not the subject of an appeal. In terms of the effects created by this variation these factors are addressed as follows.

### 2.1 Application Comparison

Condition 7 does not necessitate any formal changes other than wording changes to the condition.

### 2.2 Application Process

The Council retains the discretion to determining whether a discretionary activity should be notified. In determining this factor, it is the change in the effects of the consent conditions which are assessed against any possible adverse effects upon any person.

The RMA also requires Council to consider the effect of the change on those persons who lodged a submission to the original application. As above, the original consent was processed non-notified. Therefore, there are no submissions to consider or no persons to be considered as potentially adversely affected.

The change of conditions would not in our opinion create any adverse effects that are more than minor. The changes are associated with minor layout changes to better reflect local topography and to better execute the overall consent.

Overall, it is considered that the application to change the condition can be processed without notification.

### 2.3 Potential Effects

For this application, the potential adverse effects to be assessed are those arising from aspects of the proposal that have been identified as differing from the consented proposal.

#### Building Consent Alignment

The proposed change to Condition 7 means that building consents for foundation and site works can be applied for which will eventually serve a future dwelling brought in / delivered to each housing allotment. The current consent condition frustrates progress towards achieving the intent which is to provide site servicing for dwellings.

#### Conclusion

Based on the above assessment, it is considered that the actual and potential adverse effects of the proposal that would be no more than minor.

There are no effects to surrounding persons.

## 3.0 STATUTORY CONTEXT

### 3.1 Policy Statements, Environmental Standards, Regional Policy Statements

All of these relevant matters were assessed and provided in the original application. The proposal is of such a small scale that reconsideration is not considered warranted.

### 3.2 Objectives, Policies and Rules

Section 104B requires the consideration of any relevant objectives and policies in addition to the effects of the activity. It is considered these factors have been addressed within the original land use application [both the ODP and PDP]. Reconsideration of these factors are not undertaken due to the minor nature and scale of changes proposed.

## 4.0 PART 2 ASSESSMENT

### 4.1 Section 5 – Purpose of The RMA

Section 5 in Part 2 of the RMA identifies the purpose as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources

in a way that enables people and communities to provide for their social, cultural and economic well-being which sustain those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding remedying or mitigating adverse effects on the environment.

It is considered that proposal represents a sustainable use of existing resources that allow people and the community to provide for its social and economic wellbeing in a manner that mitigates adverse effects on the environment.

#### 4.2 Section 6 – Matters of National Importance

In achieving the purpose of the RMA, a range of matters are required to be recognised and provided for. This includes:

- 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 Māori 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:
- g) the protection of protected customary rights:
- h) the management of significant risks from natural hazards.

In context, the relevant items to the proposal have been recognised and provided for in the design of the development.

#### 4.3 Section 7 – Other Matters

In achieving the purpose of the RMA, a range of matters are to be given particular regard. This includes:

- (a) kaitiakitanga:
  - (aa) the ethic of stewardship:
- (b) the efficient use and development of natural and physical resources:
  - (ba) the efficiency of the end use of energy:
- (c) the maintenance and enhancement of amenity values:
- (d) intrinsic values of ecosystems:
- (e) [Repealed]
- (f) maintenance and enhancement of the quality of the environment:

- (g) any finite characteristics of natural and physical resources:
- (h) the protection of the habitat of trout and salmon:
- (i) the effects of climate change:
- (j) the benefits to be derived from the use and development of renewable energy.

These matters have been given particular regard through the design of the proposal.

#### 4.4 Section 8 – Treaty of Waitangi

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local iwi and hapū who may have an interest in this application.

#### 4.5 Part 2 Conclusion

Given the above, it is considered that the proposal meets the purpose of the RMA.

### 5.0 CONCLUSION

This application seeks a consent notice variation under s127 to amend an existing consent condition.

The original proposal was considered to be consistent with the purpose of relevant national policy statements and national environmental standards. This proposal is considered to align with those same documents for the same reasons.

Objectives and policies of relevant plans were also considered as part of the original. For the same reasons, the proposal is considered to align with their aims and intent.

An assessment of Part II of the RMA has been completed with the proposal generally able to satisfy this higher order document also.

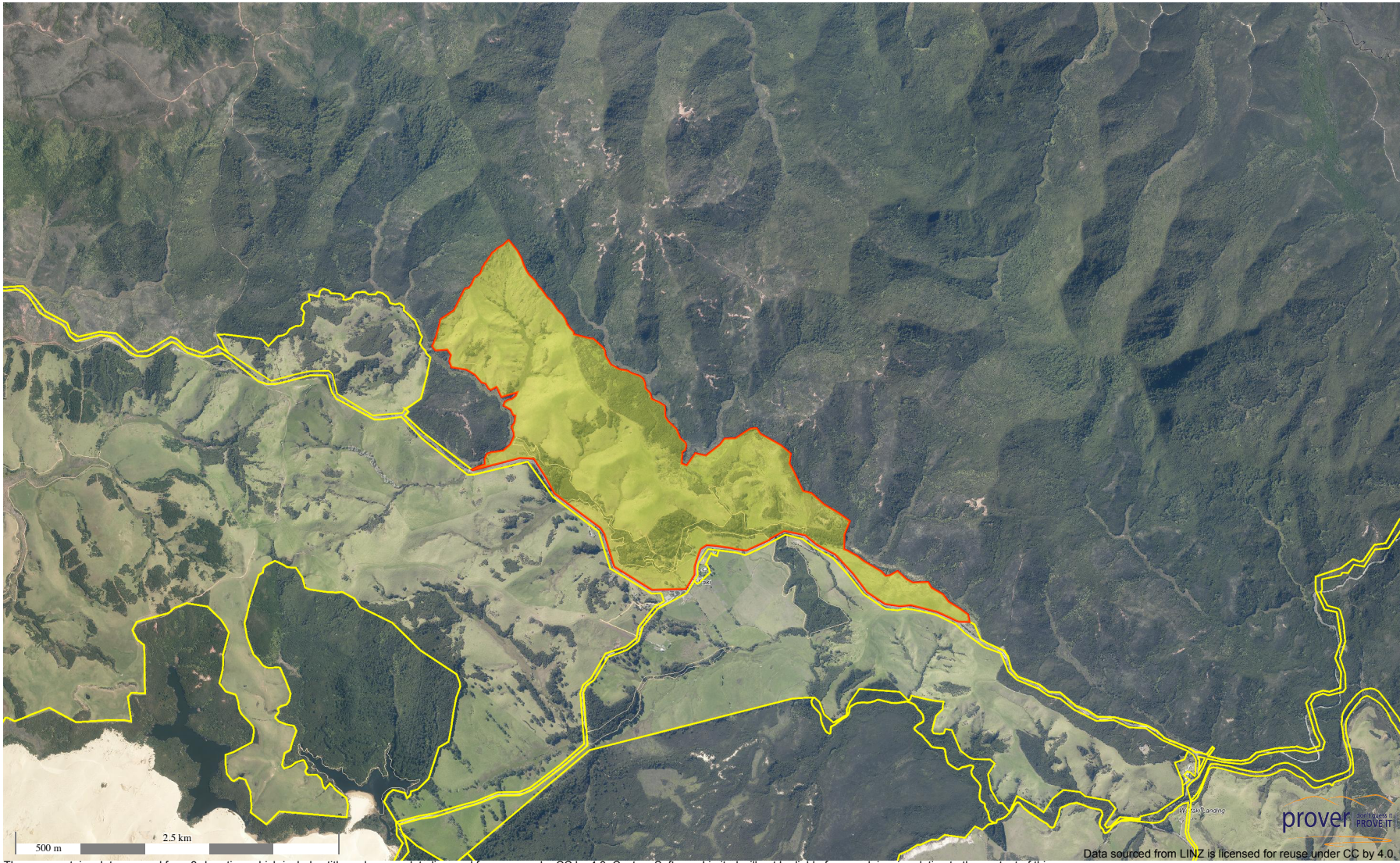
We look forward to receiving acknowledgment of the application and please advise if any additional information is required.

Yours sincerely,



Steve Sanson  
*Consultant Planner*





The map contains data sourced from 3rd parties, which includes title and survey data licensed for reuse under CC by 4.0. Custom Software Limited will not be liable for any claims in relation to the content of this map.

Data sourced from LINZ is licensed for reuse under CC by 4.0.

## Property Not Found

This may be because the property that this parcel is related to could be ambiguous. An example of this situation would be an easement for a right of way.

### Parcel Description

Name 7542418  
Land District North Auckland  
Legal Description Section 13 SO 469373

### Parcel Area

329.4000 ha

### Parcel Intent

LEGL - (Legalisation)

### Statute

Statutory Action	Other Legality	Purpose	Name	Comments	Recorded Date
Statutory Vesting					13/10/2015



**FAR NORTH DISTRICT COUNCIL**

**FAR NORTH OPERATIVE AND PROPOSED DISTRICT PLANS  
DECISION ON RESOURCE CONSENT APPLICATION**

**Resource Consent Number: 2230589-RMALUC**

**Pursuant to Sections 104, 104D, and 108 of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to Ngati Kuri Trust Board to undertake the following activities:**

Establish a papakainga development, which provides for a maximum of 26 residential dwellings, inclusive of 10 principle and 10 minor residential dwellings and 6 kaumatua units, an education centre, with associated internal access and services, earthworks, and landscaping.

**Subject Site Details**

Address: State Highway 1, Te Paki  
Legal Description: Section 13 SO 469373

**Pursuant to Section 108 of the Act, this consent is subject to the following conditions:**

**General Conditions**

1. That the proposed activities provided for under this consent shall be carried out in general accordance with the documentation and plans that form part of the application as follows:
  - AEE prepared by Sanson and Associates Limited dated June 2023 provided under cover of email dated 5<sup>th</sup> July 2023.
  - The plans prepared by Resilio Studio entitled 'Te Paki Station Papakainga Resource Consent – Revision 2 September 2023 identifying the building locations and typologies.
  - The Site Suitability Engineering Report – Revision 2 prepared by Geologix Limited dated July 2023, inclusive of the development drawings provided in Appendix A referenced as Sheets 1000, 1001, 1010 – 1014, 1020. 1030, 1050, 1051, 1100, and 1101.
  - Transport Assessment Report prepared by Flow Ltd dated 13 July 2023
  - Wetland Assessment Report – Revision 3 prepared by Geologix Ltd dated 6 September 2023.
  - Landscape Visual Impact Assessment report prepared by Resilio Studio Limited dated 19<sup>th</sup> September 2023 including appendices
2. Prior to commencement of any construction works, including earthworks, the consent holder shall:
  - a) Provide to the Councils Development Engineer a Construction Management Plan prepared by the Developer's Representative in accordance with Section 1.6.2 of the FNDC Engineering Standards May 2023.
  - b) Provide to the Council's Development Engineer details of internal lighting design suitable to meet subcategories PR5 of PR6 of AS/NZS 1158.3.1:2020 Lighting for Roads and Public Spaces. This lighting is to remain in private ownership.

- c) Provide to the Councils Development Engineer a stormwater management plan or the development prepared in accordance with Section 6 of the Site Suitability Engineering Report prepared by Geologix Limited dated July 2023. That plan shall specifically include details regarding on-site attenuation for each building, attenuation pond design, stormwater associated with roading infrastructure, and discharge requirements of any Northland Regional Council consent. The Plan shall address any requirements where staged construction is to be undertaken, including timing of construction of the attenuation pond and other components of the system.
- d) Provide to the Councils resource consents monitoring team ([RCmonitoring@fndc.govt.nz](mailto:RCmonitoring@fndc.govt.nz)) a copy of any resource consent issued by the Northland Regional Council for all works associated with the development approved under this consent.
- e) Provide to the Councils resource consents monitoring team ([RCmonitoring@fndc.govt.nz](mailto:RCmonitoring@fndc.govt.nz)) for approval a Planting Plan that is in general accordance with the Te Paki Station Papakainga Resource Consent Package Rev 2, prepared by Resilio Studios (dated September 2023). The drawing package must include landscape design drawings, specifications and maintenance requirements including:
  - i. An annotated planting plan(s) which communicates the proposed location, timing / staging, and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation (if relevant). With specific regard to timing of planting, that shall specify any/all planting that should be completed prior to any building works commencing (such 'perimeter planting' in Appendix 7 of the LVIA) so that planting is established to mitigate visual amenity effects – See Condition 6 below.
  - ii. Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for planter boxes / garden beds
  - iii. A plant schedule based on the submitted planting plan(s) which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at time of planting, and estimated height / canopy spread at maturity
  - iv. Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements
  - v. An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing
  - vi. An annotated street furniture plan and related specifications which confirm the location and type of all fences, walls and other structural landscape design elements
  - vii. A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
    - a. Irrigation
    - b. Weed and pest control
    - c. Plant replacement
    - d. Inspection time frames
    - e. Contractor responsibilities

The finalised landscape design must be consistent with the landscape design intent / objectives identified in the conceptual plans and information referenced above and confirm responsibilities for ongoing maintenance requirements.



