THOMSON SURVEY LIMITED

SURVEYORS AND RESOURCE PLANNERS

Our Reference: 10697.1 (FNDC)

19 March 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed Development of public facilities at 1077A Rawhiti Road, (Te Akau) Elliot Bay, Rawhiti – Ipipiri Nature Conservancy Trust

I am pleased to submit application on behalf of the Ipipiri Nature Conservancy Trust, for a proposed re-development and development at Te Akau (Elliot Bay) to improve and enhance public facilities and access. The site is zoned General Coastal. The application is a discretionary activity.

The application fee of $2,558 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

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After Hours: Office Manager: Sam Lee 021 1370060

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?	Via members of the Ipipiri Nature Conservancy Trust (Trustees include two Rawhiti hapu Trustees - Ngati Kuta).
Who else have you consulted with?	Plans of the redevelopment have been circulated in the Rawhiti community over a month ago, prior to lodging this application.

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: Chris Jenkins as Trustee of Ipipiri Nature Conservancy Trust

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: Lynley Newport

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: Ipipiri Nature Conservancy Trust

Property Address/ Location: refer above

Postcode

8. Application Site Details

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

Name/s: Ipipiri Nature Conservancy Trust

Site Address/ Location:
1077A Rawhiti Road
Rawhiti
Russell
Postcode 0184

Legal Description: Lot 1 DP 83827 **Val Number:**

Certificate of title: NA40A/1111

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 contact applicant prior to any site visit in order that they can advise Farm Manager of any pending visit and by whom.

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.

To redevelop and enhance the public area at Elliot Beach within the same general development footprint, including the relocation of a dwelling, construction of garage/office building, public toilets and changing facilities, and enlarging and marking out carpark area. The works is within the General Coastal Zone and Outstanding Landscape and require land use consent. Rule breaches are identified in the Planning Report accompanying the application.

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):

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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**
- ✓ **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) Chris Jenkins

Email:

Phone number:

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) Chris Jenkins

Signature:
(signature of bill payer

[redacted]

Date 18-Mar-2025

MANDATORY

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) Chris Jenkins

Signature: [redacted] Date 18-Mar-2025

made by electronic means

Checklist (please tick if information is provided)

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

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

Ipipiri Nature Conservancy Trust

LAND USE CONSENT FOR RE-LOCATION OF DWELLING; NEW GARAGE/OFFICE; ENLARGED CARPARK and PUBLIC TOILET FACILITIES

ELLIOT BAY (TE AKAU), RAWHITI ROAD

PLANNER'S REPORT & ASSESSMENT OF ENVIRONMENTAL EFFECTS

Thomson Survey Ltd
Kerikeri

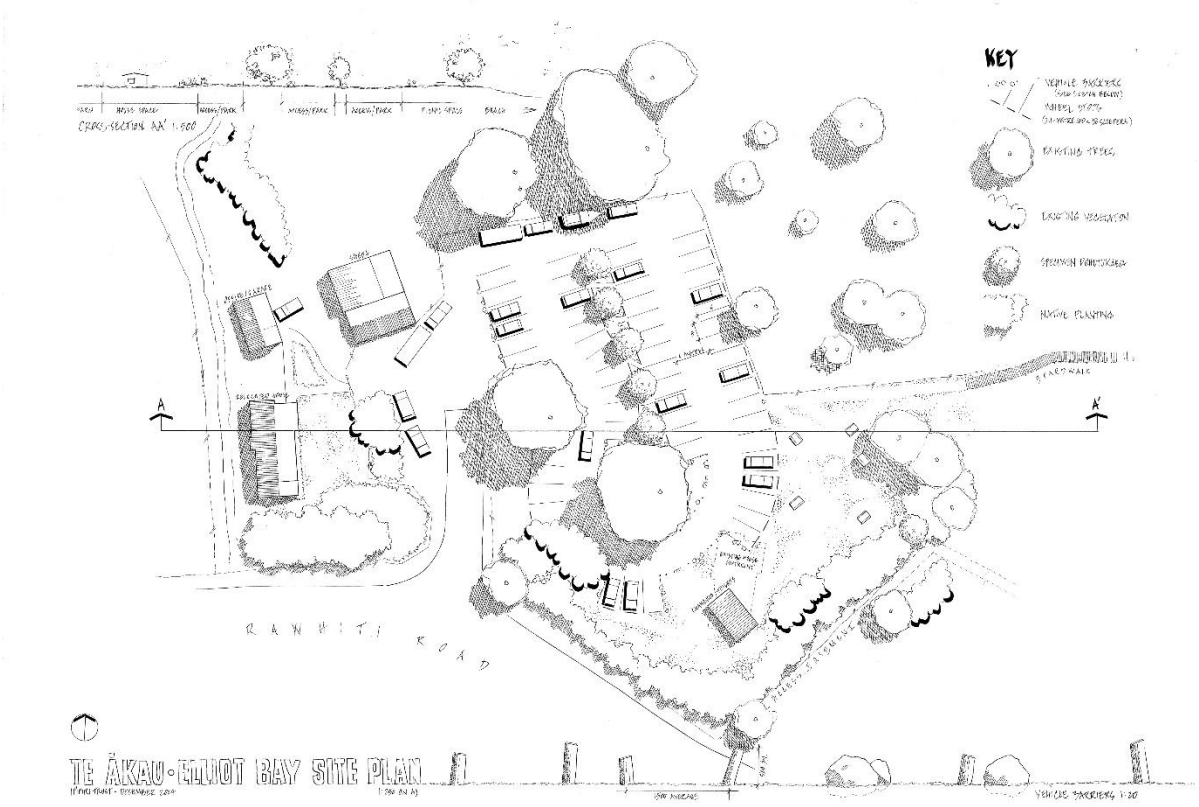
1.0 INTRODUCTION

1.1 The Proposal

Since acquiring the 655ha Elliot farm at Te Akau/Elliot Bay (in two titles), the Ipipiri Nature Conservancy Trust has been progressively transitioning the site such that biodiversity conservation and recreation will be its primary functions. The applicants plan to redevelop and enhance the public area at Elliot Beach within the same general development footprint; specifically

- Relocate existing house and add an associated garage/office next to its new location;
- Construct public toilets & changing facility (the latter may be built at a later date to the public toilets);
- Extend public carparking area;
- Develop picnic area.

The proposed layout is depicted in the plans in Appendix 1 and in the concept plan below, the latter forming part of the Landscape Assessment accompanying the application.



The area of re-development is totally within Record of Title NA40A/1111, legally described as Lot 1 DP83827, and 100ha in area.

Re-location of existing manager's house:

The main change to the existing entry area into the site is the proposed removal of the site manager's house out of the immediate coastal frontage, and relocating it to the west of the entrance off Rawhiti Road. With the house out of the way, the area immediately behind the dune can be redeveloped as a high quality space providing for day visitor parking, breach access, picnicking, and integrated changing space and toilet. The manager's house remains adequate for its purpose as a dwelling, however is an older building, built of modest materials. It is proposed to re-paint the building in a colour lighter than 30% LRV for reasons of materials durability and maintenance requirements.

East side of existing house

Pre-prepared building site for relocated manager's house, to the west of entrance into the site

Addition of garage/office:

Visitor administration, currently undertaken at the site manager's house, is proposed to now be done at a new double garage and office building located a short distance from the house. This will enhance the privacy of domestic space for the managers. These will be within a single new building, and ancilliary to the relocated manager's house whilst being conveniently located close to the entrance, parking area and picnic area. It is intended to have a design and colour scheme reasonably matching that of the house.

Extension of carpark:

The current metal carpark is to be extended south into the area of the existing house footprint to increase parking capacity to 55 individual parks on a one way, right angle parking layout, incorporating a variable width median strip down the centre, planted at 7.5m centres with five large-grade pohutukawa specimen trees. Root zones of existing trees will be protected by permanent vehicle barriers comprising boulders and bollards.

Existing car park, looking east

Public Toilets / changing facility; beach access and picnic area:

The existing house site is proposed to be redeveloped to focus on the main beach access, a picnic space with tables sheltered and screened across its southern side by enhanced native planting, and a signature changing spaces and toilets facility, positioned on the existing house footprint.

The changing/toilet facilities building will have a small footprint and be conveniently located in relation to parking, picnic space and beach access.

In summary, the proposed developments will together ensure that the picnic/recreation area at the southern end of the parking area will become the location of focus for day visitor recreation and access to the beach.

Existing main breach access

Part of area to accommodate redeveloped picnic area

More design details of the proposal are provided in Section 3 of this Report.

The application is accompanied by:

- Planning report & AEE
- Site plan(s), Floor plan(s) and elevations;
- Concept drawings/photos;
- Landscape and Visual Effects Assessment;
- Civil Engineering Report & Drawings

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent as a discretionary activity. The information provided in this assessment and report is considered commensurate with the scale and intensity of the

activity for which consent is being sought. The name and address of the owner of the property is contained in the Form 9 Application form.

2.0 PROPERTY DETAILS

Location:	1077A Rawhiti Road, Russell – refer Appendix 2 for Location Map
Legal description:	Lot 1 DP 83827, contained in Record of Title NA40A/1111. Refer to Appendix 10.

3.0 SITE DESCRIPTION

3.1 Physical characteristics

The area of 'development' for the purposes of this application is essentially the 'gateway entry' to the overall property, containing accommodation for the site managers, visitor administration, day visitor parking and beach access for surfers and other users, and picnicking. Entry into the site is off Rawhiti Road.

Te Ākau/Elliot Bay is a renown surf beach, with dunes rising from the beach and grassed area beyond. The land rises from there into pastoral hill farming with extensive secondary native forest, dominated by kanuka. The coast line is relatively rocky and rugged. A group of 21 pohutukawa, some within the area of development, are identified in the Council's Proposed District Plan, as 'notable trees', and subject to protection.

Looking north along the beach from boardwalk over dunes

Existing built environment within the 'development area' consists of the manager's house adjacent to the dune area, and some shed buildings further back from the beach, along with access and parking area and fencing.

Existing entrance area and carpark

Looking north back towards carpark and small collection of existing buildings.

Tidal creek to the north of existing managers' house

There are watercourses passing through the property towards the coast, with one tidal creek in reasonable proximity to the present location of the manager's residence. A farm drain runs

along the western side of the 'development area' to a man-made wetland area maintained for drainage purposes by the farm operators.

3.2 Mapped features relevant to the site

Operative District Plan

The site has a split zoning of *General Coastal* and *Rural Production*, with an *Outstanding Landscape* notation applying over the entire site. The development area is entirely within the General Coastal zoned portion of the site.

Proposed District Plan (PDP)

The site is zoned Rural Production in its entirety with a coastal environment applying over the 'coastal' (eastern) portion. The area of development is entirely within the 'coastal environment' as mapped.

The same area shown as 'coastal environment' is mapped as Outstanding Natural Landscape. In addition, there is a small area within the application site mapped as a High Natural Character area. This is some distance from the area proposed for redevelopment.

The fore dune area and leading up into the creek to the southeast of the existing house is mapped as Zone 1 and 2 (50 and 100 year scenario) Coastal Flood areas. The creek behind and to the north west of the development area is similarly mapped as well as River Flood Hazard Zone (100 year ARI Event).

The site is mapped as having Notable Trees # 150 – effectively the pohutukawa (21 trees).

Regional Policy Statement for Northland (RPS)

The RPS maps show the same 'coastal environment' notation as well as 'outstanding landscape' and 'high natural character' areas.

Other

The Regional Council's on-line hazard maps are what the PDP's coastal flood area mapping was derived from, so they show the same extent as the PDP.

Several NZAA recorded archaeological sites are mapped within the application site. The nearest is Q05/326 – a terraced headland to the south east of the re-development area and between the coastline and Rawhiti Road – see below.

There is another site (Q05/325) further from the area of re-development to the north along the beach (rocky outcrop midway along the bay with the sea on one side and beach on the other. Neither site is affected by the re-development.

The entire beach area is mapped as a Protected Natural Area (PNA) – Q05/008 Elliot-Pahi-Umuheke Beaches.

3.3 Legal Interests

Lot 1 DP 83827 (Record of Title NA40A/1111) is subject to a pedestrian right of way, and electricity and telecommunications easements. There are two land covenants registered on the title in relation to providing public access to the area adjoining the beach as well as access in favour of adjacent land. The covenants will be unaffected by this proposal. It is worth noting that the proposed development is entirely consistent with, and helps give effect to, the Covenant with the Council for general public access to the beach. The car park extension, toilet/changing rooms and picnic area are designed to enhance this public access. One of the clauses in the Covenant is particularly relevant to the car park extension:

i. *If the car parking available on the date of this Covenant, ceases to be available within the road reserve or on other land adjoining the road, the Covenantor will provide car parking of such size and in such location on the land described in unique identifier NA40A/1111, as the Covenantor determines in its absolute discretion as reasonably adequate to provide parking and access to the beach for members of the public. The Covenantor may charge a reasonable daily fee for such car parking.*

3.4 Consent History

The property file contains a number of resource and building consents, but not all are related to the development area and north side of Rawhiti Road. Relevant consents include:

79965-TCPPBIC, issued in 1981, for a dwelling.

RC 1970411, issued in 1996, for the construction of a farm shed (of 200m^2). This shed is within the overall 'development area' and will remain. Consent was required due to coastal setting and amenity (a condition imposed to require recessive colours).

RC 1990357, issued in 1998, also for a farm shed. Consent required for the same reasons and the same condition applied.

3001530-LGA348, issued in 2020 for pedestrian right of way.

RC 2230242, issued in 2022 for the construction of a temporary file set. None of the built environment associated with this consent is within the current proposed development area.

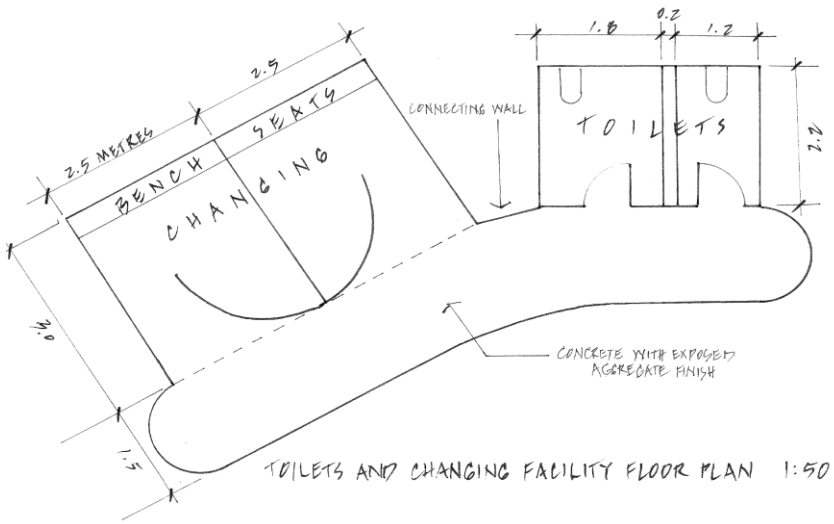
BP 4023909, issued in 1985 for a dwelling (manager's residence).

4.0 PROPOSAL IN DETAIL

The manager's house was consented in 1985. It is a basic rectangular shaped single storey structure, and this will not change. It is, however, proposed to change the external cladding to a lighter shade for better durability (existing dark shade absorbing too much heat in summer). The house is to be moved out of the coastal frontage area, to the 'back' of the development area, to the western (most landward) side on the other side of the entrance into the site. The existing "Permanent Green' Coloursteel roof will remain. Located against the backdrop of enclosing pastured hills, the walls are to be repainted Resene "Double Fossil" – colour swatch below – described as "A mercurial hue, sometimes green, sometimes beige. This has an LRV of 55%, exceeding the permitted activity threshold of 30%. This is discussed in more detail in the Landscape Assessment in Appendix 3. Plans for the re-located house form part of the plans in Appendix 1.

The final design details of the proposed new garage/office building to be near (and ancilliary to) the relocated managers' residence, were not confirmed at time of application. It will be a maximum 3.5m in height and approximately 57m^2. It will be finished in similar colour scheme to manager's residence. Concept elevation drawings form part of Appendix 1.

The proposed toilet / changing facilities block is small and compact, accommodating one ordinary toilet cubical and one accessible toilet cubicle, with changing facilities adjoining such that the appearance is a single structure. See below. Whilst the changing facilities are included in this application, they may not be built until a later date.



Further details of the toilet/changing facility can be found in Appendix 1. The building(s) will have a mono pitch roof. It is proposed to utilise a colour scheme in keeping with the immediate surroundings and a 'beachy' theme. Exterior precast concrete walls will be painted Resene "Half Rickshaw", described as a 'Simple discreet beige".

This will serve as an appropriate complementary colour to a Future wood cladding that may be fixed over the walls in the future and for which "Sandstone" has been chosen – second from right in the swatch below:

The LRV of "Half Rickshaw" is 48%. The rationale behind the lighter shades is provided in the Landscape Assessment in Appendix 3. Concept elevation drawings for the public toilets and changing facilities form part of Appendix 1. Total footprint for these facilities is 17.5m^2.

The current car park area is in metal surface, unmarked. It is proposed to extend this, primarily towards the proposed toilet block – refer to plans in Appendix 1. The existing carpark is proposed to be extended to 3,312m^2. The expansion does not involve any tree removal and re-surfacing is being kept clear of any root zone area of mature pohutukawa trees that provide partial shading of the parking area. Referring again to the site plan, it is proposed to provide some 'order' to the car park by marking spaces by some means, and planted separation strips. It is proposed to accommodate 55 spaces.

Enhancement of the picnic area does not entail any structures other than wooden picnic tables. Pathways will remain permeable. Additional native plantings are proposed. Dunes will remain protected.

Summary details below:

Building Coverage (noting there is no building coverage rule in the General Coastal Zone):	Manager's house:	157m^2;
	Garage/office:	57m^2;
	Toilet block:	17.5m^2;
	Future changing block:	25m^2.
	Existing large shed:	151m^2;
	Existing small shed:	11.5m^2.
Impermeable Coverage:	Buildings (above):	419m^2;
	Pavements:	3312m^2.
Maximum Height (new buildings):	Garage/Office:	<5m
	Toilet Block:	<5m
Setback from Boundary:	>10m	
Sunlight:	<2m + 45^o	
Setback from coastal marine area:	>30m	
Setback from tidal stream:	>10 x width	
Estimated excavation/filling (m^3)	104.4m^3	
Over an area of	701m^2	

5.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

(1) An application for a resource consent for an activity must include the following:	
(a) a description of the activity: *.*	Refer Sections 1 & 4 of this Planning Report.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 7 of this Planning Report.
(b) a description of the site at which the activity is to occur:	Refer to Section 3 of this Planning Report.
(c) the full name and address of each owner or occupier of the site:	This information is contained in the Form 9 attached to the application.
(d) a description of any other activities that are part of the proposal to which the application relates:	The application is for land use consent pursuant to the FNDC's ODP
(e) a description of any other resource consents required for the proposal to which the application relates:	No other resource consent is required.
(f) an assessment of the activity against the matters set out in Part 2:	Refer to Section 8 of this Planning Report.
(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2): *(a) any relevant objectives, policies, or rules in a document; and* *(b) any relevant requirements, conditions, or permissions in any rules in a document; and* *(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).*	Refer to Section 8 of this Planning Report.
(3) An application must also include any of the following that apply:	
(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements,	Refer to section 8.

conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):	
(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):	Not applicable.
(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).	The site is not within an area subject to a customary marine title group. Not applicable.
(4) An application for a subdivision consent must also include information that adequately defines the following:	
(a) the position of all new boundaries: *(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:* *(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:* *(d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:* *(e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:* *(f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):* *(g) the locations and areas of land to be set aside as new roads.*	N/A

Clause 6: Information required in assessment of environmental effects

(1) An assessment of the activity's effects on the environment must include the following information:	
(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	Refer to Section 7 of this planning report. The activity will not result in any significant adverse effect on the environment.

(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 7 of this planning report.
(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:	Not applicable as the application does not involve hazardous installations.
(d) if the activity includes the discharge of any contaminant, a description of— *(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and* *(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:*	The proposal does not involve any discharge of contaminant. A replacement/new effluent system is proposed for the relocated dwelling, fully compliant with Regional Plan permitted activity rules. The proposed Dry Vault system to be utilised for the public toilets has no discharge. Refer to Section 7.
(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:	Refer to Section 7 of this planning report.
(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:	Refer to Section 9 of this planning report. No affected persons have been identified.
g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:	No monitoring is required as the scale and significance of the effects do not warrant it.
(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

(1) An assessment of the activity's effects on the environment must address the following matters:	
(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any	Refer to Sections 7 & 9 of this planning report and also to the assessment of objectives and policies in Section 7.

social, economic, or cultural effects:	
(b) any physical effect on the locality, including any landscape and visual effects:	Refer to Section 7.
(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:	Refer to Section 7.
(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	Refer to Section 7. The site has no aesthetic or scientific values that I am aware of, that will be adversely affected by the proposal. No archaeological sites are adversely affected.
(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:	The proposal will not result in the discharge of contaminants, nor any unreasonable emission of noise. Refer to Section 7 in regard to proposed new and replacement effluent treatment systems.
(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	The development area within the larger site is not subject to hazard. The proposal does not involve hazardous installations.

6.0 COMPLIANCE ASSESSMENT

6.1 Operative District Plan (ODP)

The site has a split zoning of *General Coastal* and *Rural Production*, with an *Outstanding Landscape* notation applying over the entire site. The development area is entirely within the General Coastal zoned portion of the site.

GENERAL COASTAL ZONE RULES:		
Permitted Standards	**Comment**	**Compliance Assessment**
10.6.5.1.1 VISUAL AMENITY The following are permitted activities in the General Coastal Zone: (a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m2 ; and (b) the exterior is coloured	The existing dwelling is being relocated and would therefore potentially not be regarded as a 'new building'. However, it would only enjoy an existing use right if it were to remain in current location. Being conservative, therefore, I believe the relocation of the dwelling cannot comply with part (a). The proposed new garage/ office building is not for human	**Cannot comply with part (a) in terms of the manager's house (existing building being relocated), and proposed garage/office building.** **Cannot comply with part (b).**

within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range; or (c) any alteration/addition to an existing building which does not exceed 50m2 , provided that any alteration/ addition does not exceed the height of the existing building and that any alteration/addition is to a building that existed at 28 April 2000 or (d) renovation or maintenance of any building.	habitation and is slightly larger than 50m^2. The toilet block is a new building, non habitable and will be less than 50m^2. Part (b) cannot be complied with given the proposed LRV exceeds 30%. Parts (c) and (d) are not applicable.	
10.6.5.1.2 RESIDENTIAL INTENSITY Residential development shall be limited to one unit per 20ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m^2 for its exclusive use surrounding the unit plus a minimum of 19.7ha elsewhere on the property. Except that this rule shall not limit the use of an existing site or a site created pursuant to Rule 13.7.2.1 (Table 13.7.2.1) for a single residential unit for a single household.	No additional residential unit being proposed.	Permitted.
10.6.5.1.3 SCALE OF ACTIVITIES The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed 4 persons per site or 1 person per 1ha of net site area whichever is the greater.	Existing use rights apply in regard to the use of the area being re-developed. This area is currently open to the public, for picnicking and beach going, with associated car parking. The only 'new' component is the public toilet / changing facilities block proposed, to enhance the visitor experience. It is difficult to ascertain whether the proposed facilities are an 'activity' for the purposes of this rule (given that it providing a service for an existing activity), or the number of people who will make use of the facilities. Numbers will change seasonally and at times would exceed the permitted threshold of 100 (noting the 'site' in this instance is 100ha in area). In the interests of taking a conservative	**The application acknowledges a potential breach – defaults to discretionary activity status under Rule 10.6.5.4.3.**

	approach, a breach of this rule is included.	
10.6.5.1.4 BUILDING HEIGHT The maximum height of any building shall be 8m.	No building exceeds 8m in height.	Permitted.
10.6.5.1.5 SUNLIGHT No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary ….	The buildings are well clear of boundaries and not overly tall. Compliance assumed.	Permitted.
10.6.5.1.6 STORMWATER MANAGEMENT The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10%.	Estimated total impermeable surface coverage is well under the permitted 10% of total site area threshold..	Permitted.
10.6.5.1.7 SETBACK FROM BOUNDARIES (a) no building shall be erected within 10m of any site boundary, except that on any site with an area of less than 5,000m², this setback shall be 3m from any site boundary; (b) no building for residential purposes shall be erected closer than 100m from the boundary of the Minerals Zone.	The relocated dwelling and new buildings will be more than 10m from any site boundary.	Permitted.
10.6.5.1.9 KEEPING OF ANIMALS	N/A – the proposal does not involve the keeping of animals.	N/A
10.6.5.1.10 NOISE All activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits at or within the boundary of any other site in this zone, or at any site zoned Residential, Russell Township or Coastal Residential, or at or within the notional boundary of any dwelling in any other rural or coastal zone: 0700 to 2200 hours 55 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax	Residential and passive recreational activities anticipated. Not expected to breach any noise rule requirements.	Permitted
10.6.5.1.11 HELICOPTER LANDING AREA A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point	No helicopter landing area proposed in this application.	N/A

Veronica Zones.		
Controlled Activity Standards		
10.6.5.2.2 VISUAL AMENITY Any new building(s) or alteration/additions to an existing building that does not meet the permitted activity standards in Rule 10.6.5.1.1 are a controlled activity where the new building or building alteration/addition is located entirely within a building envelope that has been approved under a resource consent.	There is no pre approved building envelope.	**Cannot comply**
Restricted discretionary standards		
10.6.5.3.1 VISUAL AMENITY The following are restricted discretionary activities in the General Coastal Zone: (a) any new building(s); or (b) alteration/addition to an existing building that do not meet the permitted activity standards in Rule 10.6.5.1.1 where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.		**Application required under 10.6.5.3.1 – restricted discretionary activity rule.**
DISTRICT WIDE RULES		
Landscape & Natural Features		
Only rules applying to Outstanding Landscapes are relevant		
12.1.6.1.2 INDIGENOUS VEGETATION CLEARANCE IN OUTSTANDING LANDSCAPES	No indigenous vegetation clearance proposed.	Permitted.
12.1.6.1.3 TREE PLANTING IN OUTSTANDING LANDSCAPES Single species tree planting is permitted in an Outstanding Landscape, as shown on the Resource Maps: (a) if the species is indigenous; or (b) it is replanting an area of established plantation forest; or	Any tree planting will be indigenous.	Permitted.

(c) the planting does not exceed 4ha in area on any one site in a rural environment zone, or 2ha in area on any one site in a coastal environment zone		
12.1.6.1.4 EXCAVATION AND/OR FILLING WITHIN AN OUTSTANDING LANDSCAPE Excavation and/or filling on any site within an Outstanding Landscape as shown on the Resource Maps, is permitted provided that: (a) it does not exceed 300m^3 in any 12 month period per site; and (b) it does not involve a cut and/or filled face exceeding 1.5m in height i.e. the maximum permitted cut and/or fill height may be 3m; and (c) any cut or fill areas that will be visible from a viewing point on a public road, public reserve, coastal marine area or the foreshore shall be stabilised using mulch, hydroseeding, or other rapid effective stabilisation technique. All other cut and fill areas will be revegetated as soon as practicable in the spring or autumn immediately following construction	Excavation/filling will be within the thresholds of parts (a) and (b) and carried out in compliance with part (c).	Permitted.
12.1.6.1.5 BUILDINGS WITHIN OUTSTANDING LANDSCAPES The following are permitted activities in an Outstanding Landscape, as shown on the Resource Maps: (a) where the zoning of the building platform is General Coastal any new building(s) not for human habitation provided that the gross floor area of any new building or buildings permitted under this rule, does not exceed 25m2 ; and; (b) where that building will be visible from a viewing point on a public road, public reserve, coastal marine area or the foreshore that is within 500m of that building, the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or is constructed of	Cannot comply with parts (a) or (b).	**Cannot comply. Consent required pursuant to 12.1.6.2.1 (Restricted Discretionary activity rule).**

natural materials which fall within this range; or....		
12.1.6.1.6 UTILITY SERVICES IN OUTSTANDING LANDSCAPES The installation of utility services is permitted in Outstanding Landscapes as shown on the Resource Maps, provided that these services are underground.	No utility services proposed and in any event would be underground.	Permitted.
Indigenous vegetation		
12.2.6.1.3 INDIGENOUS VEGETATION CLEARANCE IN THE GENERAL COASTAL ZONE The clearance of indigenous vegetation is a permitted activity in the General Coastal Zone, provided that: (a) the vegetation is less than 6m in height or 600mm in girth (measured at a height of 1.5m); and (b) the clearance is not within 20m of a lake (as scheduled in Appendix 1C), coastal marine area, indigenous wetland or continually flowing river; and (c) any clearance involving remnant forest does not exceed 500m2 ; and (d) in relation to the total area of any site existing as at 1 February 2005 which has more than 50% of that area in indigenous vegetation, the total clearance does not exceed 1ha or 15% of that area, whichever is the lesser, in any 10 year period; or (e) in relation to the total area of any site existing as at 1 February 2005 which has less than 50% of that area in indigenous vegetation, the total clearance does not exceed 1,000m2 of that area in any 10 year period.	My understanding is that no indigenous vegetation clearance proposed/ necessary other than non indigenous and small stature vegetation around the existing house.	Permitted.
Soils and Minerals		
12.3.6.1.2 EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE ..... GENERAL COASTAL ..... ZONES	Refer to comments above. Thresholds can be complied with.	Permitted.

Excavation and/or filling, excluding mining and quarrying, on any site in the ...., General Coastal ..... Zones is permitted, provided that: (a) it does not exceed 300m³ in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.		
Natural Hazards		
12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS (a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest; *(b) Any trees in a deliberately planted woodlot or forest .... [not relevant]*	The dwelling being relocated will not be within 20m of a dripline of any area of naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.	Permitted.
12.4.6.1.1 COASTAL HAZARD 2 AREAS	No Coastal Hazard 2 lines	N/A
Heritage	Whilst the new PDP shows 'notable trees' the ODP does not. NZAA recorded archaeological sites have no ODP rules associated with them.	N/A
Lakes, Rivers, Wetlands & the Coastline		
12.7.6.1.1 SETBACK FROM LAKES, RIVERS AND THE COASTAL MARINE AREA For the purposes of this rule, lakes include the Manuwai and Waingaro Reservoirs. Any building and any impermeable surface must be set back from the boundary of any lake (where a lake bed has an area of 8ha or more), river (where the average width of the riverbed is 3m or more) or the boundary of the coastal marine area, except that this rule does not apply to man-made private water bodies other than the Manuwai and Waingaro	The dwelling is being moved and the new location is over 30m from the coastal marine area. The garage/office building is similarly more than 30m from the coastal marine area. The toilet block will be located where the existing house is and this location is greater than 30m from the coastal marine area and 25m or more from the creek (which does not have an average width in excess of 3m). Extensions to the carpark area (impermeable surfaces) will also	Permitted.

Reservoirs. The setback shall be: (a) a minimum of 30m in the Rural Production, Waimate North, Rural Living, Minerals, Recreational Activities, Conservation, General Coastal, South Kerikeri Inlet and Coastal Living Zones;...	be no closer than 30m from the coastal marine area.	
12.7.6.1.2 SETBACK FROM SMALLER LAKES, RIVERS AND WETLANDS Any building and any impermeable surface must be set back from the boundary of lakes (where the lake bed has an area of less than 8ha) smaller continually flowing rivers (where the average width of the river bed is less than 3m) and wetlands except that this rule does not apply to man-made private water bodies. The setback shall be: (a) 3 x the area (ha) of the lake (e.g. if the lake is 5ha in area, the setback shall be 15m); and/or (b) 10 x the average width of the river where it passes through or past the site; provided that in both cases the minimum setback shall be 10m and the maximum setback shall be no more than the minimum required by Rule 12.7.6.1.1 above;	The small creek flowing to the south east of the existing house, and where the toilet block is to be located, would be regarded as a 'smaller river'. The setback of at least 10m, and up to 25m (10 x width of creek), is readily achievable.	Permitted.
12.7.6.1.3 PRESERVATION OF INDIGENOUS WETLANDS	No work being done within a wetland.	N/A
12.7.6.1.4 LAND USE ACTIVITIES INVOLVING DISCHARGES OF HUMAN SEWAGE EFFLUENT Land use activities which produce human sewage effluent (including grey water) are permitted provided that: (a) the effluent discharges to a lawfully established reticulated sewerage system; or (b) the effluent is treated and disposed of on-site such that each site has its own treatment and disposal system no part of which shall be located closer than 30m from the boundary of any river, lake, wetland or the boundary of the coastal marine area.	The proposed toilet facilities will utilise a Dry Vault system whereby there is no running water therefore no discharge. The vaults are periodically emptied. The landward boundary of the Coastal marine area is defined as the line of mean highwater spring (MHWS), except where it crosses a river, where the landward boundary instead becomes the point upstream that is calculated by multiplying the width of the river mouth by 5. In this instance the tidal	Permitted.

	stream enters the ocean in nothing more than rivulets and there is no 'mouth' as such. I would take the boundary of the CMA, therefore, to be MHWS. The proposed toilet block is greater than 30m from the CMA. The ODP defines "river" as having to be 3m width, which the tidal stream is not. Refer to Stormwater memo attached to this planning report. The replacement system for the relocated dwelling also complies with setback requirements – refer to TP58 report attached to this planning report.	
15.1 Traffic, Parking & Access		
15.1.6A.2.1 TRAFFIC INTENSITY The Traffic Intensity threshold value for a site shall be determined for each zone by Table 15.1.6A.1. The Traffic Intensity Factor for a proposed activity (subject to the exemptions identified below) shall be determined by reference to Appendix 3A in Part 4. This rule only applies when establishing a new activity or changing an activity on a site.	Table 15.1.6A.1 sets a permitted activity threshold for the General Coastal zone of 30 daily one way traffic movements (120 as a discretionary activity and more than that as a non complying activity). However, the rule only applies to a new activity or a change in activity. The proposal does neither, instead enhancing facilities for an existing activity. I do not believe the traffic intensity rule applies. There is no traffic intensity factor for public toilets/changing facilities.	N/A
15.1.6B.1.1 ON-SITE CAR PARKING SPACES Where: (i) an activity establishes; or (ii) the nature of an activity changes; or (iii) buildings are altered to increase the number of persons provided for on the site; the minimum number of on-site car parking spaces to be provided for the users of an activity shall be determined by reference to Appendix 3C.	See above. We are not establishing a new activity; not changing the nature of an activity (I take this to mean changing from residential to commercial or similar 'change'); and not altering buildings to increase the number of persons provided for on site. The Appendix in the District Plan listing car parking requirements does not list public toilet or carpark, nor public reserve, as	N/A

	an activity.	
Access Rules	The application site is accessed via a recently improved/widened and re-surfaced crossing. I believe this complies with ODP access standards.	Complies.

Summary of rule breaches pursuant to the Operative District Plan:

Consent is required under the *Operative District Plan*, as either a restricted or full discretionary activity overall. Identified rule breaches at this point in time are:

10.6.5.1.1 Visual Amenity and 106.5.2.2 Visual Amenity – consent required pursuant to Rule 10.6.5.3.1;
Potentially 10.6.5.1.3 Scale of Activities – taking a conservative approach, consent required pursuant to Rule 10.6.5.4.3 (discretionary activity rule);
12.1.6.1.5 Buildings within Outstanding Landscapes – consent required pursuant to 12.1.6.2.1;

6.2 Proposed District Plan (PDP)

The site is zoned Rural Production in its entirety with a coastal environment overlay applying over the 'coastal' (eastern) portion. The area of development is entirely within the 'coastal environment' as mapped. The same area shown as 'coastal environment' is mapped as Outstanding Natural Landscape. In addition, there is a small area within the application site mapped as a High Natural Character area. This is some distance from the area proposed for redevelopment.

The fore dune area and leading up into the creek to the southeast of the existing house is mapped as Zone 1 and 2 (50 and 100 year scenario) Coastal Flood areas. The creek behind and to the north west of the development area is similarly mapped, as well as being River Flood Hazard Zone (100 year ARI Event).

The site is mapped as having Notable Trees # 150 – effectively the mature pohutukawa (21 trees). The Notable Tree Assessment report is attached in Appendix 4.

There are certain rules that have been identified in the PDP as having immediate legal effect and that may therefore need to be addressed in this application and may affect the category of activity of the application under the Act. The table below addresses those that are relevant.

Ecosystems and Indigenous Biodiversity	
IB-R1 Indigenous vegetation pruning, trimming and clearance and associated land disturbance for specified activities within and outside a Significant Natural Area – Permitted where:	No clearance required. N/A.

7. To allow for the construction of a single residential unit on a title and essential associated on-site infrastructure and access and it does not exceed 1,000m2; *The above would cover the relocation of the residential unit should any clearance have been required.*	
IB-R3 Indigenous vegetation clearance and associated land disturbance for specified activities within a Significant Natural Area PER-1 It does not exceed 100m^2 per site in any calendar year	None of the indigenous vegetation within the site is identified currently as "significant natural area"; and no clearance is proposed (particularly in regard to pohutukawa) in any event. Complies.
IB-R4 Indigenous vegetation clearance and associated land disturbance for specified activities outside a Significant Natural Area PER-1 A report has been obtained from a suitably qualified and experienced ecologist confirming that the indigenous vegetation does not meet the criteria for a Significant Natural Area and it is submitted to Council 14 days in advance of the clearance being undertaken; PER-2 It does not exceed 500m2 per site in any calendar year	As above.
Earthworks rules – only those relating to heritage values have legal effect	
EW-R12 Earthworks and the discovery of suspected sensitive material PER-1 the earthworks complies with standard EW-S3 – Accidental Discovery Protocol EW-R13 Earthworks and erosion and sediment control PER-1 the earthworks complies with standard EW-S5 Erosion and Sediment Control.	Able to be complied with – the Council generally includes conditions on consents ensuring compliance with the two referenced Rules.
Notable trees (21 x Pohutukawa)	
Maintenance, pruning and trimming of branches of a notable tree Relevant if pruning and trimming of pohutukawa is required for this re-development. Performance standards are effectively around appropriate pruning and trimming using a qualified arborist. Unsafe and dead trees can be removed or pruned, again subject to assessment and oversight by an Arborist.	It is permitted to maintain / prune / trim the trees, provided certain performance standards are met. These standards will be met. Will comply.
Alterations to the rootzone area of a notable tree or trees As above, this is permitted subject to certain parameters.	Will comply.
Removal or relocation of a notable tree	No removal or relocation of pohutukawa proposed. Complies.

There are no rules in the Historic Heritage chapter specifically related to NZAA recorded archaeological sites.	

In summary I have not identified any PDP rules breached.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

7.1 Positive Effects

Since purchase in 2020 by the Ipipiri Nature Conservancy Trust, the property is being transitioned into a wonderful public space with access to the beach, picnic area and walkways. It is an asset for the district and greater region. It has potential to be even more so. This proposal is focused on improving facilities for visitors to the site. The entrance has already undergone substantial upgrade to make it safer for visitors to enter and leave the property. This work involved widening the public road and raising and widening the driveway into the site. The work was done with Council knowledge and approval. The parking area has also been re-developed and re-surfaced.

The relocation of the manager's house is beneficial for the farm manager in that the house is moved away from public spaces and affords more privacy, whilst still enabling oversight of activities. It enables the house site to become available for public facilities and changing facilities, which will enhance the visitor experience. Expanding the car park and redeveloping the picnic areas will also enhance the visitor experience.

The proposed site improvements are low key and low impact and will have minimal adverse impact on natural character values and visual amenity, and no adverse effect on cultural values and water quality.

7.2 Landscape, natural character and visual amenity

A Landscape and Visual Assessment is contained in Appendix 3. This has been prepared by Simon Smale, Landscape Architect, with reference to the NZ Institute of Landscape Architects' *Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines*.

Buildings in the General Coastal Zone and in an Outstanding Landscape are subject to rules in the Operative District Plan. Consent is required in this instance for breaches of the following rules:

The General Coastal Zone and Rules 10.6.5.1.1 (permitted) and 10.6.5.2.2 (Controlled) **Visual Amenity**;
The Outstanding Landscape overlay and Rule 12.1.6.1.5 (Permitted) **Buildings within Outstanding Landscapes.**

The Landscape and Visual Assessment in Appendix 3 describes the proposal in detail; describes assessment methodology; provides site context; outlines the landscape values exhibited by the site; and assesses landscape effects.

The redevelopment proposal is designed to minimise the amount of structure required to provide for visitor use. Site layout is designed to optimise functionality with a specific objective being to reduce the 'apparent scale' of the existing parking area. The revised parking area, although extended, 'will achieve this by the simple expedient of a median strip comprising large-grade pohutukawa, consistent with the pohutukawa-dominated character of the site. The proposed toilets / changing facilities are proposed to be of the minimum size required to cater for expected user demand.

The relocated house and garage / office building will be screened by native mass-planting and progressively integrated with their surroundings over time with planting to the west and development of gardens around the buildings.

The Landscape Assessment notes that the dune land area backing the beach is naturally dynamic and highly sensitive to disturbance. Protection is already in place by the installation of flexible timber boardwalks, and access 'will be even more focused by the revised layout'. The report concludes that the area that is the focus of the redevelopment has a relatively high capacity to absorb change, both physically and visually.

Built form will be visually recessive and will be integrated into the landscape through the use of the existing and proposed landscape plantings. Materials and colours used, whilst not as low as 30% LRV as required in the ODP's rules, will nonetheless be recessive and in keeping with this particular site.

7.3 Effects on Indigenous vegetation and habitat

The proposal is a re-development as opposed to a new development. Very minimal indigenous vegetation clearance is required for the relocation of the manager's house, the construction of a garage/office building, and the construction of the toilet/ changing facilities block (noting it is to be within the foot print vacated by the moving of the house). This clearance will be limited to non indigenous plantings and several small planted pohutukawa from the lawn in front of the existing house site in order to provide for parking area extension. This will be more than offset the establishment of specimen pohutukawa and native mass-planting as shown on the Landscape Plan. The small, immature pohutukawa are not part of the Notable Tree listing in the PDP (refer to Appendix 4).

Proposed landscape planting/ revegetation will be entirely indigenous and in keeping with existing indigenous plantings (predominantly pohutukawa). The 21 pohutukawa trees identified in the PDP as 'notable trees' will remain untouched and protected.

The redevelopment will have nil impact on freshwater or coastal habitat. Refer also to section 7.6 below in regard to the proposed on site wastewater system associated with the public toilets.

7.4 Access to the Coastal Marine Area

The purpose of the redevelopment is to enhance the visitor experience and access to the beach. There are existing instruments registered on the title ensuring such access – refer to title information in Appendix 10.

7.5 Earthworks and construction effects

No breach of the ODP's excavation/filling rules has been identified. Earthworks will be minimal with no large scale cut or batter required, and minimal volume involved. Earthworks will be subject to the Accidental Discovery Protocol and be carried out in accordance with Erosion and Sediment Control measures in compliance with GD05.

Visual amenity and natural character effects of earthworks

Section 6 of the Landscape and Visual Assessment confirms that earthworks will be minimised. With no cut/fill faces of any magnitude proposed, and none in any visually prominent area, the visual impact of any proposed earthworks will be less than minor.

7.6 Stormwater & wastewater

Stormwater & Drainage

There is no breach of the zone's Stormwater Management permitted activity threshold, given the total site area is over 100ha. Building consent will require satisfactory stormwater management and with this in mind, Vision Engineering has prepared a Stormwater Report for the relocation of the dwelling – refer to Appendix 6. This outlines the existing and proposed stormwater management, reticulation and drainage systems. Conclusions can be found in Section 6 of the Stormwater Report.

In regard to the new toilet block/changing facilities and carpark area, Vision Engineering has also prepared a memo, dated 10th March 2025 - refer to Appendix 5. This outlines a low-impact design approach to stormwater management associated with the car park extension and toilet changing facilities building and concrete apron. This prioritises natural infiltration and low-impact design principles, an approach considered appropriate for the site's environmental conditions and one that will effectively manage stormwater runoff while minimising environmental impact.

Wastewater (Effluent Disposal)

Refer to the TP58 Report by Vision Engineering for the relocated house - in Appendix 7; and to the above referenced Memo dated 10th March 2025 in Appendix 5.

The relocated managers' house will be supported by a new on-site wastewater system, with the existing one being dis-established. The report recommends the replacement system to

be secondary treatment with home aeration plant and surface dripper irrigation over a 300m^2 disposal area, with 50% reserve area of 150m^2.

It is proposed to utilise a Dry Vault system for the public toilets. This does not use running water and has no disposal area as such. Effluent goes to a dry vault immediately below the toilet block. It is periodically emptied – refer to Vision Engineering memo. Plans for the Permaloo toilet block form part of Appendix 1.

Dry vault public toilets are not new to the District, with the Council itself utilising them at three sites that I am aware of – Lake Manuwai, Te Paki Stream and Matauri Bay. Photos of the Lake Manuwai and Te Paki Stream Dry Vault toilets follow below.

Te Paki Stream

Lake Manuwai

7.7 Archaeological/cultural Effects

The application site was the subject of a comprehensive Archaeological Assessment by Geometria in support of the 2022 proposal for a temporary film set. That activity has now ceased. The underlying title features a number of archaeological sites, only one of which is in proximity to the redevelopment area – Q05/326, a terraced headland at the extreme south eastern corner of the property between Rawhiti Road and the coast – refer to photo of headland earlier in this report. This comprised a summit platform on the top of the headland, and at least five terraces, four on the slope down to the road, and on the eastern slope – none in the direction of the area of redevelopment. A copy of the NZAA site record for Q05/326 is attached in Appendix 8.

No known / mapped archaeological site will be disturbed as a part of this proposed redevelopment.

The Ipipiri Trust is a charitable trust, established alongside local iwi. Te Akau is an area of cultural and historical significance to Maori, and home to Rawhiti-based iwi Ngati Kuta and Te Patu Kehu. Trustees include Robert Willoughby and George Riley, both of Ngati Kuta descent. The redevelopment proposal has been discussed amongst Trustees, and within the Rawhiti community.

In summary I do not believe there will be adverse effects on heritage or cultural values of a more than minor nature.

7.8 Natural Hazards

Whilst the foreshore and tidal creek area are mapped as subject to coastal flooding, the site of the redevelopment works is not subject to coastal erosion or flooding, nor river flooding. The house's finished floor level (FFL) at its new location, will be above the existing FFL. The public toilet building and dry vault system will be clear of any mapped hazard area. Vision Engineering have prepared Geotechnical Reports for the relocated house, the public toilets and the carpark. These have been prepared for construction purposes and the former two geotech reports will accompany building consent applications when these are lodged. I have not considered it necessary to include these reports in this application for resource consent as they are more pertinent at building consent stage, suffice to say that there is no risk from natural hazards that would preclude building/construction.

7.9 Precedent & Cumulative Effects

Given that the proposal is a redevelopment of an area, designed to enhance visitor experience of the area, I do not consider there to be any adverse cumulative effects as a result. The consideration of precedent effects is generally reserved for non complying activities rather than discretionary activities. In any event, I do not believe this proposal, which will have predominantly positive effects, creates any adverse precedent for the Council in administering its district plans.

8.0 STATUTORY ASSESSMENT

8.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are predominantly those listed in Chapter 10 and in particular 10.6 General Coastal Zone. These are discussed below where particularly relevant to this proposal. Also of relevance are objectives and policies in Chapter 12.1 of the District Plan. Refer also the Landscape Assessment report in Appendix 3.

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.

The development is to redevelop and enhance existing facilities. It is an appropriate use on the site. Adverse effects are readily avoided, 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).

The natural character of the coastlilne and coastal environment, and outstanding landscape values, will not be compromised by the redevelopment proposal and additional plantings will enhance that environment and those values. Open space and amenity values are maintained and water quality will not be adversely affected.

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.

Local iwi are represented on the Trust and involved in discussions.

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; and

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.

The application site is a public access area and the proposal enhances that area. Instruments on the title secure that access.

10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.

This objective is aimed more at the FNDC's own 3 waters providers than an individual site. The site is rural and not a 'coastal community'.

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.

All relevant aspects of the above Policy have been considered in the proposal. It is considered an "appropriate" use of the site, and therefore consistent with the Policy. Refer to Assessment of Effects section of this report. The proposal gives effect to the NZ Coastal Policy Statement and Regional Policy Statement. Refer to Sections 8.4 and 8.6 later in this report.

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.

The proposal represents redevelopment of an existing area and avoids sprawling or sporadic development.

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.

The proposal does not adversely impact on ecological values of significant coastal indigenous vegetation or significant habitats.

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.

See earlier comment in regard to related Objectives.

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)".

See above comments. Archaeological sites have been previously identified and none are located within the area of proposed development.

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.

See above comments.

10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.

No development is taking place in any area mapped as being subject to coastal hazard.

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.

The site will continue to be reliant on on-site storage via tanks. Sufficient capacity will be provided for. The public toilets are proposed to utilise a 'dry vault' system, requiring no running water. Hand sanitising liquid dispensers will be provided for hand washing.

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.

Sediment and erosion control measures in compliance with GD05 will be implemented when carrying out site works. Stormwater will be managed and no wastewater will 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.