*Advice Note: It is recommended that the consent holder consider a minimum three-year management / maintenance programme for plant establishment and provide, in particular, details of maintenance methodology and frequency, allowance for fertilising, weed removal / spraying, replacement of plants, including specimen trees in case plants are severely damaged / die over the first five years of the planting being established and watering to maintain soil moisture.*

- f) Provide to the Council's resource consents monitoring team ([Rcmonitoring@fndc.govt.nz](mailto:Rcmonitoring@fndc.govt.nz)) road names for the private access in accordance with the Councils Naming Policy dated 22 September 2023.
3. During construction works, the consent holder shall comply at all times with the Construction Management Plan provided to the Council and certified under Condition 2(a) above.
  4. All construction works associated with access and servicing (but not works subject to any building consent) shall be undertaken and completed in general accordance with the Site Suitability Engineering Report – Revision 3 prepared by Geologix Limited dated September 2023, inclusive of the development drawings provided in Appendix A referenced as Sheets 1000, 1001, 1010 – 1014, 1020, 1030, 1050, 1051, 1100, and 1101, and designs and plans approved under Conditions 2(a) – (e) above.
  5. On completion of construction works specified under Condition 4. above, the consent holder shall provide to the Councils Development Engineer documentation required under Section 17 of the FNDC Engineering Standards May 2023 as it relates to any works undertaken on Council's road reserve and/or any assets identified to vest to the Council, inclusive of erection of approved private road name signs (see Condition 2 f)). All internal works to be completed that are not intended to vest in the Council shall be certified as completed by a suitably qualified and experienced Chartered Professional Engineer as being constructed and completed in accordance with the plans and design details that form part of this consent and conditions.
  6. Prior to the issuing of any building consent for any dwelling on the site, the consent holder shall provide to the Councils Compliance Officer written evidence to confirm that NZTA conditions as outlined in their approval letter dated 5 October 2023 (Ref – 2023-0933) have been completed to their satisfaction.
  7. Prior to the issuing of any building consent for any dwelling on the site, the consent holder shall provide suitable certification in writing from a landscape architect to confirm that any planting or works identified under Condition 2 e) to be established prior to commencement of any building works for that dwelling (or dwellings) to mitigate visual amenity effects, has been undertaken and completed.
  8. At the time of lodgement of any building consent for any dwelling on the site (where 'dwelling' includes any minor unit), the consent holder shall provide suitable evidence by way of written confirmation from a suitably qualified and experienced Chartered Professional Engineer to confirm that all services, including road access, are physically completed such that they are readily able to be utilised by the proposed dwelling at the time of lodgement of the building consent.

For avoidance of doubt, this condition will not be deemed to be met where any/all services including road access are yet to be constructed and certified as completed in order to service any dwelling at the time of lodgement of any building consent.

*Advice note: While the application does not record any intention to stage construction of the services and access for the development, the above condition provides for dwellings to be constructed during the construction phase, and before overall construction is completed, where adequate servicing and access is available to any proposed dwelling.*

9. At the time of lodgement of any building consent for a dwelling on the site (where 'dwelling' includes any minor unit), the consent holder shall provide evidence that the building exterior colours and finishes comply with Appendix 19 Development Colours contained in the Landscape Visual Impact Assessment report prepared by Resilio Studio Limited dated 19th September 2023. For avoidance of doubt, any exterior colours and finishes shall not exceed 30% Light Reflectance Value.
10. All works identified on the Planting Plan provided and approved under Condition 2 e) are to be completed prior to the occupation of the last dwelling to be constructed on the site (where 'dwelling' includes any minor unit) or in accordance with planting timing / staging as outlined in Condition 2 e). The consent holder shall provide suitable certification in writing from a landscape architect to confirm that all works have been undertaken and completed either overall or via stages.
11. The consent holder shall retain and maintain all the planting implemented under condition 9 of this consent in a weed and pest free condition in perpetuity, with any plant failures to be replaced with the same species, to the satisfaction of Council. All maintenance and ongoing management shall be in accordance with the approved landscape design drawings and specifications.
12. The consent holder shall ensure that all internal communal private infrastructure (inclusive of access, lighting, stormwater, water, and wastewater services) are maintained in accordance with all specifications and requirements, including any consents issued by the Northland Regional Council. As all services are private infrastructure, the Far North District Council shall not be responsible for any maintenance or repairs to infrastructure servicing the development unless it determines of its own volition to do so.
13. As recorded in the application, the Education Centre will only be used by residents of the papakainga. It shall not be made available to or used by any person who do not reside within the papakainga development.
14. Each of the principle dwellings shall have available to it a potable water supply consisting of a minimum of 50,000 litres water storage. This is to ensure that adequate on-site potable water is available for each dwelling, particularly during dry / drought conditions.
15. The ultimate built development on the site shall not exceed the following:
  - Ten (10) principal dwellings identified as 'Section Typology Option C' and corresponding floor plans in Appendix 3 of the plans prepared by Resilio Studio entitled 'Te Paki Station Papakainga Resource Consent – Revision 2' dated September 2023
  - Ten (10) minor dwellings identified as 'Section Typology Option D' and referred to as 'Whare Pai' or 'Whare Kahui' and corresponding floor plans in Appendix 3 of the plans prepared by Resilio Studio entitled 'Te Paki Station Papakainga Resource Consent – Revision 2' dated September 2023
  - Six (6) principal dwellings identified as 'Kaumatua Whare Minor Dwelling' and corresponding floor plans in Appendix 3 of the plans prepared by Resilio Studio

entitled 'Te Paki Station Papakainga Resource Consent – Revision 2' dated September 2023

### **Advice Notes**

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. The consent holder is responsible for ensuring that any and all conditions of any consent issued by the Northland Regional Council for the development are adhered to.
3. The consent holder should consult with Fire and Emergency New Zealand regarding the provision of suitable fire-fighting water supply, access, and fixtures as part of the papakainga development.
4. The consent holder is responsible for ensuring that any / all land covenant and easement requirements that relate to the site are adhered to.
5. The conditions of consent addressing landscape planting have been approved on the basis that staging of landscaping may be implemented. This has been accepted but where staging is proposed, the staging of the plans must ensure that landscape and visual effects are minimised as any built development progresses. The Council reserves the right to review any plans illustrating staged landscaping if it has concerned that it may not be effective in mitigating or avoiding such effects.
6. The provision of electricity and telecommunication services required for the development are the sole responsibility of the consent holder. This includes any electricity service required for internal street and amenity lighting and operation of the wastewater treatment system/s.

### **Reasons for the Decision**

1. The Council has determined (by way of an earlier report and resolution) that the application is precluded from public and limited notification under Sections 95A and 95B.
2. For the purposes of Section 104(1)(a), the assessment of actual and potential effects provided in the Notification Report is relevant. That assessment constitutes a detailed analysis of the adverse effects, an applicable permitted baseline, and consideration of conditions offered as avoidance and mitigation measures as part of the application.
3. In terms of Section 104(2), the permitted baseline and existing environment assessment provided in the Notification Report sets out those activities that are permitted in the District Plan. The assessment is adopted for the purpose of Section 104(2). It is recorded that there is no readily applicable and credible permitted baseline for the extent of built development proposed.
4. As recorded in the Notification Report, the majority of potential adverse effects can be managed such that they will not extend beyond the subject site. Earthworks,

stormwater and wastewater discharge activities, and effects on wetlands, will be subject to any consent granted by the Northland Regional Council. The on-site servicing and traffic effects have been addressed by provision of engineering information that has been reviewed and accepted by the relevant Council engineers and NTA, subject to suitable conditions of consent.

5. Written approval has been provided by Waka Kotahi NZTA such that Section 104(3)(a)(ii) applies. No regard is given to any adverse effects on Waka Kotahi NZTA subject to the conditions required to be met regarding formation of access onto SH1.
6. Careful consideration has been given to the extent of potential adverse effects on landscape and visual amenity. The extent and nature of the proposed development is not anticipated in the Conservation Zone, noting that the proposal is a non-complying activity and infringes both building coverage and stormwater management rules. Despite this, the nature and scale of the site is such that the development can be accommodated while minimising adverse effects. Extensive landscape planting is required to avoid and mitigate the built form associated with the development and conditions of consent can be imposed to achieve this such that the adverse effects will be minor and acceptable.
7. A number of conditions are required to avoid and mitigate potential adverse effects. Many of these have been offered as part of the application, while other matters such as compliance with the plans provided and provision of adequate servicing are necessary. A condition requiring a Construction Management Plan to be provided prior to any works (including earthworks) commencing on the site will assist in defining the hours of operation, compliance with construction noise standards, traffic management, and potential impacts on road integrity.
8. It is noted that NTA have requested internal street lighting which can be required as a condition of consent. Any lighting required at the State Highway 1 crossing is addressed by the written approval from Waka Kotahi NZTA.
9. The effects assessment provided in the application details the positive effects arising from the proposal. These are relevant when considering effects under Section 104(1)(a). Those identified positive effects are significant and weigh heavily in favour of the effects of the proposal being considered acceptable overall.
10. Overall, the extent of potential positive and adverse effects on the environment associated with granting the activity are considered to be acceptable in the receiving environment.
11. Section 9 of the application provides an assessment of the national, regional, and district level documents that are relevant to the proposal. The assessment provided of the Regional Policy Statement for Northland, and Operative and proposed Far North District Plan is accepted and adopted for the purpose of this report. It is recorded that there are strong directives in planning documents at the regional and district level regarding the recognition and provision for the relationship of tangata whenua and their culture and traditions with their ancestral land. Chapter 2 - Tangata Whenua contained in the Operative District Plan includes objectives 2.7.1 and 2.7.2 and supporting policies which reflect Te Tiriti principles and development and management of land in a manner which is consistent with sustainable management. Similarly, the proposed District Plan includes a Tangata Whenua Chapter that includes Objective TW-05 which states *'The economic, social and cultural well-being of tangata whenua is enhanced through the development of Māori land administered under Te Ture Whenua Māori Act 1993 and land returned in the Treaty settlement process.'*

12. It is noted that there are no National Policy Statements that are relevant to the proposal that require detailed consideration. The application lodged with the Northland Regional Council will require detailed consideration under the National Policy Statement for Freshwater, National Environmental Standard for Freshwater, Regional Policy Statement and Proposed Regional Plan for Northland. On that basis, no further assessment of those provisions is provided in this report.
13. An important component of the proposal is the use of land that was obtained following the Treaty Settlement between the Crown and Ngati Kuri. The land is considered to be Maori ancestral land. The application details the current status of the land, whereby it is identified as commercial redress property forming part of the wider Te Pahi Station land holding. The proposed papakainga development *'...provides a financial tool for those who whakakapapa (have ancestry) to Ngāti Kuri to promote a lifetime interest in housing on the Papakāinga. Where these leasehold areas are surrendered, it can only be back to the Ngāti Kuri Trust Board. This aspect ensures land remains within Ngāti Kuri control.'*
14. The approach of developing Maori ancestral land for such purposes aligns with a number of objectives and policies contained in the Regional Policy Statement for Northland and Operative and proposed District Plans.
15. It is considered that the proposal is consistent with the relevant planning provisions.
16. Section 104(1)(c) requires consideration of Other Matters. In this case, there are considered to be several Other Matters that are relevant and reasonably necessary to determine the application. these matters are as follows:
- The subject site is zoned Conservation under the Operative Far North District Plan. The zone description refers to the zone being applied to *'...esplanade reserves, public land administered by the Department of Conservation and other existing reserves which exist primarily for a conservation function. It is also applied in some circumstances to land adjacent to the coastal marine area and rivers where the Council has given a high priority to the protection of the land from inappropriate use and development.'* While the zoning may have been appropriate when the Operative District Plan was first implemented in 2009, it is considered that the zone, and provisions contained therein, does not reflect the current ownership or anticipated development rights that would be available were the subject site zoned more appropriately.
  - The subject site is zoned Natural Open Space under the proposed Far North District Plan, with an overlay identifying it as Treaty Settlement land. The Natural Open Space Zone *'...generally applies to public land that is administered by government agencies and includes a variety of parks and historic reserves. In most cases these areas have a high degree of biodiversity requiring active management.'* While there is a Treaty Settlement Overlay shown on the proposed Plan maps, the zoning does not recognise the change of ownership out of Crown hands. In a similar manner to the Operative Plan zone, the proposed Plan does not reflect the current ownership or anticipated development rights that would be available were the subject site zoned more appropriately.
  - As a non-complying activity, precedent effects and effects on District Plan integrity require consideration. In this case, it is considered that there are sufficient distinguishing and unique factors associated with the application that set aside any concerns regarding potential precedent effects or effects on District Plan integrity. Those factors include the current ownership and relevance of the current Operative and proposed District Pan provisions as identified above, and the nature of the proposal as a papakainga development on Maori ancestral land.

17. As defined under current case law, an assessment of Part 2 matters is not required unless there are issues of invalidity, incomplete coverage or uncertainty in the planning provisions. The Operative District Plan contains provisions that are relevant to the proposal, and there is no evidence to suggest the relevant provisions are invalid, incomplete or present uncertainty in making any decision. No assessment of the application against Part 2 provisions is therefore required.
18. Section 104D states that '*... a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—*
  - (a) *the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
  - (b) *the application is for an activity that will not be contrary to the objectives and policies of—*
    - ... (iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.'*
19. As assessed in this report, it is considered that the proposal will result in minor or less than minor adverse effects subject to conditions either offered in the application or as can be imposed under Section 108. The relevant provisions of the Operative and proposed District Plan have been assessed as part of the application. The proposal is not considered to be contrary to the objectives and policies of either Plan.
20. It is considered that the activity is consistent with the sustainable management purpose of the Resource Management Act. Consent can therefore be granted subject to conditions.

#### **Approval**

This resource consent has been prepared by A Hartstone, Consultant Planner, and is granted under delegated authority (pursuant to Section 34A of the Resource Management Act 1991) from the Far North District Council by:



**Independent Commissioner**

**Date: 22<sup>nd</sup> February 2024**

#### **Right of Objection**

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

#### **Lapsing Of Consent**

Pursuant to section 125 of the Resource Management Act 1991, the subdivision consent will lapse 5 years after the date of commencement of consent, and the land use consent will lapse 10 years after the date of commencement of consent unless, before the consent lapses;

- a) The consent is given effect to; or
- b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.



DRAFT

# TE PAKI STATION PAPA KĀINGA RESOURCE CONSENT PACKAGE

Revision 2 | September 2023



Ngāti Kuri Trust Board | Ngāti Kuri Papakāinga

## Document Quality Statement

Report Number:	Revision 2
Prepared for	Ngāti Kuri Trust Board
Document Author	Resilio Studio
Reviewed by	Gary Marshall Director Resilio Studio
Authorised for Issue	Gary Marshall Director Resilio Studio

## Document Control

The following person(s) shall receive a copy of this document upon each subsequent release:

Name	Title/Group	Organisation
Tammy Tauroa	Director	Ngāti Kuri Trust Board
Gary Marshall	Director	Resilio Studio

### REVISION HISTORY

Version	Publication date
Revision 2	September 2023

## LIMITATIONS

This report has been prepared exclusively Ngāti Kuri Trust Board on the basis of the brief received by Resilio Studio. Information, opinions and recommendations contained within it cannot be used by any other entity without the review and written consent of Resilio Studio. Resilio Studio accepts no liability or responsibility whatsoever for the use or reliance upon this report by any unauthorised third party.

### Prepared by



#### Resilio Studio

21 Scanlan Street  
Grey Lynn  
Auckland 1021

[www.resilio.nz](http://www.resilio.nz)

+64 0272555383

[info@resilio.nz](mailto:info@resilio.nz)

<b>Site Context</b>	<b>4</b>	<b>Appendix 2 - Sustainability Strategy</b>	<b>26</b>
Rohe and Site Locations	5	Passive Design	27
Te Paki Station Context	6	Energy	28
Te Paki Station Site Analysis	7	Materials	29
Te Paki Station Site Concept	8		
Te Paki Station Housing Lots	9	<b>Appendix 3 - Whare Floor Plans</b>	<b>30</b>
<b>Papakāinga Elements</b>	<b>10</b>		
Overview of Papakāinga Development	11		
Section Typology Option C	12		
Section Typology Option C	13		
Section Typology Option D	14		
Kaumātua Whare	15		
Typical Streetscape	16		
Colours of Ngāti Kuri Whenua and Rohe	17		
Taonga Species - Ngahere	18		
Introduction to Productive Landscapes	19		
Māra kai	20		
Ngahere and Mahinga Kai Strategy	21		
Shared Facilities	22		
<b>Appendix 1 - Planting Strategy &amp; Schedule</b>	<b>23</b>		
Te Paki Station Planting Strategy	24		
Te Paki Station Planting Schedule	25		

# SITE CONTEXT

# ROHE AND SITE LOCATIONS

**APPROVED PLAN**  
Planner: Pat Killalea  
pp: I Maxwell  
RC: RC 2230589  
Date: 23/02/2024

## TE PAKI STATION FARM

- 16 Sections
- 26 Dwellings
- 14.8 Hectares



### KEY

- Site location
- ⤴ State Highway 1
- 🏠 Marae
- ⚠ Significant maunga

Scale: 1\_250 000@A3





# TE PAKI STATION CONTEXT

APPROVED PLAN

Planner: Pat Killalea  
pp: I Maxwell  
RC: RC 2230589  
Date: 23/02/2024

Scale: 1\_30 000@A3



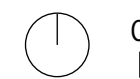
**KEY**

- 20m Contour
- Land Parcel
- Approx. Site Boundary



# TE PAKI STATION SITE ANALYSIS

**APPROVED PLAN**  
Planner: Pat Killalea  
pp: I Maxwell  
RC: RC 2230589  
Date: 23/02/2024



Scale: 1\_4 000@A3

0 125 250M



**KEY**

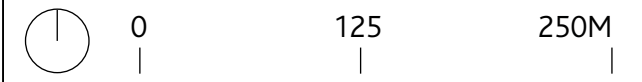
- Site
- Vehicle route
- Overland flow path/waterways
- Building footprints
- Existing vegetation
- Open space
- View
- Highway 1



# TE PAKI STATION MASTERPLAN

**APPROVED PLAN**  
Planner: Pat Killalea  
pp: Imaxwell  
RC: RC 2230589  
Date: 23/02/2024

Scale: 1\_4 000@A3



**KEY**

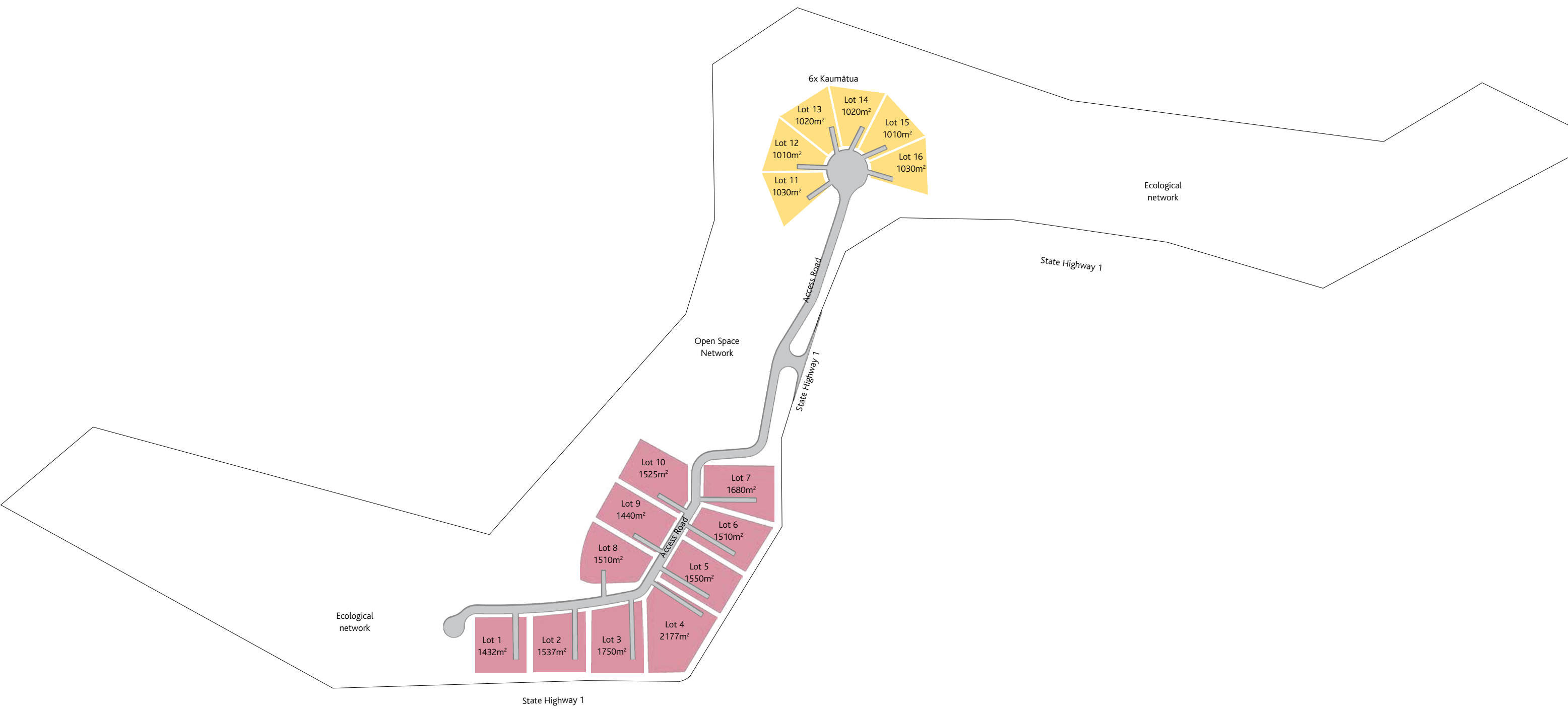
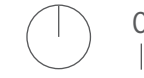
- Proposed Route
- Overland flow path/waterways
- Building footprints
- Existing Vegetation
- Ngahere Revegetation
- Open space
- Wetland
- Vegetated Screening - pre earthworks
- Māra Kai
- Taonga Species
- Stream Restoration
- Walking Tracks



# TE PAKI STATION HOUSING LOTS

**APPROVED PLAN**  
**Planner: Pat Killalea**  
**pp: I Maxwell**  
**RC: RC 2230589**  
**Date: 23/02/2024**

Scale: 1\_3 000@A3



## KEY

- 6 Section Kaumātua Whare - Primary dwelling
- 10 Section Typology C - Primary dwelling
- 10 Typology D - Secondary Dwelling



# PAPAKĀINGA ELEMENTS

1. Overview of Papakāinga development
2. Lot typologies and Streetscapes
3. Taiao and natural environment
4. Whenua
5. Whare

# OVERVIEW OF PAKAKĀINGA DEVELOPMENT

**APPROVED PLAN**  
Planner: Pat Killalea  
pp: I Maxwell  
RC: RC 2230589  
Date: 23/02/2024

The papakāinga layout is in response to the taiao and Ngāti Kuri whānau residential and recreational needs. This diagram provides an overview of the typical papakāinga layout. Each dwelling has provisions for māra kai, outlier kai preparations, recreation and respite as well as passive observation.



### KEY

- ⓐ Housing Section Typology C
- ⓓ Housing Section Typology D



# SECTION TYPOLOGY OPTION C

The housing lots will consist of either 3, 4 or 5 bedroom homes with many of the lots being large enough to accommodate a minor dwelling in the future.

The houses are proposed to be built from a mixture of feature timber, concrete block and profiled metal claddings with natural recessive colours inspired by the whenua including natural timber, concrete block and powder coated metal claddings.

**APPROVED PLAN**  
**Planner: Pat Killalea**  
**pp: I Maxwell**  
**RC: RC 2230589**  
**Date: 23/02/2024**

**KEY**

- ① Vegetated Screening
- ② Mara Kai
- ③ Orchard Planting
- ④ Shelter Belt / Grey Water Dispersal Areas
- ⑤ Swale
- ⑥ Low - Medium Amenity Planting / Passive Surveillance
- ⑦ Specimen Trees
- ⑧ Planted slopes (max 1:3 slope)



0

10

Scale: 1\_250@A3

20





# SECTION TYPOLOGY OPTION C

**APPROVED PLAN**  
Planner: Pat Killalea  
pp: Imaxwell  
RC: RC 2230589  
Date: 23/02/2024

The housing lots will consist of either 3, 4 or 5 bedroom homes with many of the lots being large enough to accommodate a minor dwelling in the future.

The houses are proposed to be built from a mixture of feature timber, concrete block and profiled metal claddings with natural recessive colours inspired by the whenua including natural timber, concrete block and powder coated metal claddings.

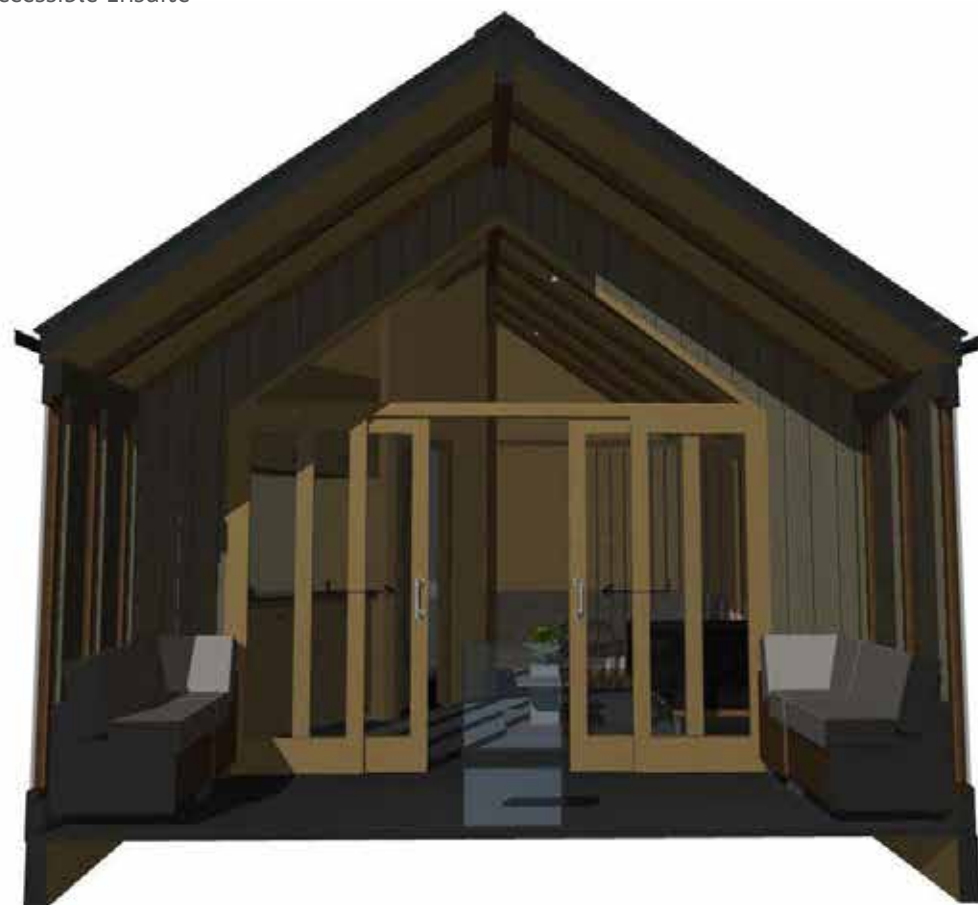


# SECTION TYPOLOGY OPTION D

## Whare Pai

1 bedroom self contained kaupapa Māori tiny house with a mix of feature timber and profiled metal claddings with natural recessive colours inspired by the whenua, ngāhere and repo.