All of the above matters have been considered in the design of the proposed redevelopment. There are no buildings on any skyline or ridgeline, or headland or natural feature. The site will continue to be landscaped. The buildings are designed to be low level and recessive in colour and materials. Access, manoeuvring and parking areas are existing, with small expansion planned.

The objectives and policies applying to the General Coastal Zone are repetitive of those applying to the Coastal Environment, particularly to those parts of the coast that still display a degree of natural character. Consistent with my commentary under the Coastal Environmental Objectives and Policies above, I believe the proposal to be consistent with the General Coastal objectives and policies. Those of particular relevance are:

OBJECTIVES
10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.
And
10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.

I consider the proposal to be appropriate for the site and one that will continue to protect the natural character values of the site.

POLICIES
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;
(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)";
(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.
and
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.

I consider the proposal to be appropriate, redeveloping a site as opposed to a new activity, aimed at enhancing the visitor experience. It does not compromise natural character values, had minimal visual impact and entails only minor earthworks and very limited clearance. Earthworks will be carried out subject to appropriate erosion and sediment control measures, and will not create adverse effects.

A small amount of clearance of indigenous vegetation is required but additional and replacement landscape plantings are proposed to offset. Mature pohutukawa trees within the redevelopment area will remain protected.

The site is essentially an area providing for public access to the beach, and the proposal seeks to enhance that public access experience. The proposed redevelopment respects heritage and cultural values. There are no listed heritage buildings or objects in the redevelopment area, as listed in the District Plan's schedules. Regardless of this the Accidental Discovery Protocol (ADP) will apply.

I believe that the proposed landscape planting, the use of colours and materials colour that will allow buildings to 'blend' in with their background, and modest (low level) design, are appropriate and sufficient mitigation measures to ensure adverse effects are avoided, remedied or mitigated.

Also relevant, in regard to breaches of Part 3 (District Wide rules), are the following objectives and policies relating to Chapters 12.1 (Outstanding Landscapes).

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.

and

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.

Refer to Landscape Assessment in Appendix 3. The proposed redevelopment of the site will retain, conserve and enhance the natural character and landscape values of the site.

8.2 Proposed District Plan Objectives and Policies

The property has a Rural Production Zone under the Proposed District Plan (PDP) and has a Coastal Environmental Overlay. The use of an overlay as opposed to a zone is the preferred methodology being promoted in the PDP for identifying land in the coastal environment. The objectives and policies applying to the RP Zone are of limited value or relevance to this

specific redevelopment as it is all within an area long since retired from rural production use, containing access, buildings, vegetation and walkways.

Objectives

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.

There is no highly productive land in the area of redevelopment. The balance site is grazing land and the proposed redevelopment does not impact on this. No additional reverse sensitivity effects arise because nothing is changing. The proposal does not exacerbate natural hazards and the site can be serviced by on-site infrastructure.

Policies

RPROZP3
Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

No new 'sensitive' activity is proposed.

RPROZP4
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.

The site where the redevelopment works is taking place has no rural character, but does have amenity values, all of which will continue to be maintained. The redevelopment is low density with low site coverage.

RPROZP5
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.

The proposal is more consistent than not with the above Policy. It is not a new land use and is not one that is incompatible with the zone in any event. It is not an activity that is more appropriately located in another zone. There is no loss of productive capacity. It does not exacerbate natural hazards and appropriate on site infrastructure is provided for.

RPROZP6
Avoid subdivision that:.....
Not applicable.

RPROZP7
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
f. at zone interfaces:
i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
ii.the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
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 activity does not require consent under the PDP. It will not increase the production potential of the zone because the redevelopment site (a small component of the overall site) cannot be used for rural production now. The activity does not rely on the productive nature of the soil. The level of development remains consistent with what is there already. The location, scale and design of buildings is considered appropriate for the site, no reverse sensitivity effects arise, and there will be no loss of highly productive land or fragmentation. Onsite infrastructure can be provided and the roading infrastructure providing access to the site is already existing and adequate.

The proposal will not have any adverse effects on historic heritage and cultural values and the application has also carefully considered effects on natural features, landscapes and indigenous vegetation.

Of more relevance in assessing this proposal are objectives and policies in the PDP relevant to the coastal nature of the site, and to the notable trees within the redevelopment area.

Coastal Environment Objectives and Policies:

CE-O1 *The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.*

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; and*
e. *recognises tangata whenua needs for ancestral use of whenua Māori.*

The background to the site has been outlined earlier in this report. The site has natural character and landscape / habitat values that have been, and continue to be recognised. The long term goal for this site is to preserve and protect those values for current and future generations.

The proposal is not a 'new' activity. It is a redevelopment of an existing activity, essentially providing facilities to enhance visitor experience. It remains consistent with surrounding land use and does not result in sprawl. It promotes restoration and enhancement of the natural character of the coastal environment and recognises tangata whenua needs.

Only some policies applying to the coastal environment have relevance to the application site and proposal. Policy CE-P1 is not relevant to a specific development within a specific site. Policy CE-P5 applies to urban zones, which the application site is not. Policy CE-P6 relates to enabling farming activities and for the reasons outlined earlier, is not considered a relevant policy to this development. Policy CE-P7 refers to Maori Purpose and Treaty Settlement land only and is not relevant to this proposed development. Policy CE-P9 refers to areas of outstanding natural character value of which there are none in the area proposed for development.

CE-P2 *Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as:*

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

Only part b is relevant, the area of redevelopment being mapped as Outstanding Natural Landscape. The redevelopment successfully avoids adverse effects on the characteristics and qualities of the outstanding landscape in this location.

CE-P3 *Avoid significant adverse effects, and avoid, remedy or mitigate other 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.

Only parts (a) and (c) are relevant insofar as the redevelopment area is in the coastal environment, but not identified as outstanding natural character nor outstanding natural feature. The redevelopment is consistent with this policy.

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.

The proposed redevelopment preserves the visual qualities, character and integrity of the coastal environment on this site. Built environment is consolidated within the existing area of development.

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

The redevelopment includes landscaping and additional planting that will enhance natural character values.

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;
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;
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 proposal has taken into account any relevant matters above. Policy CE-P10 reads along very similar lines to the ODP's Policy 10.6.4.3, already addressed earlier in this report.

- Buildings and structures will be consolidated within an area already developed. They will be integrated into the surrounding environment which has the ability to absorb change of the level being proposed.
- There may be very minor temporary adverse effects during construction works, but no long term adverse effects are anticipated.
- Earthworks will be carried out in accordance with Erosion and Sediment Control mitigation measures to minimise effects on water quality, with landscaping and planting then being used to mitigate any ongoing visual effects.
- Only minimal vegetation clearance is proposed, with replacement landscape planting proposed.
- It is not believed that the proposal will exacerbate natural hazards.
- Historical, spiritual and cultural values have been had regard to.
- The site is already subject to covenant providing for public access to the coast.

In summary I believe the proposed development to be consistent with the PDP's coastal environment objectives and policies where these are relevant.

Objectives and Policies related to Notable Trees are addressed below.

NT-O1 *Notable Trees and groups of trees which contribute to the botanical, ecological, historical, cultural or amenity value of the district are identified and protected.*

A group of 21 pohutukawa trees, some of which are within the area of redevelopment, have been identified as Notable Trees. These will remain protected and will be unaffected. Their value will be enhanced by additional plantings.

NT-P1 *Identify notable trees and groups of trees within APP2 – Schedule of notable trees where:...*

The trees are already identified.

NT-P2 *Enable the pruning and trimming of branches where the works will:*
a. retain or improve the health of the notable tree;
b. allow the regular maintenance of the notable tree;
c. will improve public safety, or prevent damage to property or infrastructure;
d. control any other maintenance works to ensure that the works will:
i. maintain the health, form and shape of the tree; and
ii. be supervised or undertaken by a suitably qualified and experienced arborist.

Any pruning and trimming of the notable trees will be within the specified parameters.

NT-P3
Only allow activity and development within the root zone area of a notable tree or group of trees where:
a. it is demonstrated that the activity and development will not be detrimental to the long-term health and significance of the tree or group of trees; and
b. there is a functional or operational need for the development to occur within the root zone area and there are no other practical alternative locations.

Work will not be taking place in the root zone of any notable tree.

NT-P4 only applies to infrastructure such as power lines and the like.

NT-P5 *Avoid the destruction or removal of a notable tree or trees unless:.....*

No notable tree is to be destroyed or removed.

NT-P6
Manage land use and subdivision involving a notable tree or trees to address the effects of the activity requiring resource consent....

I do not believe this policy to be relevant because no consent is required in regard to notable trees.

Whilst the over-all site has areas mapped as being subject to natural hazards, none of the proposed redevelopment is within such an area. I have therefore the proposed redevelopment to have had adequate regard to objectives and policies in the PDP relating to natural hazards.

8.3 Part 2 Matters

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 well-being 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.

The proposal is considered to provide for the sustainable management of natural and physical resources.

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

I consider the proposal to be an appropriate level of development for a site of this nature in the coastal environment. The site is mapped as an Outstanding Landscape in the ODP, and Outstanding Natural Landscape in the PDP and the redevelopment has been assessed as having no adverse effects on landscape values. No areas of significant indigenous vegetation are required to be cleared, and no habitats adversely affected. The site provides public access already. The proposal has had regard to the relationship of Maori with their ancestral lands, water and sites. There are no significant risks from natural hazards associated with the 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—

(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.

The entire premise of the Ipipiri Nature Conservancy Trust is to promote kaitiakitanga and an ethic of stewardship. The proposed redevelopment will ensure the ongoing maintenance and enhancement of amenity values and the overall quality of the environment, and respects the intrinsic values of ecosystems.

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 principles of the Treaty of Waitangi have been considered and it is believed that this proposal does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

8.4 NZ Coastal Policy Statement

The NZ Coastal Policy Statement (NZCPS) has relevance to this proposal due to the property's location. It is currently zoned General Coastal in the Far North District Plan, and is shown as being within the "coastal environment" on the Regional Policy Statement for Northland's maps as well as the district council's PDP maps. The following objectives and policies are considered relevant to the proposal.

Objective 2: *To preserve the natural character of the coastal environment and protect natural features and landscape values through.....*

The site's natural character and landscape values are the reason for its development as a site for public enjoyment. The redevelopment of the current built environment at the southern end of the beach will continue to preserve and protect those values.

Objective 6: *To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:*

- *the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;*

I consider the redevelopment to be entirely appropriate and an opportunity to enhance public enjoyment of an already beautiful site.

Policy 6: *Activities in the coastal environment*
(1) In relation to the coastal environment:
……(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects; …..
(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and……

I believe that the proposed redevelopment is consistent with both of parts (h) and (i) above. Adverse visual impact is minimal, with no built development on headlands or ridgelines. The buildings are set well back from the coastal marine area boundary.

Policy 13*: Preservation of natural character*
(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:
(a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and
(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;

Policy 14 *Restoration of natural character*
Promote restoration or rehabilitation of the natural character of the coastal environment, including by :
….
And

Policy 15 *Natural features and natural landscapes*
To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:
(a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and
(b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;

The above three policies are all relevant to the proposal. The site, whilst mapped as being within an outstanding landscape, is not mapped as having any high or outstanding natural character values. The proposal is intended to add to/ enhance facilities available to the public, whilst continuing to maintain and enhance indigenous biodiversity and natural character values associated with the coastal environment.

I believe the proposal gives effects to the relevant objectives and policies in the NZ Coastal Policy Statement.

8.5 Other National Policy Statements and Environmental Standards

I have not identified any other National Policy Statements of relevance. The redevelopment has no adverse impact on freshwater bodies or indigenous biodiversity. As far as I am aware, the land has never been used for an activity listed in the Hazardous Activity and Industry List.

8.6 Regional Policy Statement for Northland

In preparing this application, the Regional Policy Statement for Northland has been considered, in particular those Objectives and Policies relevant to land identified as being within the "coastal environment", and within an area identified as outstanding landscape.

The site's heritage and cultural values were explored and assessed as part of application for a temporary film set. I do not believe any archaeological or cultural sites are affected by this redevelopment. I believe the proposal to be consistent with any relevant objectives and policies in the Regional Policy Statement relating to these matters. Archaeological sites identified elsewhere on the property will continue to be protected.

None of the land in the application site is considered to contain "highly versatile soils" and productive potential is low in this regard. Building/development will not be taking place within any area mapped as being subject to natural hazard (flooding).

Other relevant objectives and policies are discussed below.

Objective 3.5 Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

I believe the proposed development is a sustainable use of the site, which provides for public enjoyment of recreational space.

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.

b) Where (a) does not apply, avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes.

Methods which may achieve this include:

- *(i) Ensuring the location, intensity, scale and form of subdivision and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins; and*
- *(ii) In areas of high natural character, minimising to the extent practicable indigenous vegetation clearance and modification (including earthworks / disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area and their margins; and*
- *(iii) Encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised.*

The site is zoned coastal and is mapped as outstanding landscape. I believe the redevelopment proposal is able to avoid adverse effects on the characteristics and qualities that make up the outstanding values of the area.

9.0 s95A-E ASSESSMENT

9.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. No such circumstances exist. Step 2 of s95A specifies the circumstances that preclude public notification. No such circumstance exists and Step 3 of s95A must be considered.

This specifies that public notification is required in certain circumstances. The application is not subject to a rule or national environmental standard that requires public notification. This

report and AEE concludes that the activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor. In summary public notification is not required pursuant to Step 3 of s95A.

Step 4 of s95A states that the consent authority is to determine if there are any special circumstances under which public notification may be warranted. I do not consider any such circumstances exist.

9.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. None exist in this instance.

Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstance exists and Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified. The application is not for a boundary activity (by definition in the Act). The s95E assessment below concludes that there are no affected persons to be notified. There is no requirement to limited notify the application pursuant to Step 3.

Step 4 of s95B states that the consent authority is to determine if there are any special circumstances under which limited notification may be warranted. I do not consider any such circumstances exist.

9.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor.

9.4 S95E Affected Persons

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity. No written approvals have been sought in this instance.

The activity is at worst a discretionary activity (if indeed there is a breach of the Scale of Activities rule). In my opinion, the positive effects of the redevelopment of a public facility outweigh any negative effects, of which there are very few in any event. The area of redevelopment is part of a larger rural property and does not impact on the existing use of that property. The property to which access to the beach has been granted, is across Rawhiti Road and the proposal does not impact on that access (secured by legal instrument). The benefitted party to that legal instrument, Mr Elliot is aware of the proposed

works. Access for the general public is also guaranteed by legal instrument. The redevelopment has very little, if any, adverse visual effect. As such I have not identified any affected persons in regard to adjacent properties.

The proposal is not a new development or activity. It is primarily the improvement of facilities available to the public. The site of works does not contain any archaeological sites and there are no mapped Sites of Significance to Maori. Ipipiri Conservation Trust Trustee Chris Jenkins has provided a brief summary of consultation - attached in Appendix 9. This included the circulation of the plans to the Rawhiti community by Ngati Kuta trustee Robert Willoughby. Feedback has been positive. The site is not adjacent to any land administered by the Department of Conservation and no works is being carried out in or near a recorded NZAA site. I do not believe that pre lodgement consultation is required with Heritage NZ, or Department of Conservation.

10.0 CONCLUSION

The site is considered suitable for the proposed redevelopment, and effects on the wider environment are less than minor. The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans, the NZ Coastal Policy Statement, and the Regional Policy Statement, as well as Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to the land use consent, on a non notified basis, subject to appropriate conditions.

Lynley Newport Date 19th March 2025
Senior Planner
Thomson Survey Ltd

11.0 APPENDICES

Appendix 1 Plans & specifications, including:

- Te Akau-Elliot Bay Site Plan (Landscape)
- Vision Engineering Site Plans (existing and proposed)
- Vision Engineering Carpark Design plans
- Re-located house floor plan and elevations
- Garage/Office concept plan
- Permaloo 2 pan dry vault toilet plans/specifications
- Toilets and changing facility floor plan and elevations

Appendix 2 Location Map

Appendix 3 Landscape and Visual Assessment

Appendix 4 Notable Tree Assessment

Appendix 5 Vision Engineering Memo dated 10th March 2025

Appendix 6 Stormwater Management Report for Relocated House

Appendix 7 TP58 Report for Relocated House

Appendix 8 NZAA Site Record

Appendix 9 Summary of Consultation

Appendix 10 Title Information

Appendix 1

Plans & specifications

Including:

- Te Akau-Elliot Bay Site Plan (Landscape)
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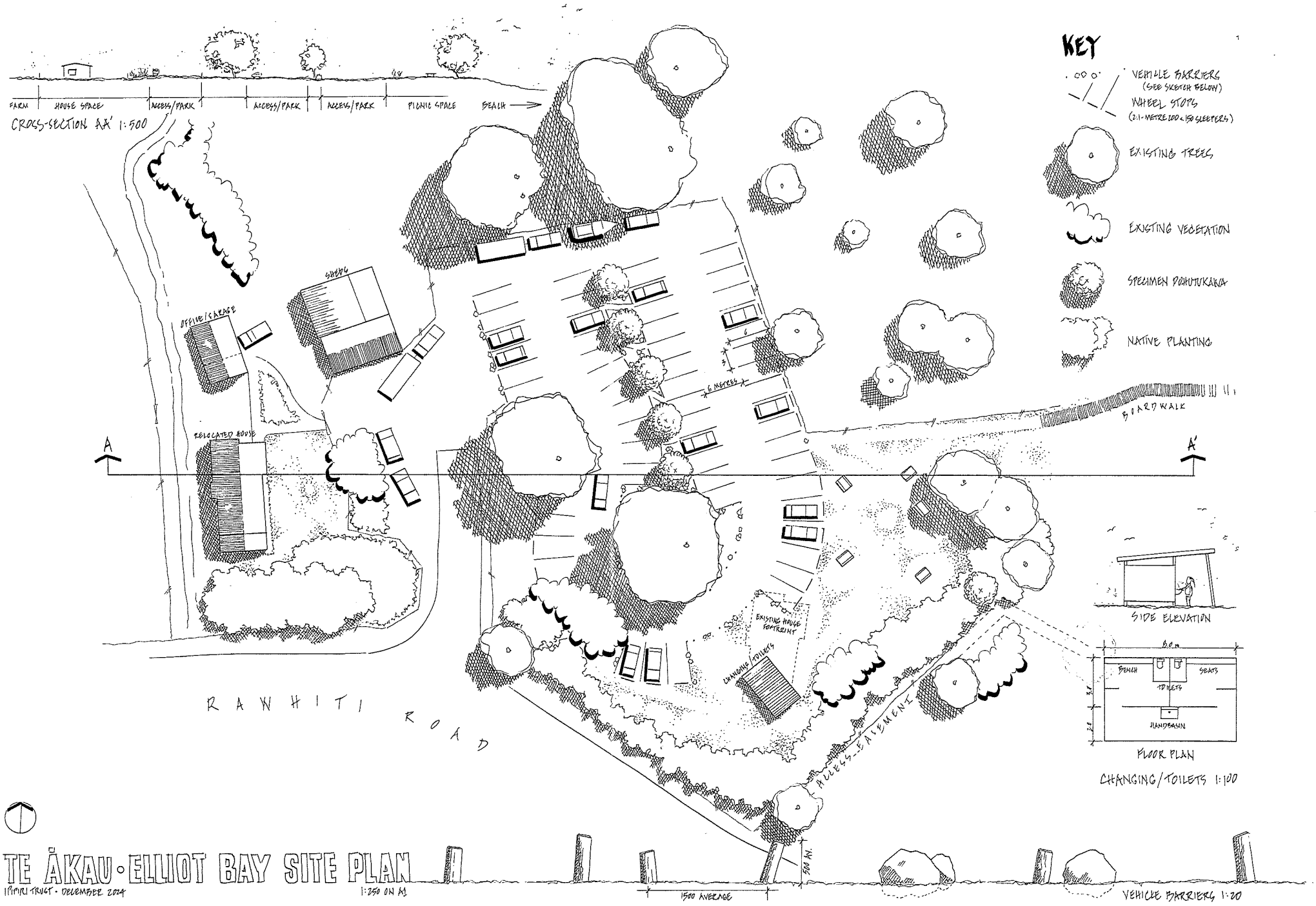
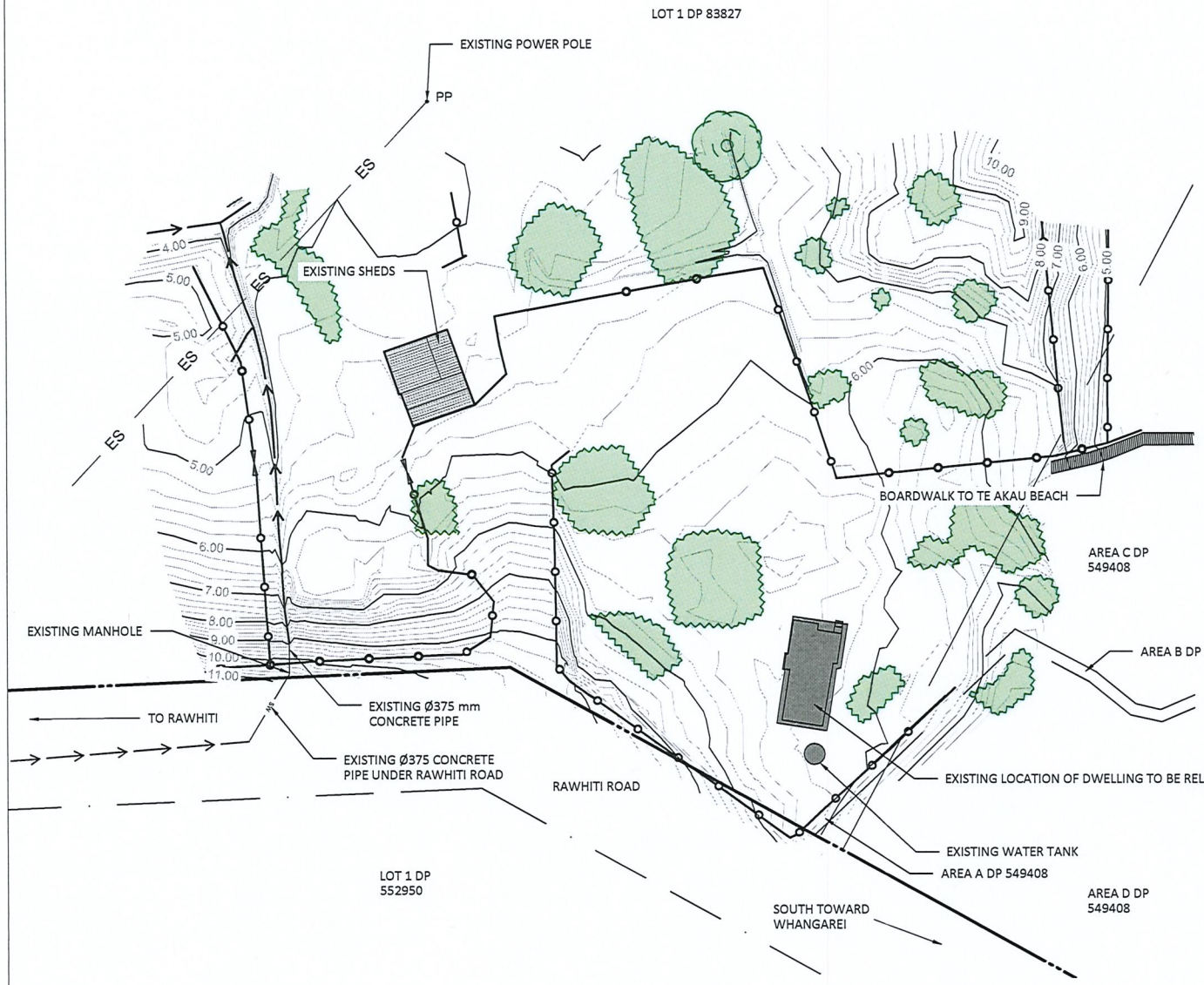
- Re-located house floor plan and elevations
- Garage/Office concept plan
- Permaloo 2 pan dry vault toilet plans/specifications
- Toilets and changing facility floor plan and elevations



TE ĀKAU - ELLIOT BAY SITE PLAN

1 PIPIRI TRUST - DECEMBER 2024

1:250 ON A1



LOCALITY PLAN

SCALE (A3) NTS

SITE INFORMATION:

Lot 1 DP 83827
Area: 1,000,400 m²
Address: 1077A Rawhiti Road, Rawhiti
Zone: Rural Production (FNDC Proposed District Plan), Coastal Environment
Wind Zone: Extra High
Corrosion Zone: D
Earthquake Zone: 1

LEGEND	
TREES/SHRUBS AND VEGETATION	
FENCES	
BUILDINGS/STRUCTURES	
METAL PAVEMENT	
OPEN DRAIN	
STORMWATER CULVERT	SW
STORMWATER MANHOLE	
OVERHEAD POWER LINE	ES
PROPERTY BOUNDARY	
ADJOINING PROPERTY BOUNDARY	

NOTE: .
1. EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS "TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
2. COORDINATES ARE WITH REFERENCE TO MOUNT EDEN
3. 0.2 m CONTOURS WITH REFERENCE TO NZVD 2016 VERTICAL DATUM.

0 7.5 15 22.5 30 37.5
Scale 1:750 (m)

FOR BC

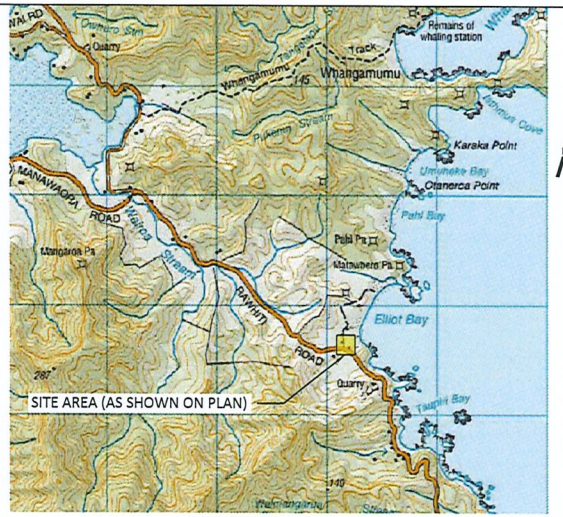
VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	RELOCATE SECONDHAND RESIDENCE LOT 1 DP 83827 TE AKAU (ELLIOT BAY)
DRAWING TITLE	EXISTING SITE PLAN

SURVEY			
DESIGN	CS	12/02/2025	
DRAWN	CS	12/02/2025	
CHECKED	TD	24/02/2025	
APPROVED	TD	24/02/2025	

No	REVISION	BY	DATE
A	FOR BC	TD	18/02/2025

SCALE 1:750
SHEET 01
PROJECT J15679
REV A



LOCALITY PLAN

SCALE (A3) NTS

SITE INFORMATION:

Lot 1 DP 83827
Area: 1,000,400 m²
Address: 1077A Rawhiti Road, Rawhiti
Zone: Rural Production (FNDC Proposed District Plan), Coastal Environment
Wind Zone: Extra High
Corrosion Zone: D
Earthquake Zone: 1

LEGEND	
TREES/SHRUBS AND VEGETATION	
FENCES	
BUILDINGS/STRUCTURES	
METAL PAVEMENT	
OPEN DRAIN	
STORMWATER CULVERT	SW
STORMWATER MANHOLE	
OVERHEAD POWER LINE	ES
PROPERTY BOUNDARY	
ADJOINING PROPERTY BOUNDARY	

NOTE: .
1. EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS "TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
2. COORDINATES ARE WITH REFERENCE TO MOUNT EDEN
3. 0.2 m CONTOURS WITH REFERENCE TO NZVD 2016 VERTICAL DATUM.
4. PROPOSED CARPARK, CHANGING/TOILETS DETACHED OFFICE/GARAGE NOT INCLUDED AS PART OF THIS BUILDING CONSENT APPLICATION.

0 7.5 15 22.5 30 37.5
Scale 1:750 (m)

FOR BC

VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	RELOCATE SECONDHAND RESIDENCE LOT 1 DP 83827 TE AKAU (ELLIOT BAY)
DRAWING TITLE	PROPOSED SITE PLAN

SURVEY		
DESIGN	CS	12/02/2025
DRAWN	CS	12/02/2025
CHECKED	TD	24/02/2025
APPROVED	TD	24/02/2025

No	REVISION	BY	DATE
A	FOR BC	TD	18/02/2025

SCALE 1:750
SHEET 02
PROJECT J15679
REV A

VISION CONSULTING ENGINEERS

COVER SHEET

CARPARK DESIGN

TE AKAU (ELLIOT BAY)

RUSSELL

Client: IPIPIRI NATURE CONSERVANCY TRUST

CONTENTS

VISION JOB REFERENCE: J15679, VISION DRAWING STATUS: FOR RESOURCE CONSENT, NUMBER OF SHEETS IN DRAWING SET 13, DRAWING SET APPROVED FOR RELEASE BY BCP ON 17/03/2025

Vision Consulting Engineers Ltd Level 1, 62 Kerikeri Road, Kerikeri 0230 +64 09 401 6287 WWW.VCE.CO.NZ

1 GENERAL

1. THIS DRAWING SET IS PART OF THE TE AKAU (ELLIOT BAY) PROJECT. THIS DRAWING SET IS TO BE READ IN CONJUNCTION WITH VISIONS DRAWING SETS: "RELOCATE SECONDHAND RESIDENCE" AND "STORMWATER MANAGEMENT" REF: J15679.
2. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FAR NORTH DISTRICT COUNCIL (FNDC)"ENGINEERING STANDARDS AND GUIDELINES" - LATEST EDITION (FNDC EES) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS.
3. DISCREPANCIES BETWEEN THIS DRAWING SET AND THE ASSOCIATED DOCUMENTS DESCRIBED IN ITEMS 1.1 AND 1.2 ABOVE SHALL BE BROUGHT TO THE PROJECT ENGINEERS ATTENTION IMMEDIATELY, PRIOR TO COMMENCING WORK, SO THAT THEY CAN BE RESOLVED IN A TIMELY MANNER. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
4. . EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS "TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
5. DRAWING SET HORIZONTAL PROJECTION USED IN THIS DRAWING SET IS MOUNT EDEN 2000 WITH DATUM NZGD2000. DRAWING SET VERTICAL DATUM IS NEW ZEALAND VERTICAL DATUM 2016.
6. IF REPRODUCED, THE SCALES SHOWN WITHIN THIS DRAWING SET ARE BASED ON AN A3 SHEET. DO NOT SCALE FROM DRAWINGS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND CONSENTS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS. CONTRACTOR TO SEARCH, LOCATE AND CONFIRM POSITIONS OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS WHETHER SHOWN ON DRAWINGS OR NOT. CONTRACTOR MAINTAINS RESPONSIBILITY FOR ALL SERVICES. EXISTING SERVICES HAVE BEEN DRAWN USING SUPPLIED INFORMATION, ONSITE VERIFICATION IS REQUIRED. CONTRACTOR TO NOTE THAT THE POSITION AND EXTENT OF SERVICES SHOWN MAY NOT BE ACCURATE.
9. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CONDITIONS IMPOSED ON ANY PERMIT OR CONSENT ISSUED FOR THE PROJECT. WHERE THERE ARE INCONSISTENCIES BETWEEN ANY PART OF THESE PLANS AND SPECIFICATIONS AND THE CONDITIONS OF THESE PERMITS OR CONSENTS, THEN THE CONDITIONS OF THE PERMITS AND CONSENTS SHALL PREVAIL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE WORK AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, AND ALL OTHER DELETERIOUS MATERIAL.
11. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PLANNED FOR AND ARRANGED BY THE CONTRACTOR GIVING THE UTILITY PROVIDERS REQUIRED NOTICE OF THE NEEDED INSPECTION.
12. CONTRACTOR SHALL MAKE GOOD AT THEIR OWN EXPENSE ANY DAMAGE TO SERVICES.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
14. ALL EXISTING INVERT LEVELS AND LID LEVELS TO BE CONFIRMED PRIOR TO WORK COMMENCING ON SITE.
15. ALL DRAINAGE WORKS ARE TO BE CARRIED OUT BY A LICENCED DRAIN LAYER (PLUMBERS, GAS FITTERS, AND DRAINLAYER ACT 2006).
16. CONTRACTOR TO STAGE WORKS AND REINSTATE ALL AFFECTED AREAS TO THE ENGINEERS SATISFACTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE ENGINEER AS REQUIRED.
18. SETOUT DATA IS TO BE PROVIDED BY VISION AS 3D POLYLINES AND 3D REFERENCE POINTS IN A DWG FORMAT, WHERE REQUESTED BY THE CONTRACTOR.

2 EROSION CONTROL MAINTENANCE

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH AUCKLAND REGIONAL COUNCIL GUIDELINE DOCUMENT GD05. ALL MEASURES SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 13mm OR GREATER RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.
7. THE CONTRACTOR SHALL PROVIDE AN ESCP IN ACCORDANCE WITH GD05 AND HAVE IT APPROVED BY THE NRC.

3 EARTHWORKS

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST CONTROL DEVICES AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED STRUCTURES SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY THE ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, AND GUY WIRES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS TRAFFICABLE AREAS, BACKFILL SHALL CONSIST OF HARDFILL. UTILITY TRENCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REINSTATEMENT OF TOPSOIL AND GRASSING AT COMPLETION OF WORK.
7. AFTER PLACEMENT OF BASECOURSE AND PRIOR TO PLACEMENT OF PAVEMENT, THE CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STORMWATER OUTFALL TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE ENGINEER PRIOR TO ANY EXCAVATION.
9. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. ALL EARTHEN AREAS, EXCLUDING OPEN DRAINS, WILL BE FINISHED WITH TOPSOIL AND SEEDED OR MULCHED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
11. THE CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
12. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
13. HARDFILL SHALL BE AP20, OR GAP65 COMPACTED IN ACCORDANCE WITH THE SPECIFICATION.
14. IN FILL AREAS POOR MATERIAL (TOPSOIL/SILT) SHOULD BE PLACED UNDER LAWNS AND GARDENS WHILE SUITABLE MATERIAL (CLAY, SAND, GRAVEL AND ASPHALT) SHOULD BE PLACED UNDER NEW PAVEMENT AND STRUCTURES."

FOR RESOURCE CONSENT

VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	CARPARK DESIGN TE AKAU (ELLIOT BAY) RUSSELL
DRAWING TITLE	DRAWING SET NOTES GENERAL NOTES 1

SURVEY		
DESIGN	CS	05/03/2025
DRAWN	CS	05/03/2025
CHECKED	BCP	13/03/2025
APPROVED	BCP	17/03/2025

No	REVISION	BY	DATE
A	FOR APPROVAL	BCP	13/03/2025

SCALE N/A
SHEET C-001
PROJECT J15679
REV B

4 PAVEMENTS AND HARD SURFACES

1. ALL PAVEMENTS ARE TO COMPLY WITH THE FNDC EES.
2. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE SPECIFICATION.
3. ANY EXISTING PAVEMENT DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE TO THE SATISFACTION OF THE ENGINEER, UNLESS OTHERWISE SPECIFIED FOR REMOVAL ON THE DRAWINGS.
4. SUBGRADE SHALL BE FIRM, FREE FROM DEBRIS AND OF UNIFORM BEARING. UNSUITABLE SUBGRADE MATERIAL SHALL BE REMOVED TO MEET DESIGN REQUIREMENTS.
5. NO TOLERANCE ON THE SUBGRADE LEVEL THAT REDUCES THE DEPTH OF CONSTRUCTION WILL BE ALLOWED. THE ENGINEER WILL REQUIRE THE CONTRACTOR TO CONFIRM THAT THE SUBGRADE ACHIEVES THE DESIGN CBR PRIOR TO THE PLACING OF THE METAL COURSES
6. FORMWORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS 3109 "CONCRETE CONSTRUCTION" AS AMPLIFIED BELOW.
7. THE FINISHED LEVEL OF THE FORMWORK SHALL PROVIDE CROSSFALL IN THE DESIGNED DIRECTION.
8. THE LINE OF THE FORMWORK SHALL BE STRAIGHT BETWEEN TANGENT POINTS WITH THE MAXIMUM DEVIATION FROM A 3m STRAIGHT-EDGE LAID ALONG THE FACE OF 5mm WITH A CUMULATIVE TOTAL OF ALL VISIBLE GAPS OF NOT MORE THAN 10mm AND SHALL SWEEP CURVES AROUND WITHOUT KINKS, FLATS, OR ANGLES IN A SMOOTH ARC.
9. ALL FORMWORK SHALL BE REMOVED BEFORE BACKFILLING.
10. UNLESS OTHERWISE SPECIFIED, CONCRETE SHALL BE NORMAL GRADE READY MIXED CONCRETE, WITH A SLUMP OF 50mm AND AN IN-SITU CONCRETE STRENGTH OF AT LEAST 30 MPa AT 28 DAYS; THE MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE 19mm.
11. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH NZS 3109 "CONCRETE CONSTRUCTION". THE CONCRETE FINISH SHALL BE U5 AND U5E IN ACCORDANCE WITH NZS 3114 "SPECIFICATION FOR CONCRETE SURFACE FINISHES" AND SHALL BE CONSTRUCTED WITH MIN 1% CROSSFALL UNLESS SPECIFIED OTHERWISE.
12. CONTRACTION JOINTS SHALL BE CREATED WITHIN 24 HOURS OF CONCRETE LAYING. JOINTS SHALL BE AT A MAXIMUMSPACING OF THIRTY TIMES THE CONCRETE BASE THICKNESS.
13. TRAFFIC SHALL BE KEPT OFF ALL CONCRETE SURFACES UNTIL THEY HAVE ACHIEVED A DESIGN SPECIFIED STRENGTH.
14. ANY DEFECTIVE CONCRETE SHALL BE REPLACED BY REMOVING AND RECONSTRUCTING THE SECTION OF PATH BETWEEN CONTRACTION JOINTS.
15. THE CONTRACTOR SHALL SUPPLY TO THE ENGINEER SUFFICIENT INFORMATION TO CONFIRM ALL OTHER PERFORMANCE CRITERIA HAVE BEEN ACHIEVED.

5 SIGNPOSTS AND WHEELSTOPS

1. SIGNPOST TIMBER TO BE No 1 FRAMING GRADE DRESSED/TIMBER TTREATED TO H4. THE POSTS PRIMED AND FINISHED WITH TWO COATS OF WHITE PAINT OVER THE LENGTH ABOVE THE GROUND. POST SIZE 100 mm X 100 mm NOMINAL SECTION SIZE.
2. SIGNS TO NZS5414 AND MOTSAM 1 AND NZTA TCD.
3. ERECT SIGNPOSTS VERTICAL AND PLUMB TO THE STANDARD HEIGHTS AND OFFSETS FROM THE KERBS AS SPECIFIED IN MOTSAM. 1 AND NZTA TCD URBAN STANDARD.
4. SIGNPOST FOUNDATIONS TO BE 25 MPa CONCRETE.
5. ACCESSIBLE CARPARKS SIGNS TO BE TO NZS4121 AND MOTSAM.2
6. WHEEL STOPS AND SPACERS TO BE TREATED TO A MINIMUM OF H4

6 TYPICAL ENGINEERING OBSERVATIONS

1. CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF THE HOLD POINTS DESCRIBED IN TABLE 1. PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BACKFILL/FILL, BASE COURSE, CONCRETE FORMWORK AND FINAL INSPECTIONS.
2. TESTING REQUIREMENTS FOR SPECIFIED MATERIALS REQUIRING TESTING ARE DISPLAYED IN TABLE 2.

TABLE 1

HOLD POINT	QA REQUIRED AND/OR WORK FOR INSPECTION
PRE CONSTRUCTION MEETING	CONFIRMATION WITH CONTRACTOR WORK SCHEDULE AND CONTRACTOR CLARIFICATIONS PRIOR TO COMMENCING WORKS
SUBGRADE PREPARATION	CONFIRMATION OF SUBGRADE PRIOR TO PLACEMENT OF FILL OR PAVEMENT. CONTRACTOR TO PROVIDE EQUIPMENT TO UNDERTAKE PROOF ROLLING
BACKFILL/FILL	TESTING OF BACKFILL AND FILL TO BE CARRIED OUT BY ENGINEER FOR APPROVAL
BASE COURSE FINISHED LEVEL	CONFIRMATION OF AGGREGATE DEPTH AND CLEGG IMPACT TESTING TO BE CARRIED OUT BY THE ENGINEER FOR APPROVAL
CONCRETE FORMWORK INSPECITON	CONFIRMATION OF CONCRETE DEPTH AND GRADES PRIOR TO POURING OF CONCRETE FOOTPATHS AND PAVEMENTS
FINAL	INSPECTION UPON COMPLETION OF FINISHED SURFACE AND STORMWATER STRUCTURES AND MANAGEMENT DEVICES

TABLE 2

MATERIAL	TEST	FREQUENCY	TARGET
SUBGRADE	CBR	1 TEST EVERY 10m ALONG ROAD OR 1 TEST FOR EVERY 50m² OF NEW PAVEMENT AREA	CBR ≥ 4
BACKFILL/FILL	CLEGG IMPACT TEST	1 TEST EVERY 10m² OF FILL AREA. TEST AT EACH 0.5m VERTICAL LIFT	CIV ≥ 18 (HARDFILL) CBR ≥ 4 (SAND)
ROAD BASE-COARSE	CLEGG IMPACT TEST	1 TEST EVERY 30m² OF BASE-COARSE PAVEMENT AREA	CIV ≥ 30

FOR RESOURCE CONSENT

VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	CARPARK DESIGN TE AKAU (ELLIOT BAY) RUSSELL
DRAWING TITLE	DRAWING SET NOTES GENERAL NOTES 2

SURVEY		
DESIGN	CS	05/03/2025
DRAWN	CS	05/03/2025
CHECKED	BCP	13/03/2025
APPROVED	BCP	17/03/2025

NO	REVISION	BY	DATE
A	FOR APPROVAL	BCP	13/03/2025

SCALE N/A
SHEET C-002
PROJECT J15679
REV B

LOCALITY PLAN

SCALE (A3) NTS

SITE INFORMATION:

Lot 1 DP 83827
Area: 1,000,400 m²
Address: 1077A Rawhiti Road, Rawhiti

LEGEND	
EXISTING TREES/SHRUBS AND VEGETATION	
EXISTING FENCES TO REMAIN	
EXISTING FENCES TO BE REMOVED	
BUILDINGS/STRUCTURES	
BUILDINGS/STRUCTURES FOR REMOVAL/RELOCAITON	
EXISTING METAL PAVEMENT	
EXISTING GATE TO REMAIN	
EXISTING GATE FOR REMOVAL/RELOCAITON	
OPEN DRAIN	
STORMWATER CULVERT	SW
STORMWATER MANHOLE	
OVERHEAD POWER LINE	ES
PROPERTY BOUNDARY	
ADJOINING PROPERTY BOUNDARY	

0 7.5 15 22.5 30 37.5

Scale 1:750 (m)

FOR RESOURCE CONSENT

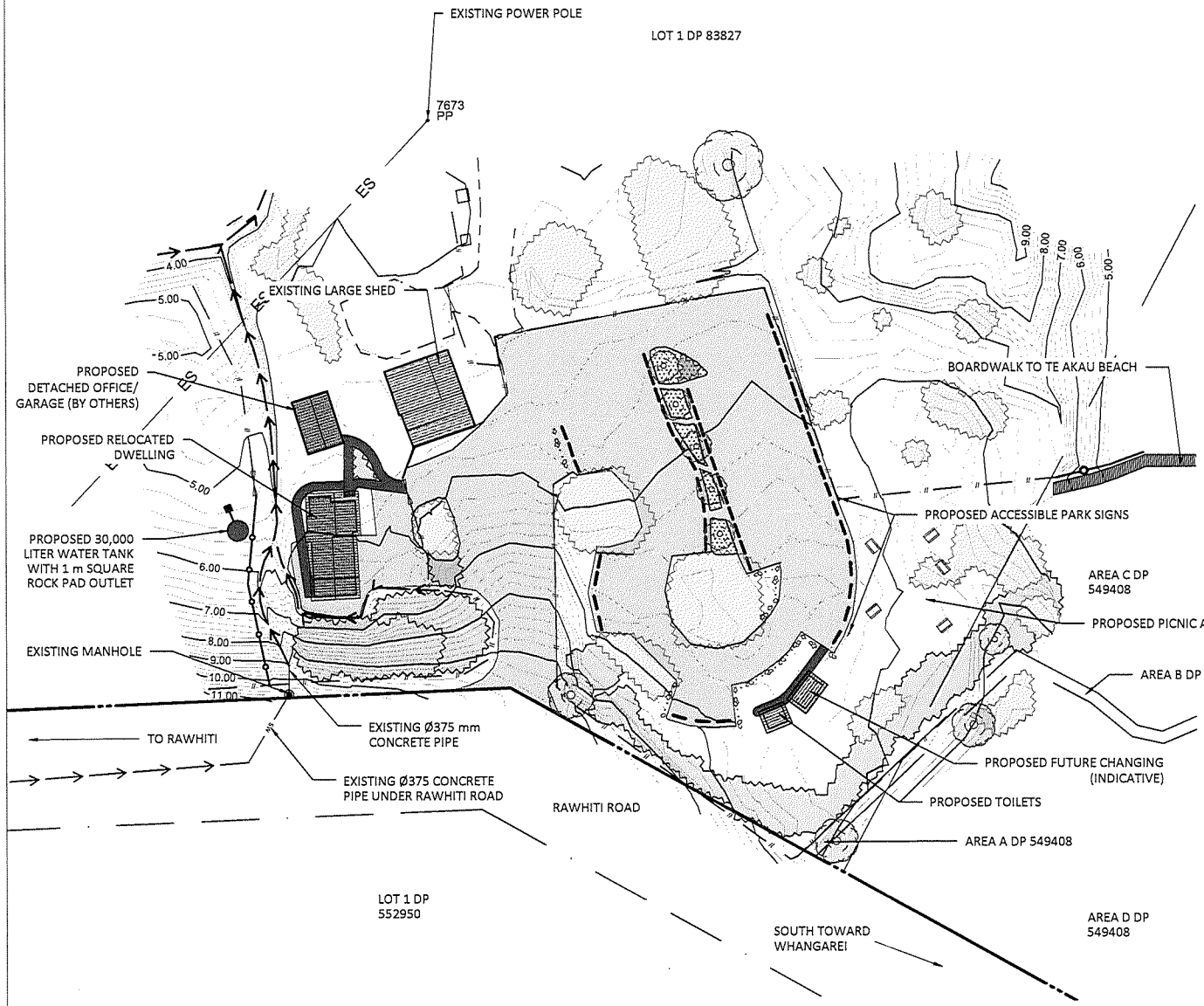
VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	CARPARK DESIGN TE AKAU (ELLIOT BAY) RUSSELL
DRAWING TITLE	EXISTING SITE PLAN

SURVEY		
DESIGN	CS	25/02/2025
DRAWN	CS	25/02/2025
CHECKED	BCP	13/03/2025
APPROVED	BCP	17/03/2025

No	REVISION	BY	DATE
A	FOR APPROVAL	BCP	13/03/2025
B	FOR RESOURCE CONSENT	BCP	17/03/2025

SCALE 1:750
SHEET C-100
PROJECT J15679
REV B



SITE INFORMATION:

Lot 1 DP 83827
Area: 1,000,400 m²
Address: 1077A Rawhiti Road, Rawhiti

north

SITE IMPERMEABLE AREA INFORMATION:

Managers House Area: 157 m²
Proposed Garage/Office: 57 m²
Proposed Toilet Block: 17.5 m²
Future Changing Block (Indicative): 25 m²
Existing Large Shed: 151 m²
Existing Small Shed: 11.5 m²

Total Impermeable Coverage:
Buildings: 419 m²
Pavements: 3312 m²

NOTE:
1. SITE IMPERMEABLE AREA INFORMATION FOR STRUCTURES IS TAKEN AS THE ROOF AREA.

LEGEND	
EXISTING TREES/SHRUBS AND VEGETATION	
PROPOSED TREES/SHRUBS AND VEGETATION	
EXISTING FENCES TO REMAIN	
PROPOSED FENCES	
BUILDINGS/STRUCTURES	
METAL PAVEMENT	
TIMBER WHEEL STOPS	
LANDSCAPED VEHICLE BARRIERS (SEE LANDSCAPE PLAN BY OTHERS FOR DETAILS)	
OPEN DRAIN	
STORMWATER CULVERT	SW
STORMWATER MANHOLE	
OVERHEAD POWER LINE	ES
PROPERTY BOUNDARY	
ADJOINING PROPERTY BOUNDARY	
GATE	
PROPOSED TREE INFILTRATION WELL	

0 7.5 15 22.5 30 37.5
Scale 1:750 (m)

FOR RESOURCE CONSENT

VISION CONSULTING ENGINEERS

CLIENT: IPIPIRI NATURE CONSERVANCY TRUST

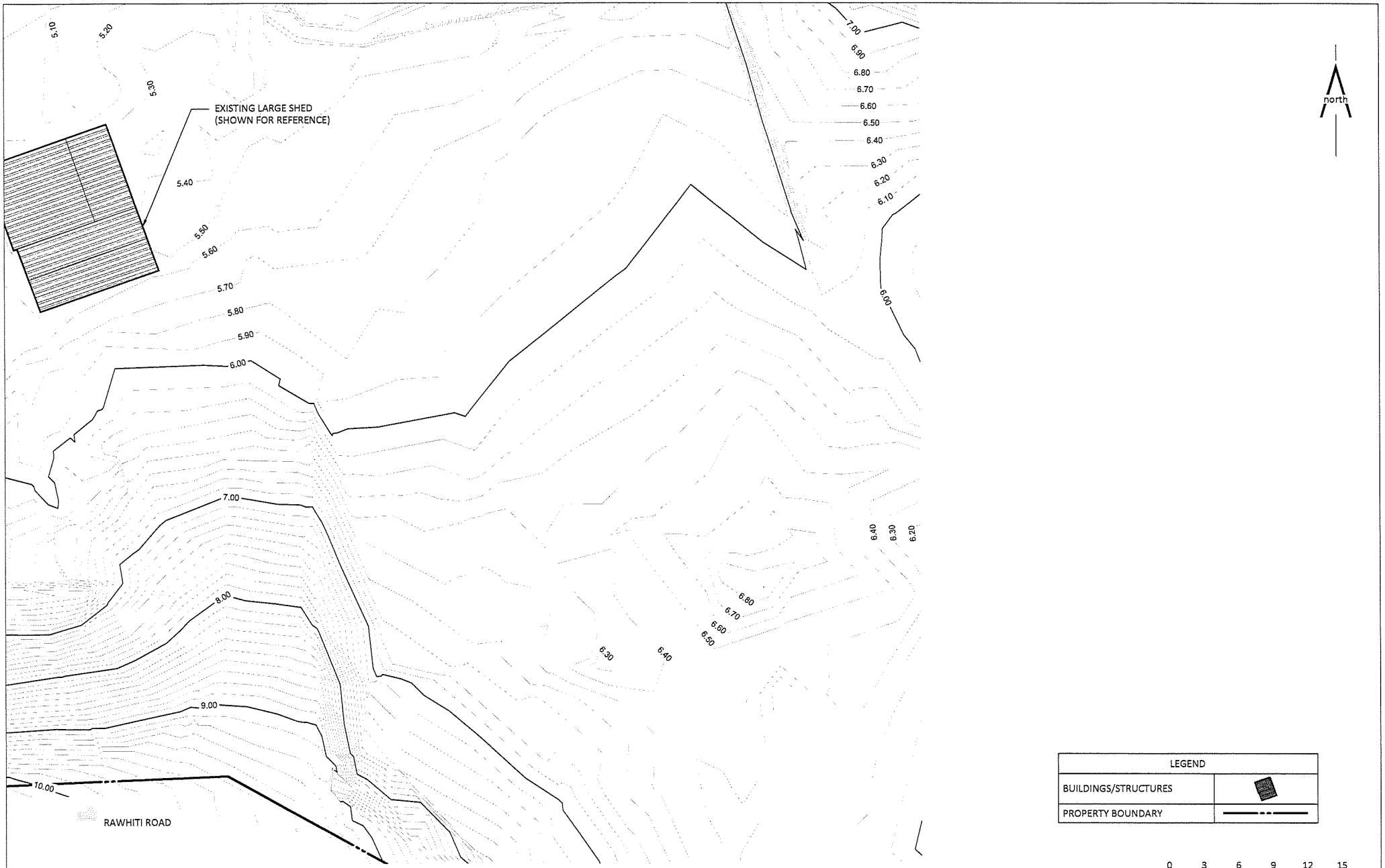
PROJECT: CARPARK DESIGN
TE AKAU (ELLIOT BAY)
RUSSELL

DRAWING TITLE: PROPOSED SITE PLAN

SURVEY		
DESIGN	CS	25/02/2025
DRAWN	CS	12/03/2025
CHECKED	BCP	13/03/2025
APPROVED	BCP	17/03/2025

No	REVISION	BY	DATE
A	FOR APPROVAL	BCP	13/03/2025
B	FOR RESOURCE CONSENT	BCP	17/03/2025

SCALE 1:750
SHEET C-101
PROJECT J15679
REV B



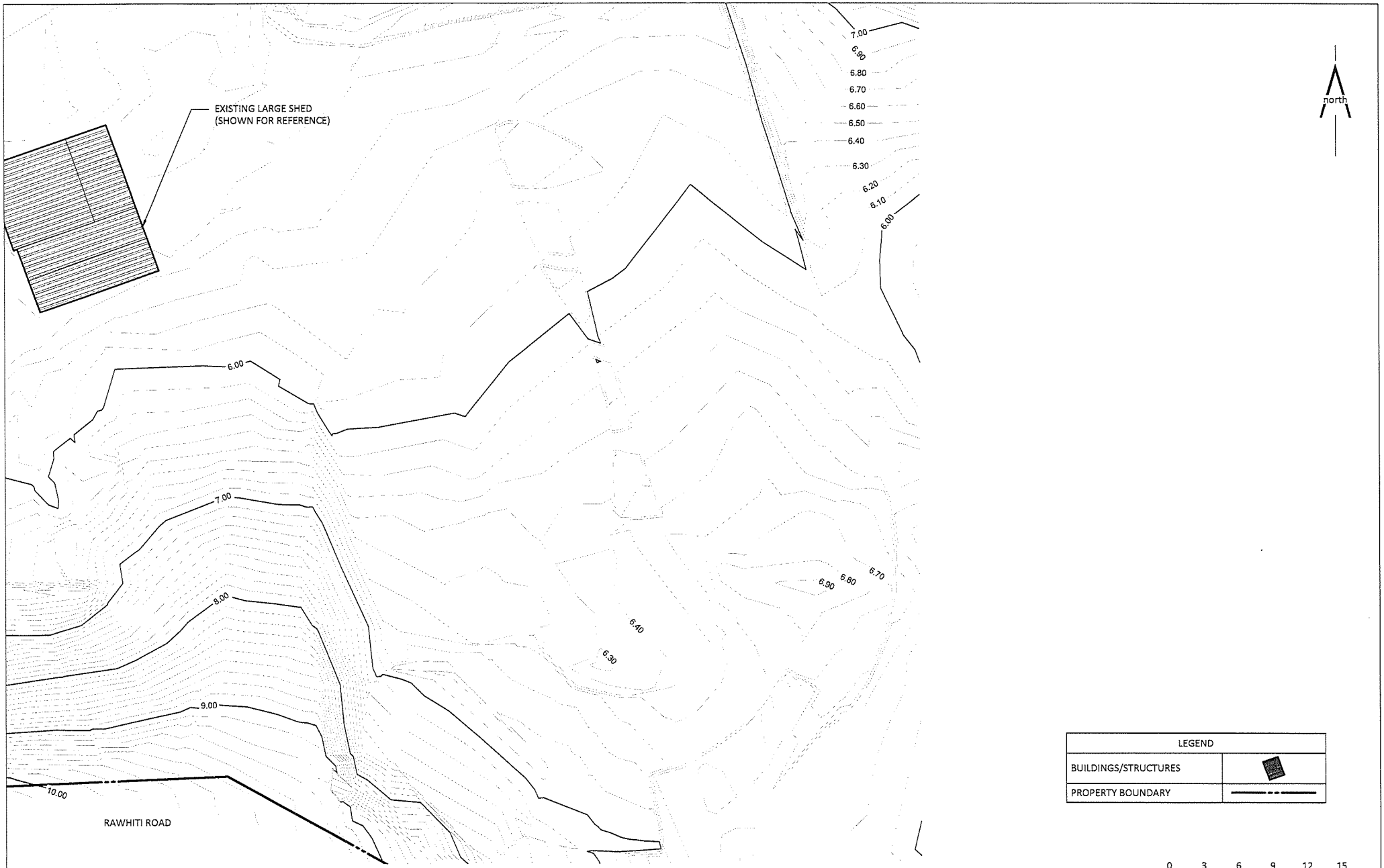
FOR RESOURCE CONSENT

VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	CARPARK DESIGN TE AKAU (ELLIOT BAY) RUSSELL
DRAWING TITLE	EXISTING CONTOURS

			No	REVISION	BY	DATE
SURVEY			A	FOR APPROVAL	BCP	13/03/2025
DESIGN	CS	25/02/2025	B	FOR RESOURCE CONSENT	BCP	17/03/2025
DRAWN	CS	12/03/2025				
CHECKED	BCP	13/03/2025				
APPROVED	BCP	17/03/2025				

SCALE 1:300
SHEET C-200
PROJECT J15679
REV B



FOR RESOURCE CONSENT

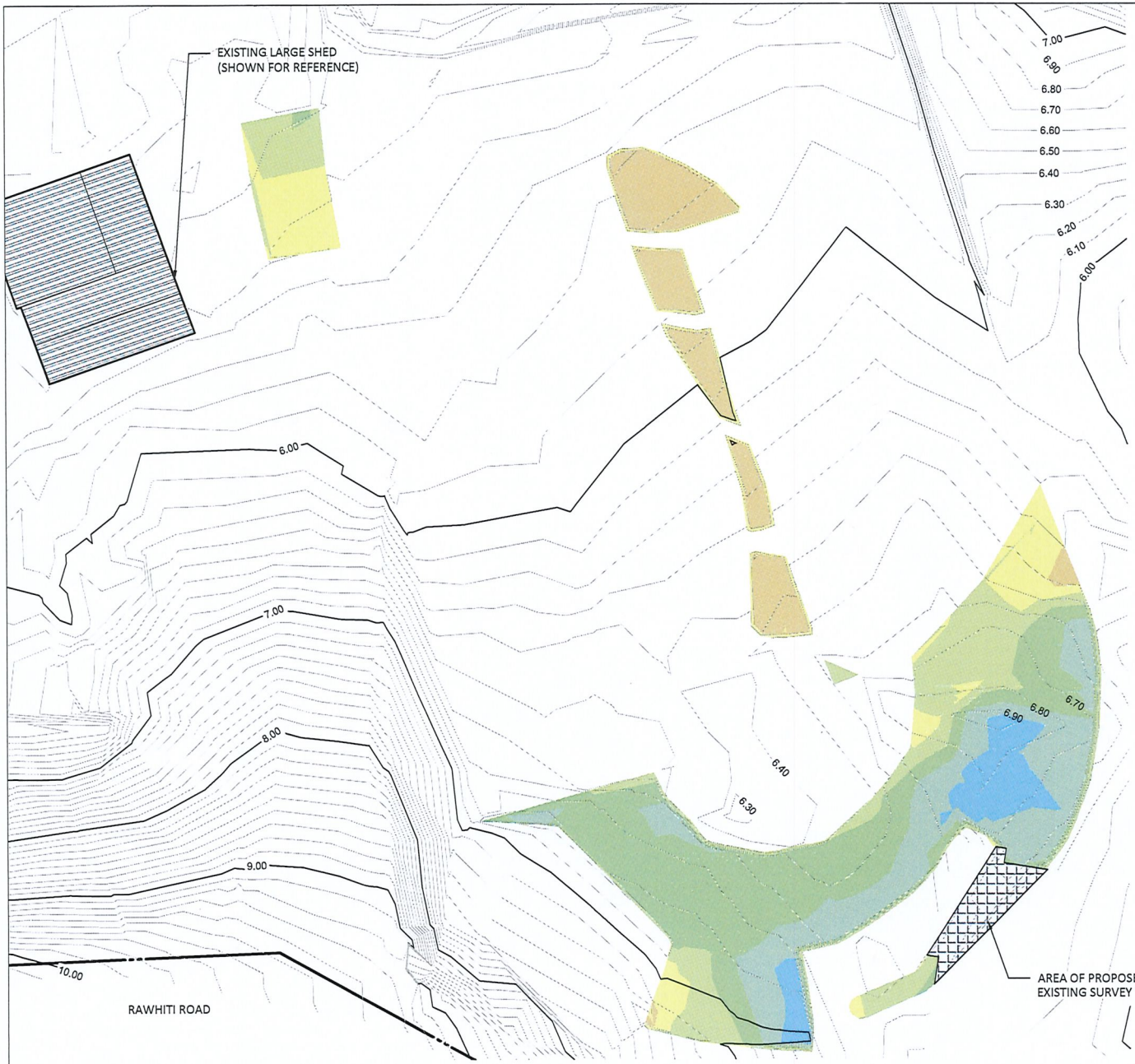
VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	CARPARK DESIGN TE AKAU (ELLIOT BAY) RUSSELL
DRAWING TITLE	FINISHED CONTOURS

SURVEY		
DESIGN	CS	25/02/2025
DRAWN	CS	12/03/2025
CHECKED	BCP	13/03/2025
APPROVED	BCP	17/03/2025

No	REVISION	BY	DATE
A	FOR APPROVAL	BCP	13/03/2025
B	FOR RESOURCE CONSENT	BCP	17/03/2025

SCALE 1:300
SHEET C-201
PROJECT J15679
REV B



CUT/FILL Table

Depth Range (m) (-Cut +Fill)	Area (m²)	Volume (m³)	Color
-0.2 to -0.1	74.7	3.3	
-0.1 to 0.0	100.2	10.5	
0.0 to 0.1	123.2	45.7	
0.1 to 0.2	210.8	29.8	
0.2 to 0.3	120.3	12.4	
0.3 to 0.4	68.1	3.2	
0.4 to 0.5	3.5	0.0	

north

NOTE:
1. EARTHWORKS VOLUMES AND AREAS SHOWN ARE THE DIFFERENCE BETWEEN EXISTING GROUND SURFACE LEVEL AND PROPOSED FINISHED SURFACE LEVEL.
2. THE EARTHWORKS VOLUMES AND AREAS AROUND THE EXISTING MANAGERS HOUSE, THAT WAS UNABLE TO BE SURVEYED, IS NOT SHOWN.

LEGEND	
BUILDINGS/STRUCTURES	
PROPERTY BOUNDARY	

0 3 6 9 12 15
Scale 1:300 (m)

FOR RESOURCE CONSENT

VISION CONSULTING ENGINEERS

CLIENT: IPIPIRI NATURE CONSERVANCY TRUST

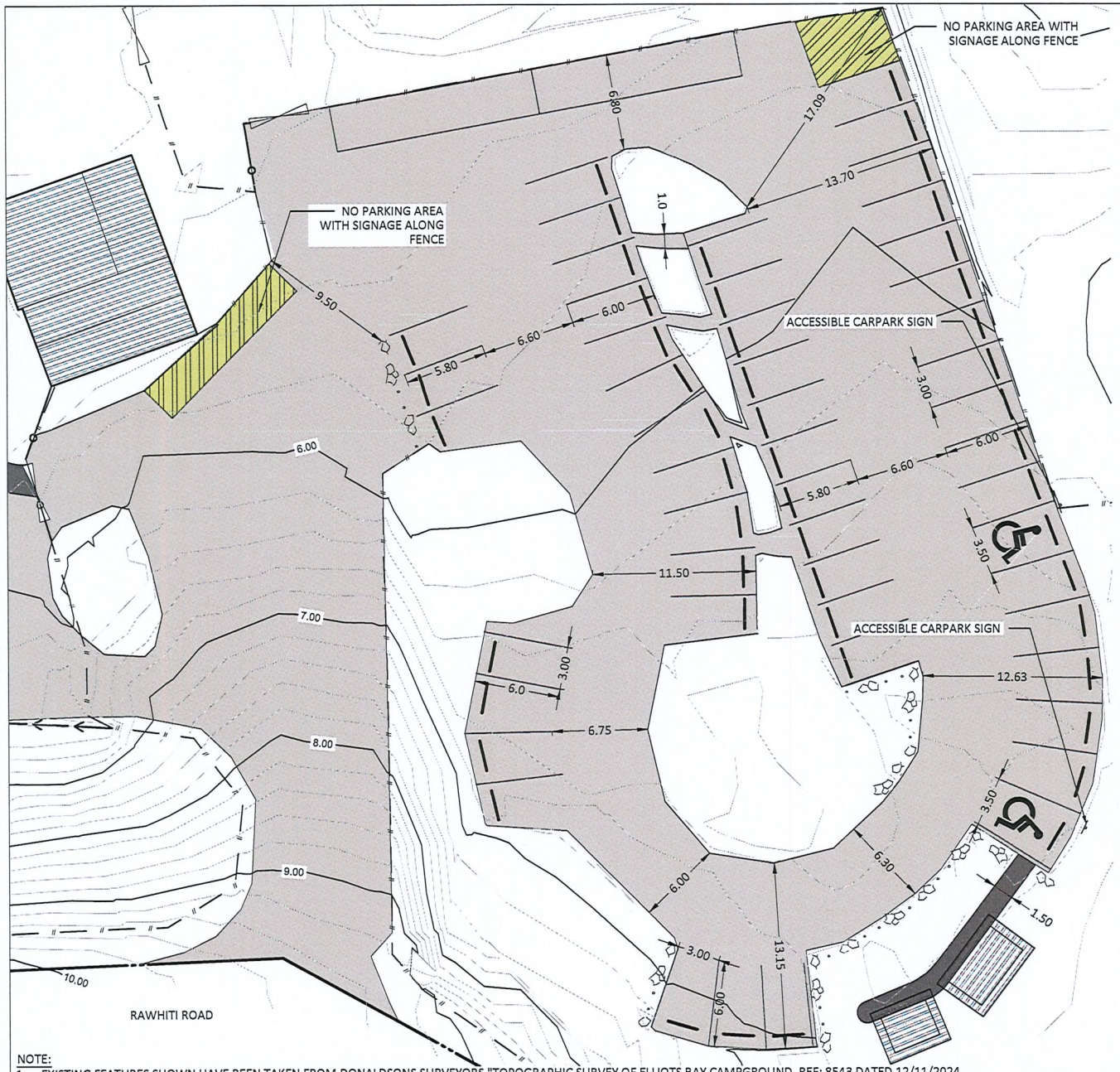
PROJECT: CARPARK DESIGN
TE AKAU (ELLIOT BAY)
RUSSELL

DRAWING TITLE: EW PLAN

SURVEY		
DESIGN	CS	25/02/2025
DRAWN	CS	12/03/2025
CHECKED	BCP	13/03/2025
APPROVED	BCP	17/03/2025

No	REVISION	BY	DATE
A	FOR APPROVAL	BCP	13/03/2025
B	FOR RESOURCE CONSENT	BCP	17/03/2024

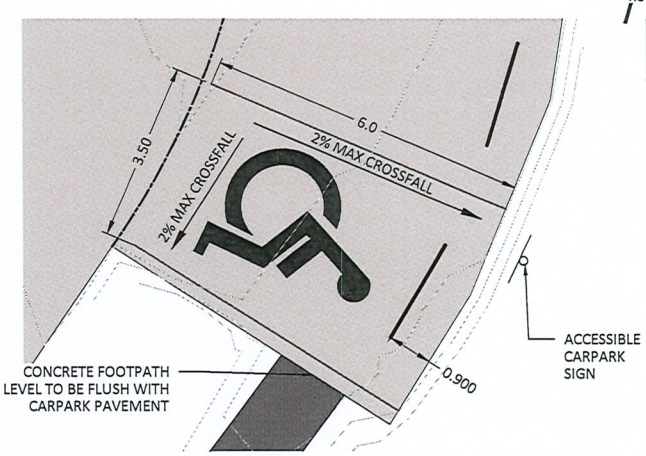
SCALE 1:300
SHEET C-202
PROJECT J15679
REV B



NOTE:
1. EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS "TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
2. COORDINATES ARE WITH REFERENCE TO MOUNT EDEN
3. 0.2 m FINISHED SURFACE CONTOURS WITH REFERENCE TO NZVD 2016 VERTICAL DATUM.
4. CARPARK LINE MARKING THAT IS SHOWN IS USED TO INDICATE SPECIFIC CARPARK AREAS. NO LINE MARKING IS PROPOSED.

ACCESSIBLE CARPARK TYPICAL PLAN DIMENSIONS AND LEVELS

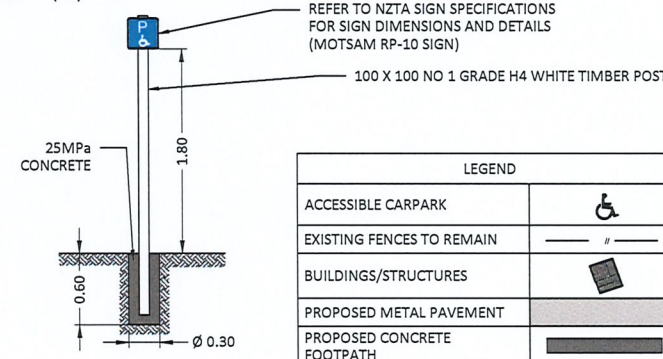
SCALE (A3) NTS



NOTE:
1. ACCESSIBLE CARPARK SPACES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH NZBC D1 AND ASNZS4121:2001
2. ACCESSIBLE SIGNS TO BE IN ACCORDANCE WITH MOTSAM PARTS 1 AND 2

TYPICAL DETAILS ACCESSIBLE SIGN

SCALE (A3) 1:25



LEGEND	
ACCESSIBLE CARPARK	
EXISTING FENCES TO REMAIN	
BUILDINGS/STRUCTURES	
PROPOSED METAL PAVEMENT	
PROPOSED CONCRETE FOOTPATH	
LANDSCAPED VEHICLE BARRIER (BY OTHERS)	
VEHICLE STOP	
PROPOSED NEW FENCE	
PROPERTY BOUNDARY	
GATE	

0 3 6 9 12 15
Scale 1:300 (m)

FOR RESOURCE CONSENT

VISION CONSULTING ENGINEERS

CLIENT: IPIPIRI NATURE CONSERVANCY TRUST

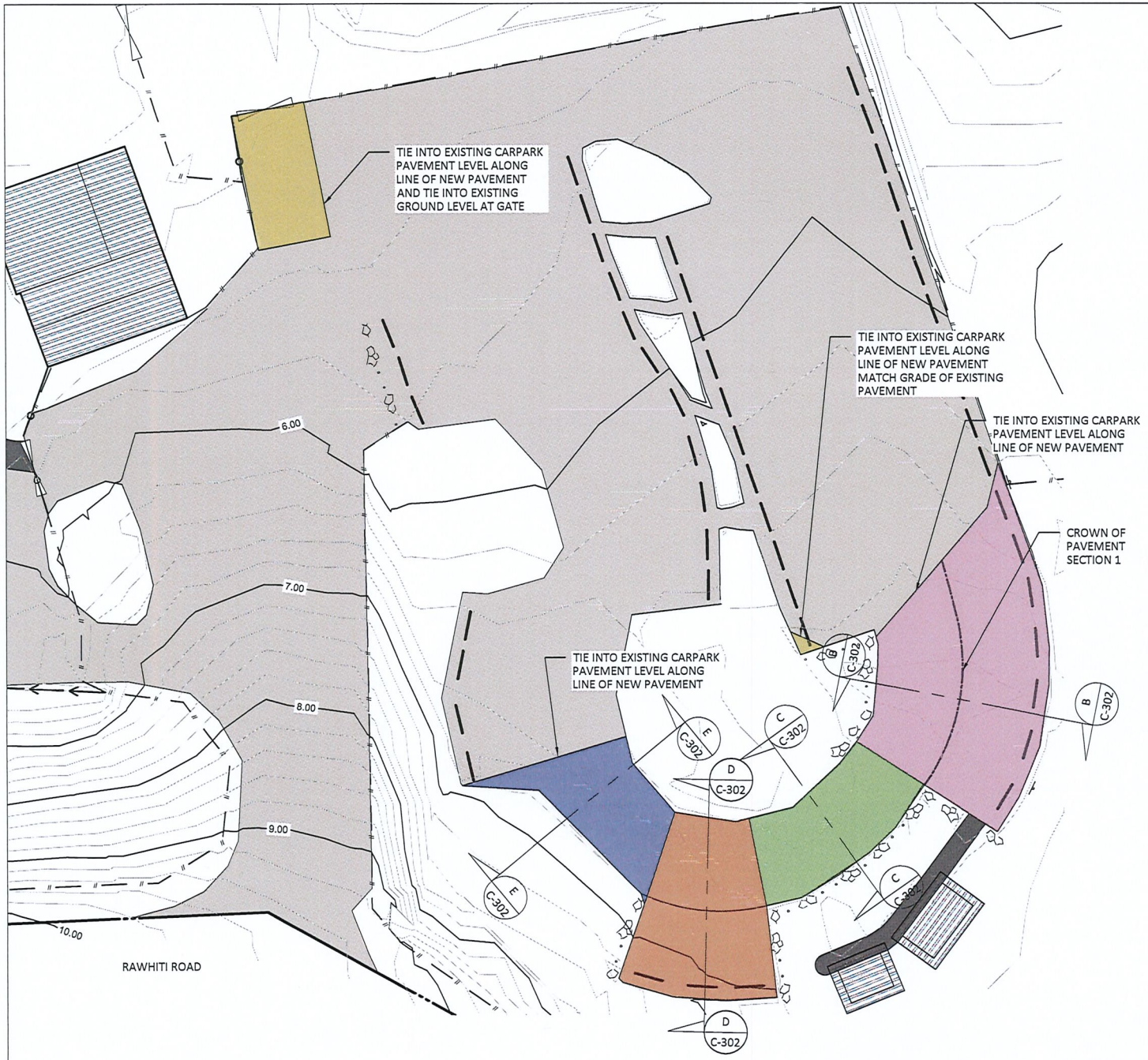
PROJECT: CARPARK DESIGN
TE AKAU (ELLIOT BAY)
RUSSELL

DRAWING TITLE: CARPARK LAYOUT PLAN

SURVEY		
DESIGN	CS	25/03/2025
DRAWN	CS	12/03/2025
CHECKED	BCP	13/03/2025
APPROVED	BCP	17/03/2025

No	REVISION	BY	DATE
A	FOR APPROVAL	BCP	13/03/2025
B	FOR RESOURCE CONSENT	BCP	17/03/2025

SCALE 1:300
SHEET C-300
PROJECT J15679
REV B



north

LEGEND	
ACCESSIBLE CARPARK	
EXISTING FENCES TO REMAIN	
BUILDINGS/STRUCTURES	
PROPOSED METAL PAVEMENT	
PROPOSED CONCRETE FOOTPATH	
LANDSCAPED VEHICLE BARRIER (BY OTHERS)	
VEHICLE STOP	
PROPOSED NEW FENCE	
PROPERTY BOUNDARY	
GATE	
NEW CARPARK PAVEMENT SECTION 1	
NEW CARPARK PAVEMENT SECTION 2	
NEW CARPARK PAVEMENT SECTION 3	
NEW CARPARK PAVEMENT SECTION 4	
NEW CARPARK PAVEMENT SECTION 5	

0 3 6 9 12 15
Scale 1:300 (m)

FOR RESOURCE CONSENT

VISION CONSULTING ENGINEERS

CLIENT: IPIPIRI NATURE CONSERVANCY TRUST

PROJECT: CARPARK DESIGN
TE AKAU (ELLIOT BAY)
RUSSELL

DRAWING TITLE: CARPARK SECTION OVERVIEW PLAN

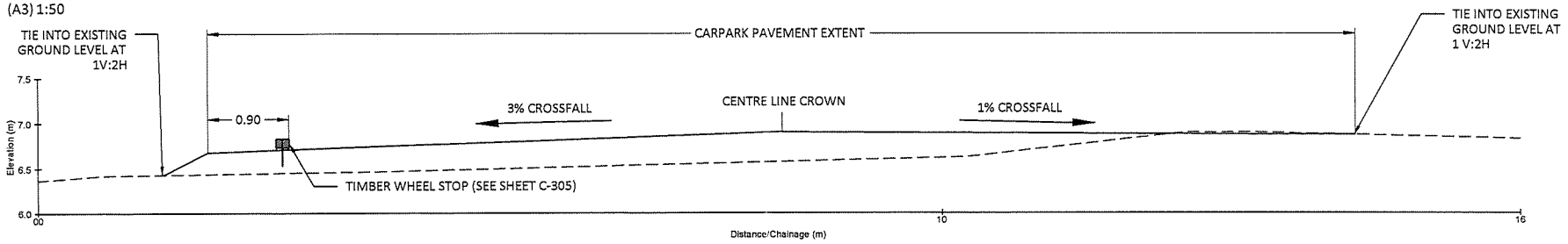
SURVEY		
DESIGN	CS	25/02/2025
DRAWN	CS	12/03/2025
CHECKED	BCP	13/03/2025
APPROVED	BCP	17/03/2025

No	REVISION	BY	DATE
A	FOR APPROVAL	BCP	13/03/2025
B	FOR RESOURCE CONSENT	BCP	17/03/2025

SCALE 1:300
SHEET C-301
PROJECT J15679
REV B

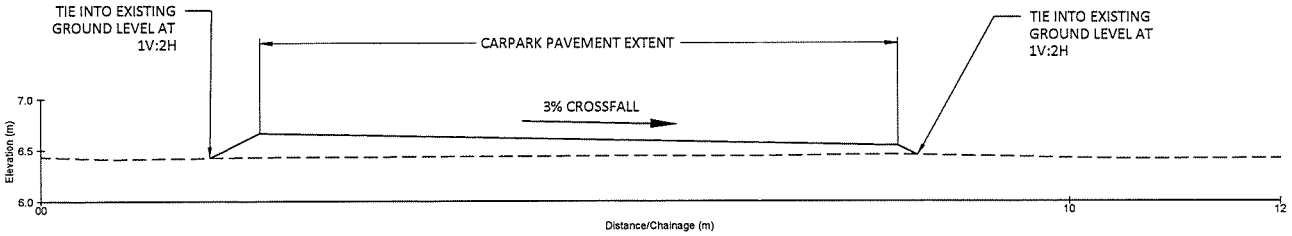
B / C-301 PAVEMENT SECTION 1 SECTION

SCALE (A3) 1:50



C / C-301 UPAVEMENT SECITON 2 SECTION

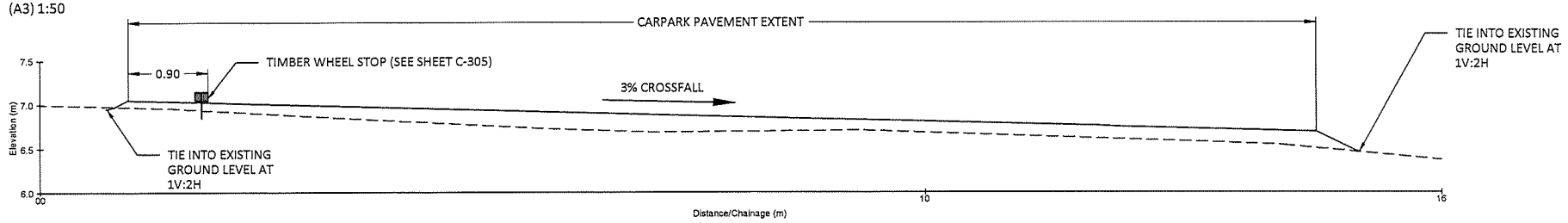
SCALE (A3) 1:50



LEGEND	
EXISTING GROUND SURFACE LEVEL	- - - - - - - - - -
PROPOSED FINISHED GROUND SURFACE LEVEL	————

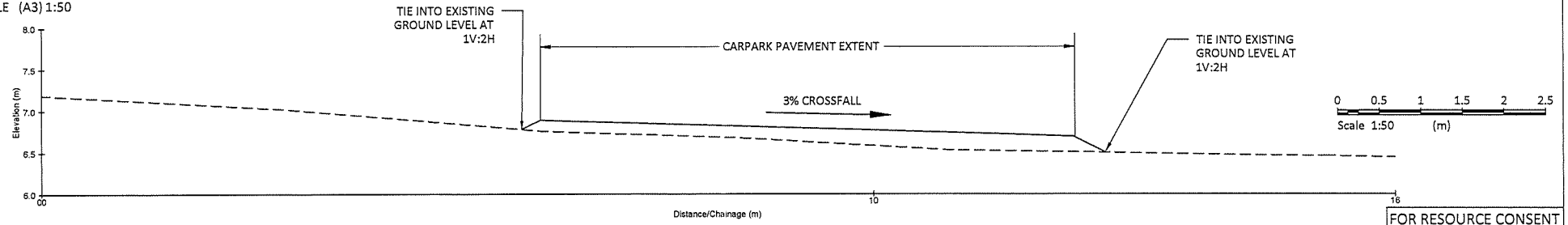
D / C-301 PAVEMENT SECTION 3 HEADING

SCALE (A3) 1:50



E / C-301 PAVMENT SECITON 4 SECTION

SCALE (A3) 1:50



FOR RESOURCE CONSENT

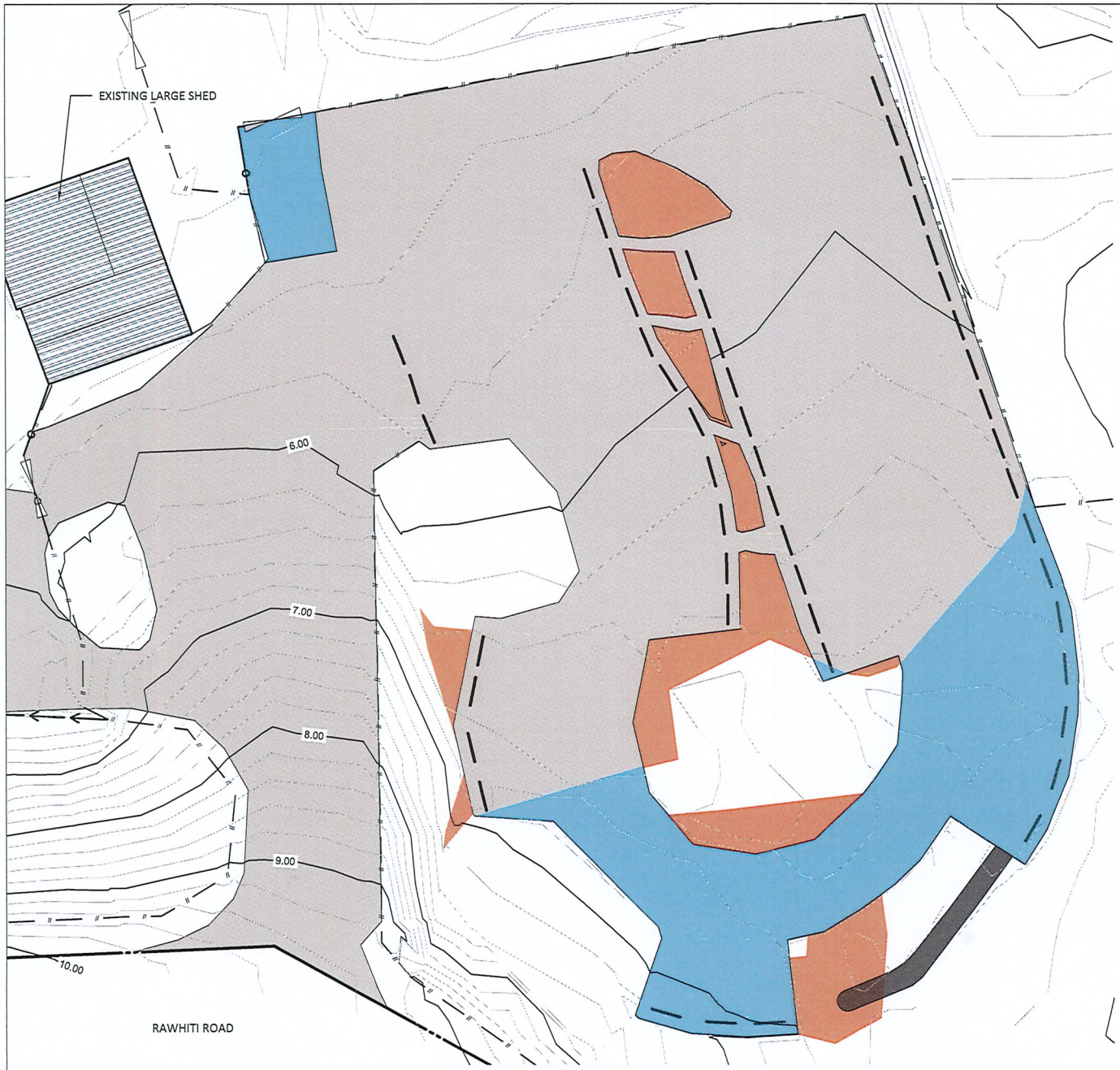
VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	CARPARK DESIGN TE AKAU (ELLIOT BAY) RUSSELL
DRAWING TITLE	SECTION DETAILS

SURVEY		
DESIGN	CS	25/02/2024
DRAWN	CS	12/03/2025
CHECKED	BCP	13/03/2025
APPROVED	BCP	17/03/2025

No	REVISION	BY	DATE
A	FOR APPROVAL	BCP	13/03/2025
B	FOR RESOURCE CONSENT	BCP	17/03/2025

SCALE 1:50
SHEET C-302
PROJECT J15679
REV B



north

LEGEND	
PAVEMENT TYPE 1 - NEW CARPARK METAL PAVEMENT	
PAVEMENT TYPE 2 - CONCRETE FOOTPATH	
EXISTING CARPARK METAL PAVEMENT TO BE REMOVED	
EXISTING CARPARK METAL PAVEMENT TO REMAIN	
EXISTING FENCES TO REMAIN	
PROPOSED VEHICLE STOP	
PROPOSED NEW FENCE	
PROPERTY BOUNDARY	
GATE	

NOTE:
1. EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS "TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
2. COORDINATES ARE WITH REFERENCE TO MOUNT EDEN

0 3 6 9 12 15
Scale 1:300 (m)

FOR RESOURCE CONSENT

VISION CONSULTING ENGINEERS

CLIENT: IPIPIRI NATURE CONSERVANCY TRUST

PROJECT: CARPARK DESIGN
TE AKAU (ELLIOT BAY)
RUSSELL

DRAWING TITLE: PAVEMENT PLAN

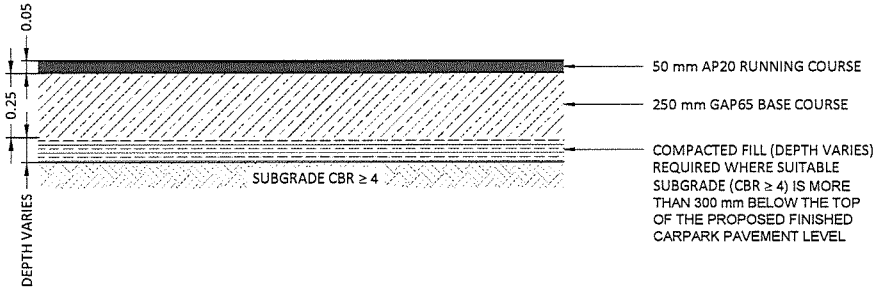
SURVEY		
DESIGN	CS	25/02/2025
DRAWN	CS	12/03/2025
CHECKED	BCP	13/03/2025
APPROVED	BCP	17/03/2025

No	REVISION	BY	DATE
A	FOR APPROVAL	BCP	13/03/2025
B	FOR RESOURCE CONSENT	BCP	17/03/2025

SCALE 1:300
SHEET C-303
PROJECT J15679
REV B

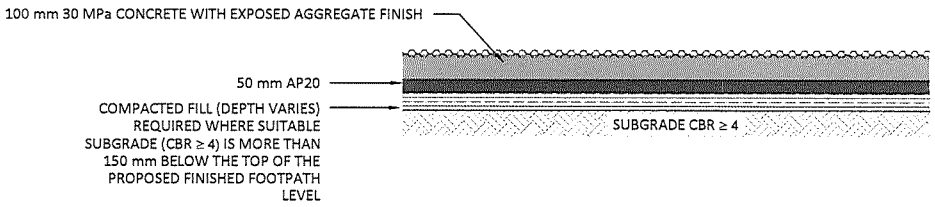
PROPOSED NEW PAVEMENT TYPE 1
CARPARK PAVEMENT DETAILS

SCALE (A3) 1:20



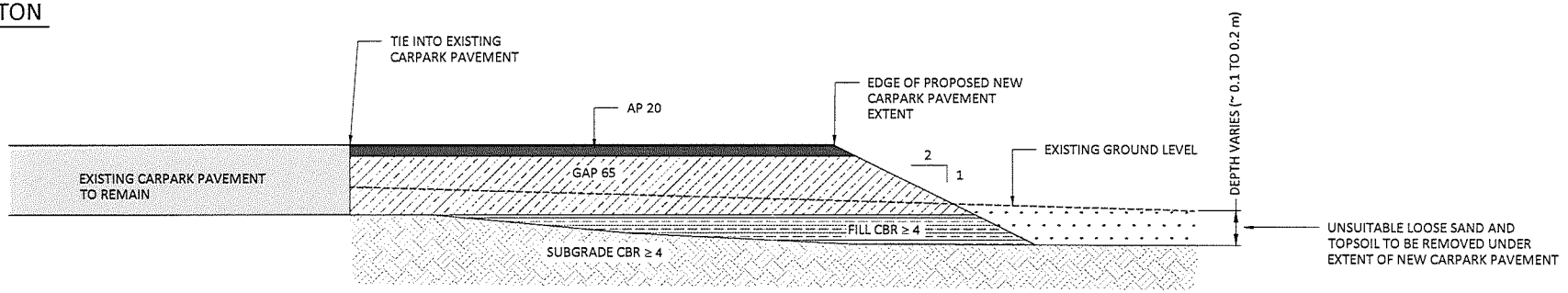
PROPOSED NEW PAVEMENT TYPE 2
FOOTPATH PAVEMENT DETAILS

SCALE (A3) 1:20



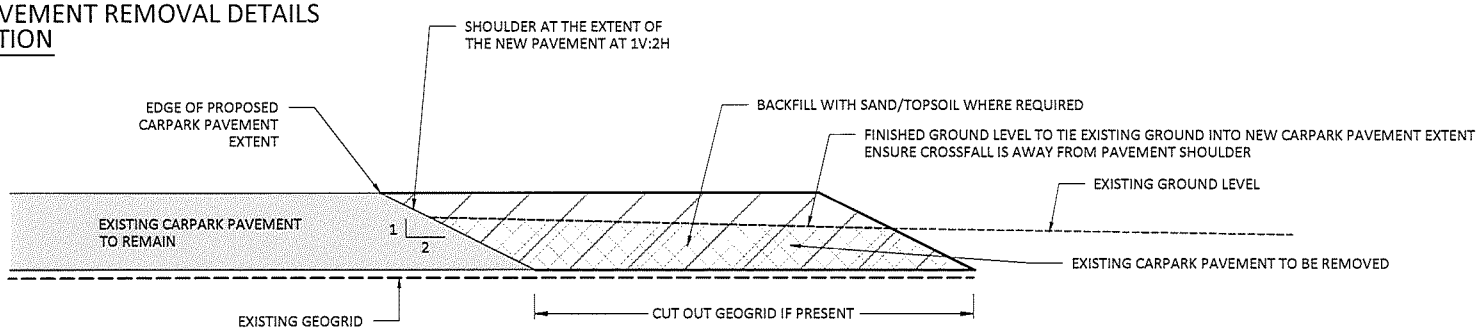
PROPOSED NEW PAVEMENT DETAILS
TYPICAL SECITON

SCALE (A3) 1:20



EXISITNG PAVEMENT REMOVAL DETAILS
TYPICAL SECTION

SCALE (A3) 1:20



0 0.2 0.4 0.6 0.8 1.0

Scale 1:20 (m)

FOR RESOURCE CONSENT

VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	CARPARK DESIGN TE AKAU (ELLIOT BAY) RUSSELL
DRAWING TITLE	PAVEMENT DETAILS

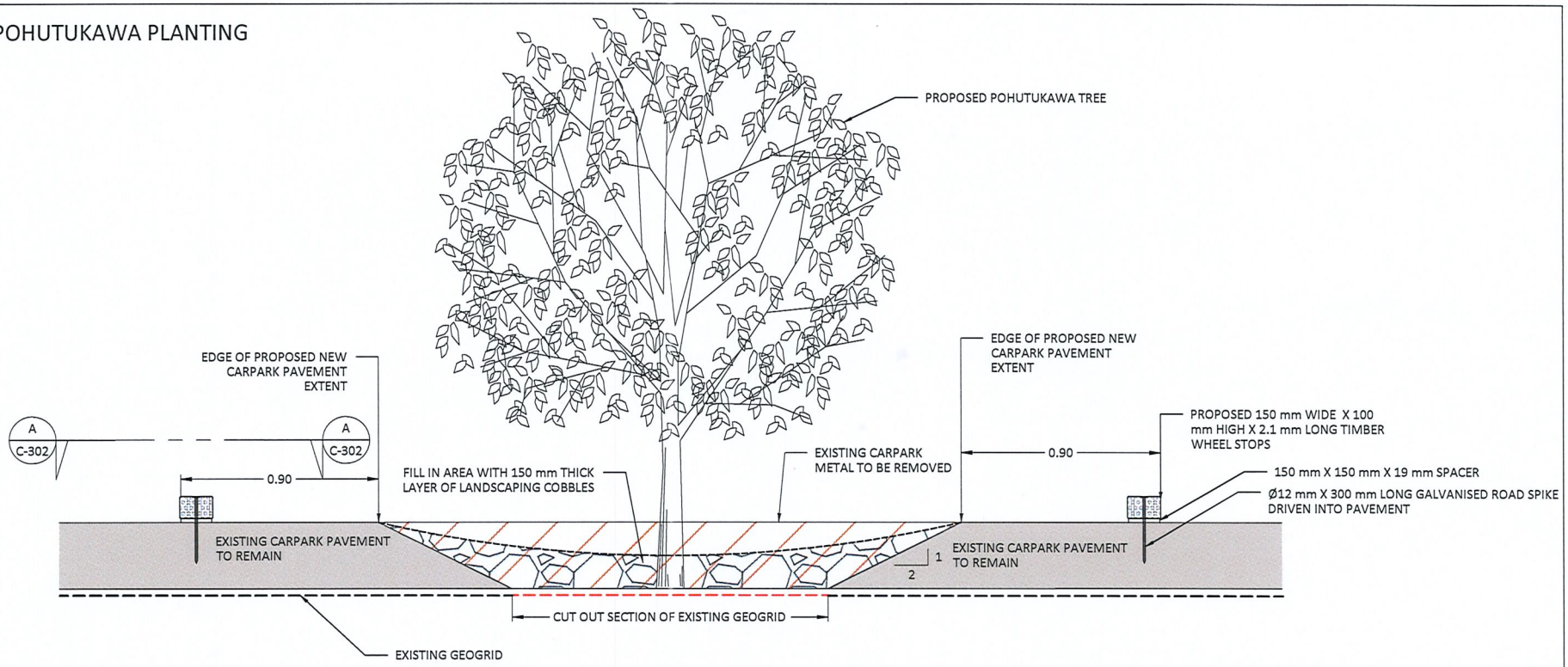
SURVEY			
DESIGN	CS	25/02/2025	
DRAWN	CS	12/03/2025	
CHECKED	BCP	13/03/2025	
APPROVED	BCP	17/03/2025	

No	REVISION	BY	DATE
A	FOR APPROVAL	BCP	13/03/2025
B	FOR RESOURCE CONSENT	BCP	17/03/2025

SCALE 1:20
SHEET C-304
PROJECT J15679
REV B

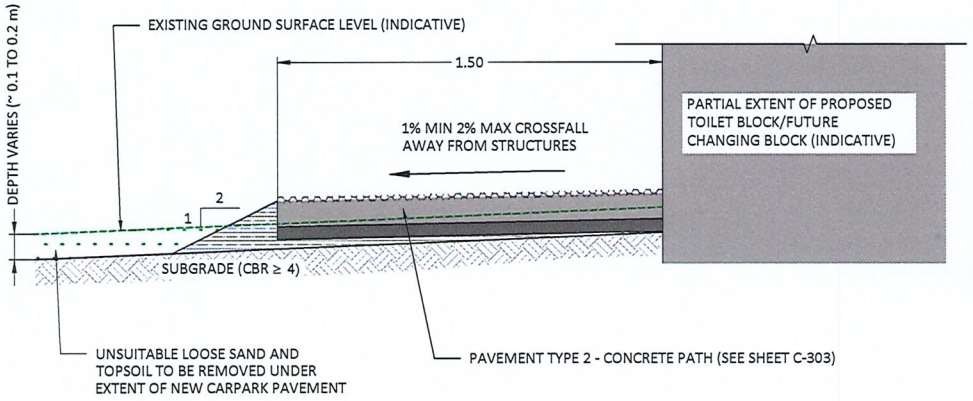
PROPOSED NEW POHUTUKAWA PLANTING TYPICAL SECTION

SCALE (A3) NTS



PROPOSED CONCRETE FOOTPATH DETAILS TYPICAL SECTION

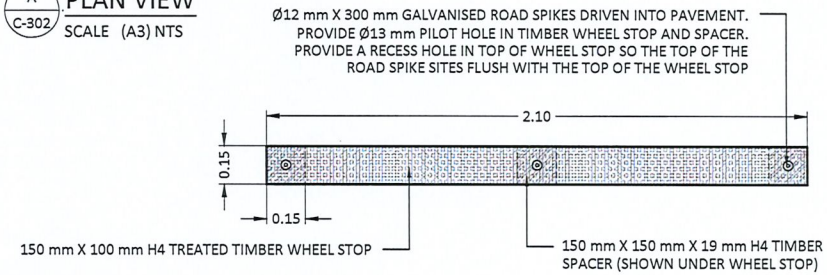
SCALE (A3) NTS



VEHICLE STOP DETAILS PLAN VIEW

A
C-302

SCALE (A3) NTS



FOR RESOURCE CONSENT

VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	CARPARK DESIGN TE AKAU (ELLIOT BAY) RUSSELL
DRAWING TITLE	TYPICAL DETAILS

SURVEY		
DESIGN	CS	25/02/2025
DRAWN	CS	12/03/2025
CHECKED	BCP	13/03/2025
APPROVED	BCP	17/03/2025

No	REVISION	BY	DATE
A	FOR APPROVAL	BCP	13/03/2025
B	FOR RESOURCE CONSENT	BCP	17/03/2025

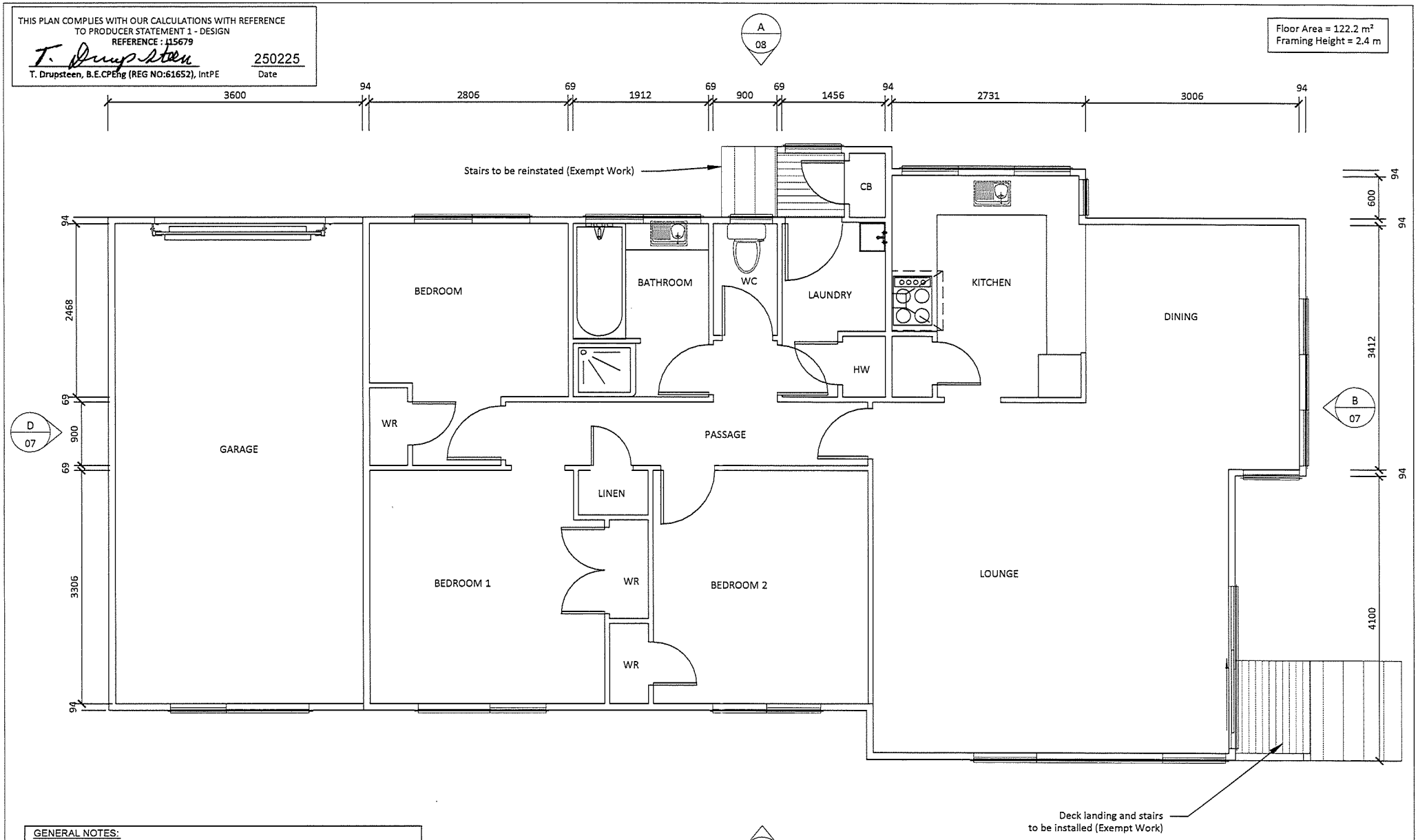
SCALE NTS
SHEET C-305
PROJECT J15679

REV B

THIS PLAN COMPLIES WITH OUR CALCULATIONS WITH REFERENCE TO PRODUCER STATEMENT 1 - DESIGN
REFERENCE : J15679

T. Drupsteen, B.E.CPEng (REG NO:61652), IntPE — 250225 Date

Floor Area = 122.2 m²
Framing Height = 2.4 m



GENERAL NOTES:
1. Building Floor Plan has been created from existing drawings, council records, site measurements and photographs. It is therefore essential for the contractor to check and verify all dimensions, levels and angles on site before the commencement of work. Should there be any discrepancies the designer should be notified immediately.
2. No changes to the existing dwelling floor plan are proposed.