- Familiar vernacular 'whare' design with modern twist
- Mahau / porch as core living space
- Compact living, dining kitchen
- Bed alcove
- Wheel chair accessible Ensuite



## Whare Kāhui

1 bedroom self contained kaupapa Māori tiny house with a mix of feature timber and profiled metal claddings with natural recessive colours inspired by the whenua, ngāhere and repo.

- Familiar vernacular 'whare' design
- Mahau / porch as core living space
- Compact living, dining and kitchen
- Separate bedroom

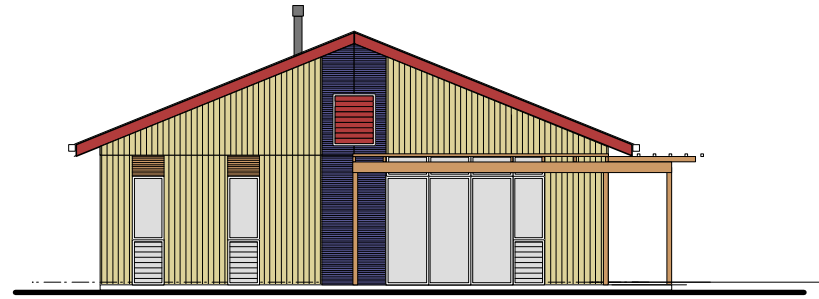




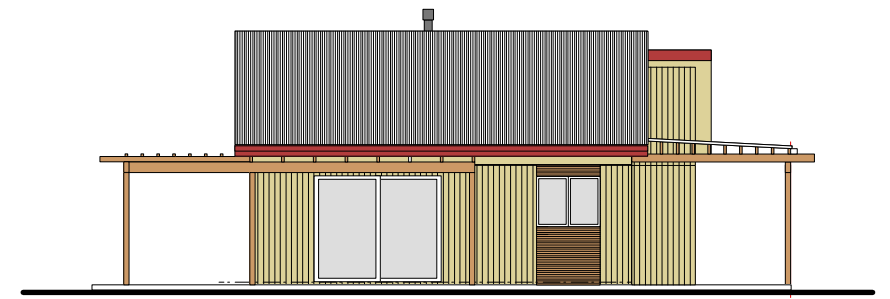
# KAUMĀTUA WHARE PRIMARY DWELLING

**APPROVED PLAN**  
Planner: Pat Killalea  
pp: I Maxwell  
RC: RC 2230589  
Date: 23/02/2024

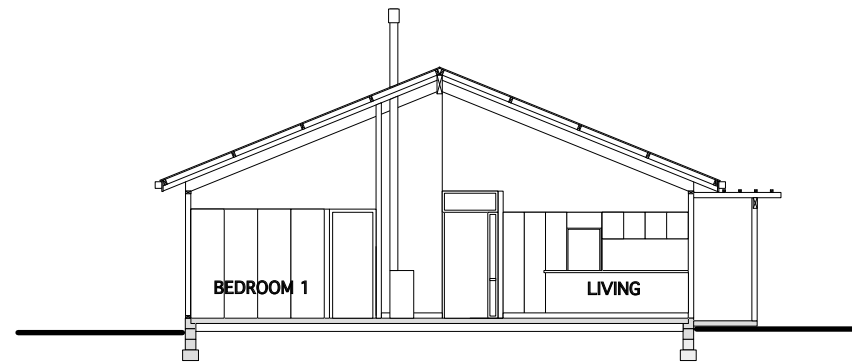
The Kaumātua housing will consist of 2 bedroom homes built from a mixture of feature timber, Axon panel and profiled metal claddings with natural recessive colours inspired by the whenua, ngahere and repo.



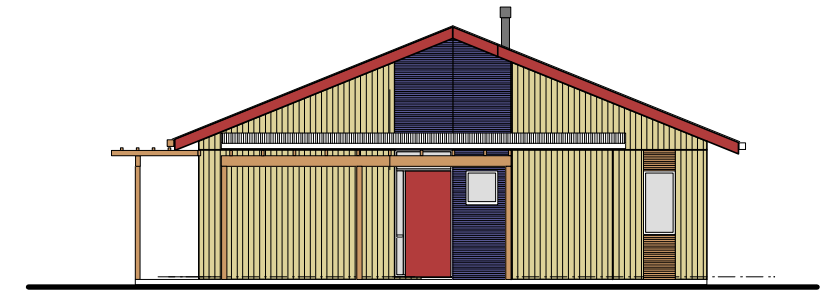
**NORTH ELEVATION**



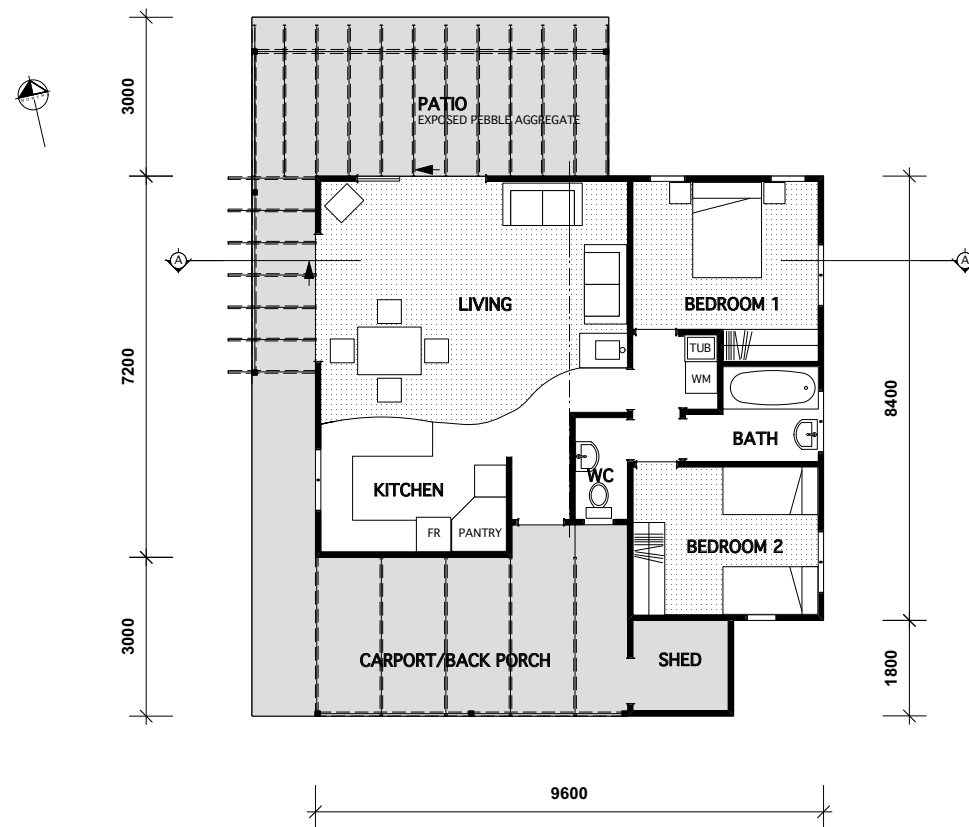
**WEST ELEVATION**



**SECTION A-A**



**SOUTH ELEVATION**



**FLOOR PLAN**



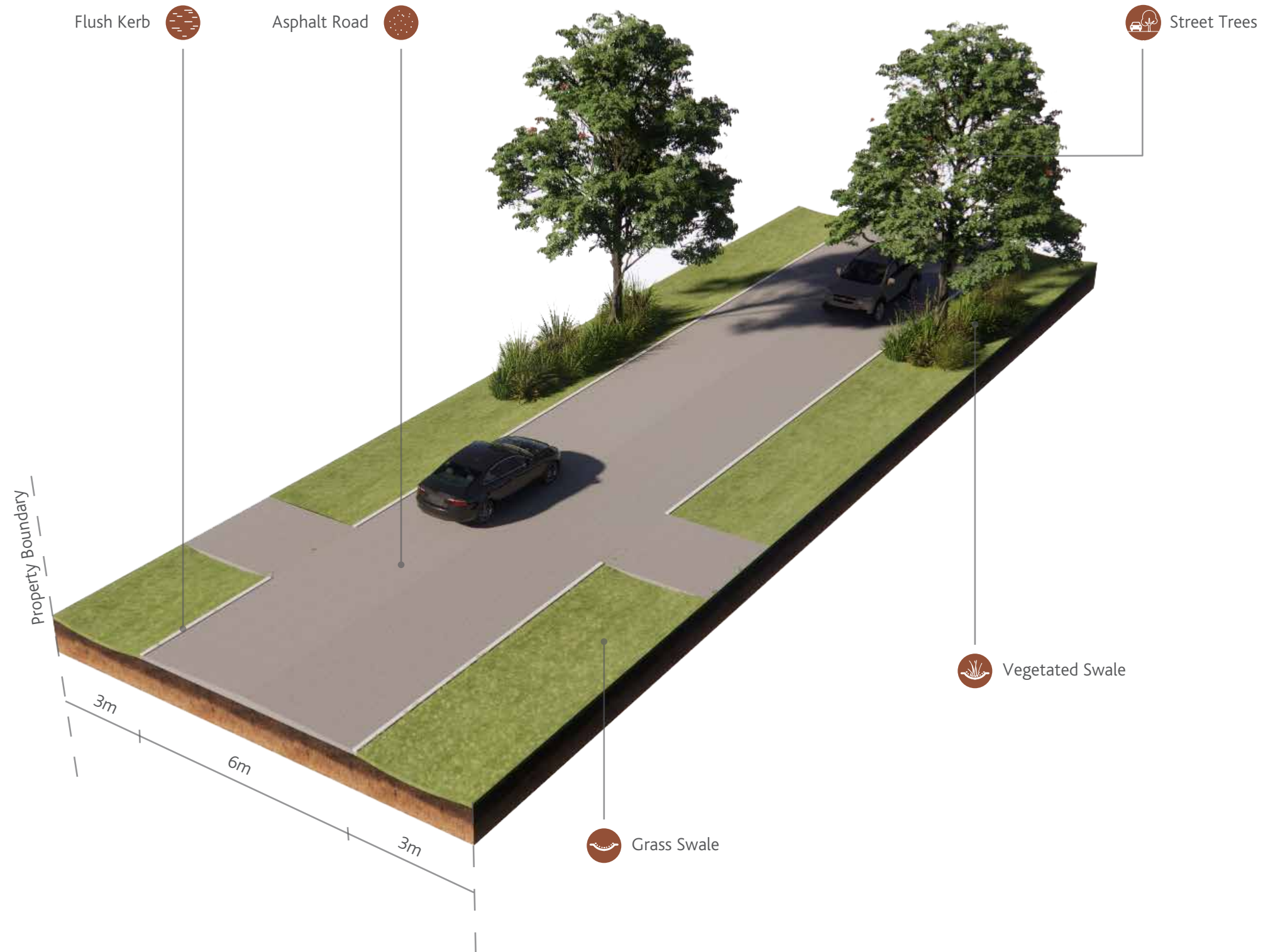
**EAST ELEVATION**

# TYPICAL STREETSCAPE

The streets are designed to maintain a 'low key', slow speed rural environment.

The flush kerbs, grass swale, rain gardens and street trees all contribute towards achieving this outcome.

The sealed surface is important for reducing negative health effects of dust during dry conditions.

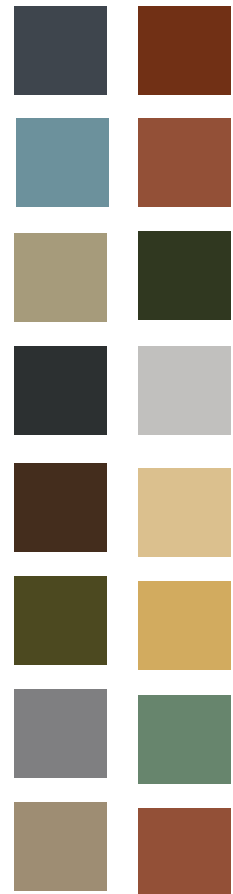
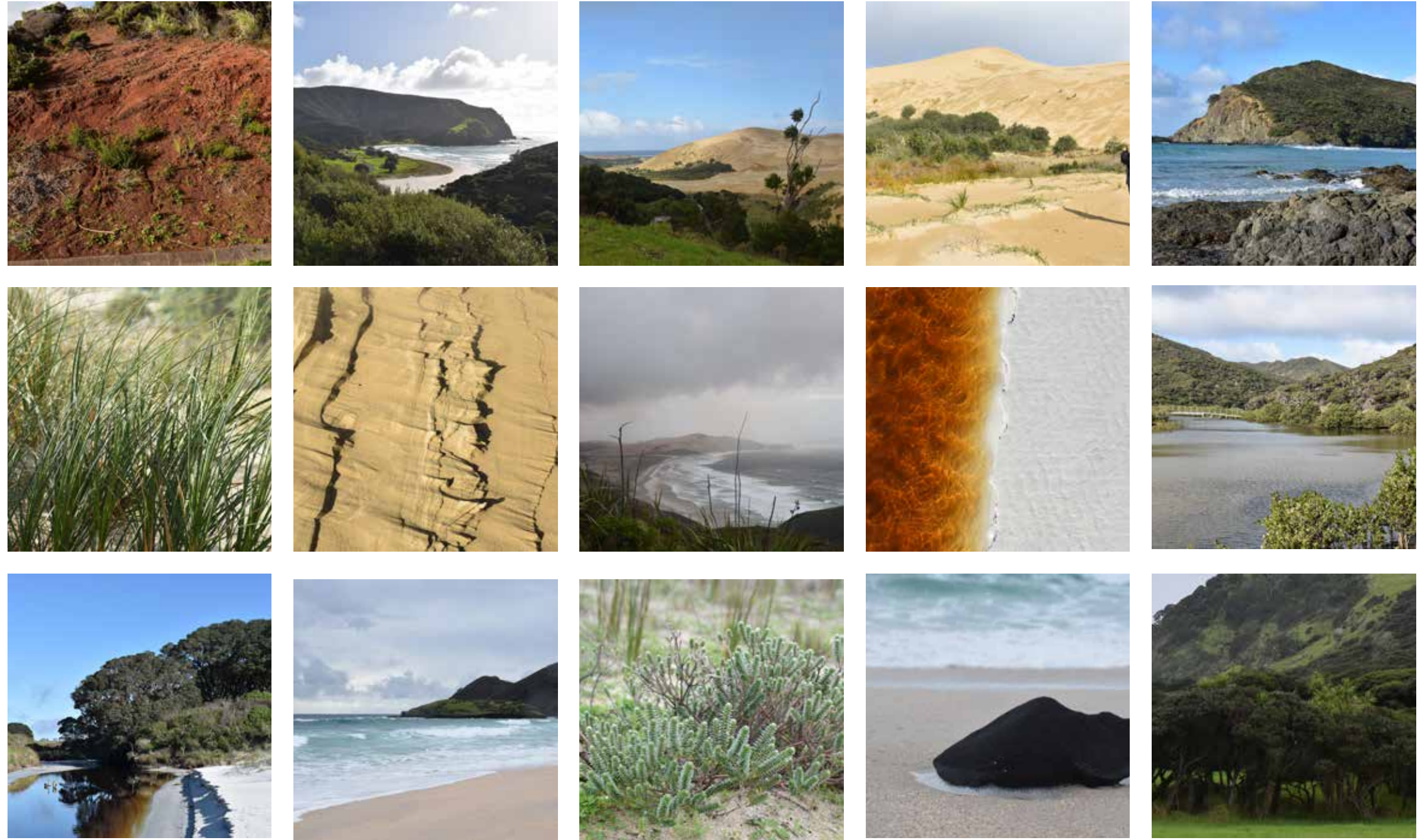