0 250 500 750 1000 1250
Scale 1:25 (mm)

FOR BC

VISION CONSULTING ENGINEERS

CLIENT: IPIPIRI NATURE CONSERVANCY TRUST

PROJECT: RELOCATE SECONDHAND RESIDENCE
LOT 1 DP 83827
TE AKAU (ELLIOT BAY)

DRAWING TITLE: FLOOR PLAN

SURVEY			
DESIGN	CS	13/02/2025	
DRAWN	CS	13/02/2025	
CHECKED	TD	24/02/2025	
APPROVED	TD	24/02/2025	

No	REVISION	BY	DATE
A	FOR BC	TD	18/02/2025

SCALE 1:25
SHEET 06
PROJECT J15679
REV A

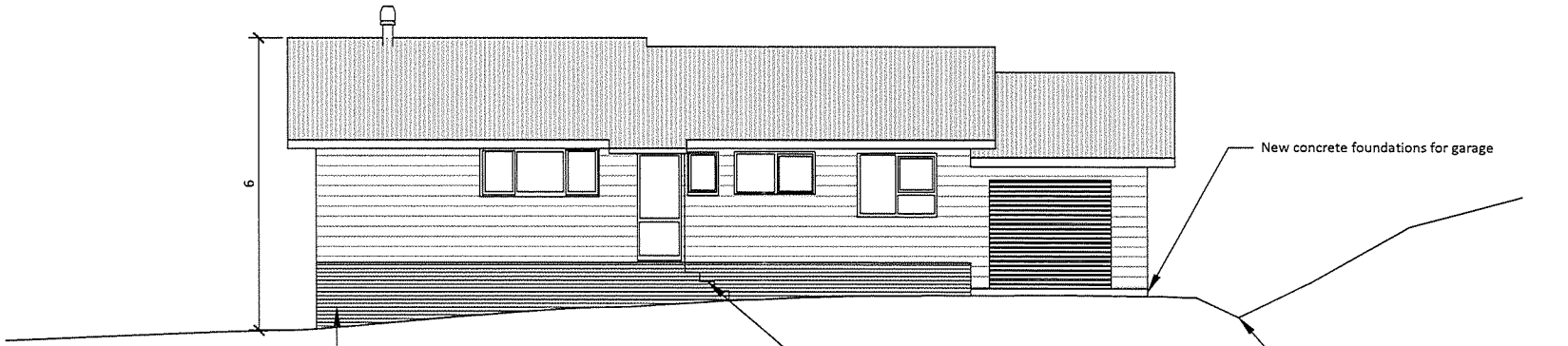
NOTES:
1. Contractor to inspect cladding and weather tightness after reallocation of dwelling and remediate where necessary in accordance with manufacturers specifications.This includes ensuring all cladding is installed in accordance with all relevant building code clauses.

THIS PLAN COMPLIES WITH OUR CALCULATIONS WITH REFERENCE TO PRODUCER STATEMENT 1 - DESIGN
REFERENCE J15679

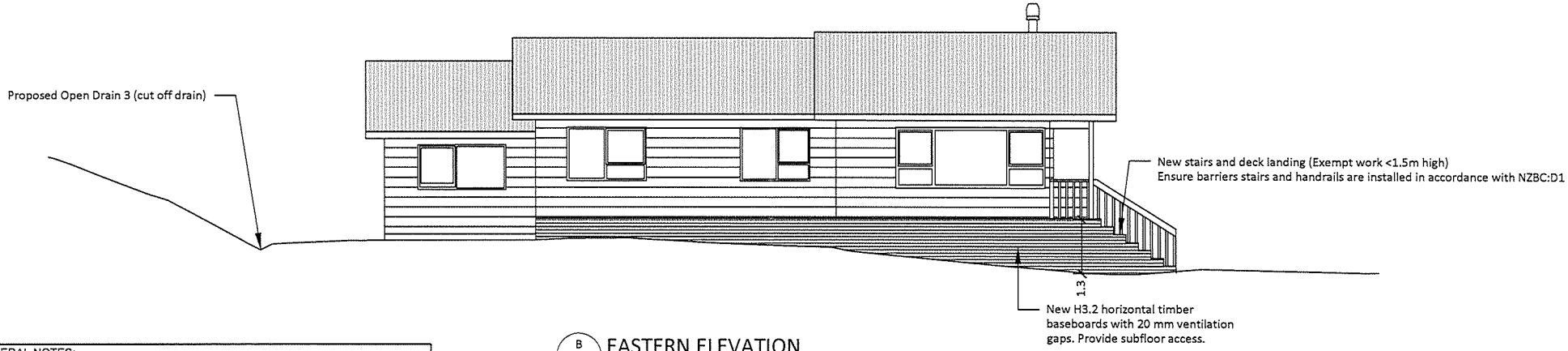
T. Drupsteen

T. Drupsteen, B.E.CPEng (REG NO:61652), IntPE

250225
Date



A/05 WESTREN ELEVATION
SCALE (A3) 1:100



B/05 EASTERN ELEVATION
SCALE (A3) 1:100

GENERAL NOTES:
1. Building Floor Plan has been created from existing drawings, council records, site measurements and photographs. It is therefore essential for the contractor to check and verify all dimensions, levels and angles on site before the commencement of work. Should there be any discrepancies the designer should be notified immediately.
2. No changes to the existing dwelling floor plan are proposed.

0 500 1000 1500 2000 2500
Scale 1:50 (mm)

FOR BC

VISION CONSULTING ENGINEERS

CLIENT
IPIPIRI NATURE CONSERVANCY TRUST

PROJECT
RELOCATE SECONDHAND RESIDENCE
LOT 1 DP 83827
TE AKAU (ELLIOT BAY)

DRAWING TITLE
EASTERN AND WESTERN ELEVATIONS

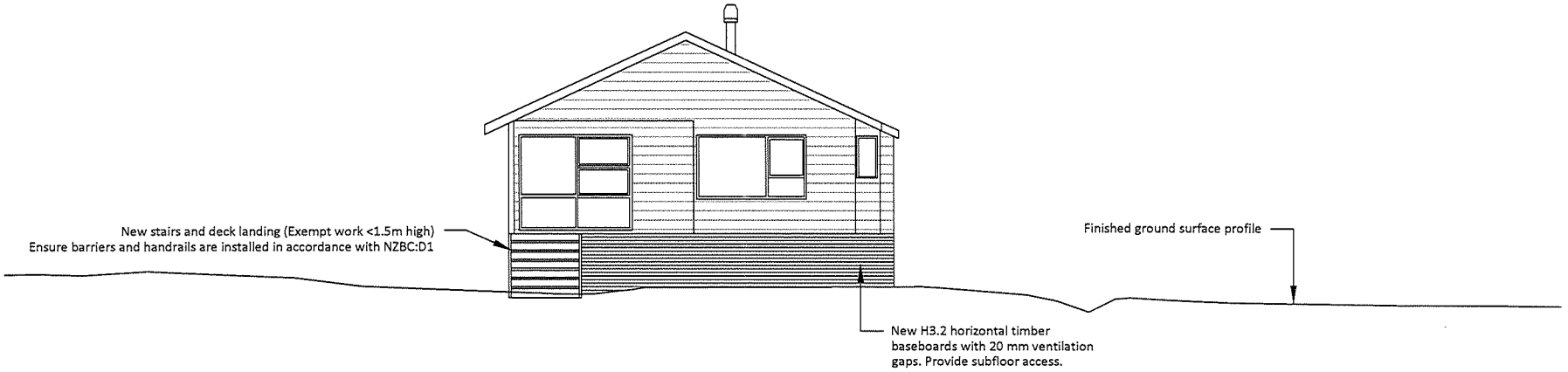
SURVEY		
DESIGN	CS	14/02/2025
DRAWN	CS	14/02/2025
CHECKED	TD	24/02/2025
APPROVED	TD	24/02/2025

No	REVISION	BY	DATE
A	FOR BC	TD	18/02/2025

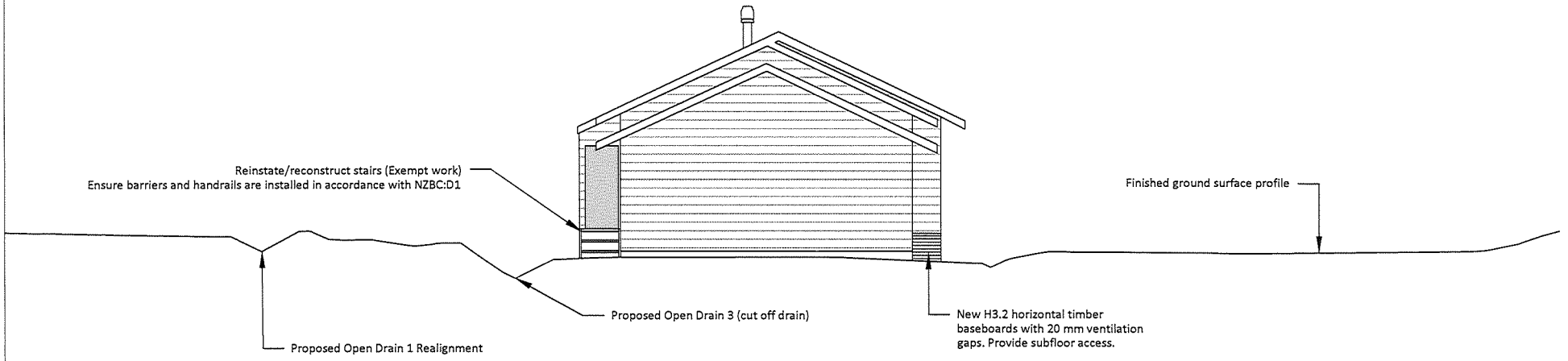
SCALE 1:50
SHEET 07
PROJECT J15679
REV A

NOTES:
1. Contractor to inspect cladding after removal of existing deck and remediate and cladding where necessary in accordance with manufacturers specifications. This includes ensuring all cladding is installed in accordance with all relevant building code clauses.

THIS PLAN COMPLIES WITH OUR CALCULATIONS WITH REFERENCE TO PRODUCER STATEMENT 1 - DESIGN
REFERENCE : J15679
T. Drupsteen
T. Drupsteen, B.E.CPEng (REG NO:61652), IntPE
250225
Date



C/05 NORTHERN ELEVATION
SCALE (A3) 1:100



D/05 SOUTHERN ELEVATION
SCALE (A3) 1:100

GENERAL NOTES:
1. Building Floor Plan has been created from existing drawings, council records, site measurements and photographs. It is therefore essential for the contractor to check and verify all dimensions, levels and angles on site before the commencement of work. Should there be any discrepancies the designer should be notified immediately.
2. No changes to the existing dwelling floor plan are proposed.

0 500 1000 1500 2000 2500
Scale 1:50 (mm)

FOR BC

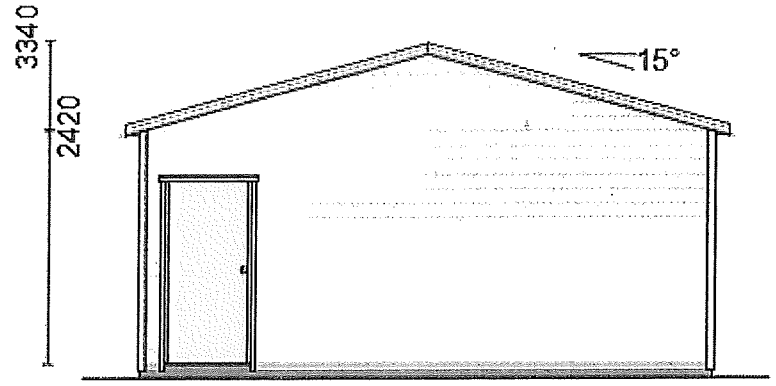
VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	RELOCATE SECONDHAND RESIDENCE LOT 1 DP 83827 TE AKAU (ELLIOT BAY)
DRAWING TITLE	NORTHERN AND SOUTHERN ELEVATIONS

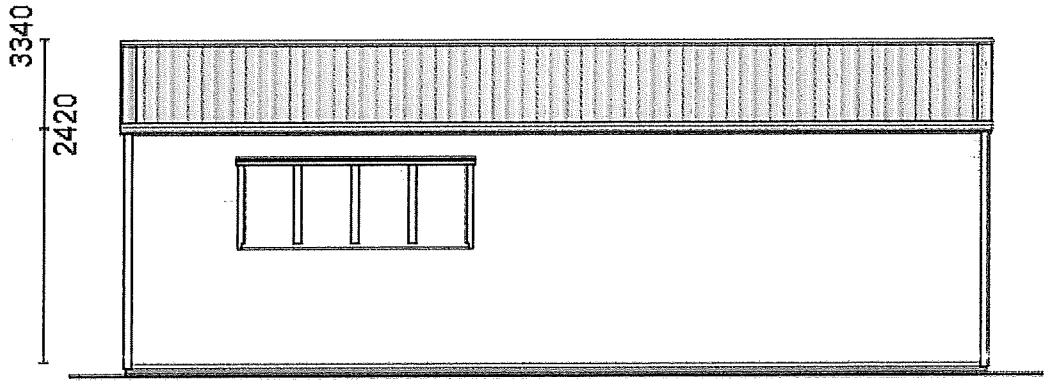
SURVEY			
DESIGN	CS	14/02/2025	
DRAWN	CS	14/02/2025	
CHECKED	TD	24/02/2025	
APPROVED	TD	24/02/2025	

No	REVISION	BY	DATE
A	FOR BC	TD	18/02/2025

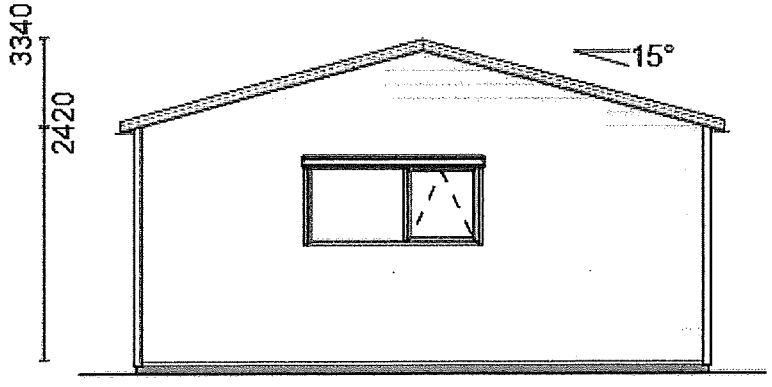
SCALE 1:50
SHEET 08
PROJECT J15679
REV A



PA Door
Open In

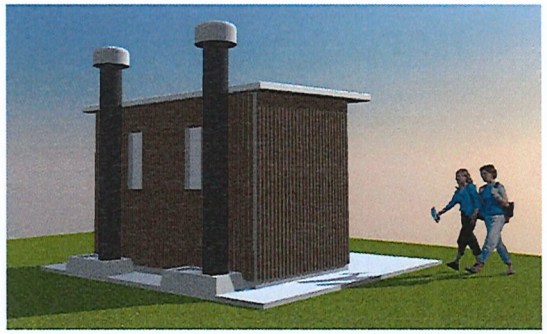


4 Pane
Window



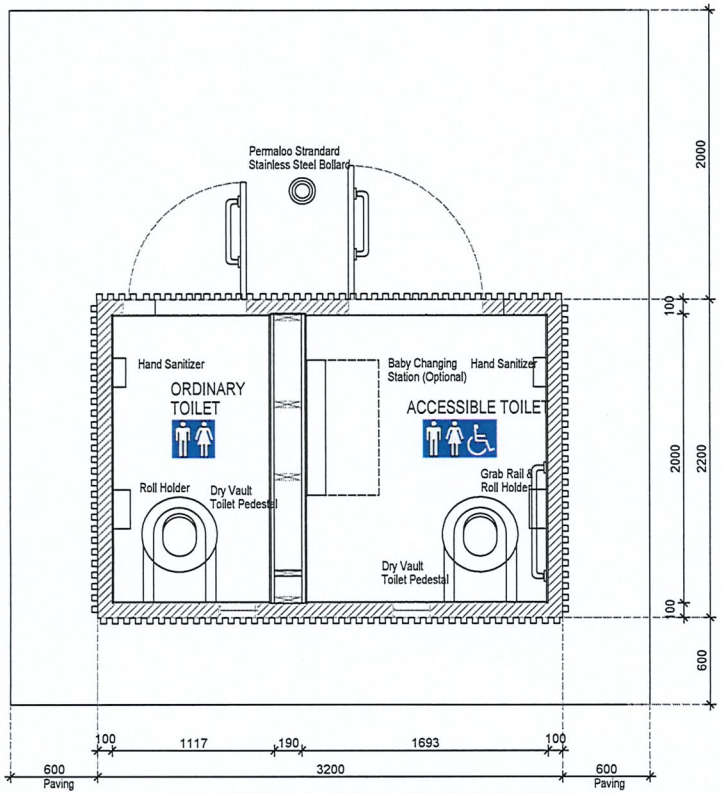
3A-R: DG-CG-EJ
770x1750

SIDE ELEVATION



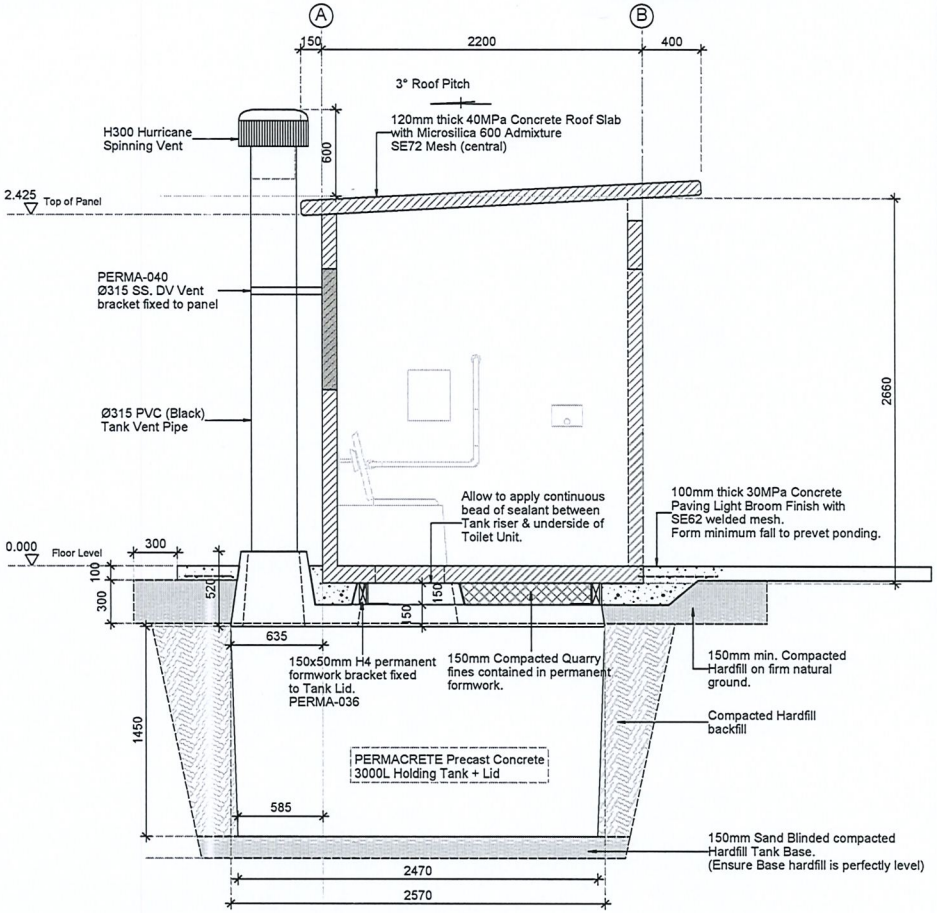
REAR ELEVATION

SIDE ELEVATION



PLAN - PERMALOO (3x2) DV ACC PAN & ORDINARY TOILET

Scale 1:25



TYPICAL CROSS SECTION

Scale 1:25

FOR RESOURCE CONSENT

GENERAL NOTE:

THIS UNIT IS MANUFACTURED COMPLETE AT THE PERMACRETE MANUFACTURING FACILITY IN GISBORNE.

THE UNIT COMES COMPLETE WITH ALL FIXTURES & FITTINGS INSTALLED, FINISH TILED & PAINTED INSIDE & OUT, AND WITH A CODE COMPLIANCE CERTIFICATE FROM THE GISBORNE DISTRICT COUNCIL. DOCUMENTATION ACCOMPANYING THIS UNIT IS: CCC, PS1 & PS3, AND ECOC TO BE SUPPLIED TO BCA CERTIFICATE.

THE FINISHED UNITS ARE TRANSPORTED TO SITE, LOWERED IN PLACE, CONNECTED TO SERVICES.
(FOR DRY VAULT UNITS - HOLDING TANKS ARE TRANSPORTED TO SITE, LOWERED IN PLACE AND CONNECTED)

BOX UP FOR PAVING SLAB AND INSTALL REINFORCING STEEL AS SHOWN ON DRAWINGS. CONCRETE PAVING SLAB TO SECURE UNIT IN PLACE & TO FINISH.

GENERAL ON-SITE INSTALLATION INSTRUCTIONS

1. REMOVE TOPSOIL INTHE AREA BELOW PERMALOO AND CONCRETE PAVING TO LEVEL FIRM NATURAL GROUND-MINIMUM 100KPa DEPENDABLE BEARING CAPACITY.

2. EXCAVATE, INSTALL HOLDING TANKS (IF DRY VAULTS) OVER 150mm OF COMPACTED HARDFILL AND PLACE A MINIMUM OF 150mm COMPACTED HARDFILL TO 300mm OUTSIDE PERIMETER OF PAVING TO FORM UNIT & PAVING BASE.

3. INSTALL PERMANENT FORMWORK FRAME. FILL & LEVEL THE AREA WITHIN THE PERMANENT FORWORK BELOW UNIT WITH COMPACTED HARD FILL AND SAND BLINDING (max 20mm) TO FINE TUNE LEVEL.

4. LOWER PERMALOO IN PLACE AND CONNECT TO DRAINAGE & OTHER SERVICES.

5. BOX UP FOR PAVING SLAB AND INSTALL REINFORCING STEEL AS SHOWN ON DRAWINGS. INSTALL ROOF COLUMNS & CONCRETE IN PLACE (IF REQUIRED).

6. INSTALL 100mm THICK 30PMa CONCRETE PAVING SLAB TO SECURE UNIT IN PLACE & TO FINISH.

MATERIALS	
VOL (M^3/unit)=	4.20M^3 (Precast Concrete Only)
WT (ton/unit)=	10.75 Tonnes

REV#	REVISION DESCRIPTION	DATE	DRAWN	CHKD
1	Issued For Resource Consent Approval	10/02/25	Salesh	Ryan

Head Office
48 Dunstan Road, Matawhero, Gisborne 4071.
Tel: 06 868 8082
email: sales@permacrete.co.nz

Design Office
42 Andrew Baxter Drive, Mangere, Auckland 2022.

PermaGroup

Permaloo

PROJECT DESCRIPTION

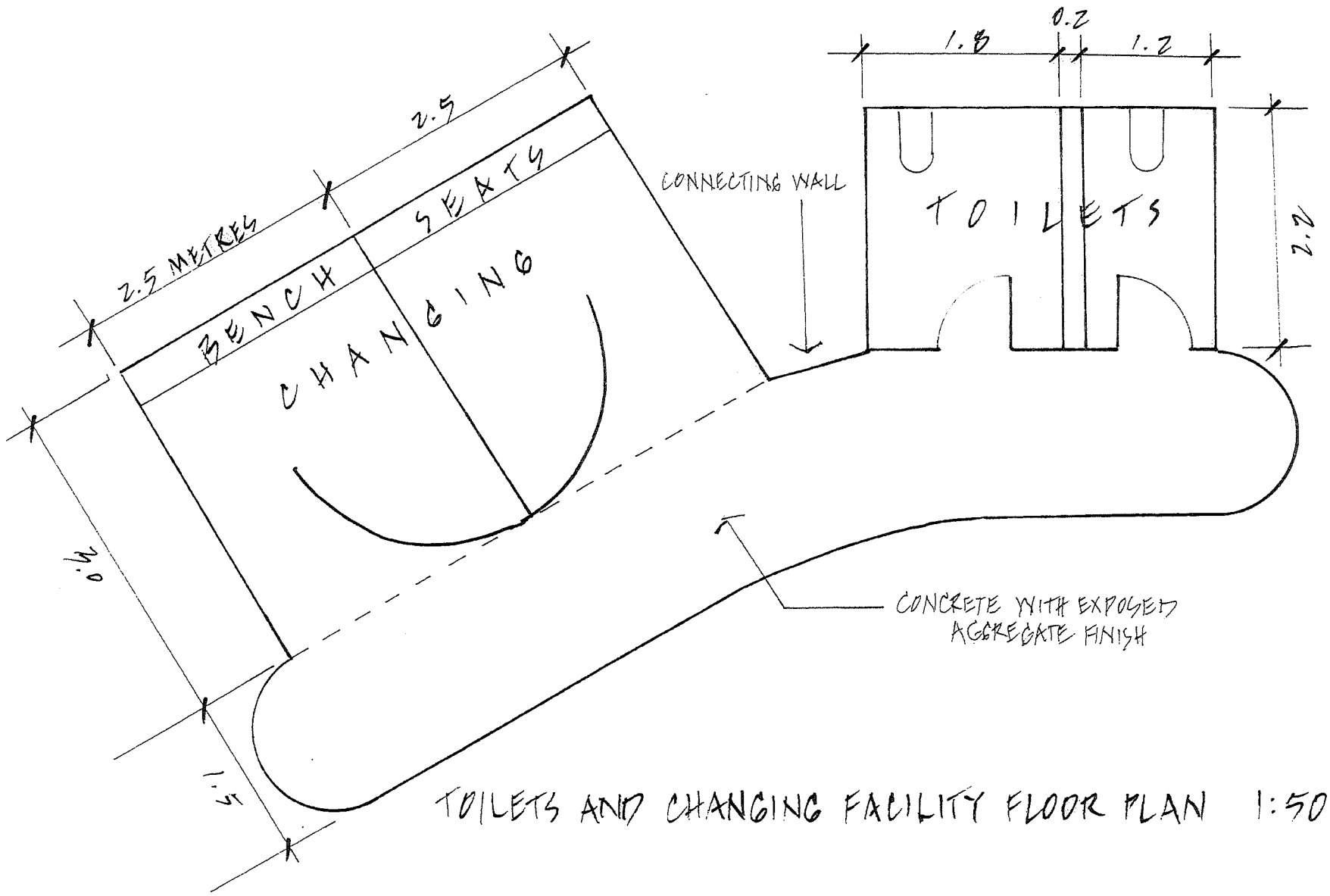
SERVICE DETAIL

New (3x2) 2 Pan Dry Vault Toilet

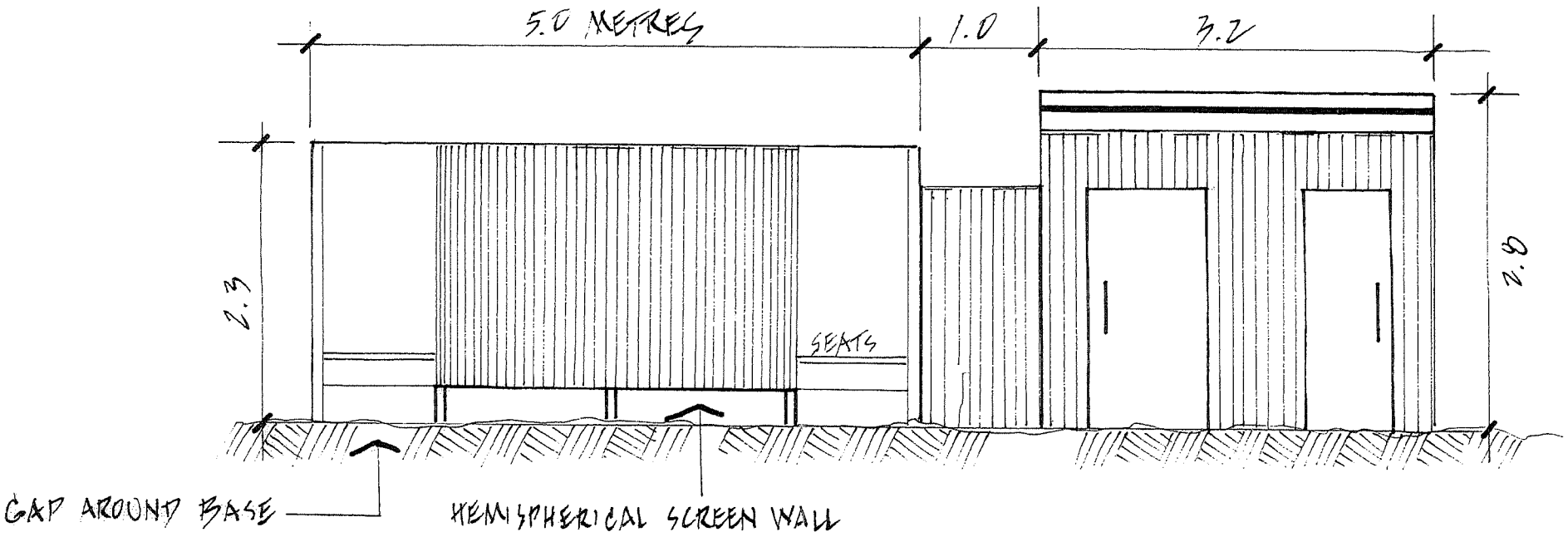
Dry Vault ACC Pan & Ordinary Pan

-
-
-

SCALE: AS SHOWN PAPER SIZE: A3	NOTE: Do Not scale drawing If in doubt ASK!!!	DATE: 10 February 2025
DRAWING NUMBER	SHEET NUMBER	REVISION NUMBER
PL000-00	00 of 00	0

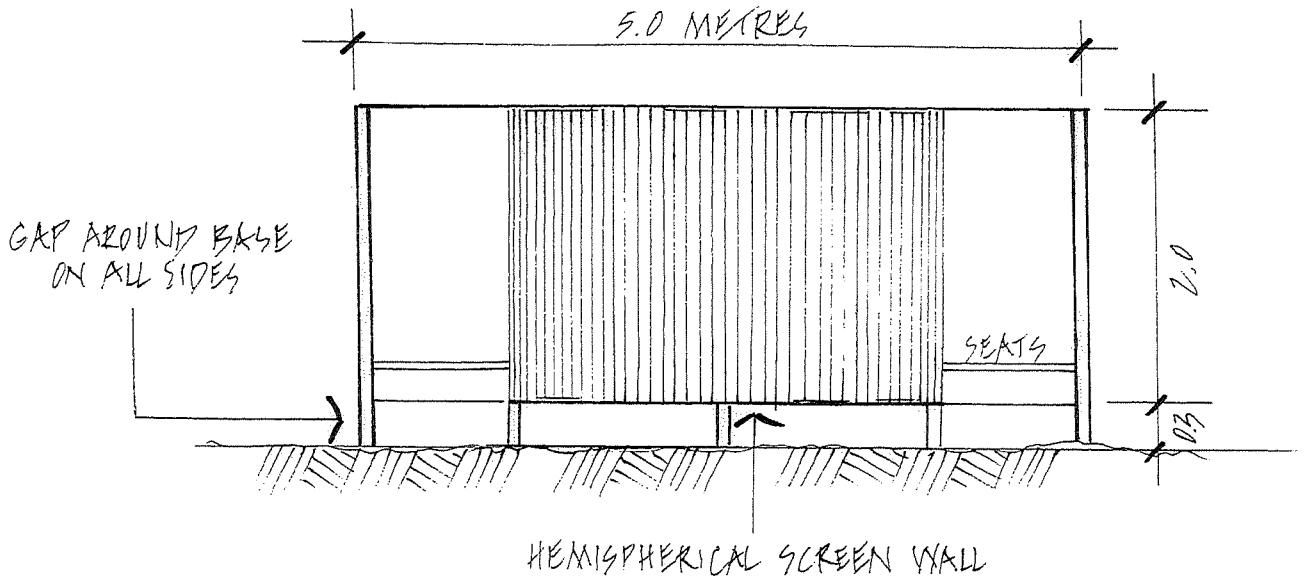


TOILETS AND CHANGING FACILITY FLOOR PLAN 1:50



TOILETS AND OPEN-ROOFED CHANGING SPACES

FRONT ELEVATION 1:50



OPEN-ROOFED CHANGING SPACES
FRONT ELEVATION 1:50

Appendix 2

Location Map

QuickMap
Custom Software Ltd

0 250 500 750 1000 1250 1500 1750 2000 2250 2500m

Any person wishing to rely on the information shown on this map must independently verify the information

Scale 1:20000 Topographical and Cadastral map derived from LINZ data. Printed: 03-Mar-2025 02:37.

Appendix 3

Landscape and Visual Assessment

LANDSCAPE AND VISUAL ASSESSMENT OF PROPOSED ENTRANCE REDEVELOPMENT AT IPIPIRI NATURE CONSERVANCY TRUST'S PROPERTY AT TE ĀKAU/ELLIOT BAY

December 2024

Simon Smale
513 Hamurana Rd
RD7 Rotorua 3097
simonsmale@gmail.com
0220477871

1. THE PROPOSAL

The Ipipiri Nature Conservancy Trust's acquisition of the 700-hectare Elliot farm at Te Ākau/Elliot Bay, referred to through the remainder of this document as Te Ākau, has instigated a progressive transitioning of its coastal landscape to one that has biodiversity conservation and recreation as its primary functions. The area of entry to the property off Rawhiti Road at Te Ākau serves as its gateway, and has multiple functions including accommodation for the site managers, visitor administration, day visitor parking and beach access for surfers and other users, and picnicking. The site plan at Appendix 1 has been prepared to establish an appropriate 'sense of arrival', to locate key use zones in logical relationship with each other, to adequately provide for those uses, and to protect and enhance environmental values at the site and visitors' enjoyment of them.

The pivotal change from the existing entry area layout is removal of the **site managers' house** out of the immediate coastal frontage and its relocation just west of the entrance off Rawhiti Road. Visitor administration is currently undertaken at the house, but a new double garage and **office** building located a short distance from the house will enhance the privacy of domestic space for the managers. House and office are located conveniently close to the entrance, day visitor parking area, and picnic space, and in a position providing good oversight of those areas. With the house out of the way, the area immediately behind the dune is redeveloped as a high-quality space providing for day visitor parking, beach access, picnicking, and integrated changing spaces and toilets.

The **parking area** is extended south into the area of the existing house footprint to increase parking capacity to 55 individual parks on a one-way, right-angle parking layout. Its apparent scale, however, is reduced and its character enhanced in keeping with natural character of the location by incorporation of a variable-width (two to four metres) median strip down the centre, planted at 7.5-metre centres with five large-grade pohutukawa specimens. The new layout is contained within the existing metalled area in the vicinity of the two large pohutukawa, with their root zones protected by permanent vehicle barriers comprising boulders and bollards as shown on the plan.

The existing house site is redeveloped to focus on the main **beach access** afforded by the 2-metre-wide boardwalk recently installed to protect the dunes, a **picnic space** with tables sheltered and screened across its southern side by enhanced native planting, and a signature **changing spaces and toilets** facility positioned on the existing house footprint. The location shown for the changing and toilets facility keeps its footprint small, has it conveniently located in relation to parking, picnic space and beach access, ensures it is clearly visible for security, and exploits the opportunity it represents as the only significant structure in the main day visitor area for an interesting, 'beachy' feature that will be something of a signature on the site. These developments together will ensure that the picnic/recreation area at the southern end of the parking area will become the location of focus for day visitor recreation and access to the beach.

2. ASSESSMENT METHODOLOGY

This assessment is prepared by a qualified landscape architect, and with reference to the New Zealand Institute of Landscape Architects' Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines[1], described in that document as *'Guidelines for landscape assessment in a statutory planning context including:*

- *landscape character and values*
- *landscape effects*
- *outstanding natural features and landscapes*
- *natural character'*

In compiling this assessment site visits were undertaken in August 2023 and again over two days in November 2024, discussions held with an Ipipiri Trust trustee, the Te Ākau farm and site managers, a Ngati Kuta representative, surfers using the bay, and Vision Engineering Consultants in Kerikeri who are engaged to oversee the development, and background documents read, including cultural impact assessments prepared by Ngati Kuta[2] and Patukeha[3] in relation to a filming project by Fifth Season NZ Ltd. on the site in 2023, and a landscape and visual impact assessment of that project prepared by Hawthorn Landscape Architects of Kerikeri[4].

3. SITE CONTEXT: THE EXISTING ENVIRONMENT

Te Ākau, located in Ipipiri, the eastern or outer Bay of Islands, is fairly described on the Ipipiri Nature Conservancy Trust's website[5] as *'an iconic surf beach in Northland fringed by indigenous forest to the west, and the Pacific Ocean to the east. Designated as "an outstanding natural landscape" by the Northland Regional Council, it is a place of significant ecological, archaeological, and cultural importance'*. The property is located within the traditional rohe of Ngapuhi hapū Ngati Kuta and Patukeha, and in a boundary location with Ngati Wai to the south. A history of conflict with earlier inhabitants Ngare Raumati culminated in their defeat and retreat south from Rākaumangamanga, the Cape Brett Peninsula, in the late 1700s to early 1800s, and is likely to be largely responsible for the substantial aggregations of kōiwi in the Te Ākau duneland.

Consistent with the existing landscape of much of Ipipiri, the approximately 700 hectares of Te Ākau is characterised by pastoral hill farming within a context of extensive secondary native forest dominated by kanuka. Roughly 500 hectares of Te Ākau is 'bush', with the remaining 200 hectares or so in pasture. Contrasting with the more sheltered inner Bay of Islands, the open coast landscape at Te Ākau is rocky and more rugged (indeed, 'Te Ākau' means 'the rocky, rugged coast'), and has a feeling of wildness and remoteness. Notwithstanding the cultural landscape value that attaches to the open space and vistas afforded by rolling pastoral hills, historical farming land use has impacted indigenous ecological values, manifest perhaps most obviously in the fallen remnants of ancient pohutukawa still lying about the hills, and the somewhat battered appearance of individual specimens and small groups of original trees remaining after land clearing. The Trust has instigated an ongoing program of progressive ecological restoration including pest animal control and planting, and although it's too early yet for that to register significantly in a visual landscape sense, knowledge of those activities on Te Ākau and adjoining properties including Te Pahi immediately to the north impacts positively on perception of its landscape.

Natural forms and vegetation of the duneland, and the two large pohutukawa in the entry area that are part of a larger group of 21 (the rest in the area behind the dune immediately to the north) scheduled as Notable Trees in the Far North Proposed District Plan, are its most significant natural values. The project site is already in transition from a primary focus on farming to emphasis on visitors and recreation. The entry access off Rawhiti Road is recontoured and sealed to improve safety of entry and exit, the old stockyards in the area have been removed, and wide timber boardwalks and timber and rope fencing installed to guide access through the dunes and to afford protection of their natural and cultural values. It remains, however, a work in progress, and currently presents a somewhat utilitarian appearance. The Trust has grasped the opportunity to prepare the integrated site plan attached at Appendix 1 and described under Section 1 above, with the several objectives also set out there.

Photo 1: Looking south across Te Ākau. The entry area development that is the subject of this assessment is at the far end of the bay. 21 of the large pohutukawa visible behind the dune and including two in the entry area are scheduled as Notable Trees in the Far North Proposed District Plan.

Photo 2: Te Ākau: An iconic surf beach on 'the rocky, rugged coast'

Photo 3: Overview of the project site, a work in progress: Access off Rawhiti Road recontoured and sealed, new site managers' house site prepared at lower right, day visitor parking area currently presenting somewhat utilitarian appearance with inadequate capacity for expected visitor numbers, and wide timber boardwalk and dune fencing guiding low-impact access to the southern end of the bay.

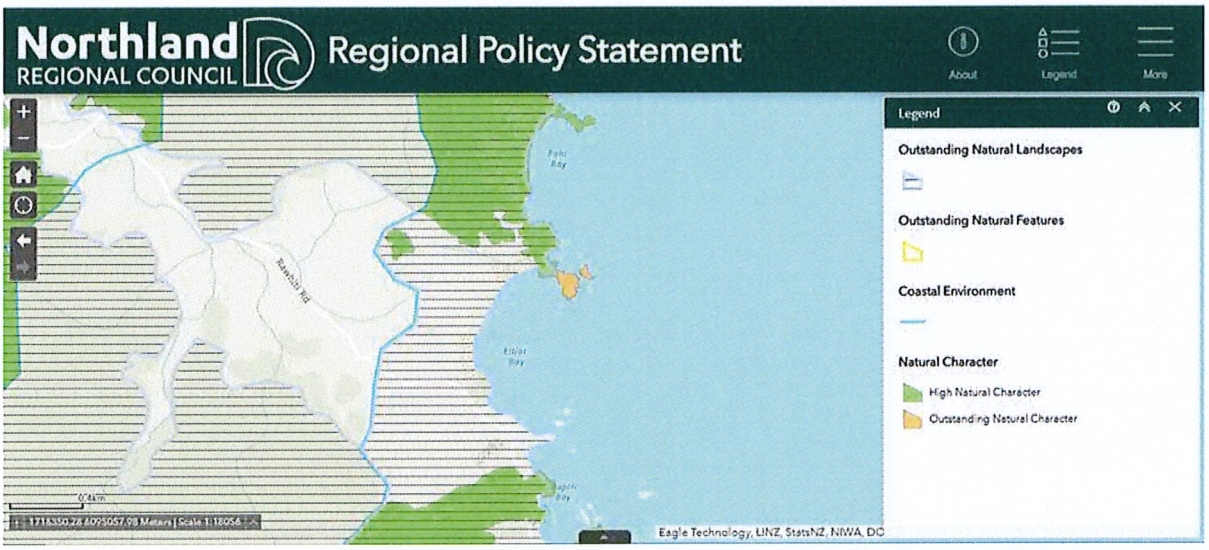


Figure 1. Elliot Bay in the Northland Regional Policy Statement: Located in the Coastal Environment, with Outstanding Natural Character overlay. Areas of High and Outstanding Natural Character north and south of the bay. The same Outstanding Natural Character overlay is mapped in the Far North Operative and Proposed District Plans.

The site of the proposed re-development is zoned General Coastal in the Far North Operative District Plan, with an Outstanding Natural Landscape overlay. The site is proposed to be zoned Rural Production with a coastal environmental overlay in the Far North Proposed District Plan, with the same area mapped as Outstanding Natural Landscape as in the Operative District Plan.

4. VISUAL CATCHMENT

Photo 4 (Little Robin Photography and Design): Approaching Te Ākau from the south on Rawhiti Road, the project site is obscured from view.

Photo 5: Little more than the site managers' house is seen on approaching from the south.

Photo 6: Approaching the site from the west on Rawhiti Road.

The wider Te Ākau landscape is visually bounded by the hill country to the west that encloses it. The project site comprises less than a hectare within this landscape. The most significant land-based views of the site are those obtained when approaching on Rawhiti Road from either south or west, and given its relative insignificance in the scale of its landscape context, the most important views from the highway are those obtained closer to the site.

From the beach, the project site is obscured from view by the foredune, with only the boardwalk accessing it from the beach visible.

5. LANDSCAPE VALUES

Te Tangi a te Manu notes that:

Landscape values are the various reasons a landscape is valued—the aspects that are important or special or meaningful. Values may relate to each of a landscape's dimensions—or, more typically, the interaction between the dimensions. Values can relate to the landscape's physical condition, meanings associated with certain landscape attributes, and a landscape's aesthetic or perceptual qualities. Importantly, landscape values depend on certain physical attributes. Values are not attributes but are embodied in attributes[1].

Te Ākau's associative values to Ngati Kuta and Patukeha are well documented in the cultural impact assessments prepared by both hapū in relation to Fifth Season NZ Ltd's filming project there in 2023. Those assessments make clear that the matter of most concern to tangata whenua is the potential for disturbance of kōiwi and taonga. The project site is outside the duneland 'exclusion zone' noted in those reports as being '*extremely sensitive to both cultural and environmental exposure*'. It is nonetheless an integral part of a wider landscape of profound significance to Ngati Kuta and Patukeha, with both hapū represented on the Ipipiri Trust and kept well informed of development proposals.

Te Ākau including the project site is identified in the Northland Regional Policy Statement and the Far North Operative and Proposed District Plans as an outstanding natural landscape (see Figure 1), though not possessing either outstanding or high natural character. The latter reflects the higher proportion of native vegetation clearance at Te Ākau relative to landscapes immediately to north and south, which are mapped as High Natural Character areas. While the natural character of the landscape is diminished by historical clearance and by the condition of some of what remains, Te Ākau is a landscape that has long been highly valued for both its aesthetic qualities and for the recreational opportunities it affords in that landscape setting, evidenced by its continuing and growing popularity for surfing and other water-based activities, and by artwork in a range of media celebrating those qualities (see Figures 2 and 3).

Photo 8 (First Light Travel): Elliot Bay features consistently in listings of 'Northland's best beaches', and is highly valued for coastal recreation.

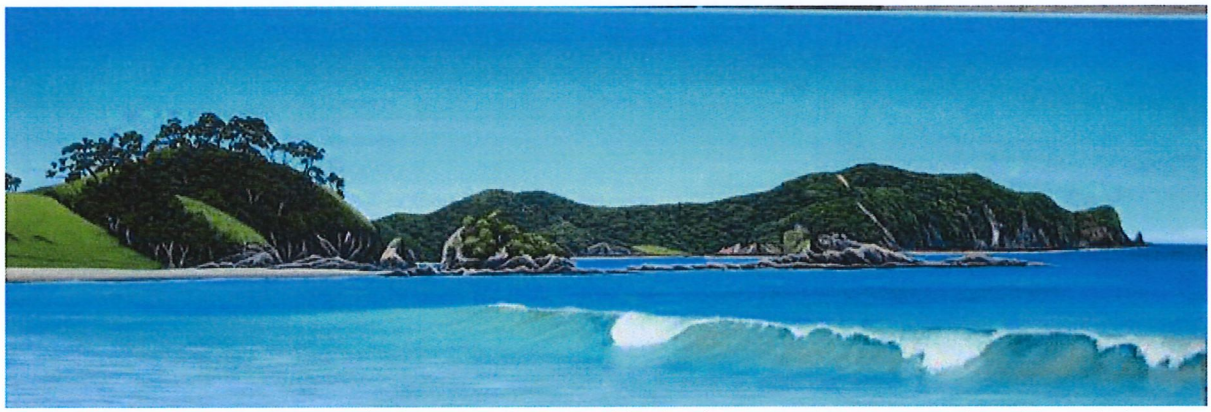


Figure 2 (Long White Cloud Art): 'Surf at Elliots Bay' (sic) It's interesting to note that this artistic representation of the Te Ākau scene in Photo 8 above presents a landscape with more native vegetation cover than is actually there, the remnant vegetation on the headland at left in better condition, and devoid of built structure.

Figure 3 (Charlotte Scott Quilts): 'Moods of Elliot Bay 1', a textile piece celebrating the wildness and occasional moodiness of this stretch of open coast.

In short, the key attributes that underpin the Te Ākau landscape's physical, associative, and perceptual values are, respectively, the perceived naturalness that derives in large part from relative lack of development and built structure, its historical and contemporary significance to Ngati Kuta and Patukeha and to all who enjoy the recreational opportunities it affords, and the aesthetic qualities that are celebrated in the art that depicts Te Ākau in its many moods.

6. ASSESSMENT OF LANDSCAPE EFFECTS

The Far North Operative District Plan contains the following objectives for its Coastal Environment that are directly relevant to this assessment:

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 Māori 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 Māori cultural values, and public health and safety.

In addition, Policy NFL-P8 in the Far North Proposed District Plan relating to Outstanding Natural Landscapes provides a useful checklist against which to assess the effects of the proposed development:

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.*

Objectives and policies in the plan relating to the protection of the natural character of the coastal environment to a large extent traverse these same matters.

Also directly relevant to the proposed development are the Proposed Plan's public access provisions, which note that:

The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers is recognised as a matter of national importance in the RMA. This public access may include the ability to walk, cycle or drive to or along these esplanade reserves. It may also include supporting facilities such as restrooms and parking facilities.

and associated Objective PA-01:

Public and customary access to and along the coastal marine area and waterbodies is protected, maintained and enhanced for current and future generations.

Before considering these matters in detail, some overarching observations pertaining to the wider 'farming to conservation/recreation' transition that is under way at Te Ākau under the Trust's stewardship are helpful.

The Ipipiri Nature Conservancy Trust's principal purposes are set out in detail in its Deed, those being protection and enhancement of the environment, and facilitation of public access on its property and in conjunction with other property, with both being *'for the benefit of present and future generations'*. The Deed also includes a specific purpose relating to *'the advancement of education in relation to Māori culture, archaeology and history, and to promote, protect, interpret*

and preserve sites of historical significance for local iwi in Ipipiri'. These purposes align precisely with Far North Operative District Plan Objectives 10.3.2, 10.3.3 and 10.3.4 above. Transitioning land management progressively from a primary focus on agricultural production to environmental protection and enhancement and public access and recreation requires significant changes on the ground, with the most intensive of those changes being in the entry area that is the subject of this proposal and assessment. The entry area is the gateway to the Trust's property, is effectively its public face, and is transitioning from the hub of a farming operation to a space welcoming and accommodating visitors. The proposed entry area development is designed to meet functional requirements efficiently – visitor arrival, processing and parking, coastal access and picnicking – in a setting that acknowledges its coastal landscape context and that conveys clear messages about the Trust's commitment to environmental, cultural and heritage protection.

Rationale for revised layout in the entry area, most notably the relocation of the house to provide for logical articulation of key use zones, is set out in Section 1 above, and illustrated on the plan at Appendix 1. With functionality addressed, a design-led response to the natural character of the location leads to focus in the detail on the use of pohutukawa, heavy timbers, rock, stone and sand, and a degree of randomness appropriate to a bold, rocky, rugged environment dominated by natural patterns. At the same time, attention to details including careful placement and setting of boulders, bevelling of post tops and so on conveys intentionality and registers as 'cues to care' that enhance built landscape quality and visitors' enjoyment of it.

The matters listed above under Far North Proposed District Plan Policy NFL-P8 provide the most comprehensive and detailed checklist for assessment. Running through them in order:

The presence or absence of buildings, structures or infrastructure

Entry area redevelopment overall is designed to minimise the amount of structure required to provide for visitor use. The residence will be removed from the immediate coastal frontage, to be replaced on its existing footprint by a small 'beachy' toilets and changing facility. Structure is otherwise limited to heavy timber wheel stops and bollards, quarry boulders, and the timber dune boardwalks and post-and-rope dune protection fencing already in place.

The temporary or permanent nature of any adverse effects

As illustrated in Photo 3 the site is already 'a work in progress', and it will remain so as redevelopment of site layout progresses. What matters is that all works undertaken on the site will be undertaken in pursuit of the coherent site plan at Appendix 1 that will, when fully implemented, present as a high-quality and appropriate visitor activity node within an outstanding natural landscape.

The location, scale and design of any proposed development

As noted, the proposed redevelopment is a design-led response informed by acknowledgement and analysis of the natural character of its location, and in keeping with it. Site layout is designed to optimise functionality by locating use zones in logical relationship with each other. A specific objective is then to reduce the apparent scale of the existing parking area. The revised parking layout, although extended, will achieve this by the simple expedient of a median strip comprising large-grade pohutukawa, consistent with the pohutukawa-dominated character of the site. The

proposed toilets and changing facility is constrained to the minimum size required to cater for expected user demand.

Any means of integrating the building, structure or activity

The relocated house will be screened from the road by native mass-planting as shown on the plan, and progressively integrated with its surroundings over time with planting to the west, the development of gardens around house and office, and so on.

The toilets and changing facility, and the site more generally, will be screened from Rawhiti Road to the south (see Photo 5) by bulked-up native planting across the southern end of the site as shown on the plan. In accordance with the CPTED (Crime Prevention Through Environmental Design) principle of surveillance, however, the facility is purposely located for both functional and security purposes out in the open, with high visibility from the parking area, picnic space, and main beach access. Facility design has been developed in collaboration with Permagroup, a company specialising in the provision of public toilets ('Permaloo'), including in numerous coastal locations around the country, and is considered appropriate to the requirements and character of the Te Ākau location.

Light Reflectance Values (LRVs) of wall colours proposed for both the relocated managers' house and the toilets/changing facility are approximately 55 and 48 respectively. These colour reflectivity measures exceed the requirement of the District Plan provisions in rules 10.6.6.1.1 Visual Amenity and 12.1.6.1.5 relating to Buildings within Outstanding Landscapes. (To comply they would need to be 30% or less). The impact of these LRVs will however be reduced somewhat by the use of matt rather than glossy finishes.

The proposed colours have been carefully chosen to strike a balance between reducing visibility in the landscape and complementing the design-led approach to the entrance area redevelopment overall. They have also been chosen to reduce summer heat absorption on surfaces and in interior spaces in the summer.

The site plan for the redevelopment creates a pleasant residential environment for the site managers, who are pivotal to effective day-today management of the reserve. The house itself is adequate, but being an older building:

1. internal temperature variability is an issue, particularly in summer[1].

2. As already noted, the managers' house is adequate for its purpose, but is built of modest materials, so a cladding colour lighter than 30% LRV is also to be preferred for reasons of materials durability and maintenance requirements.

---

1. Colours with a reflectance value less than 30% are dark enough to adversely affect both internal temperature variability and maximum inside temperatures, and a somewhat higher LRV is preferred for that reason. Information on the Resene website relating to LRVs advises 'Be careful when using very low light reflectance colours on unstable substrates as they can cause warping of the surface. If you are painting over unstable substrates, it is best to use a lighter colour and save the darker low light reflectance colour for accent areas. Some substrates have a recommended minimum light reflectance value of 40%. Mid to dark colours are not suitable for some exterior substrates and if used may cause damage to the substrate, such as warping, checking and premature failure'.

The proposed toilets and changing facility at Te Akau supports the Proposed Plan's public access aspirations. Visibility of the facility per se is thus not inappropriate, and the site plan is designed in such a way as to ensure that it is clearly visible to visitors to the site.

The design has been concerned to establish a facility that has a light, airy, 'beachy' appearance in keeping with its location. Proposed colours for the concrete walls (Resene's 'Half Rickshaw', with LRV approximately 48) and for the Futurewood vertical cladding slats to be fixed over them (colour 'Sandstone'), have been carefully chosen with this in mind. As with the managers' house, materials durability, particularly of the Futurewood cladding slats that are relatively stable but that do degrade gradually, is an additional consideration with respect to LRV of cladding colours[2].

In summary, the proposed colours of both the managers' house and toilets and changing facility should be considered (a) in the context of overall design objectives for redevelopment of the site, and (b) with specific reference to the effects of LRVs on building temperature and materials durability and maintenance requirements.

The ability of the environment to absorb change

The duneland area backing the beach is naturally dynamic, and as already noted is highly sensitive to disturbance. Its protection is already enhanced by the installation of flexible timber boardwalks containing access through it, and access will be even more focused by the revised site layout. The area immediately west of the dunes that is the focus of the redevelopment has relatively high capacity to absorb change both physically and visually. Site layout is designed to avoid impact on the root zone of the two large pohutukawa, and the use of large-grade pohutukawa in the parking area median strip visually integrates it within a landscape dominated by notable pohutukawa.

The need for and location of earthworks or vegetation clearance

The site plan minimises earthworks and vegetation clearance. Several small planted pohutukawa will need to be removed from the lawn in front of the existing house site to provide for extension of the parking area, but this small loss of existing vegetation will be more than offset by the establishment of the specimen pohutukawa and native mass-planting shown on the plan.

The operational or functional need of any regionally significant infrastructure to be sited in the particular location

The proposal does not include any regionally significant infrastructure.

Any viable alternative locations for the activity or development outside the landscape or feature

The redevelopment is being undertaken specifically to provide for public access to and enjoyment of Te Ākau as a significant part of an outstanding natural landscape. There is no viable alternative location for it.

Any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6

2. Darker colours, of both the vertical cladding slats themselves and of the concrete walls to which they are affixed, will shorten materials lifespan.

Reference has already been made to the Trust's specific purpose in relation to these matters that is set out in its Deed. Entry area redevelopment is being undertaken with full regard for them, and in support of all of the Trust's purposes. Ngati Kuta and Patukeha are informed of the redevelopment proposal and are supportive of it, and are aware of the opportunities for the incorporation of cultural expression and interpretation on the site at a time of their choosing.

The characteristics and qualities and the physical and visual integrity of the landscape or feature

These matters are well canvassed in introductory comments in this section above, and will not be repeated here. Suffice to say that in a design-led response to the redevelopment, these matters have been front and centre as 'design drivers'.

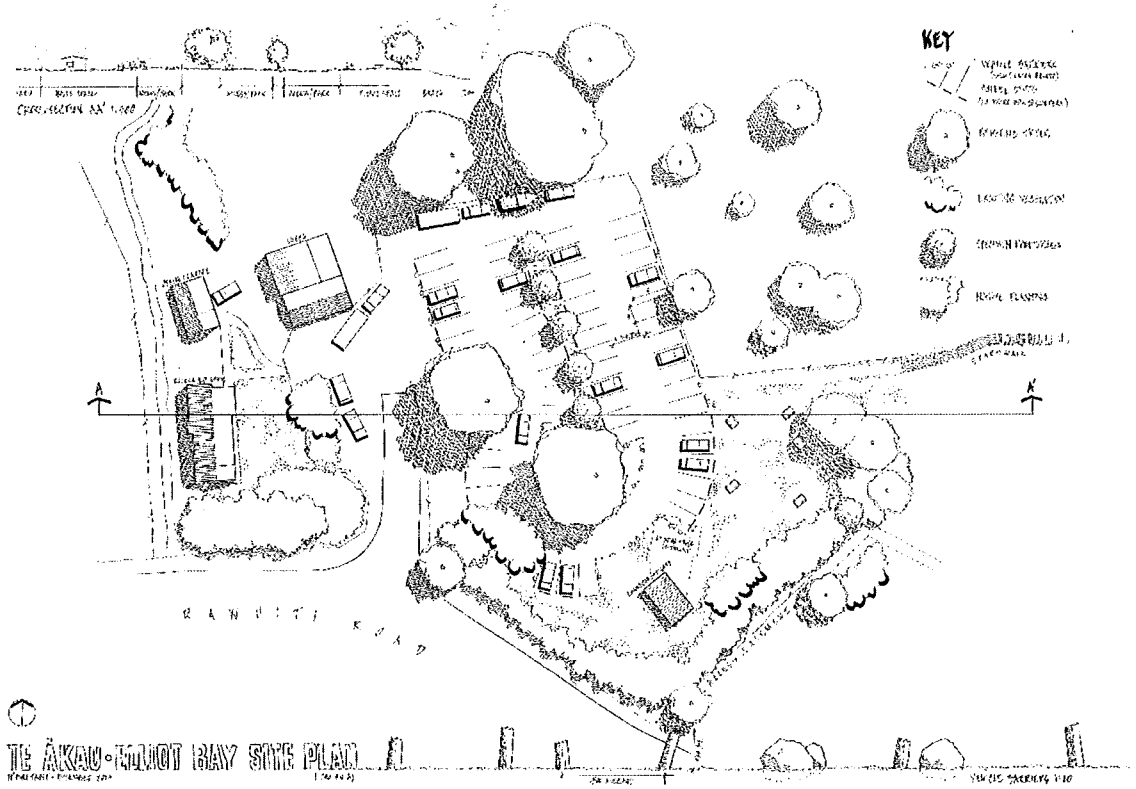
The natural landform and processes of the location

The proposal treats protection of the dune landform and its dynamic processes as a high-level constraint – effectively an absolute exclusion zone except for the boardwalk that better contains access through it, with all activity otherwise located outside it. The redevelopment more generally contains landform manipulation to the minimum required to implement it, with the most significant being in the area of the site managers' house relocation.

Any positive contribution the development has on the characteristics and qualities

The entry area redevelopment is proposed in support of the Trust's overall purposes, and is carefully designed as a placemaking exercise to manifest those purposes in its gateway and welcoming space.

APPENDIX 1: TE ĀKAU/ELLIOT BAY SITE PLAN



REFERENCES

1. Tuia Pito Ora New Zealand Institute of Landscape Architects: *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*', July 2022.
2. *Yenedakine, Te Akau, Taupiri – Cultural Impact Assessment*, report prepared by Ngati Kuta & Patukeha Hapu for Fifth Season NZ Limited, 2023.
3. *Te Ākau Cultural Impact Assessment*, Ngāti Kuta me Patukeha for Fifth Season Limited NZ, January 2023.
4. Hawthorn Landscape Architects: *Landscape and Visual Effects Assessment, Proposed Kawaihae Village 1077a Rawhiti Road - Elliot Bay – Northland Fifth Season NZ Ltd,* 3rd November 2022.
5. Ipipiri Nature Conservancy Trust: *Ipipiri Nature Conservancy Trust website,* accessed December 2024, https://www.ipipiritrust.org.nz/ipipiri-trust

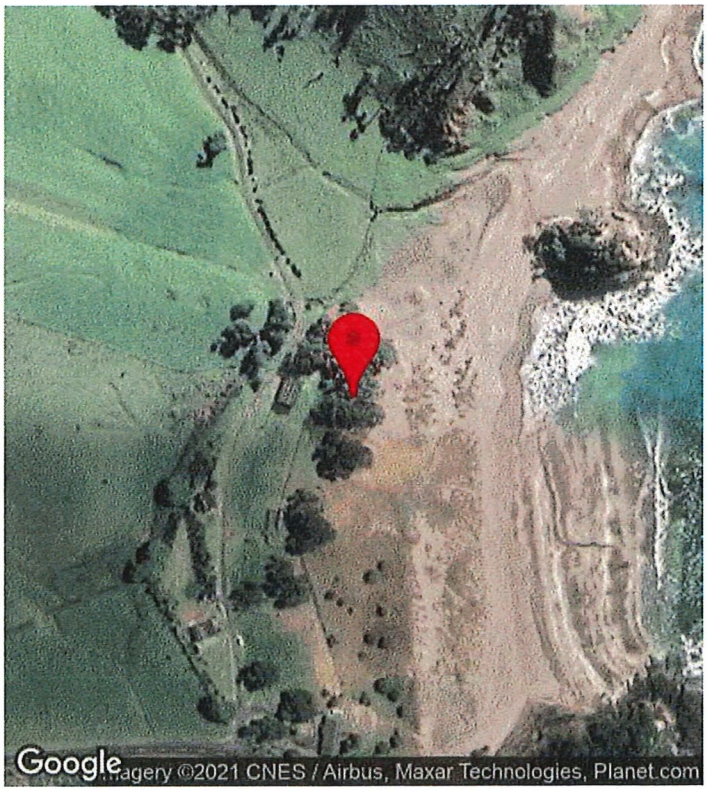
Appendix 4

Notable Tree Assessment

FNDC Tree Survey

Notable Tree Assessments with STEM

57, Nominated



CREATED

7/17/2020, 2:47:28 AM UTC
by Shaun Barnett

UPDATED

2/4/2021, 3:21:13 AM UTC
by Shaun Barnett

STATUS

Private

LOCATION

-35.274255, 174.288782

PROJECT

No Project

ASSIGNED TO

No Assignment

Existing notable or Nominated	Nominated
Assessment Date	July 21, 2020
Address	Rawhiti Northland 0184 NZ

Details

Object ID	57
Species provided	Metrosideros excelsa
Common name provided	Pohutakawa
Species / Common Verified	Yes
Tree Category	Heritage
Number of trees (if more than 1)	21
Condition 2020	2 Good
Comments 2020	More info required on what trees and how many. What was observed are approximately 21 trees slinging the sand dune edge. Predominantly canopy shaped by wind from east (windswept). Multi stemmed from ground level. Girths average 2.5. Largest up 6m girth. Height approx. 10m. Typical p?hutukawa multi stem poor unions. Targets seasonal. On balance low risk rating. Further assessment on cultural values required. Eliot Beach
Why tree nominated	These trees grow on a notable site for tangatawhenua of the area. There are human remains in the sand dunes. I personally would like to add this stand of trees as the land is also on the market to be sold and I would like to protect the sand dunes.
Arborist opinion	Yes

Assessment

STEM 2020 Total	174
Age Class	Mature
Height (m)	10
Crown Radius (m)	10
Girth (m)	2.5
No. of multi-stems (If requried)	
General structure	Fair
Canopy shape	Fair
Tree Location	Private
Overhead services	none
Canopy alteration	None
Root Zone Restrictions	Open
Potential conflicts	No

STEM

STEM Evaluation

Condition Evaluation

Form	Good
Occurance	Common
Vigour	Good
Function	Major
Age (Years)	80 - 99
Condition Evaluation Total	87

Amenity Evaluation

Stature (m)	9 - 14
Visibility (km)	8
Proximity	Group 10+
Role	Major
Climate	Moderate
Amenity Evaluation Total	87

Notable Evaluation

Stature Feature	
Stature Form	
Historic Age 100+	
Historic Association	
Historic Commemoration	
Historic Remnant	
Historic Relict	
Scientific Source	
Scientific Rarity	
Scientific Endangered	
Notable Evaluation Total	0

Photo

Appendix 5

Vision Engineering Memo

dated 10th March 2025

RESOURCE CONSENT APPLICATION - SUPPORTING INFORMATION

VISION CONSULTING ENGINEERS

Tel: 09.401.6287
info@vce.co.nz

Level 1
62 Kerikeri Road
Kerikeri 0230

www.vce.co.nz

Project Reference: 15679
10/03/2025

Far North District Council
Private Bag 752
Kaikohe 0440

To: Far North District Councill

1 Introduction

This memo provides supporting information for the resource consent application for the proposed development at Elliot Bay. It addresses key aspects of the development, including stormwater management, the public toilet system, and building/impermeable surface coverage. The information presented herein aims to demonstrate the project's compliance with relevant regulations and its commitment to minimising environmental impact.

2 Stormwater Management

The proposed development will utilise a low-impact design approach for stormwater management, prioritising natural infiltration and minimising the need for formal drainage infrastructure. This approach aligns with the principles outlined in guidelines such as Auckland Council's TP-10 (Technical Publication 10: Guidelines for Stormwater Management Devices), which promote sustainable stormwater management practices that mimic natural hydrological processes.

The site is underlain by permeable sand, which provides excellent infiltration capacity. This natural infiltration capacity will be utilised to manage stormwater runoff from the proposed development.

Specific Design Features:

- **Permeable Surfaces:** The car park extension will utilise a gravel surface to maximise infiltration and reduce surface runoff.
- **Sheet Flow:** Surface runoff from the toilet/changing facilities and concrete apron will be directed towards the permeable car park surface and surrounding vegetated areas to promote infiltration. Likewise, sheet flow from the car park will be directed towards its perimeter and surrounding vegetated areas to promote infiltration.
- **Perimeter Infiltration:** The perimeter of the car park will be designed to encourage infiltration by utilising grassed areas to promote filtration and infiltration, preventing concentrated runoff and promoting groundwater recharge.

Justification for Low-Impact Design:

- **Minimised Environmental Impact:** The low-impact design approach minimises environmental disturbance and reduces pollutants discharged into waterways.
- **Groundwater Recharge:** Infiltration enhances groundwater recharge, contributing to the sustainable management of water resources.
- **Cost-Effectiveness:** By utilising the site's natural infiltration capacity, the need for expensive and complex drainage infrastructure is minimised.
- **Proven Effectiveness:** The existing car park, which also relies on natural infiltration, has not experienced any stormwater runoff issues.

The proposed stormwater management strategy for the Elliot Bay development prioritises natural infiltration and low-impact design principles. This approach is considered appropriate for the site's environmental conditions and will effectively manage stormwater runoff while minimising environmental impact.

3 Public Toilet System Description

This section provides a detailed description of the proposed Permaloo Dry Vault (DV) toilet system for the Elliot Bay development, highlighting its design, functionality, and environmental benefits.

System Description
The Permaloo DV system is a self-contained, waterless toilet system that offers a sustainable and efficient solution for remote locations like Elliot Bay. It aligns with the Far North District Council's (FNDC) commitment to providing cost-effective and environmentally friendly sanitation solutions, as demonstrated by the successful implementation of similar systems in various locations throughout the district (e.g., Rangiputa, Te Hapua, Kohukohu).

Key features of the Permaloo DV system include:

- **Waterless Operation:** Eliminates the need for water and sewer connections, reducing environmental impact and operational costs.
- **Dry Vault Technology:** Waste is collected in a sealed, lined concrete vault beneath the toilet, preventing contamination of groundwater and minimising odour.
- **Periodic Removal:** The vault is periodically emptied and the waste is transported off-site for composting or appropriate disposal by a licensed contractor.
- **Durability and Low Maintenance:** The system is constructed from durable materials and requires minimal maintenance, ensuring long-term functionality.

Design and Functionality
The proposed Permaloo toilet building at Elliot Bay will be a 4.4 m by 4.8 m concrete pad with a 3.2 m by 2.2 m structure housing two unisex toilets, one being an accessible toilet. No running water will be available within the building; however, hand sanitiser dispensers will be provided for hygiene. The system's design is based on the principles outlined in the US Forest Service Manual for the design of vault toilets, which emphasises:

- **Adequate Ventilation:** A chimney ventilation system will be incorporated to minimise odour and ensure a comfortable user experience.
- **Accessibility:** The toilet building includes a designated accessible toilet stall that meets all relevant accessibility standards, ensuring ease of use for all visitors, including those with mobility impairments. The accessible stall features a wider doorway and grab rails.
- **Durability and Longevity:** The structure will be constructed from robust materials to withstand the coastal environment and ensure long-term performance.

Environmental Considerations
The Permaloo DV system offers significant environmental benefits, including:

- **Protection of Water Resources:** The sealed vault prevents the contamination of groundwater and surface water, safeguarding the sensitive coastal environment.
- **Reduced Water Consumption:** The waterless operation conserves water resources, which is crucial in areas with limited water availability.
- **Sustainable Waste Management:** The collected waste can be composted or disposed of in an environmentally responsible manner.

Design Specifications and Capacity
The Permaloo toilet building at Elliot Bay will have a modest footprint, as illustrated in the design drawings. The design is generally in accordance with the recommendations outlined in the US Forest Service document "In-Depth Design and Maintenance Manual for Vault Toilets" (TE01A35, Briar Cook, 2013).

Each of the two toilet pans within the building will be serviced by a 3000-liter dry vault. Based on the US Forest Service manual's estimation that 400 uses generate approximately 100 liters of waste, the total capacity of the Permaloo system (6000 liters) can accommodate approximately 24,000 uses before requiring pumping.

Capacity Assessment
Data from the Department of Conservation's "2021/22 Visitor Insights Report" indicates that the peak visitor count for the Whangaruru campsite near Elliot Bay was 5,770 visitors in 2020/2021.

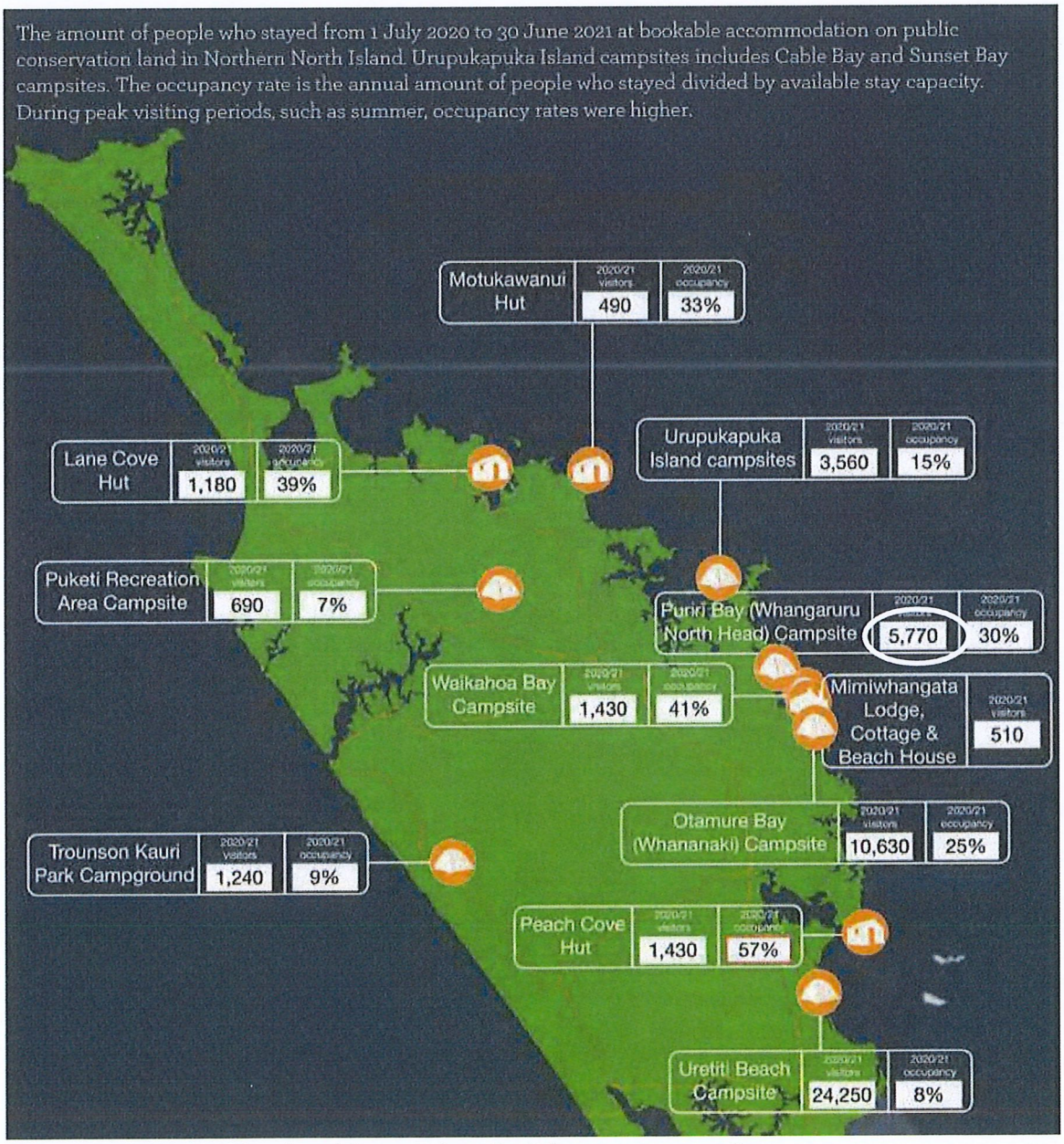


Figure 1. DOC report showing visitor numbers for Whangaruru campsite.

Considering this visitor data and the Permaloo system's capacity of 24,000 uses, the proposed toilet facilities are deemed to have sufficient capacity to accommodate the anticipated visitor numbers at Elliot Bay.

Setback Compliance
The proposed location of the Permaloo toilet building is compliant with all relevant setback regulations, including those for the coastal marine area and the nearby stream. Figure 1 below illustrates the building's setback from the Mean High Water Spring (MHWS) mark, defined as 1.0m New Zealand Vertical Datum 2016 (NZVD2016).

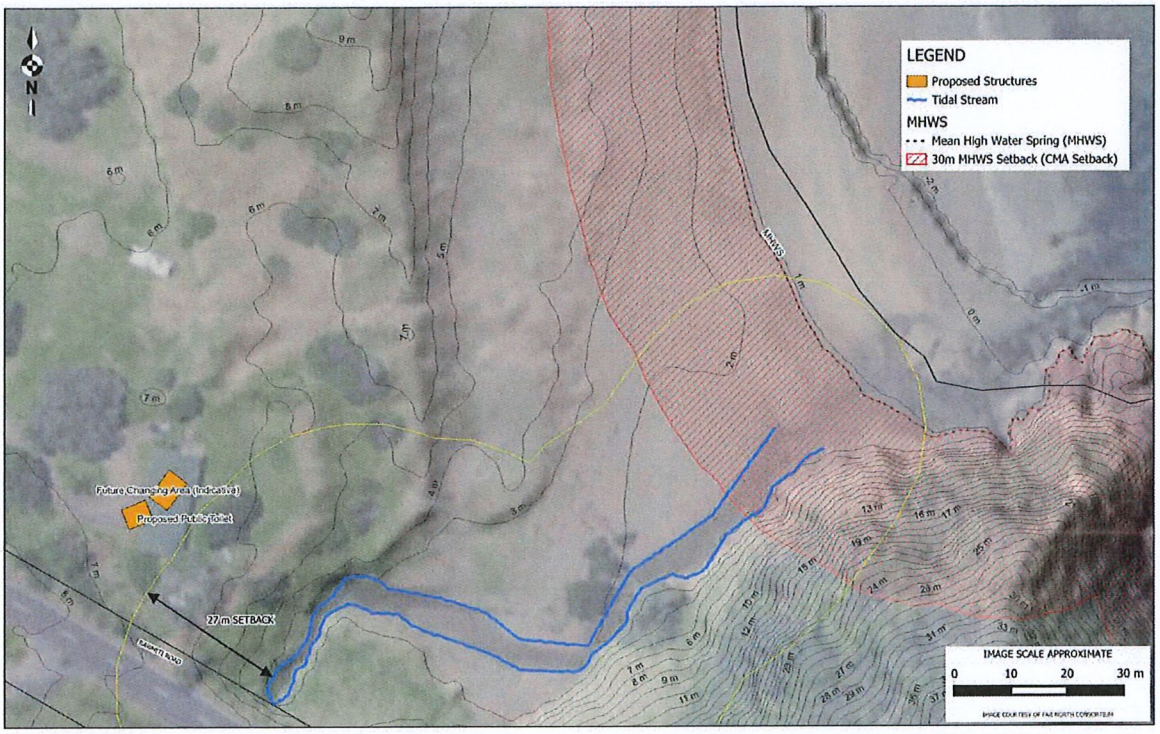


Figure 2. Site plan showing the location of the toilet building, the MHWS mark, and the 30m setback distance from the CMA and a 27m setback distance from the tidal stream.

As shown in Figure 2, the toilet building maintains a safe distance from the MHWS, ensuring the protection of the coastal marine area.

The proposed Permaloo DV toilet system is a sustainable and efficient solution that aligns with the FNDC's commitment to providing environmentally friendly public amenities. Its proven track record in the Far North, combined with its robust design and minimal environmental impact, makes it an ideal choice for the Elliot Bay development.

4 Building and Impermeable Surface Coverage

This section provides details regarding the building coverage and impermeable surface areas associated with the proposed development at Elliot Bay, specifically focusing on the areas undergoing changes: the car park, public toilets, and the relocation of the manager's house.

Building Coverage
The new development at Elliot Bay will introduce the following structures:

- Toilet/changing facility building
- Relocated house
- Garage/office

The total building footprint for these new structures is calculated as follows:

Structure	Footprint Area (m^2)	
	Existing	Proposed
Toilet/changing facility	0	17.5
Relocated house	154	154
Garage/office	0	57
Total	**154 m^2**	**228.5 m^2**

Impermeable Surface Area

The impermeable surfaces associated with the new development include:

- Concrete apron around the toilet/changing facility
- Car park extension
- Driveway and access areas

The total impermeable surface area for these new elements is calculated as follows:

Surface	Area (m^2)
Concrete apron	391
Car park extension	3312
Total	**3703 m^2**

Discussion

The building coverage and impermeable surface areas are within the allowable limits for the site, as per the relevant planning regulations. Additionally, the stormwater management strategy, as detailed in our previous section, will effectively mitigate the impact of these impermeable surfaces by promoting natural infiltration and minimising runoff.

Yours sincerely

Ben Perry
MIPENZ, CPEng
Managing Director

Appendix 6

Stormwater Management Report for Relocated House

VISION CONSULTING ENGINEERS

STORMWATER MANAGEMENT REPORT

Te Akau (Elliot Bay), Russell

Prepared for

Ipipiri Nature Conservancy

17/02/2025

Report Information Summary

Job no.	J15679
Report Author	Callum Smith
Report Reviewer	Ben Perry
Version No.	1
Status	Final
Date	17/02/2025

Version No.	Date	Description
1	17/02/2025	Final Issued to Client

Document Acceptance

Action	Name	Signed	Date
Author	Callum Smith	Intermediate Engineer, BEng (Hons)	17/02/2025
Reviewer	Ben Perry	Senior Civil Engineer, CMEngNZ, IntPE	17/02/2025

Limitations

This report has been prepared by Vision Consulting Engineers Limited (VISION) based on the scope of our engagement. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. VISION does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by VISION for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source. VISION should be contacted immediately if variations are encountered. It is possible that further investigation or modification of recommendations is required.

VISION CONSULTING ENGINEERS

Vision Consulting Engineers Ltd
Level 1, 62 Kerikeri Road
Kerikeri 0230

Contents

Appendices

Tables

Figures

1 Introduction

Vision Consulting Engineers Limited (VISION) is requested by Ipipiri Nature Conservancy Trust to undertake a stormwater assessment, including stormwater management,to support a building consent for the relocation of an existing dwelling and attached garage at Te Akau (Elliot Bay), Russell in accordance with the Far North District Council (FNDC) building requirements. This report is to support both a resource consent and a building consent for the relocation of the dwelling.

1.1 Objective and Scope

The objective of this report is to develop a stormwater management strategy for a relocatable dwelling. The scope covers:

- Design of the roof drainage system (downpipes and gutters).
- Routing of runoff to water tanks and management via water tank outlets.
- Assessment and recommendations for the management of an existing stormwater pipe and open drain located to the south and west of the proposed relocatable dwelling.

2 Site Description & Details

The property is located between Rawhiti and Whangaruru at Te Akau (Elliot Bay), Russell being Lot 1 Deposited Plan 83827, and covers an area of 1,000,400m^2. The southern boundary of the property adjoins Rawhiti Road, the eastern boundary adjoins the beach known as Te Akau (Elliot Bay), the northern boundary adjoins general coastal zoned lots and the western boundary adjoins a rural production zoned lot. The property consists of hills, flat and rolling pastures, regenerating native forest, coastal foredunes, low-lying wetlands and associated meandering watercourses. There is existing accommodation and farm utility buildings on the south-east and eastern side of the property along with a camping operation near the Elliot Bay foredune. The approximate location of the property is presented below on Figure 1. A topographic survey of the site is included in Appendix A.

For the purpose of this report the 'site' is limited to the proposed house relocation building area and the area appurtenant to the proposed building area as shown in Figure 2.

The proposed site is located to the north of Rawhiti Road and features a moderate slope of up to 17 degrees descending northward before transitioning to a relatively flat area in the northern portion of the site. Previous earthworks have been undertaken to create a level platform, which is partially covered with compacted metal. These earthworks involved a cut of up to 1.0 m in vertical height, sloping at a maximum gradient of 1H:2V, into the north-facing hillside immediately adjacent to Rawhiti Road, with the excavated material pushed northward to form a fill area.

Stormwater on-site is influenced by the Rawhiti Road Drain, an open drainage channel running along the southern side of Rawhiti Road. This drain is collected by a small, piped stormwater system, which includes a 375 mm diameter culvert discharging into a concrete manhole, followed by another 375 mm pipe that conveys flows toward the southwestern portion of the site. This system ultimately discharges into Open Drain 1, an existing open channel running along the western boundary of the site. Open Drain 1 continues northward, where it merges with a larger overland flow path (Open Drain 2), which ultimately discharges into Elliot Bay (see Figure 2).

General Site details are given in Table 1.

Table 1. Site Details
Specific details about the site.

Item	Description
Legal Description	Lot 1 Deposited Plan 83827
Site Area	1,000,400 m2
Territorial Authority	Far North District
Title	NA40A/1111

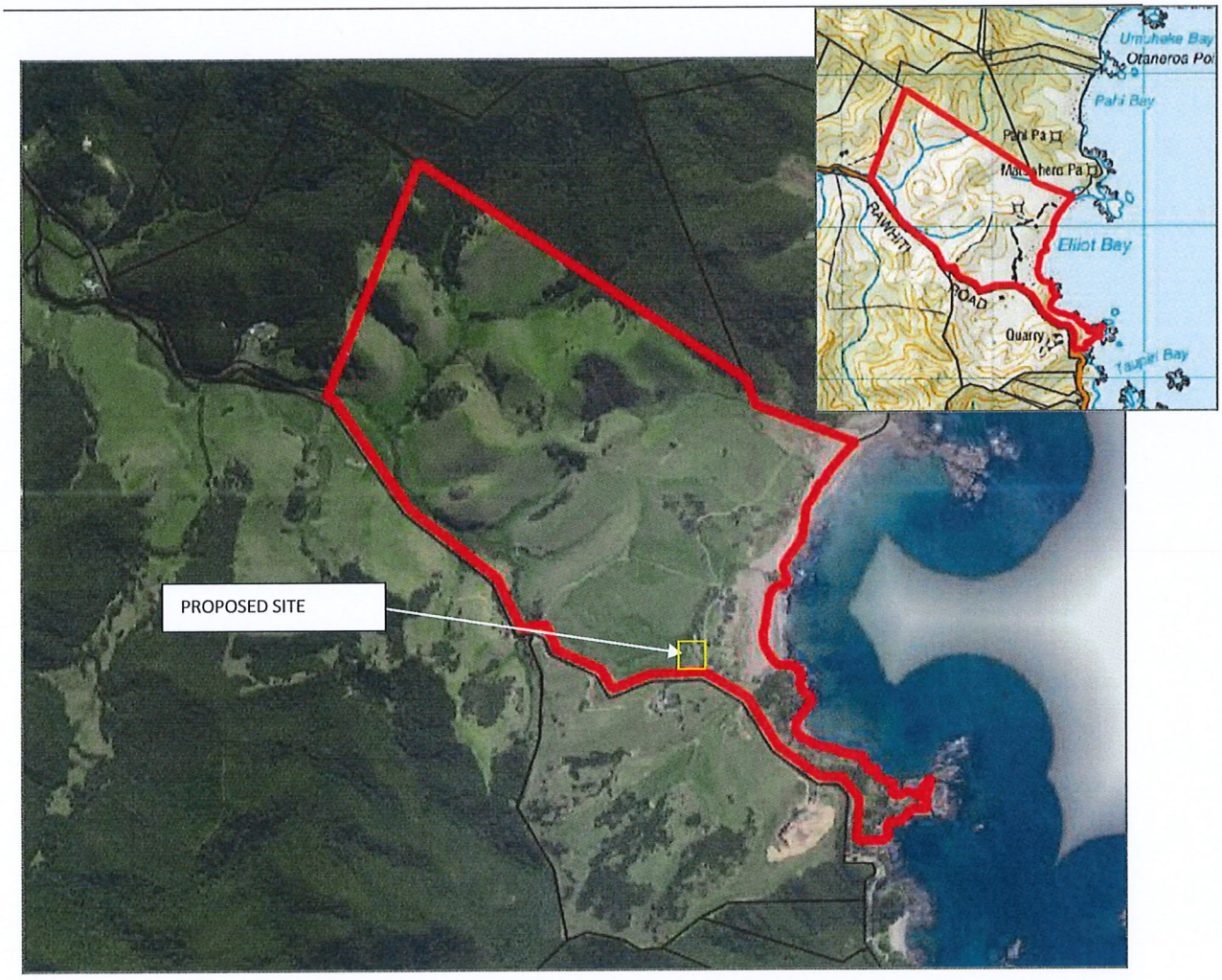


Figure 1. Property Location
Property highlighted red, imaged sourced from LINZ, north at top, not to scale

3 Proposed Development

The client has advised that theexisting single-storey dwelling with an attached garage, currently located east of the site, is to be relocated to the proposed site. The structure consists of a timber-framed dwelling with lightweight cladding and a metal roof.

The dwelling will be supported on timber pile foundations, while the attached garage will be founded on a concrete slab-on-grade. The relocated structureis to be positioned so that thegarage is

situated in the southern portion of the site, within the existing cut area. Future works will involve the construction of a new detached garage to the north of the site.

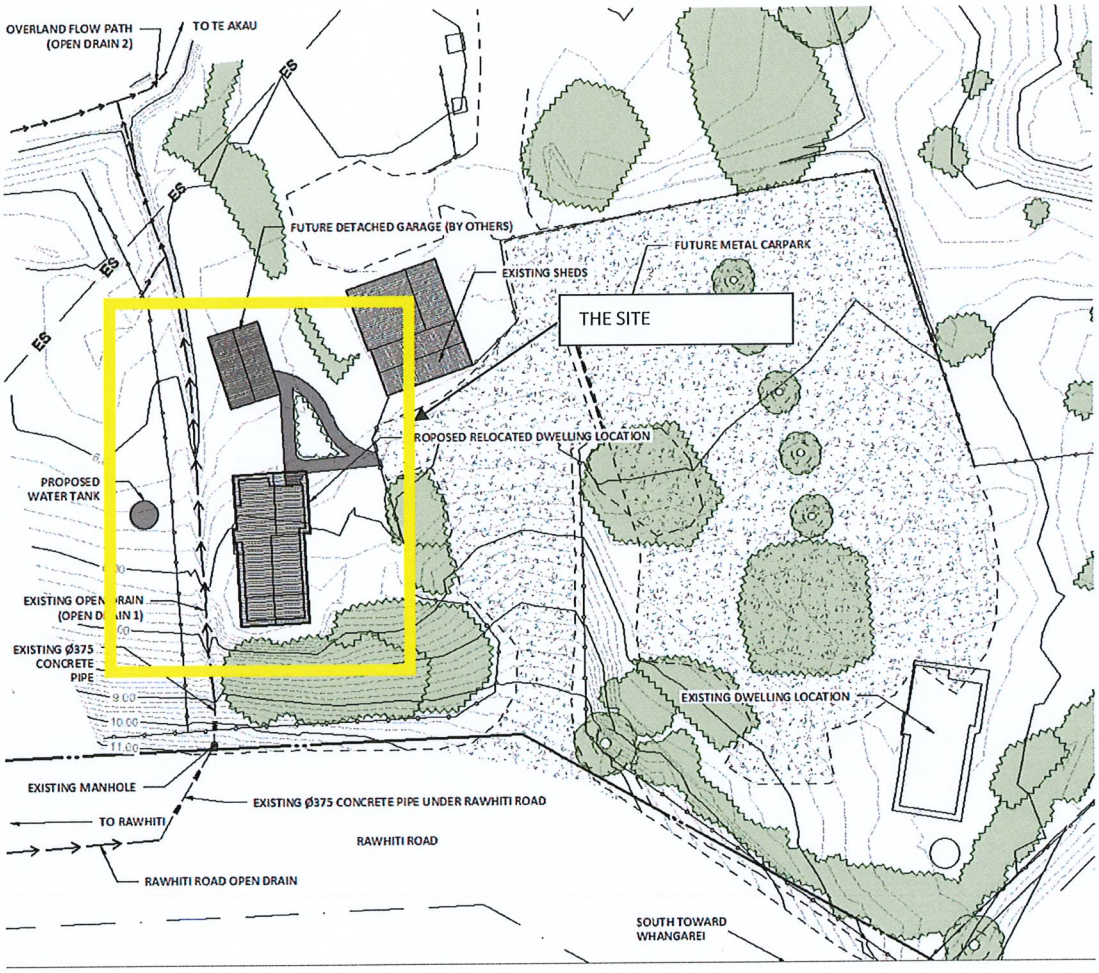


Figure 2. Proposed site plan with the 'site' outlined with a yellow rectangle.

4 Natural Hazards

The site is not mapped by the Northland Regional Council (NRC) or Far North District Council (FNDC) as being subject to inundation under the coastal, priority river, or regionwide flood models.

However, Open Drain 2, located downstream of the site, is identified as subject to flooding in the NRC Regionwide Model for the 100-year Annual Recurrence Interval (ARI) event + climate change (CC), as well as in the coastal flood hazard model for both the 100-year event and the 100-year event with rapid sea level rise.

The greatest extent of inundation from modelling is associated with the Regionwide Flood Model, which has been used to establish the tailwater level in Open Drain 1 as part of the stormwater management design. According to this model, the peak inundation level within the site is at approximately 5.0 m New Zealand Vertical Datum 2016 (NZVD 2016).