# COLOURS OF NGĀTI KURI WHENUA AND ROHE

Natural recessive colours inspired by the whenua will be for all used for building materials, including house façades, roofs, tanks and communal buildings with associated facilities will adhere to this colour scheme.

Natural building materials such as timber from local sources are given preference where available.





# TAONGA SPECIES - NGAHERE

Taonga species will be planted within dedicated areas of the papakāinga to be protected and nurtured. These taonga include the rare Manawatāwhi Kaikōmako and Ratā moehau.

MANAWATĀWHI  
KAIKŌMAKO



RĀTĀ MOEHAU



TŌTARA



KAHIKA



KOHEKOHE



KARAKA



TAWAPOU



KAURI



KAWAKA



MĀTAI



# INTRODUCTION TO PRODUCTIVE LANDSCAPES

## PRODUCTIVE LANDSCAPE ZONES

Productive Landscape Zones (PLZ) is a permaculture concept that organizes a site such as a garden, a farm or papakāinga into areas requiring similar types and amounts of management and maintenance. On a practical level, a PLZ is determined by how often the area and the elements in it need to be used and maintained. Organising different types of food systems using PLZs helps to understand the indicative size and scale of land area, resources, labour and investment required to establish and maintain the food system. The PLZ should also reflect the underlying environmental patterns and natural processes of a site including climate, landform, soils, water and vegetation. The PLZs are numbered 1 to 5. Zones 1 and 2 are intensive systems requiring frequent access, management and maintenance. Zones 3 and 4 are extensive systems while zone 5 are lightly managed areas for wild harvest.

**● ZONE 1 - MĀRA KAI**



This is the most intensively managed area of the garden that requires daily interaction. Social spaces can be intergrated such as decks, courtyards and lawns and play areas. Seasonal produces might include annual vegetables, salad mixes, herbs and flowers for cutting. An additional layer oto this zone eneficial insects; small fruit plants, dwarf and espalier fruit trees; some small livestock such as worms; bees; and poultry.

**● ZONE 2 - URU HUARĀKAU**



Areas of intensive seasonal food production which includes annual and perennial vegetables and staple crops with long growing seasons; flowers for cutting and beneficial insects; larger shrubs and fruit bushes; orchards and forest gardens;

**● ZONE 3 - AHUWHENUA MĀORI**



Extensive productive areas for large sites, typically in rural and rural residential areas. Land uses include terracing, contour planting, forest gardens and orchards of larger fruit eg avocados and nut trees; large scale berry crops, some commercial market and field crops; fire retardant and shelter planting; as well as animal shelters, workshops and larger composting systems.

**● ZONE 4 - RONGOĀ RĀKAU**



Extensive productive areas for large rural sites which typically involves a combination of grazing and forestry. Land uses include pasture for larger grazing animals such as horses, sheep, and cows and a wide range of forestry systems including agroforestry, native and analogue forestry for timber and firewood, large nut trees; shelter planting; dams lakes, wetlands and natural waterways; and vehicle and foot access.

**● ZONE 5 - MAHINGA KAI + NGAHERE**



Areas providing for core and broad scale ecosystem functions that provide sovereignty and education in alignment with tikanga and includes small but not insignificant yields of food, fibre and fuel. Zone 5 includes patches of remnant vegetation and native ecosystems, riparian corridors, wetlands and natural waterways as well as vacant sites, fragmented, disturbed, neglected or unused areas of land that are under a process of succession and are likely to be reverting back to a temperate forest.



 **MĀRA KAI**

Daily managed gardens for annual and perennial vegetables, salad mixes, herbs and materials as well as staple crops with long growing seasons and flowers for cuttings, beneficial insects and pollination for small fruit-bearing plants and shrubs.

Diversification of structure, layout and contents of garden areas such as horizontal and vertical gardens will help to save on space.

Introducing wide range of produce will provide a sustainable year round food source while improving biodiversity within the papakāinga.

 **URU HUARĀKĀU**

A wide selection of fruit and nut species that provide seasonal yields and are easily accessible on site and appropriate for the climatic conditions of Te Tai Tokerau.

Species that would be included;  
 Orchard and perennial cropping; some market crops; larger composting areas; mushroom cultivation; animals such as bees, poultry, pigs, goats; and fire retardant and shelter planting.

TAEWA / RIWAI



KŪMARA



UWHIUWHI



PIKO PIKO



RAU RĒTIHI



KANGA



KŌKIHI



PUANANĪ / POROKARI



PAUKENA



KAMOKAMO



MANARINI



RĒMANA



KOTAKOTA



PARAMU



WHĪTOA



# NGAHERE AND MAHINGA KAI STRATEGY

**APPROVED PLAN**  
**Planner: Pat Killalea**  
**pp: I Maxwell**  
**RC: RC 2230589**  
**Date: 23/02/2024**

Ngahere and Mahinga Kai species will be planted throughout the papakāinga so that there is easy access and an abundance of resource for all to utilise. These species will reproduce in large numbers as to keep the populations of these species thriving.



COASTAL KARAMU



KĀNUKA



MĀNUKA



POROKAIWHIRI



NGAIO



TARATARA



HAEKARO



HANGEHANGE



HOUPARA



MAHOE



KARO



MAPOU



AKEAKE



WHAUWHAUPAKU



TOETOE



# SHARED FACILITIES

A variety of shared facilities will be provided on the sites for the specific activities required. Facilities will be light on the land and in keeping with the aesthetic of the rural / bush context.

EDUCATIONAL HUTS / SHELTER



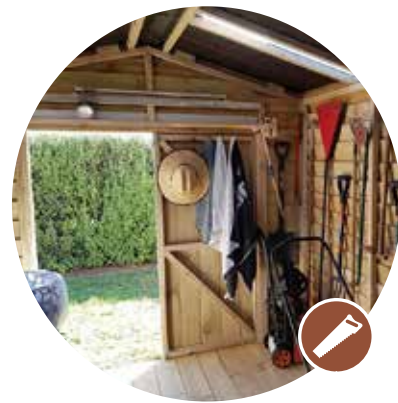
WATER TANKS AND REFUSE STORAGE



WALKING TRACKS



GARDEN UTILITY SHEDS



SEEDLING NURSERIES



COMPOSTING STATIONS



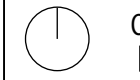
# APPENDIX 1 - PLANTING STRATEGY & SCHEDULE



# TE PAKI STATION PLANTING STRATEGY

**APPROVED PLAN**  
Planner: Pat Killalea  
pp: I Maxwell  
RC: RC 2230589  
Date: 23/02/2024

Scale: 1\_4 000@A3



0

125

250M



**KEY**

- Overland flow path / waterways
- Existing vegetation
- Coastal forest revegetation
- Open space with native trees
- Taonga species groves
- Māra kai
- Vegetated Screening
- Dispersal field planting



# TE PAKI STATION PLANTING SCHEDULE

## Coastal Forest Revegetation - Area 7 ha

Code	Māori name	Botanical Name	Percentage Mix %	Grade (L)	Centers	Quantity
Co_mac	Coastal Karamū	Coprosma macrocarpa subsp. minor	10%	1L	1.0	8133
Ku_eri	Kānuka	Kunzea ericoides	15%	1L	1.0	12199
Le_sco	Mānuka	Leptospermum scoparium	10%	1L	1.0	8133
Me_ram	Mahoe	Melicytus ramiflorus	15%	1L	1.0	12199
He_arb	Pigeonwood, porokaiwhiri	Hedycarya arborea	5%	1L	1.0	4066
My_lae	Ngāio	Myoporum laetum	5%	1L	1.0	4066
Pi_eug	Taratarā	Pittosporum eugenoides	10%	1L	1.0	8133
My_aus	Red mapou, Red matipo	Myrsine australis	10%	1L	1.0	8133
Pi_cra	Karo	Pittosporum crassifolium	10%	1L	1.0	8133
Do_vis	Akeake	Dodonea viscosa	10%	1L	1.0	8133
					<b>Total</b>	<b>81326</b>

## Taonga Species Grove - Area 2815m<sup>2</sup>

Code	Māori name	Botanical Name	Percentage Mix %	Grade (L)	Centers	Quantity
Pe_bay	Manawatāwhi Kaikōmako	Pennantia baylisiana	20%	5L	2.0	163
Me_bar	Rātā moehau, Bartlett's rātā,	Metrosideros bartlettii	20%	5L	2.0	163
EL_joh	Elingamita	Elingamita Johnsonii	20%	5L	2.0	163
Ge_lig	Pāhange	Geniostoma ligustrifolium var. crassum	20%	3L	2.0	163
Ve_ada	Puāwai Rua / Unuwaho	Veronica adamsii	20%	3L	2.0	163
					<b>Total</b>	<b>813</b>

## Vegetated Screening - Area 2815m<sup>2</sup>

Code	Māori name	Botanical Name	Percentage Mix %	Grade (L)	Centers	Quantity
Co_mac	Coprosma macrocarpa subsp. minor	Coastal Karamū	11%	3L	1.5	393
Ps_les	Pseudopanax lessonii	Houpara	12%	3L	1.5	429
Ku_eri	Kunzea ericoides	Kānuka	12%	3L	1.5	429
Pi_cra	Pittosporum crassifolium	Karo	20%	3L	1.5	715
Pi_eug	Pittosporum eugenoides	Taratarā	15%	3L	1.5	536
My_aus	Myrsine australis	Red mapou, red matipo	15%	3L	1.5	536
Le_sco	Leptospermum scoparium	Mānuka	15%	3L	1.5	536
					<b>Total</b>	<b>3575</b>

## Specimen Tree infill within Coastal Forest Revegetation - Area 7ha

Code	Māori name	Botanical Name	Percentage Mix %	Grade (L)	Centers	Quantity
Ag_aus	Kauri	Agathis australis	6%	5L	5.0	195
Be_tar	Tarairē	Beilschmiedia tarairi	5%	5L	5.0	163
Be_taw	Tawa	Beilschmiedia tawa	5%	5L	5.0	163
Co_lae	Karaka	Corynocarpus laevigatus	5%	5L	5.0	163
Da_cup	Rimu	Dacrydium cupressinum	5%	5L	5.0	163
Da_dac	Kahikatea	Dacrycarpus dacrydioides	6%	5L	5.0	195
Dy_spe	Kohekohe	Dysloxlum spectabile	6%	5L	5.0	195
EL_den	Hinau	Elaeocarpus dentatus	5%	5L	5.0	163
EL_hoo	Pōkākā	Elaeocarpus hookerianus	5%	5L	5.0	163
Kn_exc	Rewarewa	Knightia excelsa	5%	5L	5.0	163
Li_plu	Kawaka	Libocedrus plumosa	5%	5L	5.0	163
Me_exc	Pōhutukawa	Metrosideros excelsa	6%	5L	5.0	195
Ne_ape	Coastal maire	Nestigis apetala	5%	5L	5.0	163
PL_con	Tawāpou	Planchonella constata	5%	5L	5.0	163
Po_tot	Tōtara	Podocarpus totara	5%	5L	5.0	163
Pr_fer	Miro	Prumnopitys ferruginea	5%	5L	5.0	163
Pr_tax	Mataī	Prumnopitys taxifolia	5%	5L	5.0	163
Vi_luc	Pūriri	Vitex lucens	6%	5L	5.0	195
We_sil	Towai	Weinmannia silvicola	5%	5L	5.0	163
					<b>Total</b>	<b>3253</b>

## Open Space - Area 8500m<sup>2</sup>

Code	Māori name	Botanical Name	Percentage Mix %	Grade (L)	Area
		Mixed turf species appropriate for Northland	100		0.85ha

## Māra Kai - Area 2057m<sup>2</sup>

Code	Māori name	Botanical Name	Percentage Mix %	Grade (L)	Area
		Various Species	100		2776m <sup>2</sup>

# APPENDIX 2 - SUSTAINABILITY STRATEGY

*Passive design describes design strategies that allow a building to respond to local climate and site conditions to maximise building users' comfort and health while minimising energy use.*

For more information <https://www.nzgbc.org.nz/GreenStar>

<http://www.level.org.nz/passive-design>

<https://living-future.org/lbc/>

<https://www.smarterhomes.org.nz/>

Source: James Lunday TBC

#### BUILDING ORIENTATION

Buildings should be oriented north and/or designed in a way that captures light and warmth from the sun. Consideration should be made to seasonal variations of the sun's path, as well as prevailing winds, for shelter and natural ventilation.

#### GLAZING

Glazing is required to allow light and heat into a building. Glazing and glazing units (frames) should be designed to admit light while controlling heat gain and heat loss. The Window Energy Efficiency Rating System (WEERS) is a useful 6-star rating programme that compares the thermal performance of windows in buildings.

In order to balance solar gain with insulation, on average, no more than 40% of a building should be glazed.

#### THERMAL MASS

Thermal mass works by absorbing heat and re-radiating it as temperatures drop. By utilising the thermal mass of a heavyweight material, temperature fluctuations can be reduced, resulting in a more constant indoor temperature.

The ideal material is:

- Dense and heavy, so it can absorb and store significant amounts of heat.
- A reasonably good heat conductor (heat has to be able to flow in and out).
- Has a dark surface, a textured surface or both (helping it absorb and re-radiate heat).

#### INSULATION

Inadequate insulation and air leakage are the main causes of heat loss in homes. Insulating the ceiling, under the floor, walls and windows creates a secure thermal envelope and forms the barrier between heated and unheated spaces.

Check for brands that have the Environmental Choice N.Z licence.

Environmental Choice New Zealand (ECNZ) is an environmental labelling programme which has been created to help businesses and consumers find products and services that ease the burden on the environment.

#### NATURAL VENTILATION

Effective ventilation is necessary for temperature control and air quality. Creating an indoor environment where there is no damp or mould requires an effective combination of ventilation and heating.

Natural ventilation is driven by pressure differences between one part of a building and another, or pressure differences between the inside and outside.

Natural ventilation is generally achieved through:

- Wind-driven (or wind-induced) cross ventilation
- or
- Buoyancy-driven stack ventilation

[https://www.designingbuildings.co.uk/wiki/Natural\\_ventilation\\_of\\_buildings](https://www.designingbuildings.co.uk/wiki/Natural_ventilation_of_buildings)

*Consider energy in a holistic manner\_ use less energy and reduce consumption.*

There are many different ways to reduce your household and neighbourhood energy use, ranging from simple behavioural adjustments to extensive home improvements. The two major motives for conserving energy are to save on utility bills and protect the environment.

#### CONSERVATION

Energy conservation is important and beneficial for many reasons. It can save money, increase property value, and protect the environment, all through simple energy-saving measures.

Following sustainable building practice with scrupulous attention to the siting of buildings, choices of building materials, insulation/thermal mass and renewable energy sources for electricity production, will all assist in the long-term reduction of energy use.

- Install energy-efficient windows
- Weatherise buildings by sealing air leaks
- Insulation of attics, ceilings, floors and walls
- Low energy appliances
- Replace light bulbs - LED Lights use 25% - 80% less electricity and last longer than traditional bulbs

#### PRODUCTION

Remote area power systems can be used to meet the electricity needs of an individual property or group of properties, by generating electricity close to where it will be used and using sustainable energy sources such as sun, water, wind and biowaste. The low density rural and coastal nature of the Far North District offers a number of renewable energy opportunities. For example:

- Solar Panels  
The three main types of solar panels are; monocrystalline, polycrystalline and thin film. Choice of panel depends on the size of roof available. Panels with higher efficiency produce more power per m<sup>2</sup>.
- Micro-Hydro  
Hydroelectricity systems use the force of running water to turn turbine blades, which spin a shaft connected to a generator. If there is access to a stream or waterway, micro-hydro can be a reliable and economic way to generate off-grid electricity.
- Micro Digester  
Micro digesters produce biogas using own biomass resources (waste) from farms, where livestock manure is the main substrate. The gas can be used to run machinery directly to replace mineral diesel or can be used to generate heat and electricity.

*Building materials have an environmental impact at every step of the building process.*

Appropriate selection of materials can ensure efficient use, low environmental impact and minimising of waste generated. This will result in improvements to the cost-effectiveness, energy efficiency and, ultimately, the comfort of a building.

#### EMBODIED ENERGY

Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials to the building site.

Buildings should be designed, and materials selected, to balance embodied energy with factors such as climate, availability of materials and transport costs.

#### THE DURABILITY OF BUILDING MATERIALS

Durability and maintenance requirements of building materials should be considered together across the expected service life of a building.

Materials that require more maintenance may turn out to be preferable if their original manufacturing produces very few greenhouse gases, such as timber.

Examples - recycled steel, bamboo, precast concrete, reclaimed or recycled wood and earth.

#### USE OF LOCALLY SOURCED MATERIALS

The source of materials needs to be considered to keep transport costs and resultant CO2 emissions to a minimum. In particular, heavy and bulky materials should be sourced locally where possible.

Choosing local materials not only reduces the building's energy footprint, it can lead to a more vernacular architectural design style that reflects the uniqueness of the Kaipara District.

#### USE OF RECYCLED / UPCYCLED MATERIALS

Sourcing recycled materials can influence the design of the building, creating unique qualities they may not have been achieved through standard purchasing behaviour. It is also a good way to avoid the Materials Petal Red List, which contains the worst materials prevalent in the building industry.

#### TOXICITY

The Living Building Challenge 'Materials Petal Red List' of materials and chemicals provides a comprehensive list of products that should be avoided. <https://living-future.org/declare/declare-about/red-list/>

#### AVOIDING WASTE

Reducing or eliminating the production of waste during design, construction, operation, and end of life is vital to conserve natural resources and minimise waste sent to landfills.

Explore ways to integrate waste back into either an industrial loop or a natural nutrient loop, such as donating clean materials to organisations like 'Habitat for Humanity' or using excavated soils on site.

# APPENDIX 3 - WHARE FLOOR PLANS

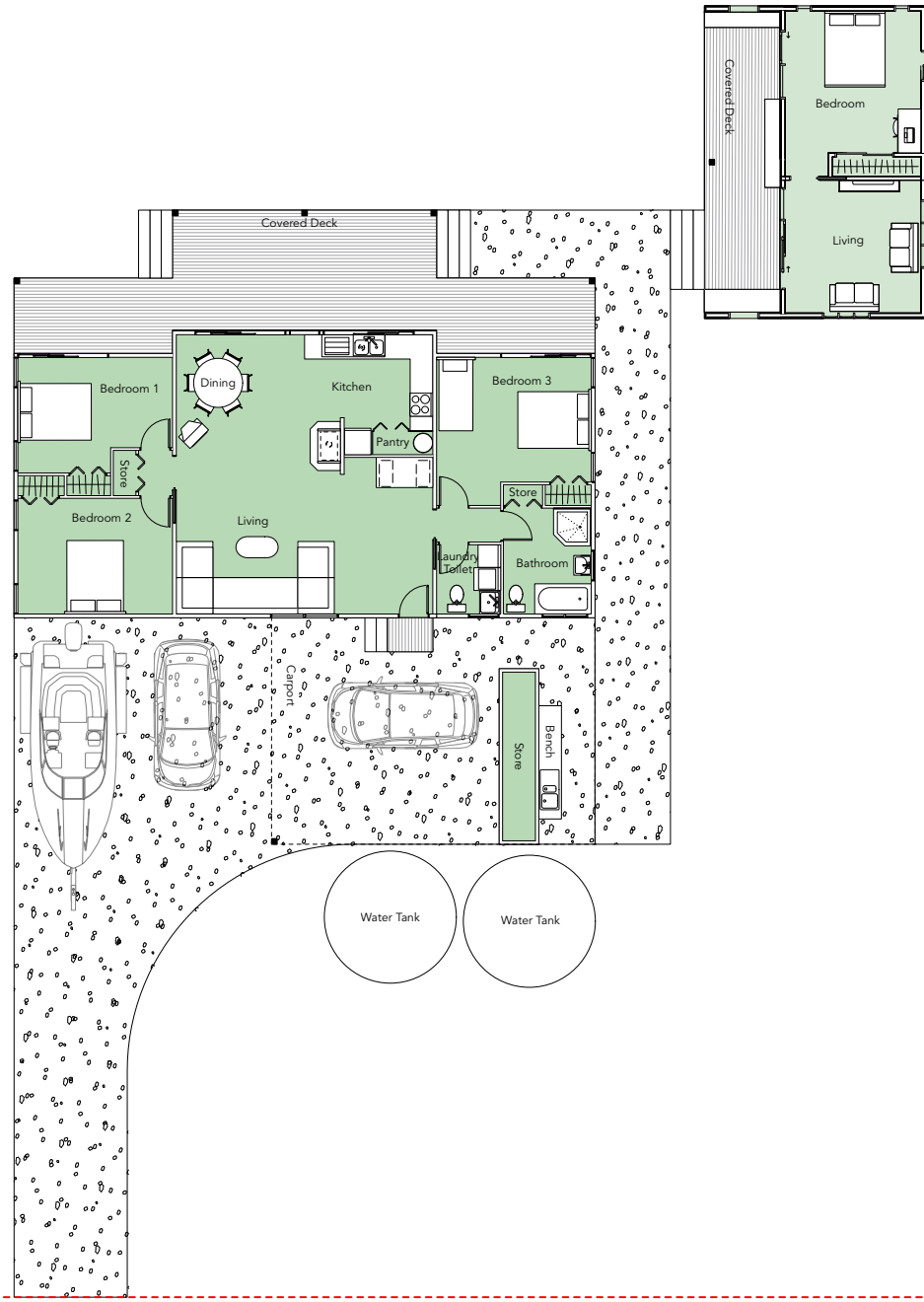




# OPTION A1

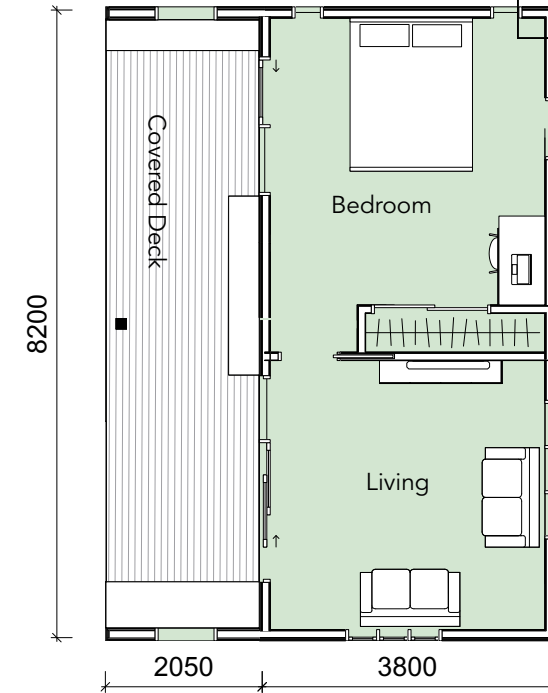
SOUTH ENTRANCE  
3 BEDROOM  
15.3m x 8m  
108sqm  
  
+ 1 BED STUDIO

50000



35000

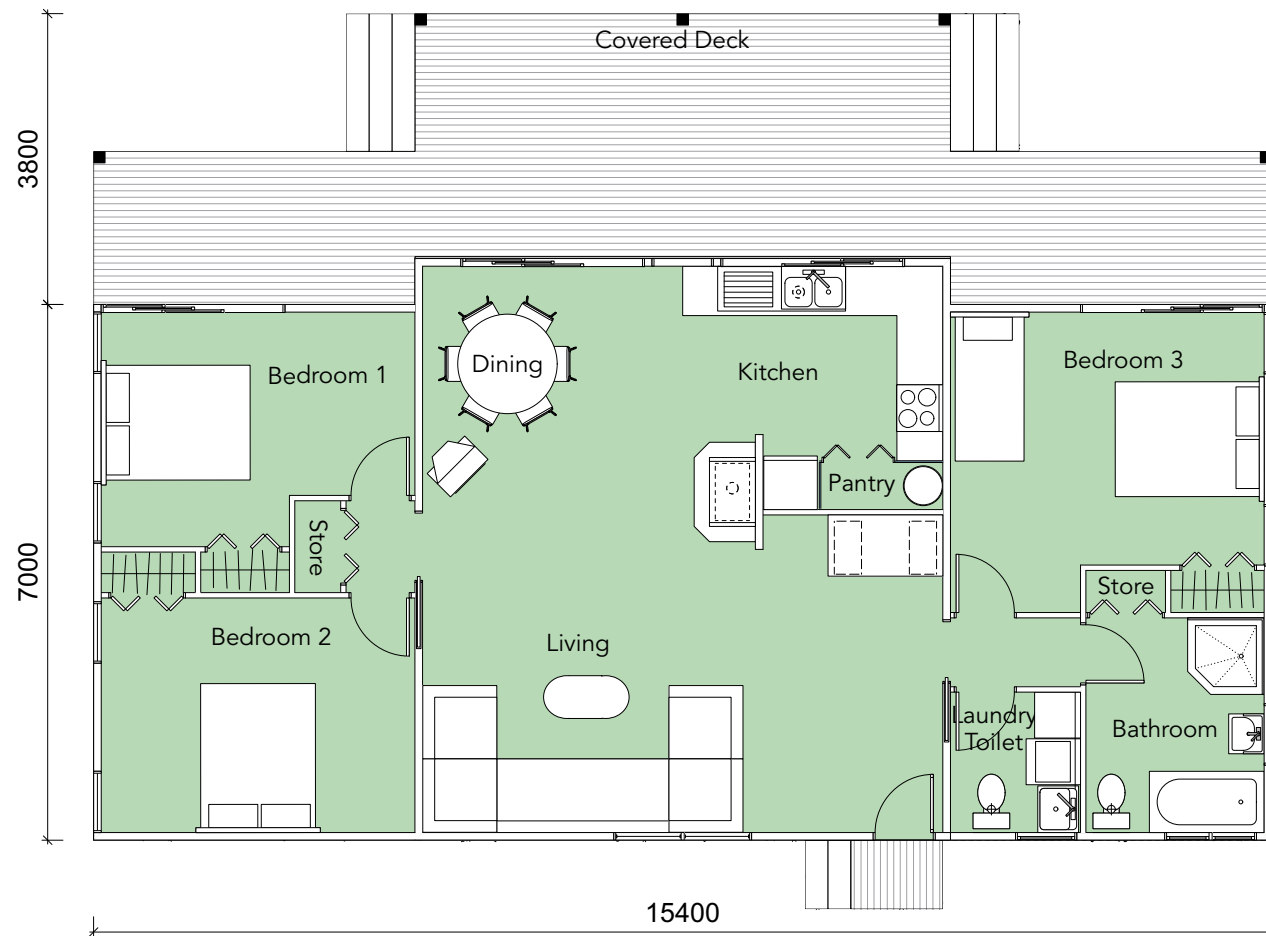
1 Option A1 - Site Plan  
Scale: 1:100



08208

2050 3800

3 Secondary Dwelling  
Scale: 1:50



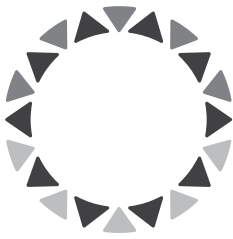
3800

7000

15400

2 Primary Dwelling  
Scale: 1:50

REVISION/DATE/NOTES  
ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO WORK COMMENCING. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.