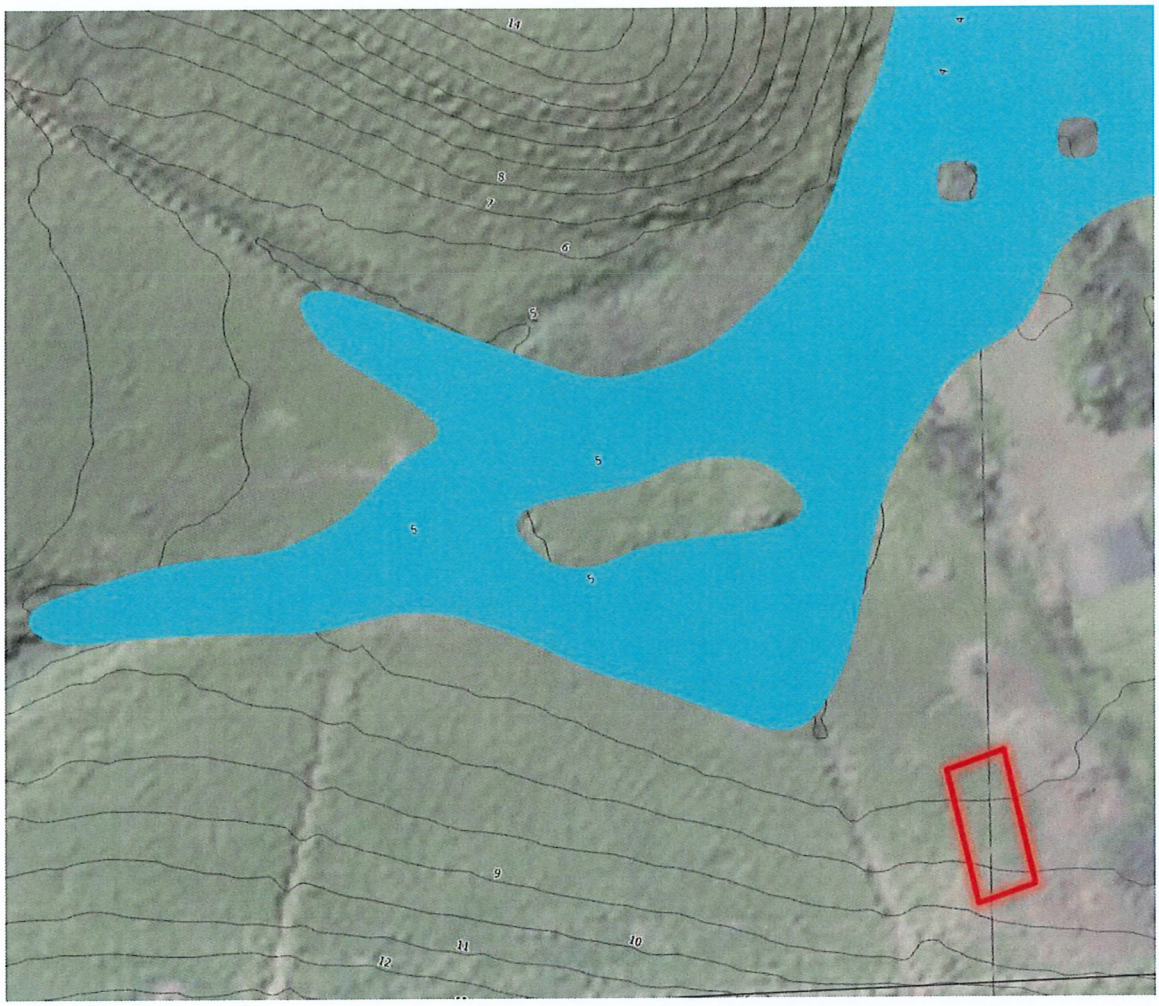


Figure 3.NRC Regionwide Flood Model for 100 year ARI + CC
Approximate relocatable Dwelling Location in red, Flood extent in blue.

5 Stormwater Management Design

The stormwater management isseparated into primary and secondary systems which can be summarised as:

- Primary Systems

Includes gutters, downpipes, stormwater pipes, open-drains, and outlets sized for more frequent storm events up to the 10 year ARI +CC.

- Secondary Systems

Secondary flows occur when the primary stormwater system is overwhelmed, whether due to extreme rainfall events or blockages where water moves via overland flow paths. In these scenarios, the water can no longer be controlled by the primary network. Less frequent rainfall events are used (100 year ARI + CC) to assess where these secondary flow paths are likely to occur and the extent of inundation and or erosion that is likely to be associated with these events. Sometimes pipe networks have the capacity to convey more intense and less frequent events and will also form part of a secondary flow path.

5.1 Primary Drainage System

It is proposed to collect and pipe the rainfall from the relocatable roof area to a single 30,000-liter plastic water tank and outlet.

The New Zealand Building Code (NZBC) clause E1 (Surface Water) Acceptable Solution (AS) 1 and the National Institute of Water and Atmospheric Research (NIWA) High Intensity Rainfall Data version 4 (HIRDS) was used to determine the minimum gutter cross-sectional area, downpipe locations and minimum sizes.

Calculations included in Appendix B result in the following requirements for the roof drainage design.

Table 2. Roof Drainage Design

Minimum Down Pipe Internal Diameter	ϕ63 mm
Minimum Gutter Cross Sectional Area	5000 mm^2
Number and Locations of Downpipes	7 (See Figure 4)
Outlet Protection	1m Square Rock Pad

The outlet velocity from the water tank is expected to be less than 3 m/s. According to Table 5 in NZBC E1 Verification Method 1 (VM1), 100–150 mm rocks are suitable for erosion protection at the outlet.

A 1 m × 1 m rock pad will further reduce velocities to below 1.8 m/s, ensuring that a small grassed open drain is sufficient to convey flows from the water tank outlet to Open Drain 1.

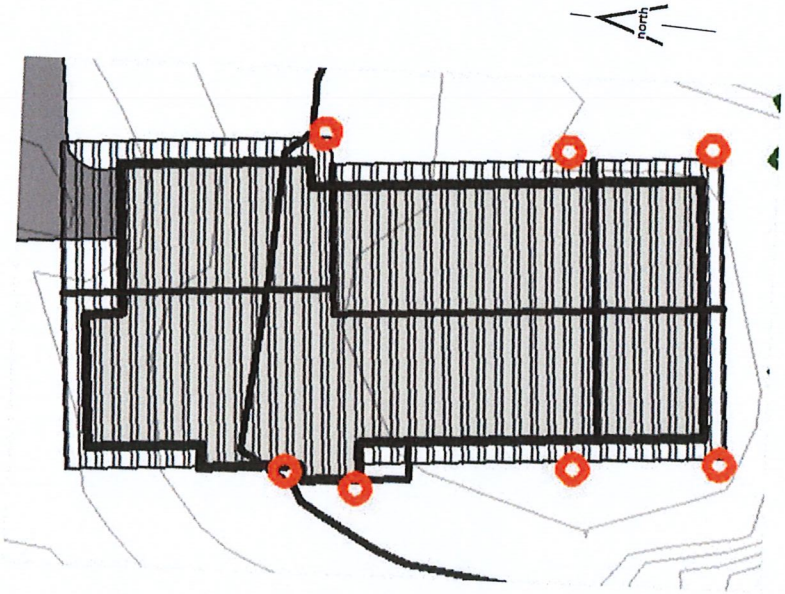


Figure 4.Downpipe Locations
Downpipes shown in Orange, north arrow shown, not to scale

5.1.1 Existing Stormwater Reticulation Assessment

The existing piped stormwater that currently takes surface water from Rawhiti Road has been assessed using the following calculation parameters:

Table 3. Existing Stormwater Reticulation Assessment Method & Design Parameters

Methods	Rational Method - Surface Water E1/VM1 New Zealand Building Code	
Rainfall Data	HIRDSv4 + RPC6.0 Scenario for 2081-2100	
Inputs:	*Rainfall Intensity:*	209 mm per hour (100-year ARI) 138 mm per hour (10-year ARI)
	Catchment Area:	4000m^2
	Time of concentration:	<10 minutes
	Weighted Runoff Coefficient:	0.57

The contributing catchment has been delineated based on LiDAR derived 1m contours, aerial imagery analysis, and a site walkover and can be seen as Catchment A in Figure 5.

The land cover types, and corresponding weighted runoff coefficient has been assessed based on a review of geology maps, soil maps and aerial imagery. An allowance for slopes greater than 10% has been included.

Design outputs for this existing stormwater reticulation are as follows:

Table 4. Hydrology Design Output

Outputs:	*Peak Flow Rate (100 year)*	0.132 m^3 per second
	Peak Flow Rate (10 year)	0.087 m^3 per second

The capacity of the existing 375 mm diameter concrete pipe,located immediately southwest of the proposed relocatable dwelling, was assessed against the peak flows in Table 4 using Manning's Equation.

Calculations in Appendix B indicate that the existing pipe has sufficient capacity for the 100-yearevent and has therefore been included as part of the secondary flow path.

5.2 Secondary Drainage System

The existing secondary flow path is shown in the Catchment Plan in Figure 5. This includes the Rawhiti Road Drain, the small stormwater pipe reticulation immediately southwest of the relocatable dwelling, Open Drain 1 running along the western side of the proposed relocatable dwelling, and Open Drain 2.

Open Drain 3 is a proposed small cut-off drain located at the base of the existing excavations to the south of the site.

Table 5. Secondary Flow Assessment Method & Design Parameters

Methods	Surface Water E1/VM1 New Zealand Building Code Rational Method and Mannings' Equation	
Rainfall Data	HIRDSv4 + RPC6.0 Scenario for 2081-2100	
Inputs:	*Rainfall Intensity:*	209 mm per hour (100-year)
	Catchment Area:	Varies (See Figure 5 and Appendix B)

	Time of concentration:	<10 minutes
	Weighted Runoff Coefficient:	Varies (See Appendix B)

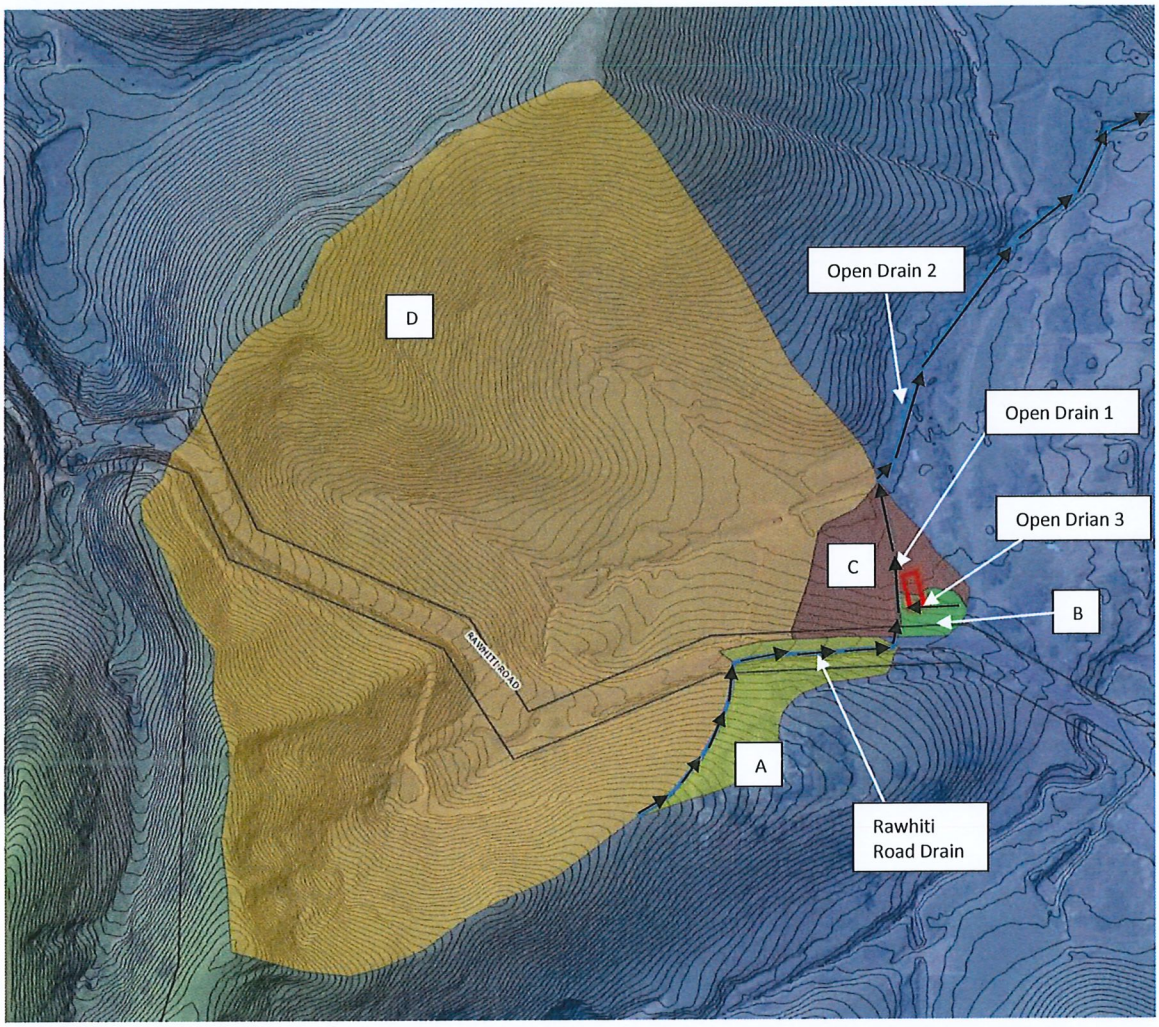


Figure 5. Catchment Plan

Relocated Dwelling in red (approximate, elevation banding with higher elevations in green and lower elevations in blue, black arrows indicate secondary flow path

5.2.1 Existing Stormwater Network Secondary flow assessment

The existing stormwater pipe network has sufficient capacity to convey the 100-year ARI + CC event. Predicted flow velocities from the outlet pipe during this event have been calculated using Manning's Equation for the actual design discharge under part-full flow conditions. These velocities are predicted to reach up to 2.5 m/s.

Due to the existing pipe alignment, the nature of the outlet (see Figure 6), and the high discharge velocities, there is a risk that the flow could overshoot the open drain and enter the building platform.

Figure 6. Existing Stormwater Pipe Outlet

Photograph taken on the western side of the relocatable building platform looking south to ward the stormwater pipe outlet.

A small earth bund with rock lining are proposed around the outlet of the stormwater pipe to ensure that discharge from the culvert is effectively collected and conveyed into Open Drain 1. These measures will help mitigate the risk of flows overshooting the drain and impacting the building platform while protecting the outlet from erosion.

The proposed stormwater management plans are included in Appendix C.

5.2.2 Existing Open Drain 1 Upgrade

Open Drain 1 and the rock lined bund at the stormwater pipe outlet have been sized to convey the 100 year ARI event including CC using the Mannings Equationincluding a tailwater level taken from the NRC Regionwide flood model for the same 100 year event with CC. Open Drain 1 has also been designed with the appropriate level of erosion protection based on the predicted velocities along the length of the drain.

5.2.3 Open Drain 3

Open Drain 3 is a small cut off drain that has been sized to capture the surface water from the small catchment to the south and south east of the site and direct it into Open Drain 1.

6 Conclusion

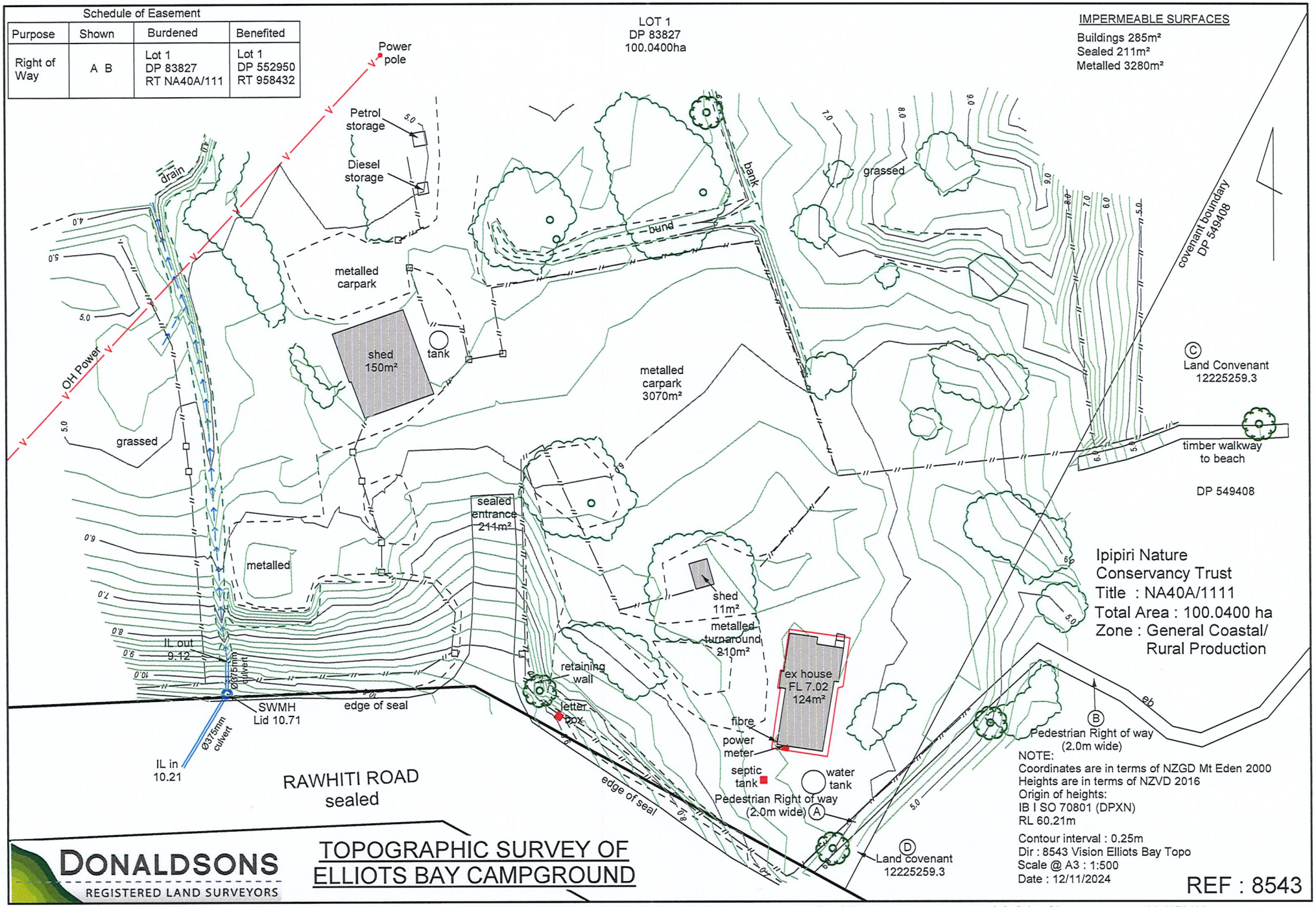
The proposed stormwater management for the proposed relocatable dwelling, at Te Akau (Elliot Bay), includes:

- **Primary Drainage:** Stormwater gutters, downpipes and water tank outlets have been designed in accordance with NZBC E1.
- **Management of the Existing Secondary Flow Path:** The existing stormwater reticulation to the south of the site has been assessed as part of the secondary flow path.

  Open Drain 1 upgrades are proposed to ensure the secondary flow path is diverted away from the site, including drain realignment, deepening, erosion protection and a rock lined bund at the stormwater pipe outlet.

  Open Drain 3 has been included to ensure surface water from the small catchment to the south of the site is able to drain into Open Drain 1 and not pond underneath and around the proposed relocatable dwelling foundations.

Appendix A
Topographic Survey


Schedule of Easement
Purpose | Shown | Burdened | Benefited
Right of Way | A B | Lot 1 DP 83827 RT NA40A/111 | Lot 1 DP 552950 RT 958432
LOT 1
DP 83827
100.0400ha
IMPERMEABLE SURFACES
Buildings 285m²
Sealed 211m²
Metalled 3280m²
Power pole
Petrol storage
Diesel storage
drain
bank
bund
grassed
covenant boundary DP 549408
metalled carpark
shed 150m²
tank
OH Power
metalled carpark 3070m²
Land Convenant 12225259.3
timber walkway to beach
DP 549408
grassed
sealed entrance 211m²
metalled
shed 11m²
metalled turnaround 210m²
Ipipiri Nature Conservancy Trust
Title : NA40A/1111
Total Area : 100.0400 ha
Zone : General Coastal/ Rural Production
IL out 9.12
Ø375mm culvert
SWMH Lid 10.71
edge of seal
retaining wall
letter box
ex house FL 7.02 124m²
fibre
power meter
septic tank
water tank
Pedestrian Right of way (2.0m wide) A
Pedestrian Right of way (2.0m wide) B
eb
IL in 10.21
RAWHITI ROAD
sealed
edge of seal
Land covenant 12225259.3
NOTE:
Coordinates are in terms of NZGD Mt Eden 2000
Heights are in terms of NZVD 2016
Origin of heights:
IB I SO 70801 (DPXN)
RL 60.21m
Contour interval : 0.25m
Dir : 8543 Vision Elliots Bay Topo
Scale @ A3 : 1:500
Date : 12/11/2024
REF : 8543
DONALDSONS
REGISTERED LAND SURVEYORS
TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND
Land / engineering Surveyors & development planners - 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - em: info@donaldsons.net.nz - p:09 4079182

Appendix B
VISION Calculations

Stormwater Design Sheet

Weighted Runoff Coefficient

VISION CONSULTING ENGINEERS

Site: Te Akau - Relocatable Dwelling Stormwater Management
Date: 17/02/2025
Project: J15679
Client: Ipipiri Nature Trust
By: CS
Reviewed: BCP
Method: NZ Building Code, E1 Surface Water

Decription	Drainage Area No	Area (m)	C	C x A	Sum C x A	Tc (min)
Catchment A	1					
Grass		2220	0.40	888	888	10
Impervious		1000	0.90	900	900	10
Bush/scrub		780	0.35	273	273	10
slope adjustment			0.05			
Total		4000	0.57			

Decription	Drainage Area No	Area	C	C x A	Sum	Tc
Catchment B	2					
Grass		0	0.40	0	0	10
Impervious		210	0.90	189	189	10
Bush/scrub		546	0.35	191.1	191	10
slope adjustment			0.05			
Total		756	0.55			

Decription	Drainage Area No	Area (m)	C	C x A	Sum C x A	Tc (min)
Catchment C	3					
Grass		3469	0.40	1388	1388	10
Impervious		715	0.90	643.5	644	10
Bush/scrub		0	0.35	0	0	10
slope adjustment			0.05			
Total		4184	0.54			

Decription	Drainage Area No	Area (m)	C	C x A	Sum C x A	Tc (min)
Catchment D	4					
Grass		106166	0.40	42466	42466	10
Impervious		1734	0.90	1561	1561	10
Bush/scrub		0	0.35	0	0	10
slope adjustment			0.10			
Total		107900	0.51			

Table 1 Run-off Coefficients — Paragraphs 2.0.1, 2.1.3, 2.1.5

Description of surface	C
Natural surface types	
Bare impermeable clay with no interception channels or runoff control	0.70
Bare uncultivated soil of medium soakage	0.60
Heavy clay soil types:	
– pasture and grass cover	0.40
– bush and scrub cover	0.35
– cultivated	0.30
Amend 33 Jan 2019 — Medium soakage soil types:	
– pasture and grass cover	0.30
– bush and scrub cover	0.25
– cultivated	0.30
Amend 33 Jan 2019 — High soakage gravel, sandy and volcanic soil types:	
– pasture and grass cover	0.20
– bush and scrub cover	0.15
– cultivated	0.10
Parks, playgrounds and reserves:	
– mainly grassed	0.30
– predominantly bush	0.25
Gardens, lawns, etc.	0.25
Developed surface types	
Fully roofed and/or paved developments	0.90
Steel and non-absorbent roof surfaces	0.90
Asphalt and concrete paved surfaces	0.85
Near flat and slightly absorbent roof surfaces	0.80
Stone, brick and precast concrete paving panels	
– with sealed joints	0.80
– with open joints	0.40
Unsealed roads	0.50
Railway and unsealed yards and similar surfaces	0.35
Land use types	
Industrial, commercial, shopping areas and town house developments	0.65
Residential areas in which the impervious area is less than 30% of gross area	0.45
Residential areas in which impervious area is 30% to 50% of gross area	0.55
Note: Where the impervious area exceeds 50% of gross area, see method of Paragraph 2.1.2.	

Table 2. Slope Correction for Run-off Coefficients — Paragraph 2.1.3

Ground slope Adjust C by:		
0-5%	subtracting	0.05
5-10%	no adjustment	
10-20%	adding	0.05
20% or steeper	adding	0.10

Stormwater Design Sheet

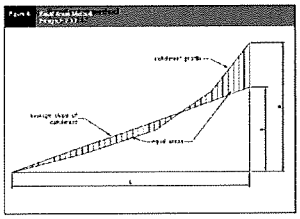
Time of Concentration

Client	Ipipiri Nature Trust
Site	Te Akau - Relocatable Dwelling Stormwater Management
Designer	CS
Date	17/02/2025

VISION CONSULTING ENGINEERS

Rational Method (Equal Area)

Catchment	L (m)	h (m)	TOC (min)
A	270	38	3.1
B	59	9	0.9
C	113	10	1.9
D	471	65	4.8



Stormwater Design Sheet

HIRDS V4 Data

Client	Ipipiri Nature Trust
Project	J15679
Site	Te Akau - Relocatable Dwelling Stormwater Management
Designed by	CS
Approvd by	BCP
Date	17/02/2025
Scenario	RCP6.0 for the period 2081-2100

HIRDS V4 Intensity-Duration-Frequency Results
Sitename: Custom Location
Coordinate system: WGS84
Longitude: 174.2863
Latitude: -35.2752

DDF Model	Parameters:	c	d	e	f	g	h	i
	Values:	0.000715	0.510385	-0.03806	-0.00038	0.260139	-0.01245	3.459055
	Example:	Duration (h	ARI (yrs)	x	y	Rainfall Rate (mm/hr)		
		24	100	3.178054	4.600149	11.58964		

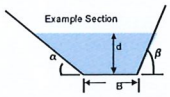
Rainfall intensities (mm/hr) :: RCP6.0 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	80.9	62.1	52.3	37.9	26.3	13.5	8.36	5.02	2.89	2.05	1.6	1.31
2	0.5	89.2	68.5	57.7	41.9	29.1	14.9	9.26	5.54	3.19	2.27	1.77	1.45
5	0.2	117	90.2	76	55.2	38.4	19.7	12.3	7.33	4.23	3.01	2.34	1.92
10	0.1	138	106	89.6	65	45.2	23.2	14.5	8.65	4.99	3.56	2.77	2.27
20	0.05	159	123	103	75	52.2	26.9	16.7	9.99	5.77	4.11	3.2	2.62
30	0.033	172	132	111	81	56.3	29	18.1	10.8	6.24	4.44	3.46	2.84
40	0.025	181	139	117	85.2	59.3	30.5	19	11.4	6.57	4.68	3.64	2.99
50	0.02	188	144	122	88.5	61.6	31.7	19.8	11.8	6.83	4.86	3.79	3.11
60	0.017	193	149	125	91.2	63.5	32.7	20.4	12.2	7.04	5.02	3.91	3.2
80	0.013	203	156	131	95.5	66.5	34.2	21.3	12.8	7.38	5.26	4.09	3.36
100	0.01	209	161	136	98.7	68.7	35.5	22.1	13.2	7.63	5.44	4.24	3.47
250	0.004	237	182	154	112	77.8	40.2	25	15	8.66	6.17	4.81	3.94

Stormwater Design Sheet

Open Drain Design

Client	Ipipiri Nature Trust
Project	J15679
Site	Te Akau - Relocatable Dwelling Stormwater Management
Designed by	CS
Approvd by	BCP
Date	17/02/2025
Scenario	RCP6.0 for the period 2081-2100



VISION CONSULTING ENGINEERS

										Open Drain Dimensions & Character						Drain Data				Checks	
Description	Catchment	Chainage	Area (m)	C	C x A	Sum C x A	Total Drainage Area (m^2)	Tc (min)	I (mm/hr)	Flow Q(m^3/s)	B (m)	α (°)	β (°)	Surface	n Manning s	S (%)	d (m)	A (m^2)	P (m)	R (m)	Provisional Flows Q (m^3/s)	υ (m/s)	COMMENTS
Cut Off Drain	B	-	756	0.55	417.9	418	756	10	209.0	0.024	0	26.0	26.0	Grass Weeds	0.035	1.5	0.145	0.04	0.66	0.07	0.024	0.57	
Open Drain 1 Section 1	A	2	4000	0.57	2280	2280	4000	10	209.0	0.132	0	26.0	26.0	Rip Rap	0.045	33.5	0.168	0.06	0.77	0.08	0.132	2.29	100-150 mm tightly packed rock protection required
Open Drain 1 Section 2	A	12	4000	0.57	2280	2280	4000	10	209.0	0.132	0	26.0	26.0	Grass	0.045	13.7	0.198	0.08	0.9	0.09	0.132	1.64	
Open Drain 1 Section 3	A+ B+ C	28	8940	0.55024609	4919	4919	8940	10	209.0	0.286	0	26.0	26.0	Grass Weeds	0.035	4.35	0.299	0.18	1.36	0.13	0.286	1.56	
Open Drain 1 Section 4	A+ B+ C	33	8940	0.55024609	4919	4919	8940	10	209.0	0.286	0	26.0	26.0	Grass	0.035	2.83	0.324	0.22	1.48	0.15	0.286	1.33	
Open Drain 1 Section 5	A+ B+ C	47	8940	0.55024609	4919	4919	8940	10	209.0	0.286	0	26.0	26.0	Grass	0.035	2.83	0.324	0.22	1.48	0.15	0.286	1.33	
Open Drain 1 Section 6	A+ B+ C	59	8940	0.55024609	4919	4919	8940	10	209.0	0.286	0	26.0	26.0	Grass	0.035	0.93	0.399	0.33	1.82	0.18	0.285	0.88	

[1] The design flow is based on approximated calculations using Rational Method. Flows entering the pipe network may be significantly less than the design flow due to inlet efficiencies and
[2] It is assuned that there are no inlet losses.
[3] Velocity is calculated based upon full-flow conditions for the 'Design Capactiy'.
* Some Elevations, grades, and lengths have been estiamted from LiDAR data and are considered indicative.

Site

Stormwater Design Sheet

Client	Ipipiri Nature Trust
Project	J15679
Site	Te Akau - Relocatable Dwelling Stormwater Management
Designed by	CS
Approved by	BCP
Date	17/02/2015
Scenario	RCP6.0 for the period 2081-2100

VISION CONSULTING ENGINEERS

			Drainage Area								Conduit Characteristics								Pipe Part-full Design Outputs					
Reference	U/S MH	D/S MH	No.	Area (m)	C	C x A	Sum C x A	Total Drainage Area (m^2)	Tc (min)	I (mm/hr)	Design Pipe Flow $Q(m^3/s)$	U/S Elevation (m)	D/S Elevation (m)	Pipe Length (m)	Grade (%)	Pipe Span (mm)	Full Pipe Area (m^2)	Full Hydraulic Radius (m)	Full Manning's n	Full-flow Pipe Capacity (m^3/s)	Actual Flow Area (m^2)	Actual depth of flow in pipe (m)	Actual Hydraulic Radius (m)	Part-full Manning's n	Part-full Design Capacity (m^3/s)	Actual Velocity[3] (m/s)	COMMENTS
100 year Culvert 1				4000	0.57	2280	2280	4000	10	209.0	0.132			12.95	4	375	0.11	0.09375	0.013	0.351	0.05308	0.18178	0.091893	0.0163406	0.132	2.5	Protection Required
10 year Culvert 1				4000	0.57	2280	2280	4000	10	138.0	0.087			12.95	4	375	0.11	0.09375	0.013	0.351	0.03959	0.14547	0.0785195	0.016623	0.087	2.2	Protection Required

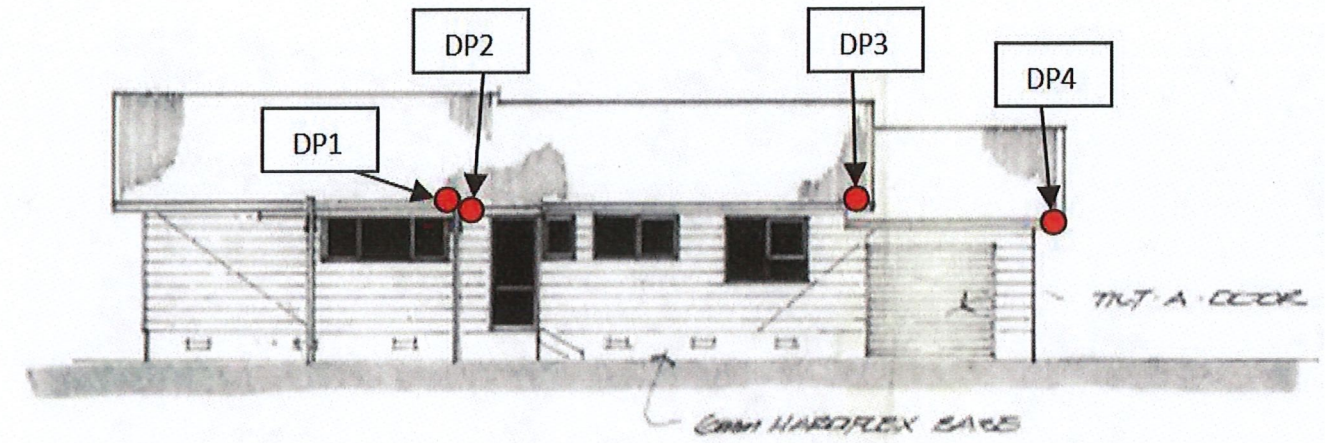
[1] The design flow is based on approximated calculations using Rational Method. Flows entering the pipe network may be significantly less than the design flow due to inlet efficiencies and
[2] It is assumed that there are no inlet losses.
[3] Velocity is calculated based upon part-full flow conditions for the 'Design Pipe Flow'.
* Pipe elevations, grades, and lengths have been estiamted from LiDAR data and are considered indicative.

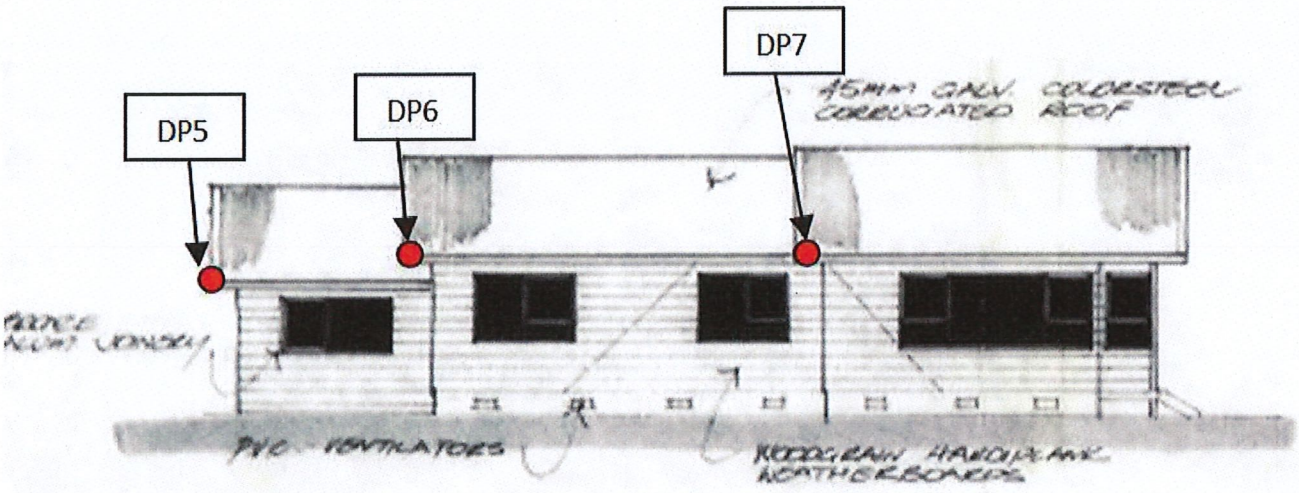
Client: Ipipiri Nature Conservancy Trust
Address: Te Akau (Elliot Bay)
By: CS **Checked:**
Date: 17/02/2025
Job Number: J15679

VISION CONSULTING ENGINEERS

Dwelling Drainage Design

<NZBC:E1 AS1>





Roof Areas to DP

$DP1_A := 28.7\ m^2$

$DP2_A := 8.1\ m^2$

$DP3_A := 26.4\ m^2$

$DP4_A := 14.7\ m^2$

$DP5_A := 14.7\ m^2$

$DP6_A := 29.3\ m^2$

$DP7_A := 33\ m^2$

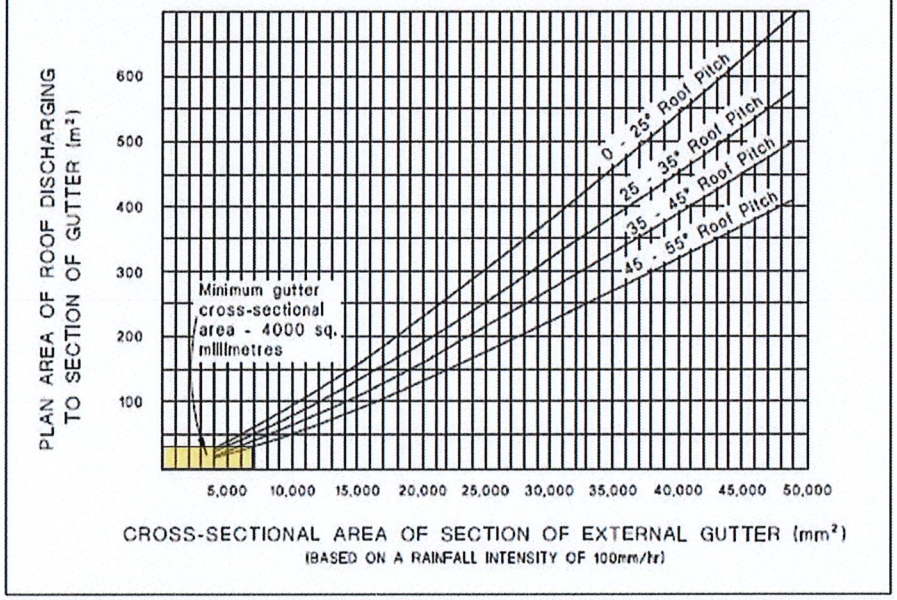
Client: Ipipiri Nature Conservancy Trust
Address: Te Akau (Elliot Bay)
By: CS **Checked:**
Date: 17/02/2025
Job Number: J15679

VISION CONSULTING ENGINEERS

Table 5: Downpipe Sizes for Given Roof Pitch and Area
Paragraph 4.2.1

Downpipe size (mm) (minimum internal sizes)	Roof pitch			
	0-25°	25-35°	35-45°	45-55°
	Plan area of roof served by the downpipe (m²)			
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

Figure 15: Cross-sectional Area of External Gutter
Paragraphs 5.1.2 and 5.1.3



Roof Pitch = 27 degrees

Largest roof area to DP or Gutter

$$\max\left(\left[\begin{array}{ccccccc} DP1_A & DP2_A & DP3_A & DP4_A & DP5_A & DP6_A & DP7_A \end{array}\right]\right) = 33\ m^2$$

$$DP := 63\ mm$$

$$Gutter_A := 5000\ mm^2$$

Appendix C
VISION Stormwater Management Plans

Appendix C
VISION Stormwater Management Plans

VISION CONSULTING ENGINEERS

COVER SHEET

STORMWATER MANAGEMENT

LOT 1 DP 83827

TE AKAU (ELLIOT BAY)

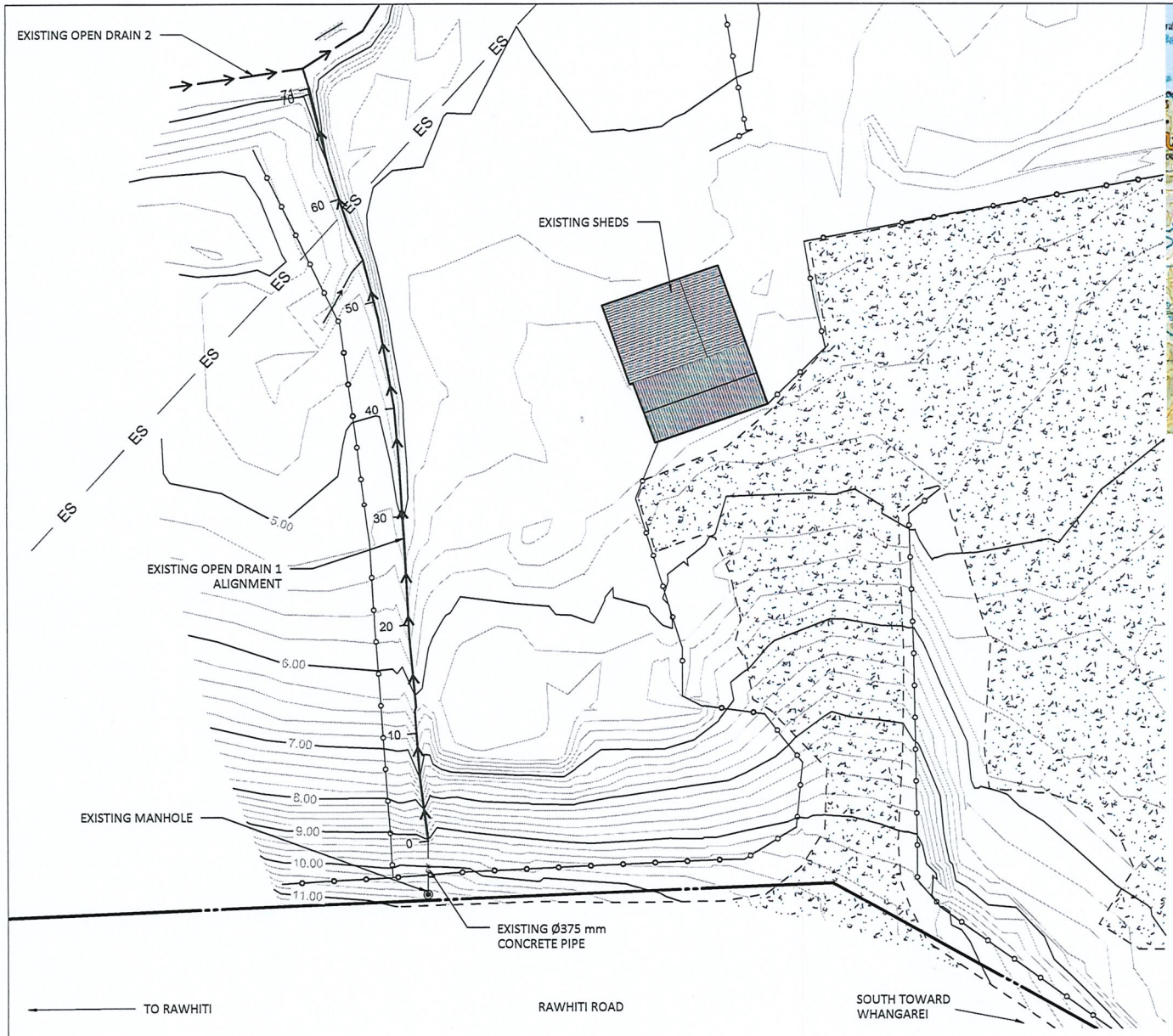
Client: IPIPIRI NATURE CONSERVANCY TRUST

CONTENTS

SHEET	DESCRIPTION	ISSUE DATE	STATUS	REVISION
1	EXISTING SITE PLAN AND LOCALITY	12/02/2025	FOR BUILDING CONSENT	A
2	PROPOSED SITE PLAN	12/02/2025	FOR BUILDING CONSENT	A
3	EXISTING CONTOURS	12/02/2025	FOR BUILDING CONSENT	A
4	PROPOSED CONTOURS	12/02/2025	FOR BUILDING CONSENT	A
5	EARTHWORKS PLAN	12/02/2025	FOR BUILDING CONSENT	A
6	SECTIONS	12/02/2025	FOR BUILDING CONSENT	A
7	TYPICAL OPEN DRIAN DETAILS	12/02/2025	FOR BUILDING CONSENT	A

VISION JOB REFERENCE: J15679, VISION DRAWING STATUS: FOR BUILDING CONSENT, NUMBER OF SHEETS IN DRAWING SET 07, DRAWING SET APPROVED FOR RELEASE BY BCP ON 12/02/2025

Vision Consulting Engineers Ltd Level 1, 62 Kerikeri Road, Kerikeri 0230 +64 09 401 6287 WWW.VCE.CO.NZ



LOCALITY PLAN

SCALE (A3) NTS

SITE INFORMATION:

Lot 1 DP 83827
Area: 1,000,400 m²
Address: 1077A Rawhiti Road, Rawiti
Zone: Rural Production (FNDC Proposed District Plan), Coastal Environment

LEGEND	
FENCES	
BUILDINGS/STRUCTURES	
METAL PAVEMENT	
OPEN DRAIN	
STORMWATER CULVERT	SW
STORMWATER MANHOLE	
OVERHEAD POWER LINE	ES
PROPERTY BOUNDARY	
ADJOINING PROPERTY BOUNDARY	

NOTE: .
1. EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS "TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
2. COORDINATES ARE WITH REFERENCE TO MOUNT EDEN
3. 0.2 m CONTOURS WITH REFERENCE TO NZVD 2016 VERTICAL DATUM.

0 4 8 12 16 20
Scale 1:400 (m)

FOR BUILDING CONSENT

VISION CONSULTING ENGINEERS

CLIENT: IPIPIRI NATURE CONSERVANCY TRUST

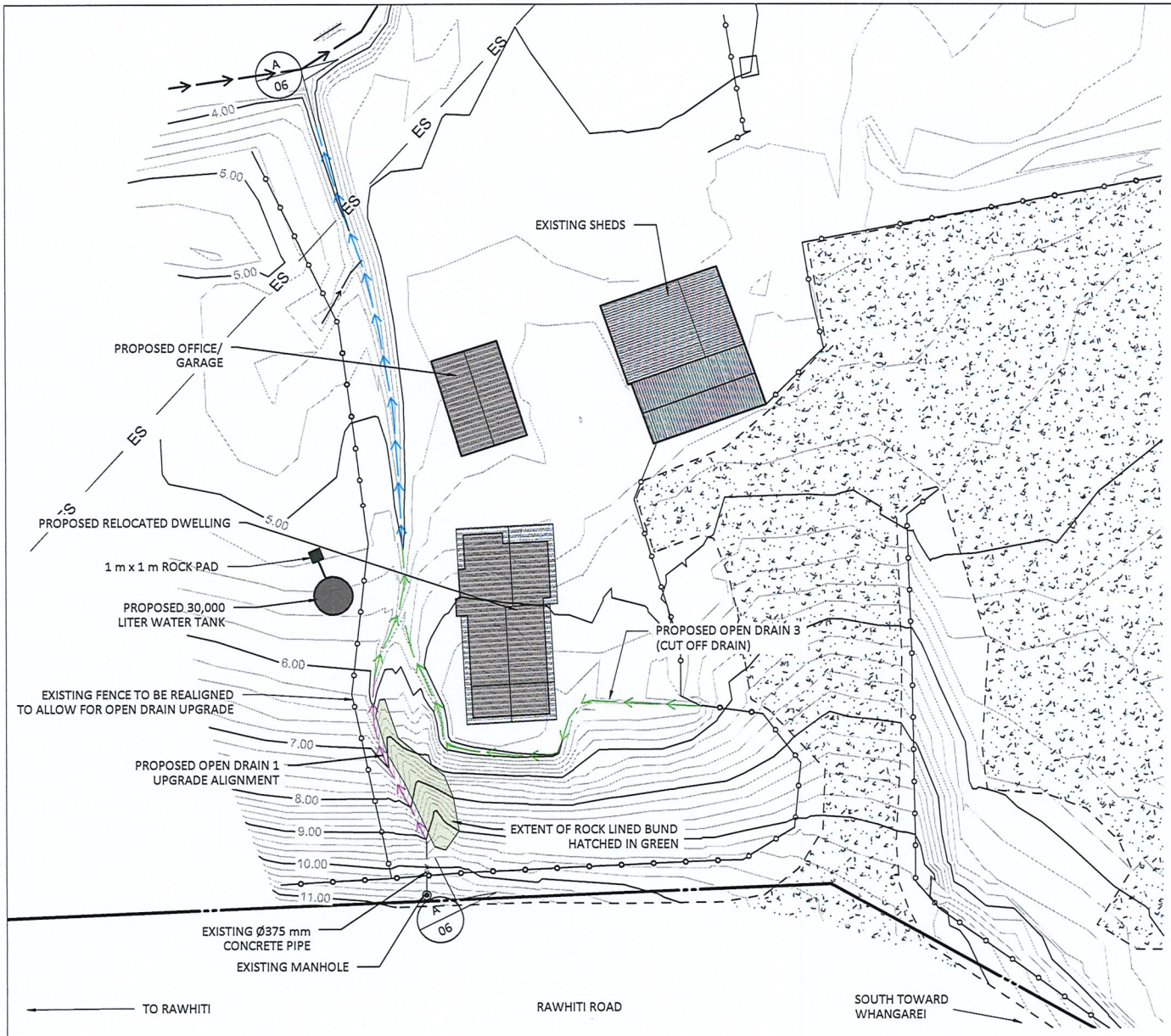
PROJECT: STORMWATER MANAGEMENT
LOT 1 DP 83827
TE AKAU (ELLIOT BAY)

DRAWING TITLE: EXISTING SITE PLAN AND LOCALITY

SURVEY			
DESIGN	CS	11/02/2025	
DRAWN	CS	11/02/2025	
CHECKED	BCP	12/02/2025	
APPROVED	BCP	12/02/2025	

No	REVISION	BY	DATE
A	FOR BC	BCP	12/02/2025

SCALE 1:400
SHEET 01 OF 07
PROJECT J15679
REV A



north

LEGEND	
PROPOSED OPEN DRAIN - TYPE 1 (SEE SHEET 04)	
PROPOSED OPEN DRAIN - TYPE 2 (SEE SHEET 04)	
PROPOSED OPEN DRAIN - TYPE 3 (SEE SHEET 04)	
FENCES	
BUILDINGS/STRUCTURES	
METAL PAVEMENT	
OPEN DRAIN	
STORMWATER CULVERT	SW SW
STORMWATER MANHOLE	
OVERHEAD POWER LINE	ES
PROPERTY BOUNDARY	
ADJOINING PROPERTY BOUNDARY	

NOTE: .
1. EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS "TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
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0 4 8 12 16 20
Scale 1:400 (m)

FOR BUILDING CONSENT

VISION CONSULTING ENGINEERS

CLIENT: IPIPIRI NATURE CONSERVANCY TRUST

PROJECT: STORMWATER MANAGEMENT
LOT 1 DP 83827
TE AKAU (ELLIOT BAY)

DRAWING TITLE: PROPOSED SITE PLAN

SURVEY		
DESIGN	CS	11/02/2025
DRAWN	CS	11/02/2025
CHECKED	BCP	12/02/2025
APPROVED	BCP	12/02/2025

No	REVISION	BY	DATE
A	FOR BC	BCP	12/02/2025

SCALE 1:400
SHEET 02 OF 07
PROJECT J15679

REV A

LOCALITY PLAN

SCALE (A3) NTS

SITE INFORMATION:

Lot 1 DP 83827
Area: 1,000,400 m²
Address: 1077A Rawhiti Road, Rawiti
Zone: Rural Production (FNDC Proposed District Plan), Coastal Environment

LEGEND	
FENCES	
BUILDINGS/STRUCTURES	
METAL PAVEMENT	
OPEN DRAIN	
STORMWATER CULVERT	SW
STORMWATER MANHOLE	
OVERHEAD POWER LINE	ES
PROPERTY BOUNDARY	
ADJOINING PROPERTY BOUNDARY	

NOTE: .
1. EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS "TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
2. COORDINATES ARE WITH REFERENCE TO MOUNT EDEN
3. 0.2 m CONTOURS WITH REFERENCE TO NZVD 2016 VERTICAL DATUM.

0 4 8 12 16 20
Scale 1:400 (m)

FOR BUILDING CONSENT

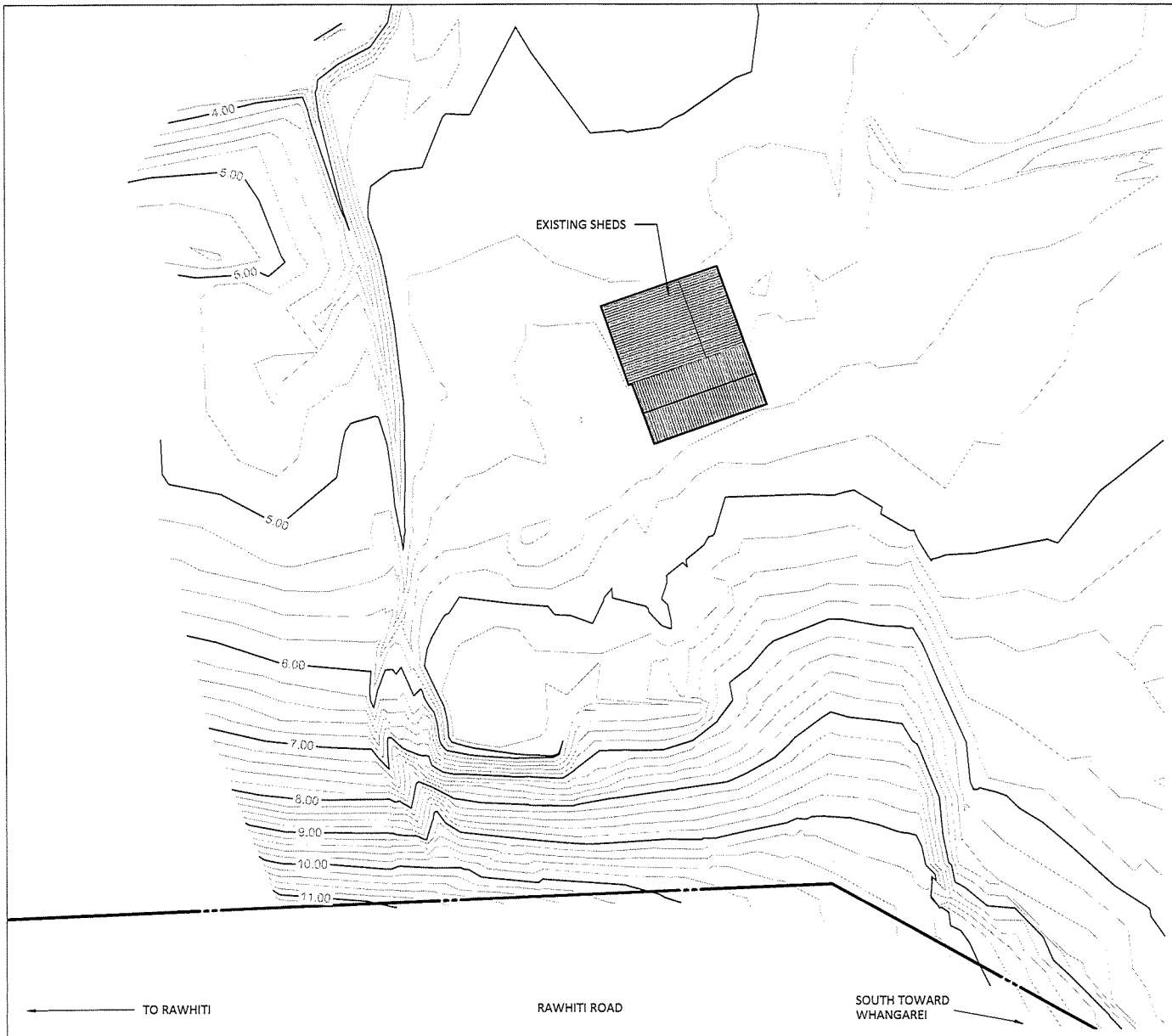
VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	STORMWATER MANAGEMENT LOT 1 DP 83827 TE AKAU (ELLIOT BAY)
DRAWING TITLE	EXISTING CONTOURS

SURVEY			
DESIGN	CS	11/02/2025	
DRAWN	CS	11/02/2025	
CHECKED	BCP	12/02/2025	
APPROVED	BCP	12/02/2025	

No	REVISION	BY	DATE
A	FOR BC	BCP	12/02/2025

SCALE 1:400
SHEET 03 OF 07
PROJECT J15679
REV A



north

LEGEND	
PROPOSED OPEN DRAIN - TYPE 1 (SEE SHEET 04)	
PROPOSED OPEN DRAIN - TYPE 2 (SEE SHEET 04)	
PROPOSED OPEN DRAIN - TYPE 3 (SEE SHEET 04)	
FENCES	
BUILDINGS/STRUCTURES	
METAL PAVEMENT	
OPEN DRAIN	
STORMWATER CULVERT	SW SW
STORMWATER MANHOLE	
OVERHEAD POWER LINE	ES
PROPERTY BOUNDARY	
ADJOINING PROPERTY BOUNDARY	

NOTE: .
1. EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS "TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
2. COORDINATES ARE WITH REFERENCE TO MOUNT EDEN
3. PROPOSED 0.2 m CONTOURS WITH REFERENCE TO NZVD 2016 VERTICAL DATUM.

0 4 8 12 16 20
Scale 1:400 (m)

FOR BUILDING CONSENT

VISION CONSULTING ENGINEERS

CLIENT: IPIPIRI NATURE CONSERVANCY TRUST

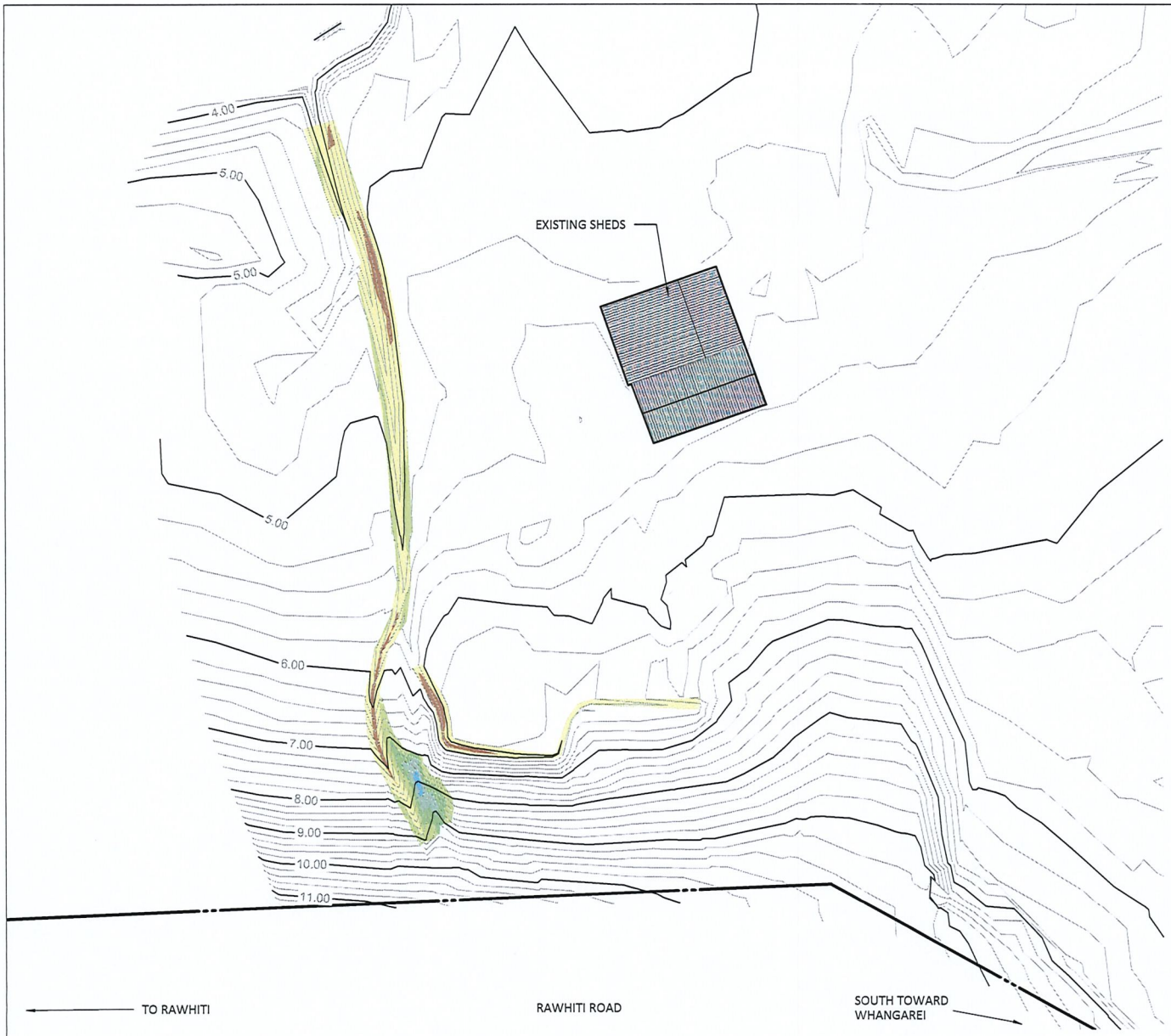
PROJECT: STORMWATER MANAGEMENT
LOT 1 DP 83827
TE AKAU (ELLIOT BAY)

DRAWING TITLE: PROPOSED CONTOURS

SURVEY		
DESIGN	CS	11/02/2025
DRAWN	CS	11/02/2025
CHECKED	BCP	12/02/2025
APPROVED	BCP	12/02/2025

No	REVISION	BY	DATE
A	FOR BC	BCP	12/02/2025

SCALE 1:400
SHEET 04 OF 07
PROJECT J15679
REV A



north

CUT/FILL Table			
Depth Range (m) (-Cut +Fill)	Area (m²)	Volume (m³)	Color
-0.50 to -0.25	17.9	0.7	
-0.25 to 0.00	138.2	18.4	
0.00 to 0.25	43.4	6.6	
0.25 to 0.50	10.9	2.6	
0.50 to 0.75	5.8	0.7	
0.75 to 1.00	1.1	0.1	

EARTHWORKS NOTES:
1. AREAS AND VOLUMES SHOWN IN THE CUT/FILL TABLE ARE TAKEN FROM EXISTING GROUND SURFACE LEVEL TO PROPOSED FINISHED SURFACE LEVEL AND DONT TAKE INTO ACCOUNT REMOVAL OF ANY UNSUITABLE MATERIAL.

LEGEND	
BUILDINGS/STRUCTURES	
PROPERTY BOUNDARY	
ADJOINING PROPERTY BOUNDARY	

NOTE: .
1. EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS "TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
2. COORDINATES ARE WITH REFERENCE TO MOUNT EDEN
3. PROPOSED 0.2 m CONTOURS WITH REFERENCE TO NZVD 2016 VERTICAL DATUM.

0 4 8 12 16 20
Scale 1:400 (m)

FOR BUILDING CONSENT

VISION CONSULTING ENGINEERS

CLIENT: IPIPIRI NATURE CONSERVANCY TRUST

PROJECT: STORMWATER MANAGEMENT
LOT 1 DP 83827
TE AKAU (ELLIOT BAY)

DRAWING TITLE: EARTHWORKS PLAN

SURVEY		
DESIGN	CS	11/02/2025
DRAWN	CS	11/02/2025
CHECKED	BCP	12/02/2025
APPROVED	BCP	12/02/2025

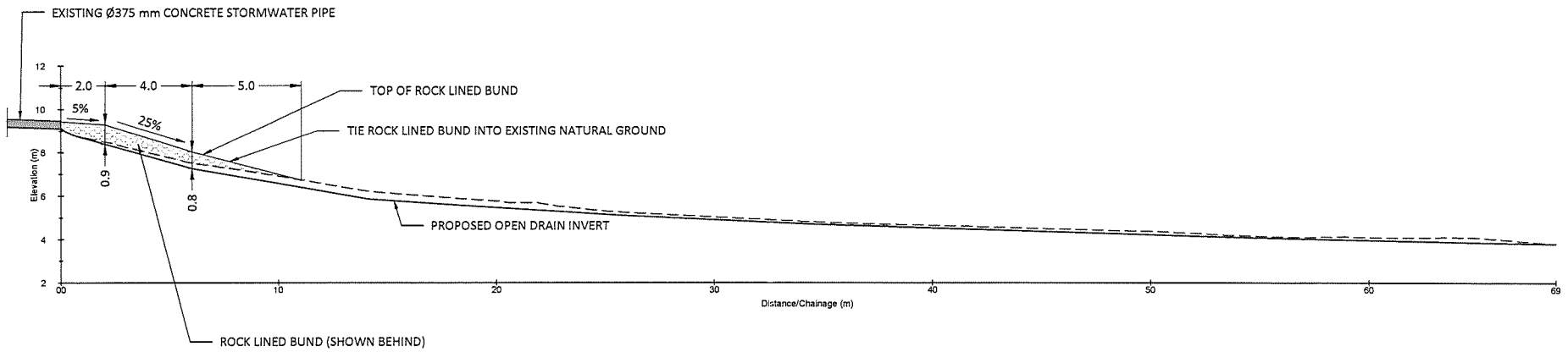
No	REVISION	BY	DATE
A	FOR BC	BCP	12/02/2025

SCALE 1:400
SHEET 05 OF 07
PROJECT J15679
REV A

A 02

PROPOSED OPEN DRAIN 1 UPGRADE LONG SECTION

SCALE (A3) 1:200



LEGEND	
EXISTING GOUND SURFACE	- - - - - - - -
PROPOSED FINISHED SURFACE	————

NOTE: .
1. EXISTING FEATURES SHOWN HAVE BEEN TAKEN FROM DONALDSONS SURVEYORS "TOPOGRAPHIC SURVEY OF ELLIOTS BAY CAMPGROUND, REF: 8543 DATED 12/11/2024.
2. ELEVATIONS ARE WITH REFERENCE TO NZVD 2016 VERTICAL DATUM.

0 2.5 5 7.5 10 12.5
Scale 1:250 (m)

FOR BUILDING CONSENT

VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	STORMWATER MANAGEMENT LOT 1 DP 83827 TE AKAU (ELLIOT BAY)
DRAWING TITLE	SECTIONS

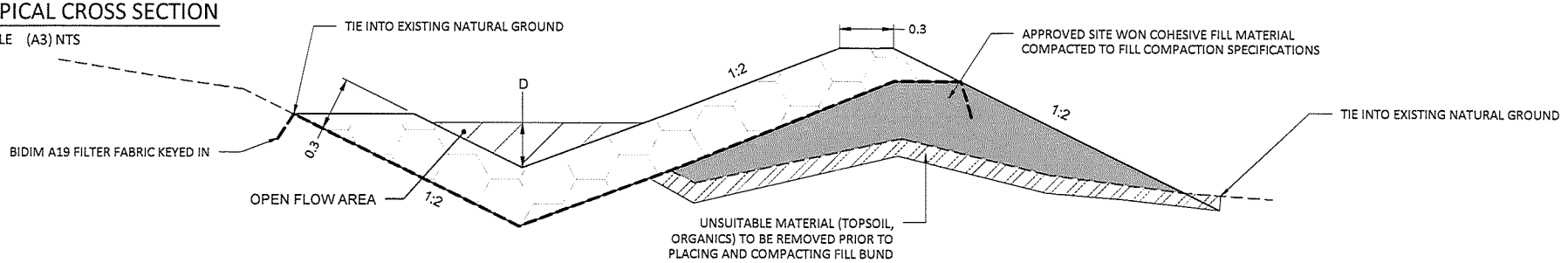
SURVEY		
DESIGN	CS	11/02/2025
DRAWN	CS	11/02/2025
CHECKED	BCP	12/02/2025
APPROVED	BCP	12/02/2025

No	REVISION	BY	DATE
A	FOR BC	BCP	12/02/2025

SCALE 1:200
SHEET 06 OF 07
PROJECT J15679
REV A

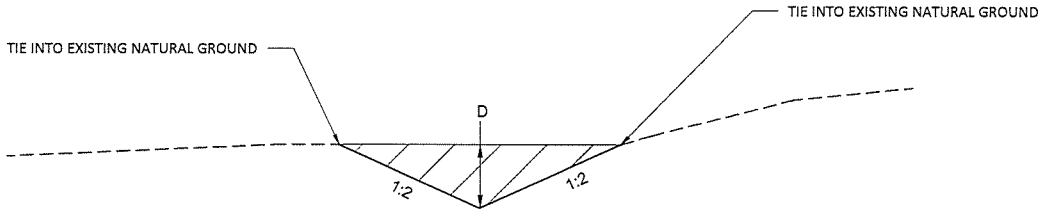
OPEN DRAIN - TYPE 1
TYPICAL CROSS SECTION

SCALE (A3) NTS



OPEN DRAIN - TYPE 2 AND 3
TYPICAL CROSS SECTION

SCALE (A3) NTS



OPEN DRAIN TABLE		
ID	D	PROTECTION
1	0.25 m	ROCK ARMOUR 100-150 mm angular rocks packed to a depth of 300 mm
2	0.3 m	GRASSED
3	0.4 m	GRASSED

LEGEND	
EXISTING GOUND SURFACE	- - - - - - - -
PROPOSED FINISHED SURFACE	————

NOTES:
1. ALL DIMENSIONS SHOWN IN METRES.
2. DIMENSIONS FOR THE DRAIN DEPTH (D) ARE MINIMUM VALUES.
3. DIMENSIONS GIVEN FOR THE DRAIN SIDE SLOPES ARE THE STEEPEST ACCEPTABLE SLOPE. FLATTER SLOPES MAY BE ACCEPTABLE PROVIDED THE REQUIRED OPEN FLOW DEPTH IS MAINTAINED.
4. THE TOP OPEN FLOW AREA SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE DRAIN.
5. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT EROSION AND SCOUR UNTIL GRASS OR ROCK ARMOUR PROTECTION IS ESTABLISHED,
6. FOR ROCK ARMOURED DRAINS, THE CONTRACTOR SHALL EXCAVATE THE DRAIN, UNDERCUTTING THE SPECIFIED ARMOURING DEPTH TO ENSURE THE REQUIRED TOP OPEN FLOW AREA IS MAINTAINED.
7. ROCK ARMOURING IS TO BE CONSTRUCTED USING ANGULAR ROCKS TIGHLTY PACKED INTO FORMATION USING THE ROCK SIZE AND DEPTH OF ARMOURING SPECIFIED IN THE TABLE ABOVE.

FOR BUILDING CONSENT

VISION CONSULTING ENGINEERS

CLIENT	IPIPIRI NATURE CONSERVANCY TRUST
PROJECT	STORMWATER MANAGEMENT LOT 1 DP 83827 TE AKAU (ELLIOT BAY)
DRAWING TITLE	TYPICAL OPEN DRIAN DETAILS

SURVEY			
DESIGN	CS	11/02/2025	
DRAWN	CS	11/02/2025	
CHECKED	BCP	12/02/2025	
APPROVED	BCP	12/02/2025	

No	REVISION	BY	DATE
A	FOR BC	BCP	12/02/2025

SCALE NTS
SHEET 07 OF 07
PROJECT J15679
REV A

Appendix 7

TP58 Report for Relocated House

VISION CONSULTING ENGINEERS

ON-SITE WASTEWATER MANAGEMENT REPORT (TP58)

House Relocation at Te Akau (Elliot Bay), Russell

Prepared for

Iripiri Nature Conservancy Trust

12/02/2025

Report Information Summary

Job no.	J15679
Report Author	Harry Miller
Report Reviewer	Ben Perry
Version No.	1
Status	Final
Date	12/02/2025

Version No.	Date	Description
1	12/02/2025	Final issued to client.

Document Acceptance

Action	Name	Signed	Date
Author	Harry Miller	Graduate Engineering Geologist, BSci (Geo)	12/02/2025
Reviewer	Ben Perry	Managing Director, FEngNZ CPEng	12/02/2025

Limitations

This report has been prepared by Vision Consulting Engineers Limited (VISION) based on the scope of our engagement. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. VISION does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by VISION for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source. The nature and continuity of the subsurface conditions given in this report are based on visual methods and subsurface investigations carried out at discrete locations. The nature and continuity of the subsurface materials between these locations is inferred and may differ from that described herein. We should be contacted immediately if variations are encountered. It is possible that further investigation or modification of the design is required.

VISION CONSULTING ENGINEERS

Vision Consulting Engineers Ltd
Level 1, 62 Kerikeri Road, Kerikeri 0230
P: 09 401 6287 E: info@vce.co.nz

Contents

1 Producer Statement

1.1 Design: On-Site Effluent Disposal Systems (T.P.58)

ISSUED BY	Vision Consulting Engineers Ltd (approved qualified design professional)
TO	Iripiri Nature Conservancy Trust
TO BE SUPPLIED TO	Far North District Council
PROPERTY LOCATION	Te Akau (Elliot Bay) Russell
LEGAL DESCRIPTION	Lot 1 Deposited Plan 83827

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) 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:

- The site verification of the soil types.
- All proprietary products met the performance requirements.

The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

(Signature of approved design professional)

FEngNZCPEng (Professional qualifications)

CPEng, Member Number: 98351 (Licence Number or professional Registration number)

Name:	Ben Perry
Company:	Vision Consulting Engineers Limited
Address:	Level 1, 62 Kerikeri Road, Kerikeri 0230
Phone:	09 401 6287
Email Address:	info@vce.co.nz
Date:	12/02/2025

VISION Producer Statement Number: J15679 /01

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.

2 Owner & Consultant Details

2.1 Applicant Details

Applicant Name:	Iripiri Nature Conservancy Trust
CompanyName:	N/A
Property Owner:	Iripiri Nature Conservancy Trust
Mobile:	02102525074
Email Address:	mail@chrisjenkins.co.nz

2.2 Consulter/Evaluator

Name:	Harry Miller
Company:	Vision Consulting Engineers Limited
Address:	Level 1, 62 Kerikeri Road, Kerikeri 0230
Phone:	09 401 6287
Email Address:	info@vce.co.nz

3 Previous/Related Consents

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

Yes	No✓

If yes, give Reference Numbers and Description:

Are there any other consents in relation to this proposal site?

Yes ✓	No

This TP58 report has been prepared to support a Building Consent application for the proposed new dwelling.

4 Site Information

Physical Address:	Te Akau (Elliot Bay) Russell
Territorial Authority:	Far North District Council
Regional Council:	Northland Regional Council
Legal Status of Activity:	Permitted✓ Restricted Discretionary
Total Property Area:	1,000,400 m^2
Legal Description:	Lot 1 Deposited Plan 83827

DP Zone:	Rural Production
Identifier:	NA40A/1111
Consent notice:	None

4.1 Occupancy Design

Status of dwelling/s to be serviced	New ✓	Existing
Proposed 3 bedroom relocatable home	*5 People/Day*	

Notes: This TP58 Design is for the proposed 3 bedroom relocatable home only.

Occupancy design is based off information provided to VISION by the client.

5 Site Assessment - Surface Evaluation

5.1.1 Site Characteristics

Performance of adjacent systems	Unknown
Estimated annual rainfall & Seasonal variation (mm)	1400mm (typically per year)
Vegetation cover	Grass
Slope shape	Linear Planar
Slope angle	8-10°
Surface water drainage characteristics	The site is flat to gently sloping to the north north-easteast. A road side drain is present along the south side of Rawhiti Road that diverts up slope surface flows to the east. A culvert extends beneath Rawhiti Road and discharges to an open drain to the east of the proposed active area. The open drain is falling to the north. Up slope surface flows are limited to the small area between Rawhiti road and the proposed active area.
Flooding potential: ***If Yes, show on wastewater plan flood levels relative to disposal area***	Yes✓ No The land application area, reserve, and treatment plant are all located clear of the floodplain by more than 15 m.
Site Geology	The 1:250,000 geological map, Geology of the Whangarei Area (Edbrooke and Brook et al 2009) indicates that the site is near the geological boundary between the Tauranga Group comprising unconsolidated to poorly consolidated mud, sand, gravel and peat deposits of alluvial, colluvial and lacustrine origins and the Waipapa Group comprising of massive to thin bedded, lithic volcaniclastic metasandstone and argillite, with tectonically enclosed basalt, chert and silceousargilite.

5.1.2 Site aspect of proposed disposal field

North	West
North-West	South-West
North-East✓	South-East
East	South

5.1.3 Site Clearances

As shown on the Wastewater Application plan included in Appendix B.

Setback Feature	TP58 required Separation Distance (m)	NRC Proposed Regional Plan (m)	Achieved Disposal Field Separation Distance (m)
Exclusion areas			
Floodplain	1% AEP	5%AEP	>15m (1%AEP)
Horizontal setback distances			
Boundaries	>1.5	>1.5	>1.5
Open drains/kerb and channels	>15	>5	>6.0
River, lake, stream, pond, dam or natural wetland	>15	>20	>64
Coastal marine area	-	>20	N/A
Stands of Trees / Shrubs	N/A	-	Pl N/A
Wells/Water Bores	>20	>20	>3590
Embankments / Retaining Walls	N/A/>3	-	N/A
Buildings	>3.0		>11
Vertical setback distances			
Ground Water	>0.6	>0.6	>2.8
Other:*	N/A		N/A

Notes:

Please identify any site constraints applicable for this property, and indicate how the design process is to deal with these:eg: The site is constrained by the proposed developments, the 1%AEP flood extent, the open drain to the east and the boundary setbacks.The disposal field has been positioned so as to achieve the appropriate setbacks from constraints.

5.2 Site Geology

The 1:250,000 geological map, Geology of the Whangarei Area (Edbrooke and Brook et al 2009) indicates that the site is near the geological boundary between the Tauranga Group comprising unconsolidated to poorly consolidated mud, sand, gravel and peat deposits of alluvial, colluvial and lacustrine origins and the Waipapa Group comprising of massive to thin bedded, lithic volcaniclastic metasandstone and argillite, with tectonically enclosed basalt, chert and silceousargilite.

Based on site observations, the Waipapa Group appears to be present beneath the site that is presently mapped as being Tauranga group. The Waipapa Group appears to be dipping beneath the Tauranga group to the north of the site.

Landcare Research have mapped the site as being underlain by Rangiora clay, clay loam and silty clay loam being soils of the rolling and hilly land, imperfectly to very poorly drained.

6 Site Assessment - Subsoil Investigation

6.1.1 Soil Profile Determination Method

	Depth (m)	No. of
Borehole	3.0*/5.0*	1/1

*A 3.0 m deep and 5.0 m deep hand auger borehole were completed at the site as part of the geotechnical investigation by VISION. The logs are included in Appendix B.

6.1.2 Fill Material Interception

Yes	No ✓

If Yes, please specify the effect of the fill on the wastewater disposal:

6.1.3 Permeability Testing

Has a constant head permeability test been carried out?

Yes	No✓

Please see attached logs.

If no, please state why:

The soil tests undertaken during the geotechnical investigation on site indicate that the soil is Category 6 as defined by ARC TP58.

6.1.4 Surface Water

Are surface water interception/diversion drains required?

Yes	No ✓

The area up slope of the proposed active area is flat. A cut off drain is not considered to be required.

6.1.5 Depth of Seasonal Water Table

Winter	>1.0m	Measured	Estimated✓
Summer	>2.8 m	Measured ✓	Estimated

6.1.6 Short Circuit Paths

Are there any potential storm water short circuit paths?

Yes	No ✓

If yes, explain how these have been addressed.

6.1.7 Soil Category

Is topsoil present? Yes

If yes, to what depth? 200mm

The soil tests undertaken on site indicate that the soil is Category 6 as defined by ARC TP58.

Category	Description	Drainage	Tick
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good draining	
4	Sandy loam, loam & silt loam	Moderate draining	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow draining	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	✓
7	Swelling clay, grey clay & hardpan	Poorly or non-draining	

Reason for placing in the above soil category:

Results from test pit/borehole	
Cut/exposed face*	✓
Geotech report	✓
Falling head test	

* The exposed cut face to the south of the proposed building, approximately 5 meters east of the active area was observed as having category 6 soils consistent with the borehole logs conducted at the site.

7 Discharge Details

7.1.1 Water supply source for the property

Rainwater (roof collection)	
Bore/Well	✓
Public Supply	

7.1.2 Are water reduction features being used?

Yes	No ✓

If yes, please state:

7.1.3 Water Recycling

Yes	No ✓

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

7.1.4 Daily Wastewater Discharge Volume

(Refer TP58:2004 - Table 6.1 and 6.2)

Source	Daily Occupancy	Per Capita Flow Allowances	Daily Wastewater Production (litres/day)
Proposed converted shed	5	180 l/p/d. C:Households with 11/5.5 or 6/3 Flush Toilet(s) and StandardFixtures, low water use dishwasherand NO garbage grinder	900
Total Daily Wastewater Production			900Litres/day

7.1.5 Is the daily wastewater discharge more than 2000 litres?

Yes	No ✓

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

7.1.6 Gross Lot Area to Discharge Ratio

Gross Lot Area	1,000,400	m^2
Total Daily Wastewater Production	900	Litres/day
Lot Area to Discharge Ratio		N/A

7.1.7 Northland Regional Council Gross Lot Area to Discharge Ratio

Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	No	N/A ✓

This rule is no longer enforced.

7.1.8 Northland Regional Council Discharge Consent Required?

Yes	No ✓

8 Treatment Type

8.1 Secondary Treatment

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

Secondary Treatment	
Home aeration plant	✓
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	

Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other (specify)	

9 Land Disposal

9.1.1 Indicate the proposed loading method

Gravity Dose	
Dosing Siphon	
Pump	✓

9.1.2 High water level alarm to be installed in pump chambers

Yes	✓	No

If not to be installed, explain why

9.1.3 Pump Details

Total Design Head	See attached VISION Calculations	(m)
Pump Chamber Volume	See attached VISION Calculations	(Litres)
Emergency Storage Volume	See attached VISION Calculations	(Litres)

9.1.4 Land disposal method proposed

Surface Dripper Irrigation ✓
Sub-surface Dripper irrigation
Standard Trench
Deep Trench
Mound
Evapo-transpiration Beds
Other (specify)

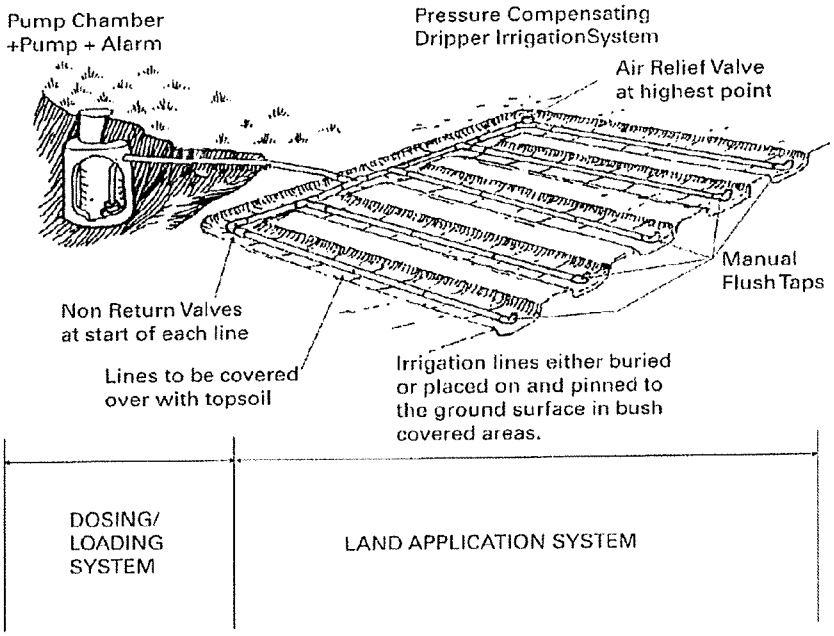
9.1.5 Loading Rate

Loading Rate	Aerial	3.0	Ltrs/m^2/day
Disposal Area	Design	300	m^2
Reserve 50%		150	m^2

Reasons for the selected loading rate: As per ARC TP58 category 5 soils.

9.2 Land Disposal Details Surface Dripper Irrigation Single Field

Pressure Compensating Drip Irrigation -typical layout as follows:



Note: Above is one example, there are alternatives to the layout shown

Figure 1. Pressure Compensating Drip Irrigation Layout

9.2.1 Disposal Area required:

We recommend an aerial loading area of 300 square metres. We recommend that the disposal area be clear of any fill supporting structures. A reserve area of 150square metres (50%) has been allowed.

9.2.2 Distribution field pipework:

We recommend that a 120 micron mesh filter (or as specified by the PCDI manufacturer) be placed in-line between the secondary treatment plant and the PCDI lines; this filter will require routing flushing and maintenance. To improve performance the rising main could be sized up reduce frictional losses which would need to be confirmed by the drainlayer installing the system. The distribution field would consist of 300 lineal metres of pressure compensating drip irrigation lines laid at lateral lengths no greater than 75 metres long,with flushing valves at the terminal end of each

lateral. Lines should be laid at 1m centres with 1.6L/hr drippers at 0.5m to 0.6m centres generally on the contour. See conceptual schematic above and the Wastewater Plan in Appendix B.

10 Monitoring, Operation and Maintenance

The owner should be responsible for the operation and maintenance of the household system, which shall include full operational and maintenance details and service provider attendance and actions as shown in the table below.

Table 1. Secondary Treatment Plant Servicing

Level of attendance and responses.	3 Monthly	Annually
5. Site Inspection –	✓	
Visual assessment of overall system for unusual		
noise, odour, damage, potential infiltration ex		
gully trap, access lids, vents etc.		
Rectify any issues.		
2. Septic Tank –	✓	
Clean filter		
Check lids		
Check and log sludge and scum levels (arrange for ST desludging when sludge or scum levels exceed 300mm)		
3. Recirculation Tank (if applicable)–		✓
Clean filter		
Check lids		
Check sludge and scum levels		
Check pump		
Current draw		
Floats		
Pump cycle time		
noise		
4. Textile POD (if applicable)		✓
Check lids integrity		
Check even distribution of flow over textile		
5. Gravity Dosing System		
Ensure that the system is operating providing dose loading volumes to the irrigation field	✓	
5. Irrigation Field	✓	
Purge and clean in-line mesh filter		
Walk entire area and check for signs of breakout or non-uniform discharge		
Purge all laterals		
Check air/vacuum valves		
6. Alarm Responses		
Determine and rectify the fault. If fault cannot be rectified immediately arrange for offsite tankerage for effluent until fault repaired.		
If alarm is due to excessive flows:		
Visit site and confirm that treatment and disposal system is coping.		
Identify reason for high flows and rectify if possible.		

If the fault is considered to be a gross failure, and results in poor treatment performance and / or effluent breakout which may discharge to receiving waters, then arrange for off-site tankerage of effluent until the problem is rectified.

10.1.1 Operation

The system designed in this report is for 'domestic type wastewater' as defined in the Northland Regional Plan.

It is therefore necessary to ensure that 'industrial or trade' wastewater is managed separately from the system designed by Vision.

It is also recommended that any cleaning products used that have potential to enter the wastewater system are to be septic system friendly.

Failure to adequately contain industrial or trade waste may inadvertently release contaminants into the land potentially trigger the need to remedy or mitigate the hazard.

10.1.2 Maintenance Agreement

Has a maintenance agreement been made with the treatment and disposal systemsuppliers?

Yes	No	✓

10.1.3 Assessment of Environmental Effects required

Yes	No	✓

A less than minor effect on the environment is anticipated, provided the installation adheres to the recommendations outlined in this form.

11 Stormwater Management

Stormwater flows from any sealed driveways and water tank overflows to be piped and discharged a minimum distance of 5m away from the lowest point of the active wastewater disposal field.

12 Declaration

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

Name : Ben Perry

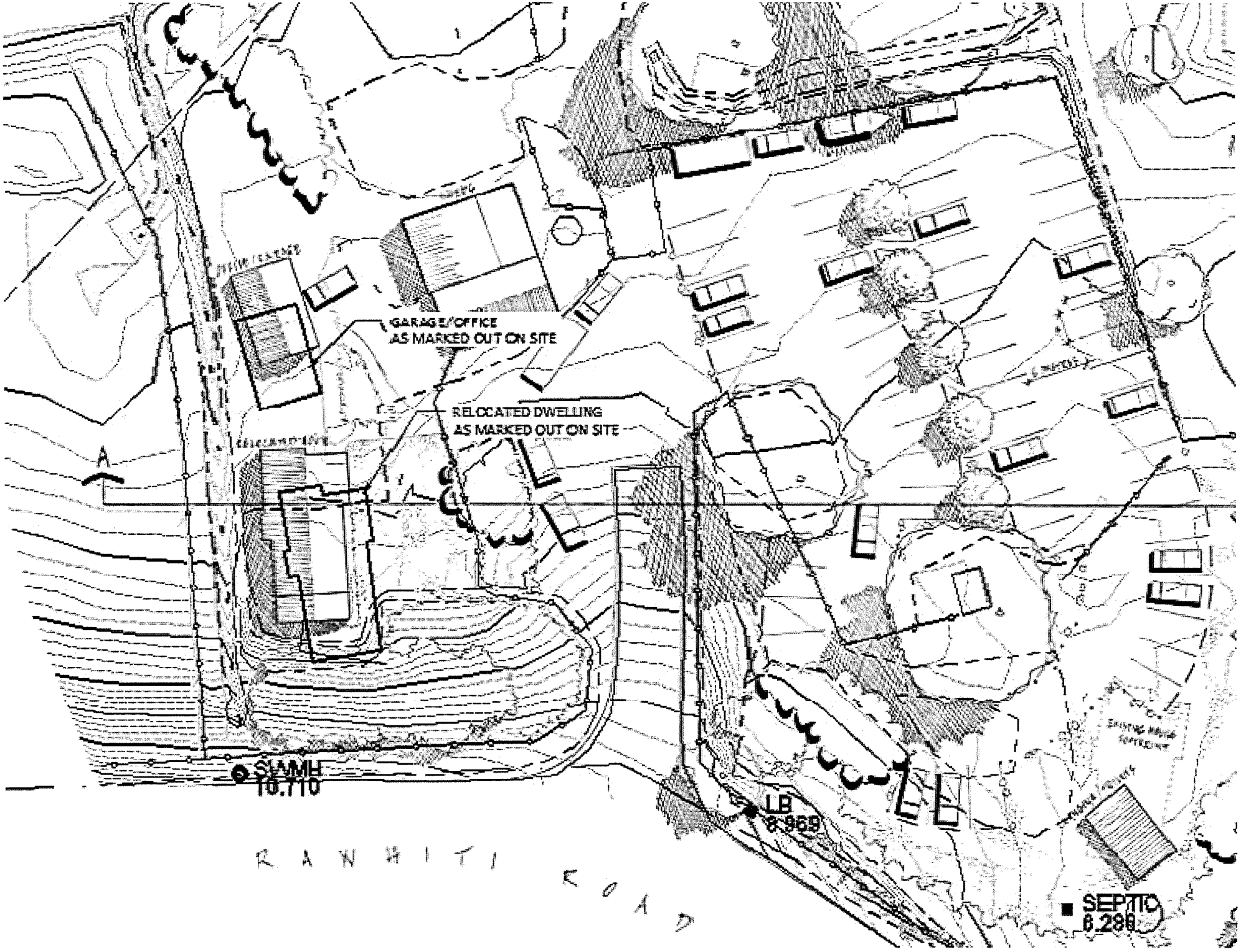
Position :Civil Engineer

Signature

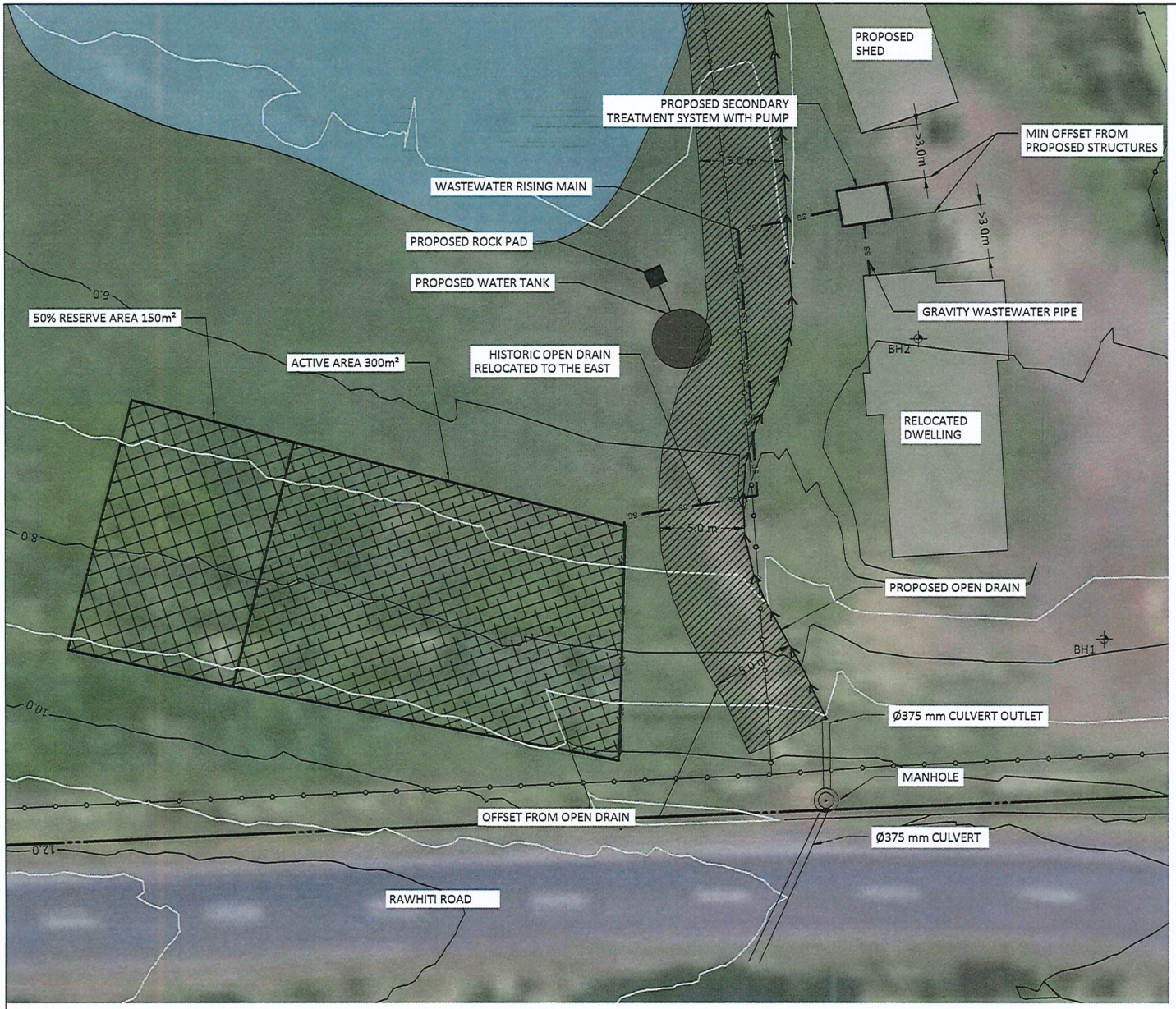
Date: 12/02/2025

Note: Any alteration to the site plan or design after approval will result in non compliance.