design tribe  
ARCHITECTS

Design Tribe Limited  
553 Richmond Rd, Grey Lynn, Auckland 1021  
PO Box 47-311, Ponsanby, Auckland 1144  
PH 09 376 6975 designtribe.co.nz

CLIENT  
Ngāti Kuri

PROJECT

ADDRESS

SHEET  
Option A1 - South Entrance

ISSUE	Master Planning	ISSUE No.	4
DATE	7/6/22	SCALE	Half scale
DRAWN	DT	CHECKED	DT
PROJECT No.	22006	DRAWING No.	A1
REV		REV	
DRAWING Status		DRAWING Status	



# OPTION A2

SOUTH ENTRANCE  
3 BEDROOM  
15.3m x 8m  
108sqm

+ 1 BED STUDIO

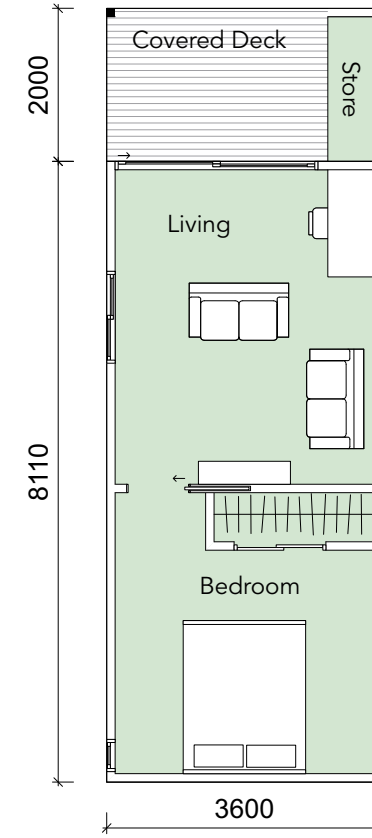
50000



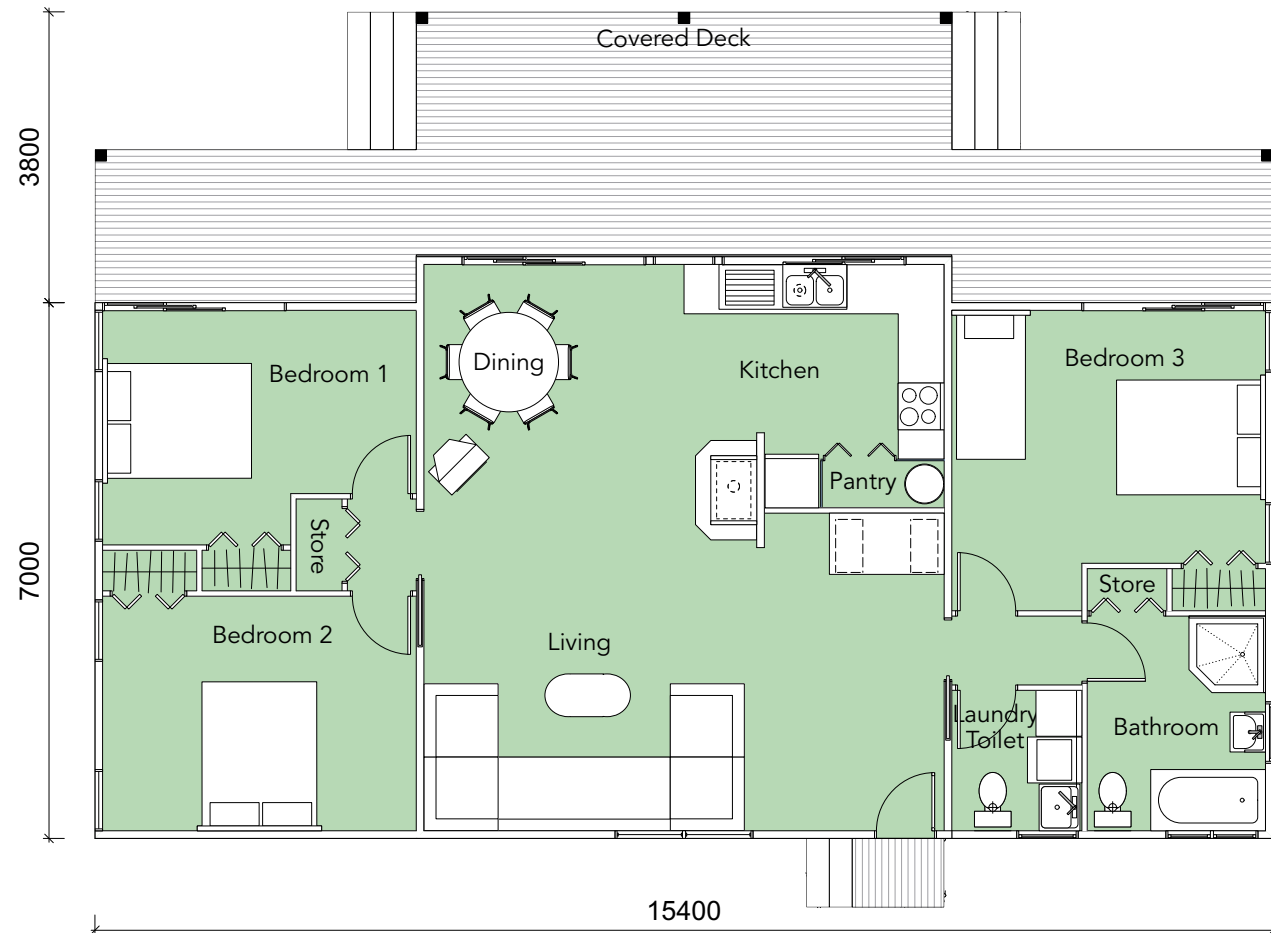
35000

1 Option A2 - Site Plan  
Scale: 1:100

**APPROVED PLAN**  
Planner: Pat Killalea  
pp: Imaxwell  
RC: RC 2230589  
Date: 23/02/2024



3 Secondary Dwelling  
Scale: 1:50



2 Primary Dwelling  
Scale: 1:50

REVISION | DATE | NOTES  
ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO WORK COMMENCING. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.



**design tribe**  
ARCHITECTS

Design Tribe Limited  
553 Richmond Rd, Grey Lynn, Auckland 1021  
PO Box 47-311, Ponsbury, Auckland 1144  
PH 09 376 6975 designtribe.co.nz

CLIENT  
Ngāti Kuri

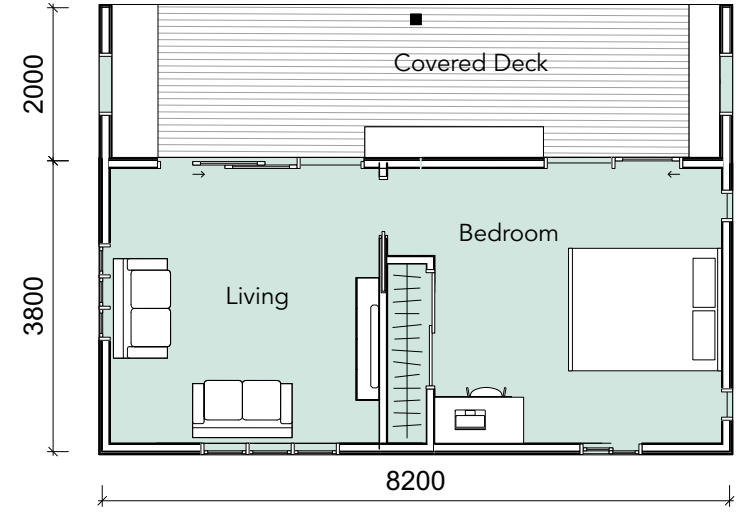
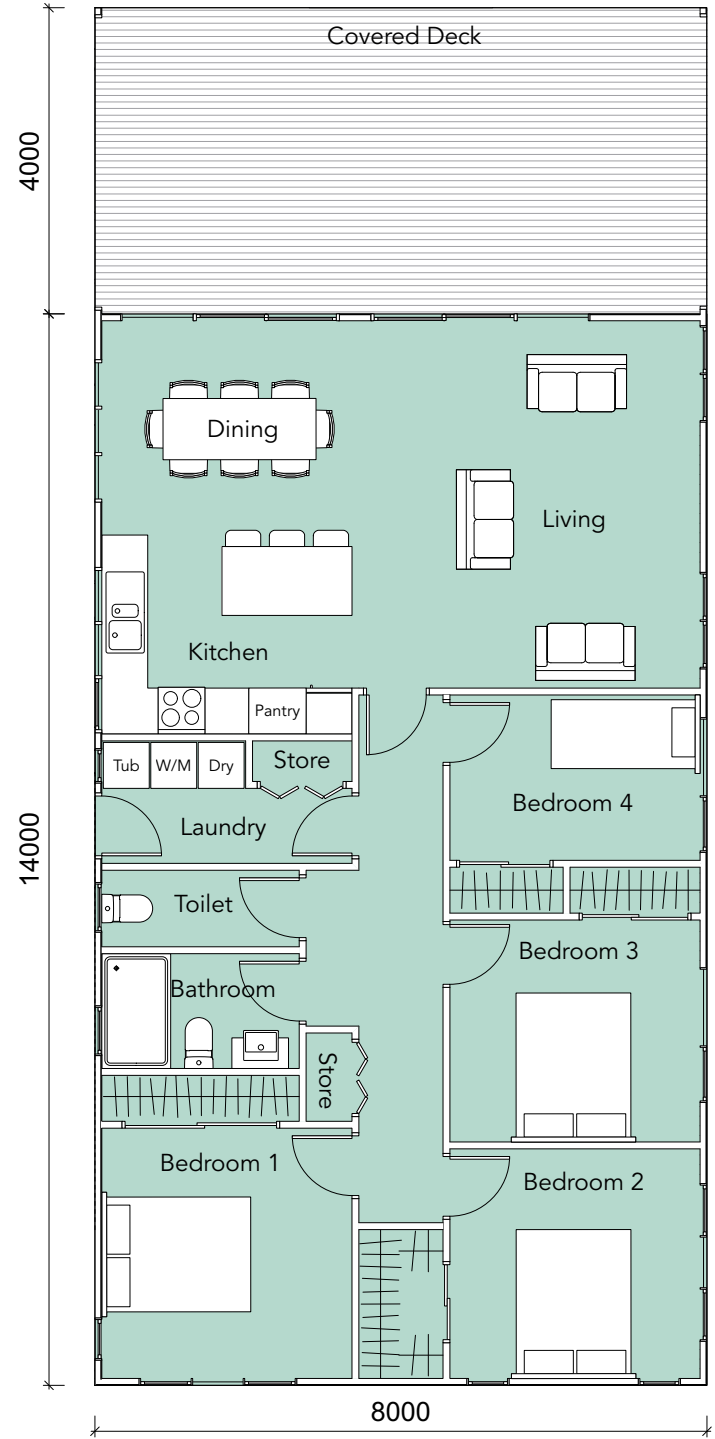
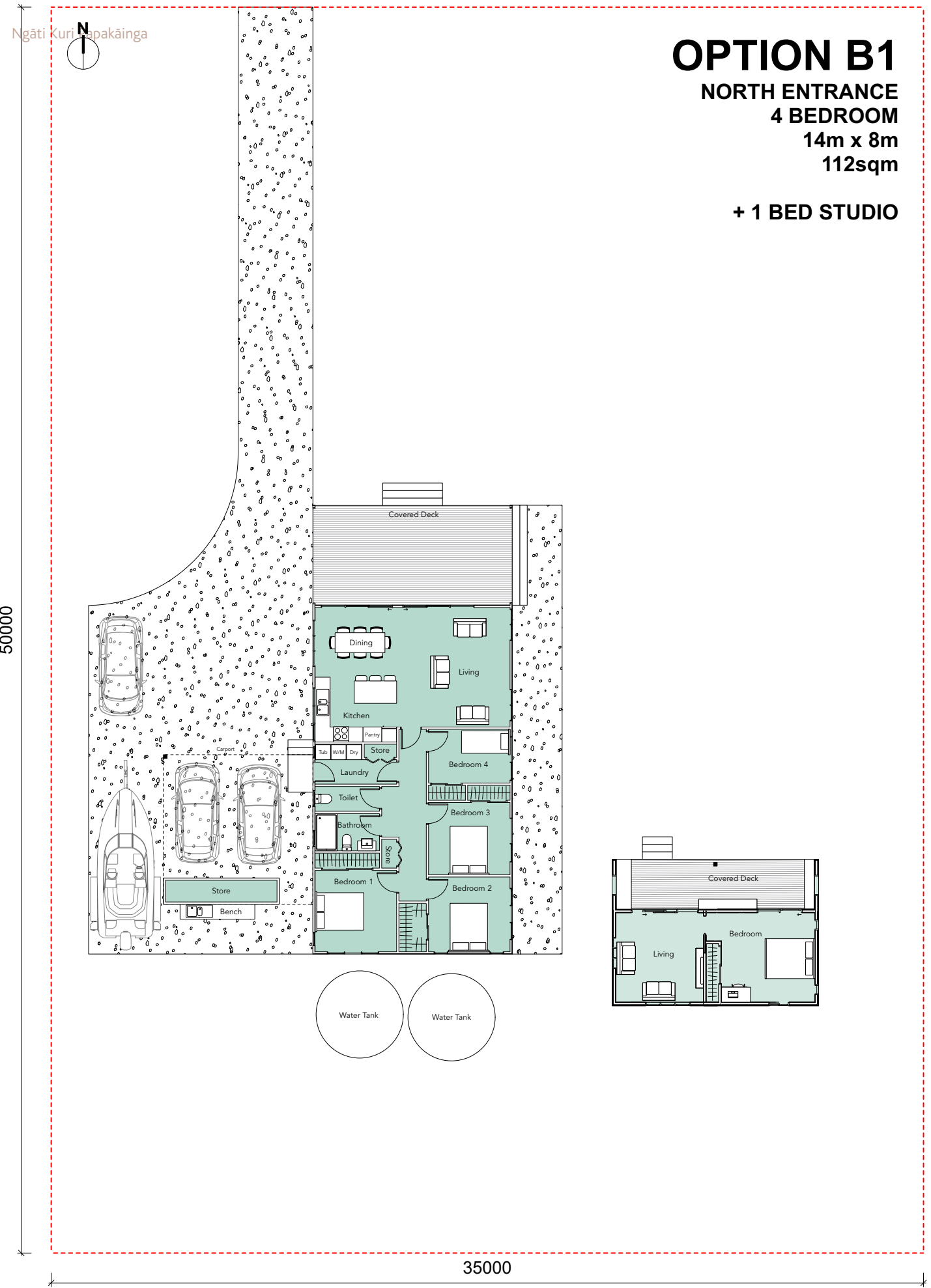
PROJECT

ADDRESS

SHEET  
Option A2 - South Entrance

ISSUE	ISSUE No.
Master Planning	4
DATE	SCALE
7/6/22	1:100 @A1 1:200 @A2
DRAWN	CHECKED
DT	DT
PROJECT No.	DRAWING No.
22006	A2



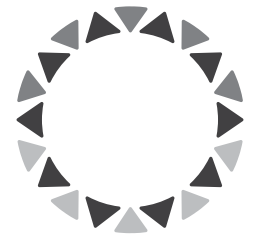


**3 Secondary Dwelling**  
**Scale: 1:50**

**2 Primary Dwelling**  
**Scale: 1:50**

**1 Option B1 - Site Plan**  
**Scale: 1:100**

REVISION | DATE | NOTES  
 ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO WORK COMMENCING. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.



**design tribe**  
 ARCHITECTS

Design Tribe Limited  
 553 Richmond Rd, Grey Lynn, Auckland 1021  
 PO Box 47-311, Ponsbury, Auckland 1144  
 PH 09 376 6975 designtribe.co.nz

CLIENT  
 Ngāti Kuri

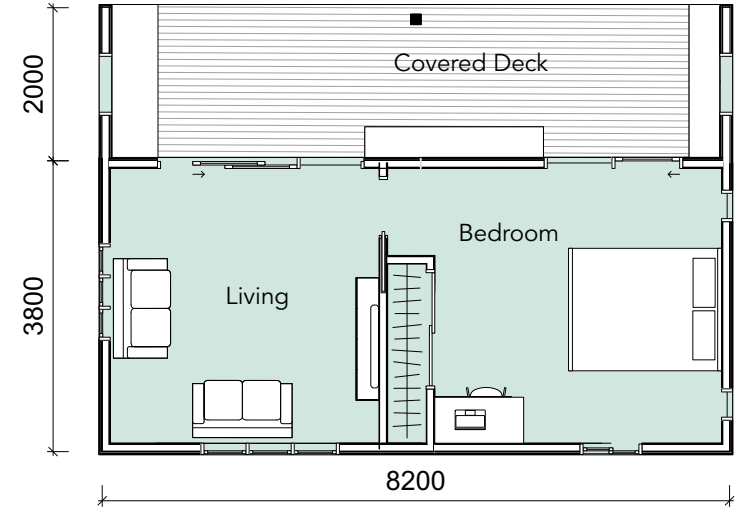
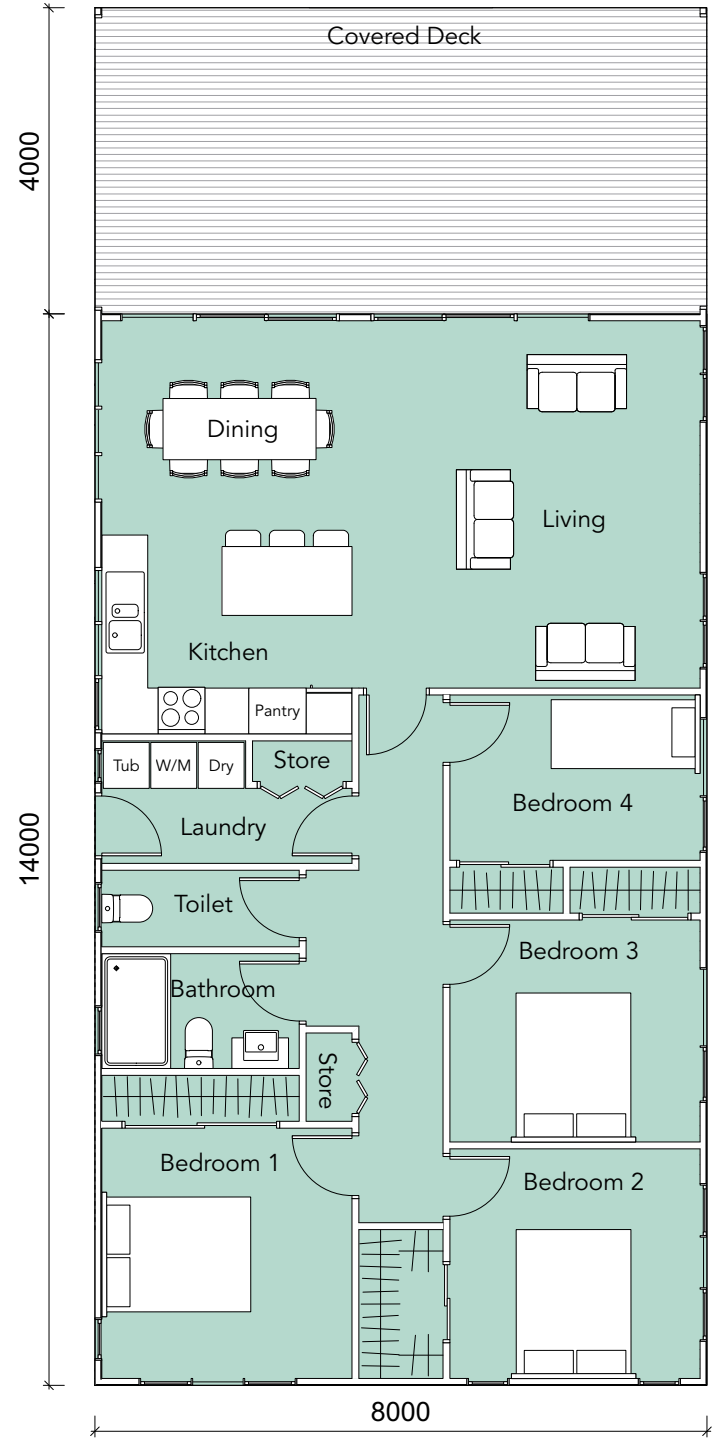
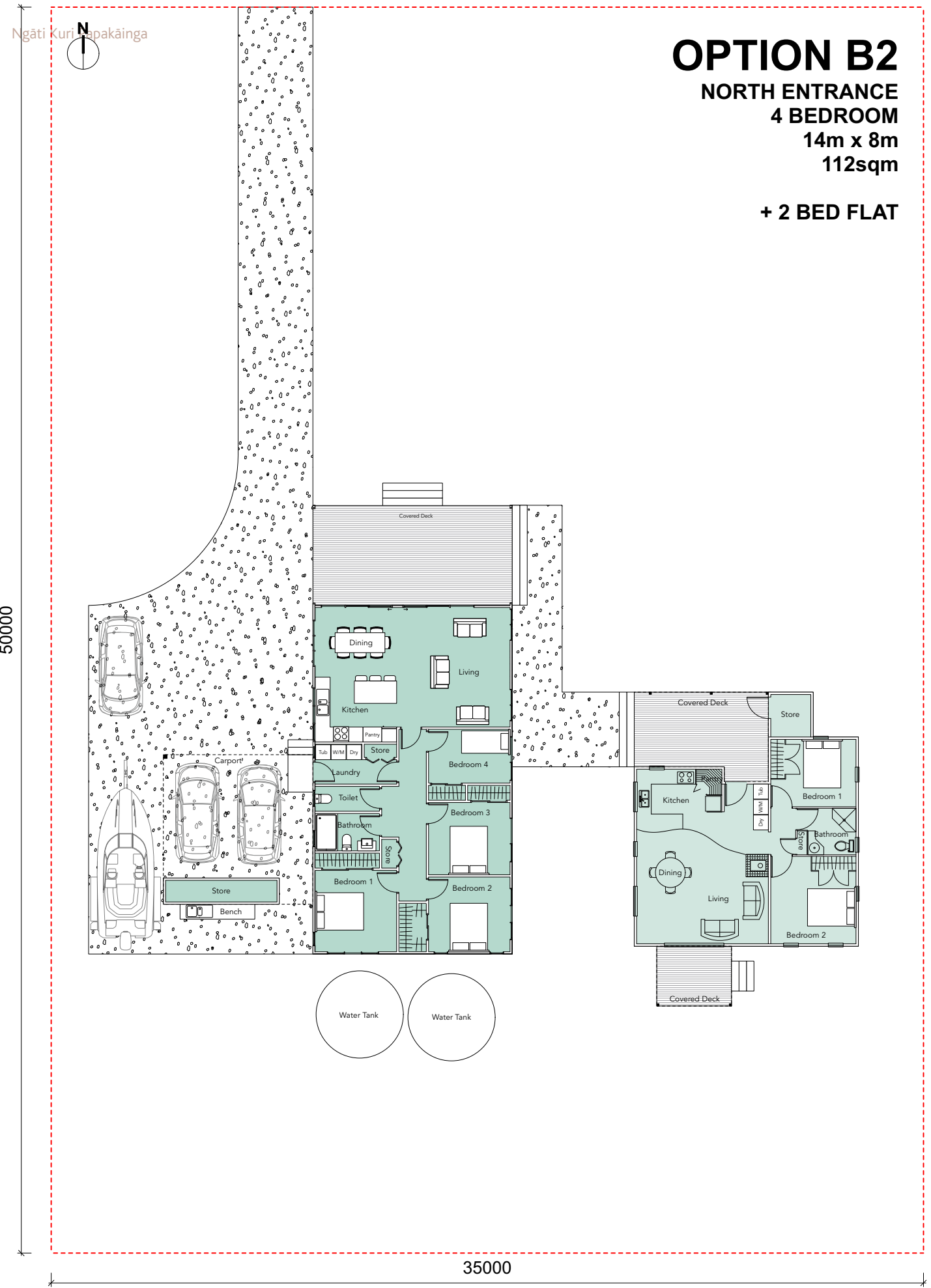
PROJECT

ADDRESS

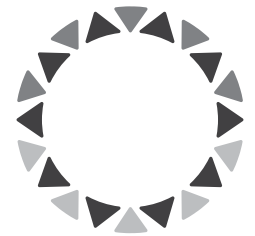
SHEET  
 Option B1 - North Entrance

ISSUE	ISSUE No.
Master Planning	4
DATE	SCALE
7/6/22	Half scale
DRAWN	CHECKED
DT	DT
PROJECT No.	DRAWING No.
22006	B1





REVISION | DATE | NOTES  
 ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO WORK COMMENCING. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.



**design tribe**  
 ARCHITECTS

Design Tribe Limited  
 553 Richmond Rd, Grey Lynn, Auckland 1021  
 PO Box 47-311, Ponsbury, Auckland 1144  
 PH 09 376 6975 designtribe.co.nz

CLIENT  
 Ngāti Kuri

PROJECT

ADDRESS

SHEET  
 Option B2 - North Entrance

ISSUE	ISSUE No.
Master Planning	4
DATE	SCALE
7/6/22	Half scale
DRAWN	CHECKED
DT	DT
PROJECT No.	DRAWING No.
22006	B2

**1 Option B2 - Site Plan**  
**Scale: 1:100**

**2 Primary Dwelling**  
**Scale: 1:50**