Appendix A
Client Plan


GARAGE/OFFICE
AS MARKED OUT ON SITE
RELOCATED DWELLING
AS MARKED OUT ON SITE
A
SWMH
10.710
LB
8.969
SEPTIC
8.286
RANHITI ROAD

Appendix B
VISION Wastewater Application Plan



LOCALITY MAP

SCALE A3 NTS

LEGEND	
ACTIVE AREA = 300m²	
50% RESERVE AREA =150m²	
EXCLUSION ZONE	
OPEN DRAIN	
PIPED WASTEWATER	SS
BOREHOLE (Geotech)	BH1
FENCE	
PROPERTY BOUNDARY	
1%AEP NRC FLOOD EXTENT	

NOTE:

- SOIL CATEGORY ASSESSED AS CATEGORY 6 PER AUCKLAND TP58, ENGINEER TO BE ADVISED IF SOIL CONDITIONS VARY FROM THIS.
- AREA REQUIRED IS BASED ON 5 PEOPLE AT 180 LITERS PER PERSON PER DAY WITH STANDARD WATER REDUCTION FIXTURES AND A DESIGN AERIAL LOADING RATE OF 3 LITRES PER SQUARE METER PER DAY.
- THE ACTIVE AREA IS TO BE FENCED OFF FROM LIVESTOCK
- DRIP IRRIGATION LINES ARE TO BE COVERED IN MULCH (MIN 100MM COVER

NOTE:

1. 1.0 m EXISTING CONTOURS HAVE BEEN TAKEN FROM THE LINZ 1 m LiDAR DEM DONALSDONS SURVEYORS TOPOGRAPHI SURVEY REF 8543 DATED 12/11/2024. COORDINATES ARE WITH REFERENCE TO MOUNT EDEN
2. AERIAL IMAGE PROVIDED BY LINZ
3. SITE FEATURES ARE BASED ON SITE WALKOVER, AERIAL IMAGERY AND DONALDSONS SURVEYORS TOPOGRAPHIC SURVEY
4. PROPOSED DWELLING LOCATIONS ARE BASED ON THE LANDSCAPE ARCHITECTURE PLAN PROVIDED BY THE CLIENT DATED DECEMBER 2024
5. THE LOCATION OF THE STORMWATER DRAIN IS BASED ON VISION STORMWATER MANAGEMENT PLAN REF J15679 DATED 12/02/2025

0 2.5 5 7.5 10 12.5

Scale 1:250 (m)

FOR BUILDING CONSENT

VISION CONSULTING ENGINEERS

CLIENT	PROJECT	DRAWING TITLE
IRIPIRI NATURE CONSERVANCY TRUST	LOT 1 DEPOSITED PLAN 83827 TE AKAU (ELLIOT BAY) RUSSELL	WASTEWATER APPLICATION PLAN

SURVEY			
DESIGN	HM	16/12/2024	
DRAWN	HM	16/12/2024	
CHECKED	BCP	12/02/2025	
APPROVED	BCP	12/02/2025	

No	REVISION	BY	DATE

SCALE 1:250
SHEET 1 OF 1
PROJECT J15679
REV

Appendix C
VISION Field Logs

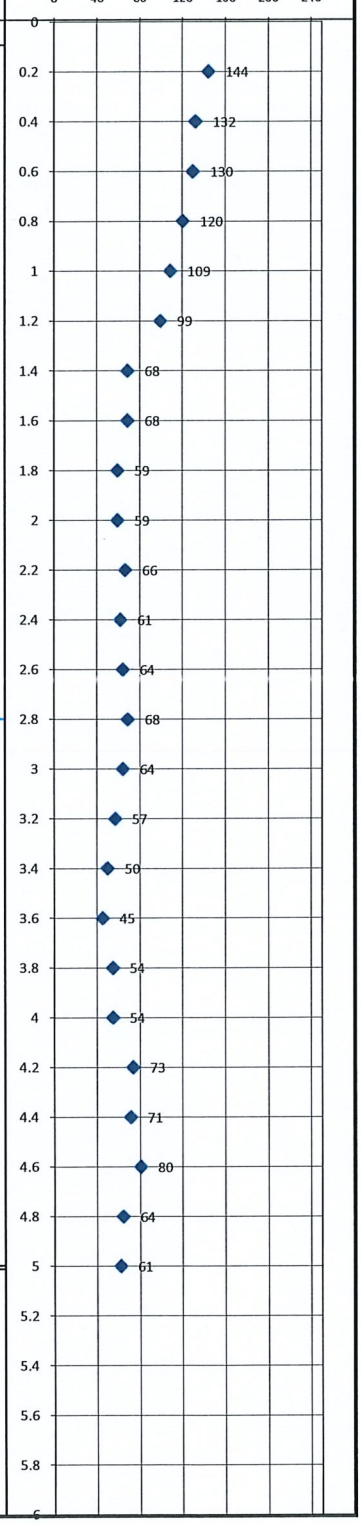
VISION CONSULTING ENGINEERS

BOREHOLE LOG

BOREHOLE No: BH1

Client: Iripiri Nature Conservancy Trust	Project: Proposed relocated dwelling	VISION Project No.:	J15679
Project Location: Elliot Bay, Russell	Borehole Location: Refer to site plan	Hole started:	3/12/2024
		Hole completed:	3/12/2024
Drill method: 50mm Hand Auger		Drilled by:	HM
		Checked by:	DS

Depth (m)	Graphic	Strength	Moisture	Soil Description	GEOLOGY & additional observations
0.0		VSt	D	Silty CLAY with fine to coarse sand; pale brown, trace rootlets, low plasticity	TOPSOIL
0.1		VSt	D-M	Silty CLAY; pale orangish brown, high plasticity	WAIPAPA GROUP
0.2					
0.3					
0.4			M	trace white	
0.5					
0.6					
0.7					
0.8					
0.9					
1.0					
1.1					
1.2		St			
1.3					
1.4				trace pink	
1.5					
1.6					
1.7					
1.8				pale orange with pink and white, trace red	
1.9					
2.0			VM	reddish brown, trace white	
2.1					
2.2					
2.3					
2.4					
2.5					
2.6					
2.7					
2.8			W		Groundwater Encountered at 2.8m bgl
2.9					
3.0					
3.1					
3.2					
3.3					
3.4		F			
3.5					
3.6					
3.7					
3.8		St			
3.9					
4.0					
4.1					
4.2				trace white silt	
4.3					
4.4					
4.5					
4.6					
4.7					
4.8					
4.9					
5.0				End of hole at 5.0m	
5.1				Target depth achieved	
5.2				Groundwater encountered at 2.8m bgl	
5.3				Groundwater measured prior to leaving site at 4.8m bgl	
5.4					
5.5					
5.6					
5.7					
5.8					
5.9					



Notes: Shear strength lines are indicative only.
Shear strength calibrated and adjusted for plasticity

VISION CONSULTING ENGINEERS

BOREHOLE LOG

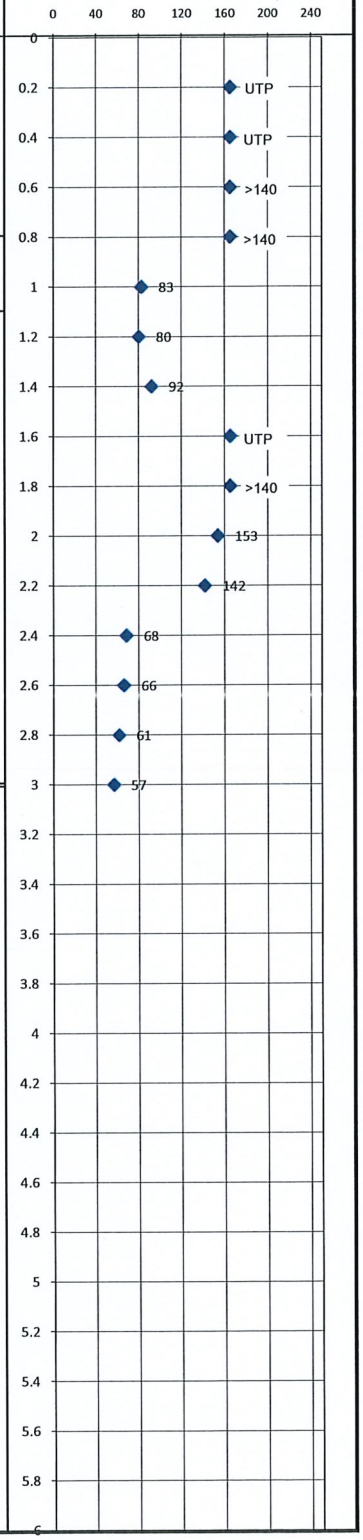
BOREHOLE No: BH2

Client: Iripiri Nature Conservancy Trust	Project: Proposed new shed
Project Location: Elliot Bay, Russell	Borehole Location: Refer to site plan
Drill method: 50mm Hand Auger	

VISION Project No.:	J15679
Hole started:	3/12/2024
Hole completed:	3/12/2024
Drilled by:	HM
Checked by:	DS

Depth (m)	Graphic	Strength	Moisture	Soil Description	GEOLOGY & additional observations
0.0–0.7		VSt	D-M	Silty CLAY with some fine to coarse sand, trace fine to medium angular gravel; mottled pale orange, pale grey and brown, medium plasticity	FILL
0.8–1.0		VSt / St	M	fine to coarse Sandy SILT; pale brown, low plasticity	BURIED TOPSOIL
1.1–1.5		St	M	Clayey SILT with some fine to coarse sand; pale grey, medium plasticity	WAIPAPA GROUP
1.6–2.9		VSt / St	M	Silty CLAY; light grey, trace orange, high plasticity	WAIPAPA GROUP
3.0				End of hole at 3.0m Target depth achieved Groundwater not encountered	

Undrained Shear Strength (kPa)



Notes: Shear strength lines are indicative only.
Shear strength calibrated and adjusted for plasticity

Appendix D
VISION Calculations

Project No.: J15679
Project: Te Akau (Elliot Bay) Russell
Client: Iripiri Nature Conservancy Trust
Date: 19/12/2024
By: HM
Checked: BP

VISION CONSULTING ENGINEERS

COMPONENT	HEAD LOSS (m)	COMMENTS
Emitter	4.0	Minimum pressure required.
Lateral	0.0	Head loss insignificant for short run.
Submain	0.0	Using No Submain x 0 m length.
Main (Note 1)	3.0	Using 19mm LDPE x 40 m length.
Valve	0.0	No Valve
Filter	4.0	For a semi blocked (3m) to blocked (5m) filter.
Tank Depth (Note 2)	2.0	OR actual depth.
Water Meter (Note 3)	0.0	
Elevation:		
Septic Tank	5.5	Height of the septic tank lid
Upslope	9.5	Height to uppermost point of field pipework
Downslope	5.0	Height of lowest point of field pipework
Head Loss Range	**12-17**	(Note 5)
Total plus 10%	**10-19**	

Note:
1. Depends on distance from treatment plant to irrigation systems.
2. Actual depth to pump to be used if more than 2.0m.
3. Depends on type of water meter used.
4. Include antisiphoning measures at pump station when pumping downhill.
5. Calculation based on Irrigation Technology Services "Drip Irrigation Effluent Disposal Fields Design Manual" for standard pressure compensation irrigation lines. ITS 2001 and Netafim design guidelines. For the use of alternative pressure compensating irrigation systems the design/installer is to confirm the manufacturers recommended head loss guideline values.

Where the land disposal application system is located downslope of the pump it is important to ensure the system does not empty the tank by uncontrolled siphoning. Where the system is uphill of the pump the difference in elevation between top of the pump and the highest point of elevation is to be added to the head loss calculation.

Project No.:	J15679
Project:	Te Akau (Elliot Bay) Russell
Client:	Iripiri Nature Conservancy Trust
Date:	19/12/2024
By:	HM
Checked:	BP

VISION CONSULTING ENGINEERS

COMPONENT	Pipe diam (mm)	Total Length (m)	Volume (Ltr)	COMMENTS
Lateral w/ emitters	12.9	300	39.2	lateral emitter pipe total length per pump cycle
Submain	No Submai	0.0	0.0	submain dimensions
Main (Note 1)	19	40.0	11.3	main dimensions
Pump			1.0	volume of water in pump
TOTAL			**52**	approx. Pipework Volume
Rec. Pump Volume			**103**	recommended duty volume
Min. Pump Volume			**69**	minimum recommended duty volume

Note:
1. Assumes gridded latteral lines over entire Unit Loading Area.
2. Actual volume of pump to be used if more than 1.0 litres.
3. Calculation based a unit loading area, the total field size may be larger with sequencing valves cycling to each unit area.

System and Pump Volume Checks

It is important to ensure that the volume of the effluent in the pipes is replaced each cycle. We generally recommend that the volume within the pipes is half of the pump chamber duty volume.

Project No.: J15679
Project: Te Akau (Elliot Bay) Russell
Client: Iripiri Nature Conservancy Trust
Date: 19/12/2024
By: HM
Checked: BP

VISION CONSULTING ENGINEERS

COMPONENT	Value	Units
Design Daily Flow	900	litres per day
Total Design Area	300	m2
No. Unit Areas	1	
Unit Loading Area	300	m2
Unit Application rate	3.0	litres per m2
Pump-out Volume	103	litres (pump chamber)
Dripper rate	1.6	litres per hour
Dripper spacing	0.5	m
lateral spacing	1.0	m
Total Design flow rate	960.0	litres per hour (main)
Unit Area flow rate	No Submain	litres per hour (submain)
Pump-on time	6.4	minutes

Note:
1. Assumes gridded latteral lines over entire Unit Loading Area.
2. Actual volume of pump to be used if more than 1.0 litres.
3. Calculation based a unit loading area, the total field size may be larger with sequencing valves cycling to each unit area.

Pump on-time and total area flow calculations.

Appendix E
Certificate of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA40A/1111**

Land Registration District **North Auckland**

Date Issued 29 September 1977

Prior References

NA1111/297 NA1850/20

Estate Fee Simple

Area 100.0400 hectares more or less

Legal Description Lot 1 Deposited Plan 83827

Registered Owners

Ipipiri Nature ConservancyTrust

Interests

Subject to Section 206 Land Act 1924 (affects part formerly in CT NA1111/297)

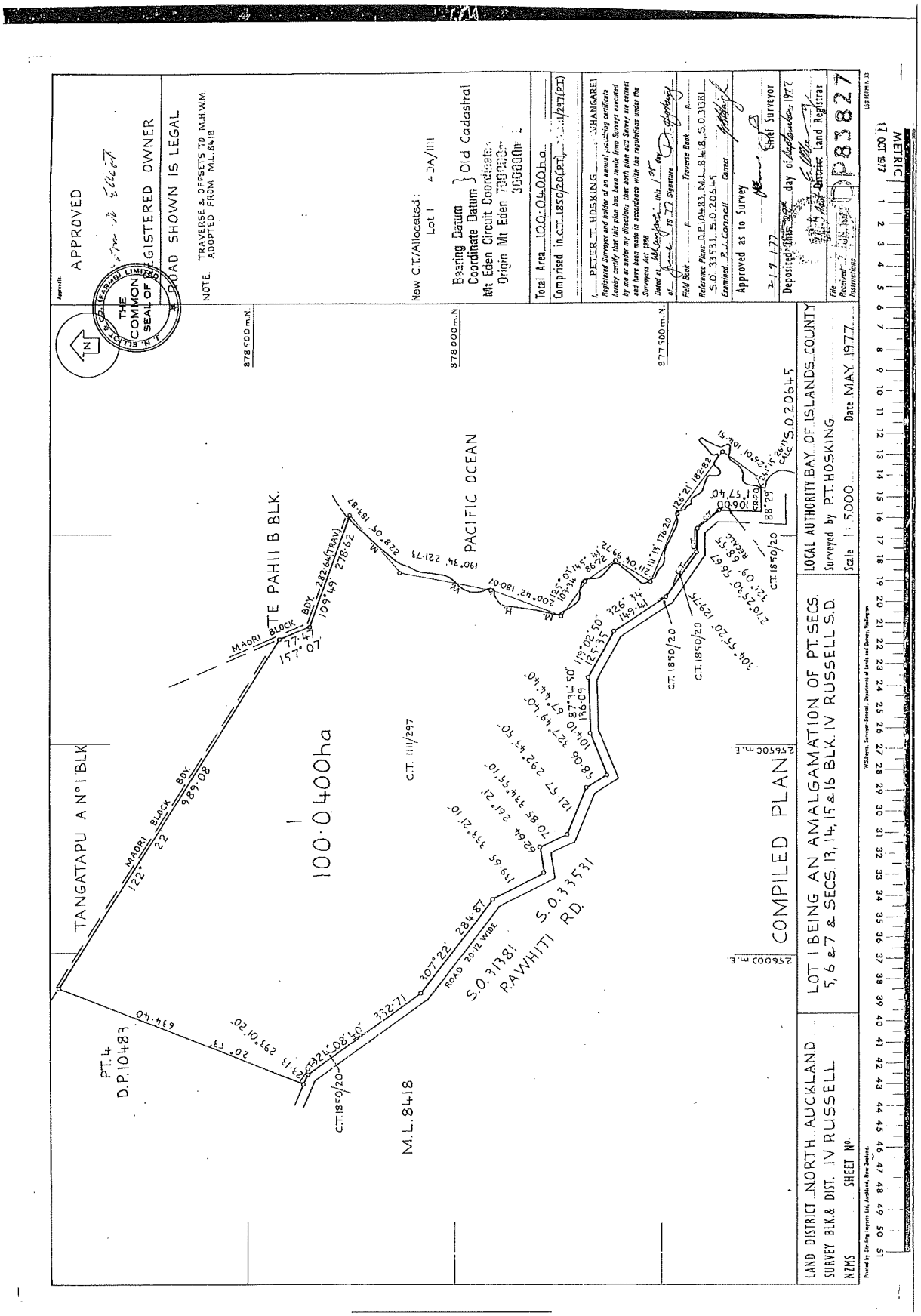
Subject to Section 8 Coal Mines Amendment Act 1950 (affects part formerly in CT NA1850/20)

Subject to a right of way (Pedestrian access only) over part marked A and B on DP 549408 created by Easement Instrument 12225259.1 - 3.9.2021 at 1:02 pm

Appurtenant hereto is a right to convey electricity and telecommunications created by Easement Instrument 12225259.2 - 3.9.2021 at 1:02 pm

Land Covenant in Covenant Instrument 12225259.3 - 3.9.2021 at 1:02 pm (affects part marked B, C and D on DP 549408)

Land Covenant (in gross) in favour of Far North District Council created by Covenant Instrument 12432478.5 - 2.5.2022 at 12:33 pm


APPROVED
THE COMMON SEAL OF REGISTERED OWNER
ROAD SHOWN IS LEGAL
NOTE. TRAVERSE & OFFSETS TO M.H.W.M. ADOPTED FROM M.L.8418
New C.T./Allocated: Lot 1 4A/1111
Bearing Datum } Old Cadastral
Coordinate Datum }
Mt Eden Circuit Coordinates:
Origin Mt Eden
Total Area 100.0400ha
Comprised in C.T. 1850/20(pt), 1111/297(pt)
I, PETER T. HOSKING, HANGAREI
Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that such plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act, 1908
Dated at Whangarei this 1st day of June 19 77
Signature
Field Book P Traverse Book P
Reference Plans D.P.10483, M.L. 8418, S.O. 31381, S.O. 33531, S.O. 20645
Examined P.J. Connell Cadet
Approved as to Survey
2-1-77 Chief Surveyor
Deposited this 30th day of September 1977
File Received 7 Sept 1977
Instructions
P 83827
METRIC
LOCAL AUTHORITY BAY OF ISLANDS COUNTY
Surveyed by P.T. HOSKING
Scale 1:5000 Date MAY 1977
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. IV RUSSELL
NZMS SHEET No.
LOT 1 BEING AN AMALGAMATION OF PT. SECS. 5, 6 & 7 & SECS. 13, 14, 15 & 16 BLK. IV RUSSELL S.D.
COMPILED PLAN
TANGATAPU A N°1 BLK
TE PAHII B BLK.
MAORI BLOCK
MAORI BLOCK BDY
PACIFIC OCEAN
100.0400ha
C.T. 1111/297
M.L. 8418
PT. 4 D.P. 10483
ROAD 20.12 WIDE
S.O. 31381 RAWHITI RD.
S.O. 33531
S.O. 20645
C.T. 1850/20
878500 m.N.
878000 m.N.
877500 m.N.
2565000 m.E.
2565500 m.E.

Appendix 8

NZAA Site Record

ArchSite Home | Public Map | Explore Sites | Create a Report | Help | Terms of Use

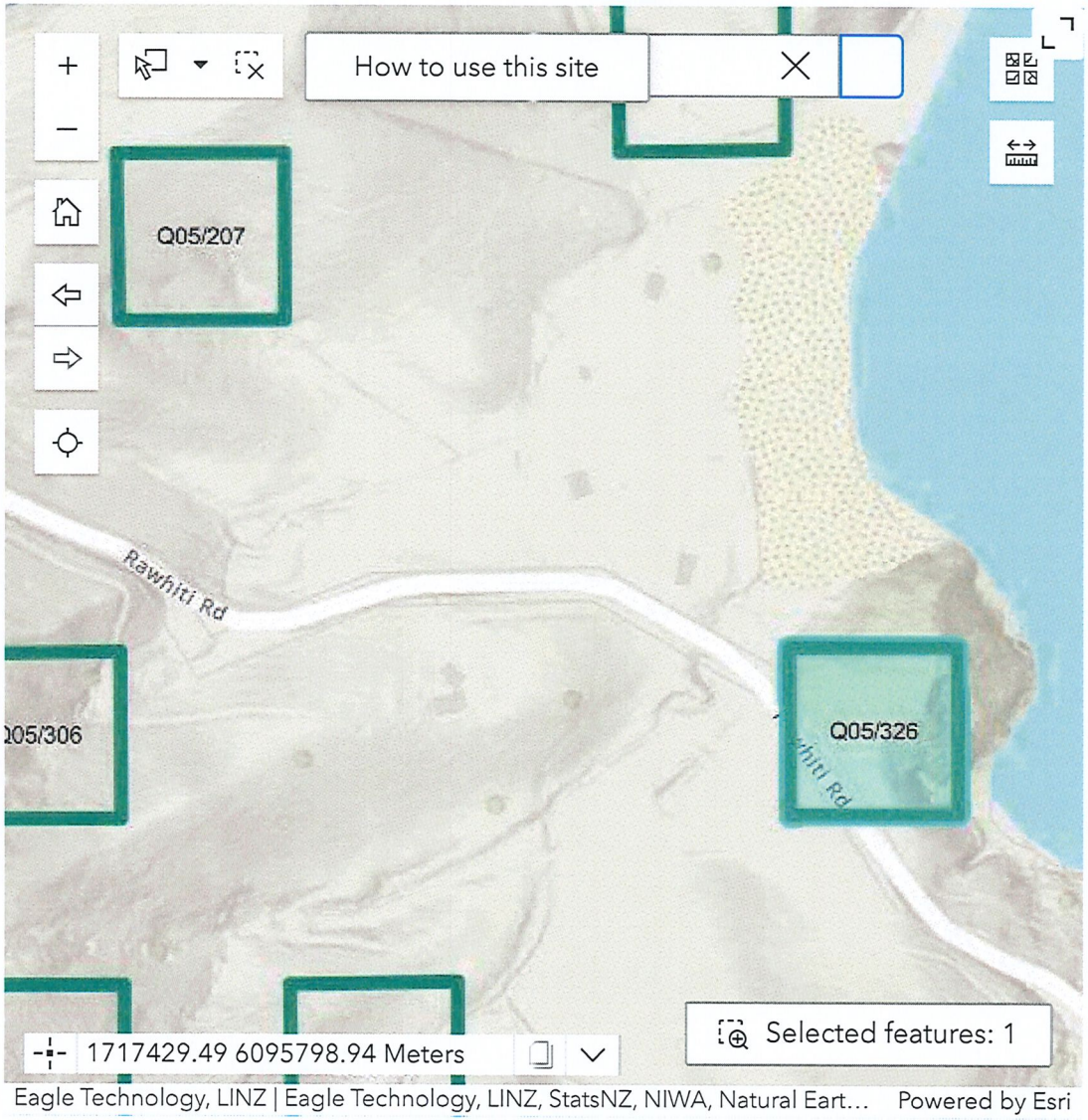
Layer List | Print | Ac

- Sites

Sites

- Approved
- Pending - Edit

- NZAA File District
- Map Grids
- NZ Territorial Authorities
- NZ Regional Councils
- LINZ NZ Property Titles



Site Details | History

NZAA Site Number - Q05/326

Update Date: 1 January 1978

Status: Approved

Summary: TERRACED HEADLAND

Source of Spatial Data: CINZAS

Update Type	Field Visit
Site Type	Pit/Terrace
Inspection By	
Inspection Date	
Finder Aid	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM (NZMS1)

MH

NZMS 1 map number N12
NZMS 1 map name Bay of Islands
NZMS 1 map edition 2nd

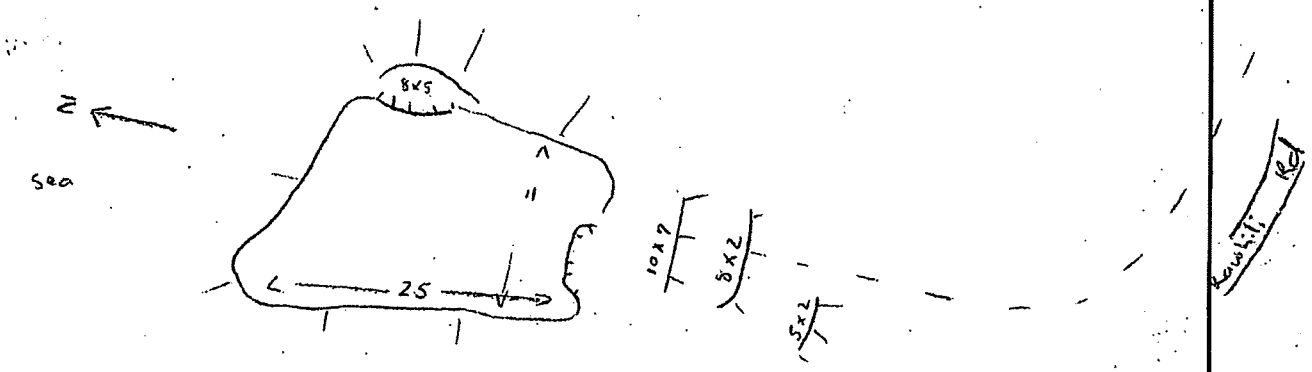
NZAA NZMS 1 SITE NUMBER N12/293
DATE VISITED 9 October 1978
SITE TYPE Terraced headland
SITE NAME: MAORI
OTHER

Grid Reference Easting 1 7 9 6 0 0 Northing 8 5 1 0 0 0

1. Aids to relocation of site *(attach a sketch map)* Situated on headland. Rounded knoll-like headland. Road to Taupiri Bay cuts round base on south side. Across the road to east of Mr J Eliotts entrance gate.

2. State of site and possible future damage Good; some weathering and obscuring by farming activities.

3. Description of site *(Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)*



4. Owner Mr J Eliott
Address Rawhiti Road
Tenant/Manager
Address

5. Nature of information *(hearsay, brief or extended visit, etc.)* Walking over site and pacing
Photographs *(reference numbers, and where they are held)* No
Aerial photographs *(reference numbers, and clarity of site)* 4481/28 and 29

6. Reported by W. Walsh
Address Auckland
Filekeeper p.p. S.M.B.
Date 11/12/79

7. Key words Terraces, headland

8. New Zealand Register of Archaeological Sites *(for office use)*
NZHPT Site Field Code

A	P	Type of site	A	B	Present condition and future danger of destruction
A	I	Local environment today	A	A	Security code
A	E	Land classification	A	L	Local body

Appendix 9

Summary of Consultation

Consultation

The concept of moving the managers house back from Elliot Bay beach to make it easier to manage visitors to Elliot Bay has been discussed by the Ipipiri Nature Conservancy Trust (INCT) for eighteen months.

A formal proposal to engage engineering consultants and seek RMA consents for this work and put in a public toilet was discussed and agreed at a Trust meeting on 6th of August 2024. All Trustees including the two Rawhiti hapu Trustees were present and agreed to this proceeding.

As part of the design process for the day use car park and toilet, day use visitors we spoken to informally about the proposed work in late 2024. There was unanimous endorsement for the work with a number of people spoken to being particularly enthusiastic about having a toilet on site.

INCT trustee Robert Willoughby (Ngati Kuta) circulated a plan showing where the buildings were going around the Rawhiti community (February 2025) and followed up asking for reaction which was positive and supportive of the work particularly given that a) it addresses the need for a toilet for visitors to the beach b) will result in upgraded sewage disposal at the house site and c) all of the work is occurring in already heavily modified and disturbed areas with little risk to ecological or cultural values.

Appendix 10

Title Information

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA40A/1111**

Land Registration District **North Auckland**

Date Issued 29 September 1977

Prior References
NA1111/297 NA1850/20

Estate Fee Simple

Area 100.0400 hectares more or less

Legal Description Lot 1 Deposited Plan 83827

Registered Owners
Ipipiri Nature ConservancyTrust

Interests

Subject to Section 206 Land Act 1924 (affects part formerly in CT NA1111/297)

Subject to Section 8 Coal Mines Amendment Act 1950 (affects part formerly in CT NA1850/20)

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Land Covenant in Covenant Instrument 12225259.3 - 3.9.2021 at 1:02 pm (affects part marked B, C and D on DP 549408)

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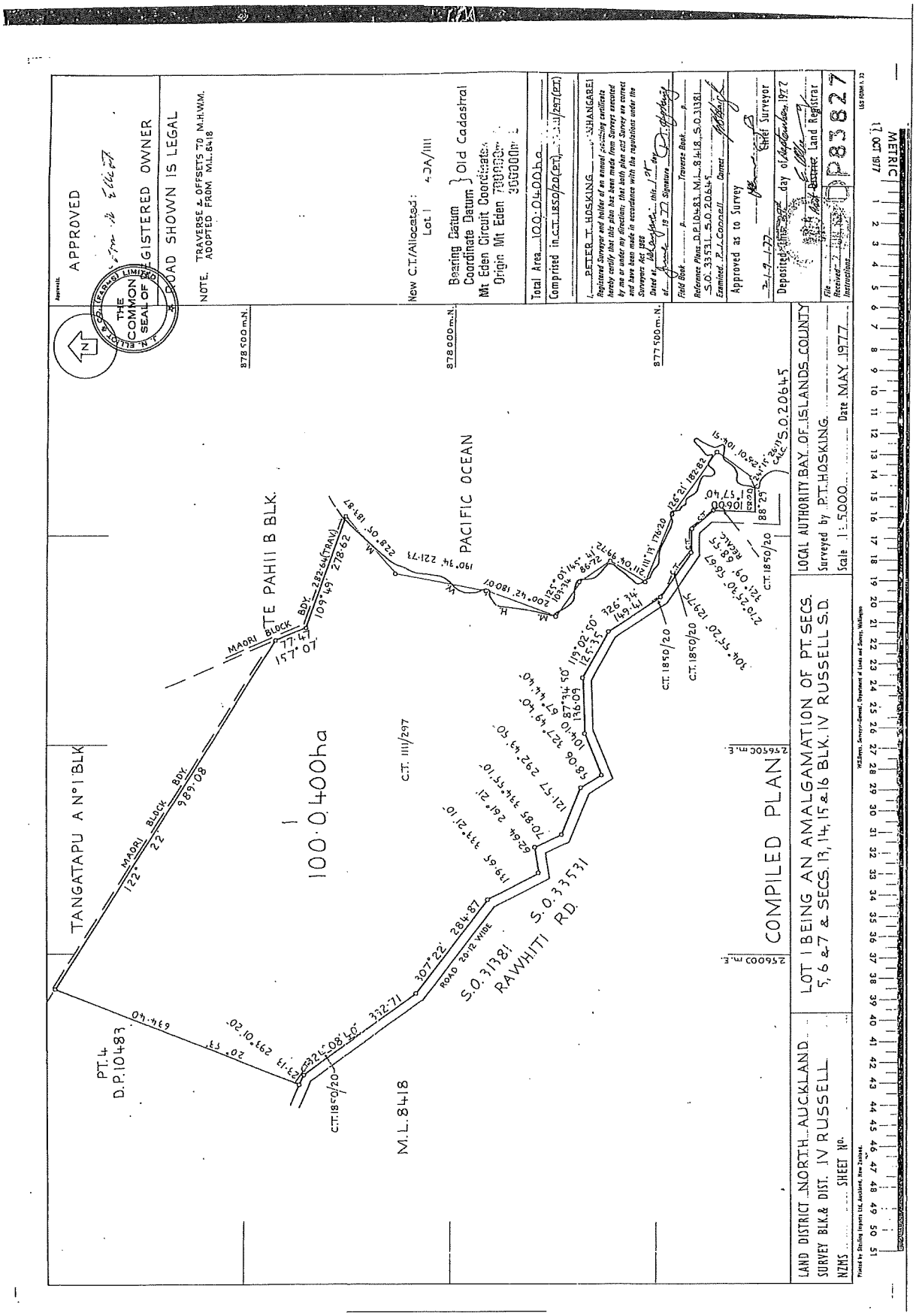

APPROVED
THE COMMON SEAL OF J. N. ELLIOTT (LEASES) LIMITED
REGISTERED OWNER
ROAD SHOWN IS LEGAL
NOTE. TRAVERSE & OFFSETS TO M.H.W.M. ADOPTED FROM M.L.8418
New C.T./Allocated: Lot 1 4A/1111
Bearing Datum } Old Cadastral
Coordinate Datum }
Mt Eden Circuit Coordinates:
Origin Mt Eden 730000m E
350000m N
Total Area 100.0400ha
Comprised in C.T. 1850/20 (part) C.T. 1111/297 (part)
I PETER T. HOSKING Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Survey carried out by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act. 1956
Dated at Whangarei this 1st day of June 1977 Signature
Field Book Traverse Book
Reference Plans D.P.10483, M.L.8418, S.O.31381, S.O.33531, S.O.20645
Examined P.J.Connell Cadet
Approved as to Survey
31-8-77 Chief Surveyor
Deposited this 2nd day of September 1977
File Received Instructions
METRIC
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. IV RUSSELL
NZMS SHEET No.
LOCAL AUTHORITY BAY OF ISLANDS COUNTY
Surveyed by P.T. HOSKING
Scale 1:5000 Date MAY 1977
LOT 1 BEING AN AMALGAMATION OF PT. SECS. 5, 6 & 7 & SECS. 13, 14, 15 & 16 BLK. IV RUSSELL S.D.
COMPILED PLAN
P8327
TANGATAPU A N° 1 BLK
MAORI BLOCK
TE PAHII B BLK.
PACIFIC OCEAN
100.0400ha
C.T. 1111/297
M.L. 8418
PT. 4 D.P. 10483
S.O. 31381 RAWHITI RD.
S.O. 33531
ROAD 20.12 WIDE
C.T. 1850/20
S.O. 20645
2576000 E
2576100 E

View Instrument Details

Instrument No.	12225259.1
Status	Registered
Date & Time Lodged	03 Sep 2021 13:02
Lodged By	Savage, Tony John
Instrument Type	Easement Instrument

Affected Records of Title	Land District
958432	North Auckland
NA40A/1111	North Auckland

Annexure Schedule Contains 6 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑
I certify that the Charge Holder under Statutory Land Charge 5589933.1 has consented to this transaction and I hold that consent	☑
I certify that the Caveator under Caveat 11810324.1 has consented to this transaction, which is subject to the Caveat, and I hold that consent	☑

Signature

Signed by Tony John Savage as Grantor Representative on 02/09/2021 02:55 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑

Signature

Signed by Tony John Savage as Grantee Representative on 02/09/2021 02:55 PM

***** End of Report *****

Form 46

ANNEXURE SCHEDULE - CONSENT FORM[1]

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent *Surname must be underlined*	Capacity and Interest of Person giving consent *eg. Mortgagee under Mortgage no.)*
Far North District Council	Statutory Land Charge Holder Instrument 5589933.1

Consent

Delete words in [ ] if inconsistent with the consent
State full details of the matter for which consent is required

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the **Person giving consent hereby consents** to: the registration of a pedestrian right of easement shown as area "A" & "B"; a right to convey electricity shown as area "E" and a land covenant on areas "B", "C", & "D" all on DP 549408.

Dated this 12th day of MAY 2021

Attestation

Signed in my presence by the Person giving consent

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed):

Witness name DEIRDRE HEARN

Occupation EA

Address 116 Landing Road Kerikeri

[1] An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.

Appendix D

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

J.N. Elliot & Co (Farms) Limited

Grantee

J.N. Elliot & Co (Farms) Limited

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way (Pedestrian access only)	Marked "A" and "B" on DP 549408	Lot 1 DP83827 RT NA40A/1111	Lot 1 DP 552950 RT 958432

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Appendix D

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby ~~**[varied] [negatived] [added to]**~~ or **[substituted]** by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in Annexure Schedule]

Appendix D

Form L

Annexure Schedule Page 3 of 3 Pages

Insert instrument type

Easement Instrument

Appendix D

RIGHT OF WAY (PEDESTRIAN ACCESS ONLY)

The provisions of the Fifth Schedule to the Land Transfer Regulations 2018 and the 5th schedule to the Property Law Act 2007 are negated and replaced as follows:

References in this instrument to the easement facility are references to the area of the burdened land which is subject to the right of way easement hereby created.

Terms of Right of Way

1.The right of way is limited to the right for the Grantee and the Grantee's occupiers, in common with the Grantor, at all times, to go over and along the easement facility on foot only without vehicles or machinery or animals of any kind .

2.Neither the Grantor nor the Grantee have any obligation to maintain the easement facility and the Grantee may not improve the easement facility provided that the Grantee may clear any obstructions to the extent necessary to be able to pass and repass on foot and mow the easement area from time to time with lawn mowing machinery.

3.The Grantee may not use the easement facility to facilitate any business or commercial activity

4.The Grantor must not do and must not allow to be done on the burdened land anything that may interfere with or restrict the rights of the Grantee .The Grantor will not erect any structure on the area marked "A" on the attached plan save for posts fences gates or other things required in respect of the farming or security of the burdened land nor will the Grantor allow any vegetation on the area to grow to a height which exceeds the height of Rawhiti Road at the point where it intersects the easement facility.

5.The Grantee must not do and must not allow to be done on the benefited land (if any) or the burdened land anything that may interfere with or restrict the rights of any other party or interfere with the efficient operation of the easement facility provided that the Grantee may erect a locked gate to restrict unauthorised access to the easement facility. If the Grantee chooses to erect a locked gate the Grantee will supply keys or access codes to the Grantor to enable the Grantor to continue to have uninterrupted access to the easement facility.

6.The Grantee will promptly collect any rubbish left by the Grantee on the easement facility.

Form 46

ANNEXURE SCHEDULE - CONSENT FORM[1]

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent *Surname must be underlined*	**Capacity and Interest of Person giving consent** *eg. Mortgagee under Mortgage no.)*
Ipipiri Nature Conservancy Trust	**Caveator under caveat No 11810324.1**

Consent
Delete words in [ ] if inconsistent with the consent
State full details of the matter for which consent is required

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the **Person giving consent hereby consents** to: the registration of a pedestrian right of easement shown as area "A" & "B", a right to convey electricity shown as area "E" and a land covenant on areas "B", "C", & "D" all on DP 549408.

Dated this 31 day of August 2021

Attestation

Signed in my presence by the Person giving consent

Signature of Witness

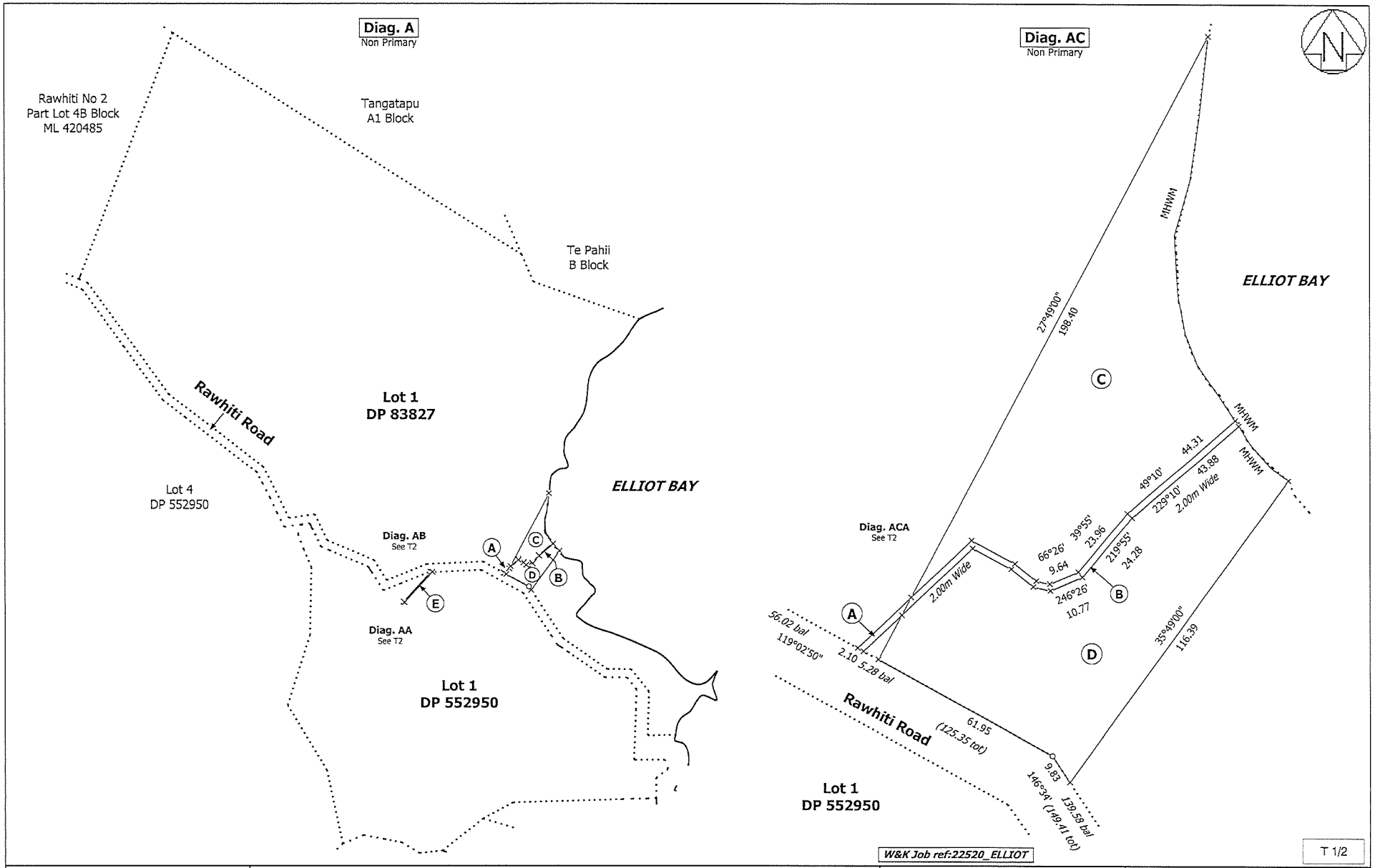
Witness to complete in BLOCK letters (unless legibly printed):

Witness name S. A. Sutherland

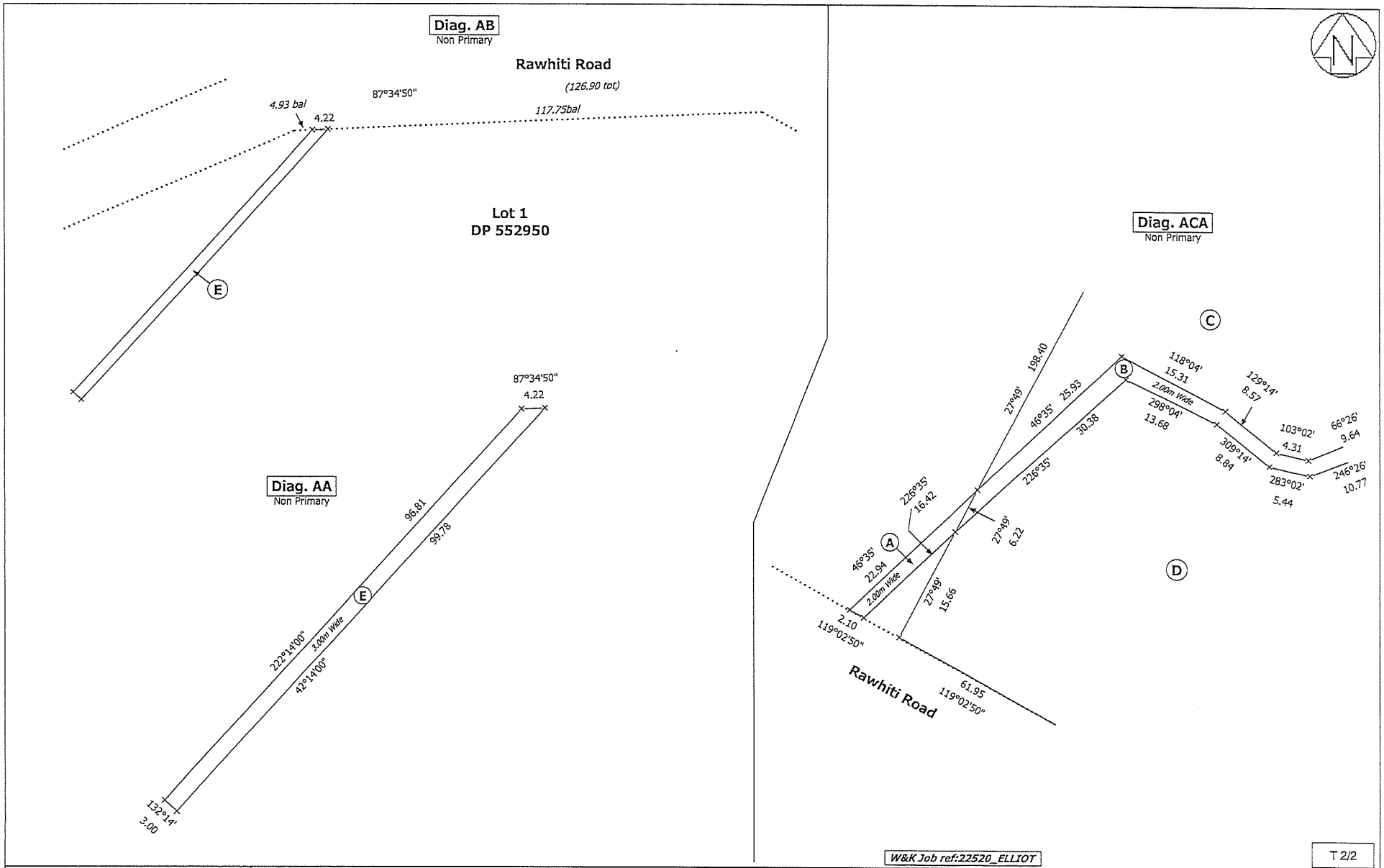
Occupation Executive Assistant

Address Auckland

[1] An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.



Land District: North Auckland Dataset Type: Parcels without Survey Information Digitally Generated Plan Generated on: 10/09/2021 12:18am Page 3 of 4	EASEMENTS OVER LOT 1 DP 83827 & LOT 1 DP 552950	Surveyor: Boon Leong Kam Firm: Survey & Planning Solutions (2010) L	Title Plan DP 549408 Deposited on: 3/09/2021



W&K Job ref:22520_ELLIOT

T 2/2

Land District: North Auckland Dataset Type: Parcels without Survey Information Digitally Generated Plan Generated on: 10/09/2021 12:18am Page 4 of 4	EASEMENTS OVER LOT 1 DP 83827 & LOT 1 DP 552950	Surveyor: Boon Leong Kam Firm: Survey & Planning Solutions (2010) L	Title Plan DP 549408 Deposited on: 3/09/2021

View Instrument Details

Instrument No.	12432478.5
Status	Registered
Date & Time Lodged	02 May 2022 12:33
Lodged By	Walsh, Bronwyn Ann
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	Land District
NA40A/1111	North Auckland

Annexure Schedule Contains 4 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Bronwyn Ann Walsh as Covenantor Representative on 02/05/2022 12:32 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Bronwyn Ann Walsh as Covenantee Representative on 02/05/2022 12:32 PM

***** End of Report *****

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

IPIPIRI NATURE CONSERVANCY TRUST (the **Covenantor**) is registered as proprietor of the Burdened Land described in Schedule A (the **Burdened Land**).

Covenantee

FAR NORTH DISTRICT COUNCIL (the **Covenantee**) is a local authority (within the meaning of the Local Government Act 2002) in whose district the Burdened Land is located.

Grant of Covenant

The Covenantor, being the registered owner of the Burdened Land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights, powers, conditions, or provisions set out in the Annexure Schedule(s).

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
The purpose of this Covenant is to provide in perpetuity for the benefit of present and future generations of Aotearoa New Zealand, access to and use of the Burdened Land on the terms set out in the Annexure Schedule(s).	All	The land in Record of Title NA40A/1111 more particularly described in the Annexure Schedule(s)	In gross

ANNEXURE SCHEDULE(S)

Burdened Land

1. For the purposes of this Covenant, Burdened Land means the land in Record of Title NA40A/1111 including the beach shown as area A on the attached plan (**the Beach**).

Terms of Covenant

2. The Covenantor covenants with the Covenantee to allow members of the public access to and use of the Burdened Land on and subject to the following terms and conditions:

    a. Unless expressly authorized by the Covenantor access is to be on foot only and during normal daylight hours for non-commercial recreation and limited to the extent that access is practical. Access to the Beach over and from the balance of the Burdened Land or to designated camping areas is restricted to such route or routes as the Covenantor may designate from time to time. The Covenantor has no obligation to undertake any works to facilitate access and the right of access is subject to the terms and conditions set out in this Covenant.

    b. Access is at the user's risk. The Covenantor is not liable for any loss or damage suffered by a person using the Burdened Land and the Burdened Land is not a shared workplace under the Health & Safety at Work Act 2015 (**the HSA**) and the Covenantor and the Covenantee do not have overlapping duties under the HSA.

    c. The following actions are prohibited on the Burdened Land:

        (i) Lighting fires,

        (ii) Camping other than during periods when camping is expressly permitted by the Covenantor or in areas designated by the Covenantor for camping or exceeding the number of campers expressly permitted by the Covenantor from time to time,

        (iii) carrying any firearm or discharging or shooting any firearm,

        (iv) taking a dog or other animal onto, or having charge of an animal on, the Burdened Land,

        (v) taking a vehicle or other means of transportation onto or driving or having charge or control of a vehicle or other means of transportation on, the Burdened Land (whether the vehicle or other means of transportation is motorised or not), unless authorised by the Covenantor,

        (vi) willfully damaging, removing or planting any tree, plant or vegetation on the Burdened Land unless authorised by the Covenantor,

        (vii) laying poison or setting a snare or trap unless authorised by the Covenantor,

        (viii) disposing or depositing any human effluent, rubbish, litter or disused articles of any description or kind, or earth, sand, rock, shingle or similar materials on the Burdened Land,

        (ix) willfully endangering, disturbing, or annoying a lawful user of the Burdened Land (including the Covenantor or person deriving rights of occupation or use from the Covenantor),

        (x) willfully damaging or interfering with a structure adjoining or on the Burdened Land (including a building, fence, gate, stile, marker, bridge, or notice),

        (xi) willfully interfering with or disturbing livestock permitted by the Covenantor to be on the Burdened Land,

        (xii) willfully interfering with or disturbing birdlife on the Burdened Land and in particular where hatchlings or fledglings are located,

        (xiii) willfully interfering with or disturbing the farming operations on the Burdened Land,

        (xiv) willfully interfering with or disturbing the campground operations on the Burdened Land,

        (xv) such other actions as the Covenantor in its sole discretion acting reasonably may prohibit from time to time.

    d. The Burdened Land, or any part thereof, may be closed to public access at any time when access, in the reasonable opinion of the Covenantor, needs to be restricted for farming purposes, for protecting or avoiding the disturbance of livestock or wildlife, for fire protection, for adverse weather, soil conditions, to avoid erosion or for other environmental purposes, for development or maintenance purposes, for

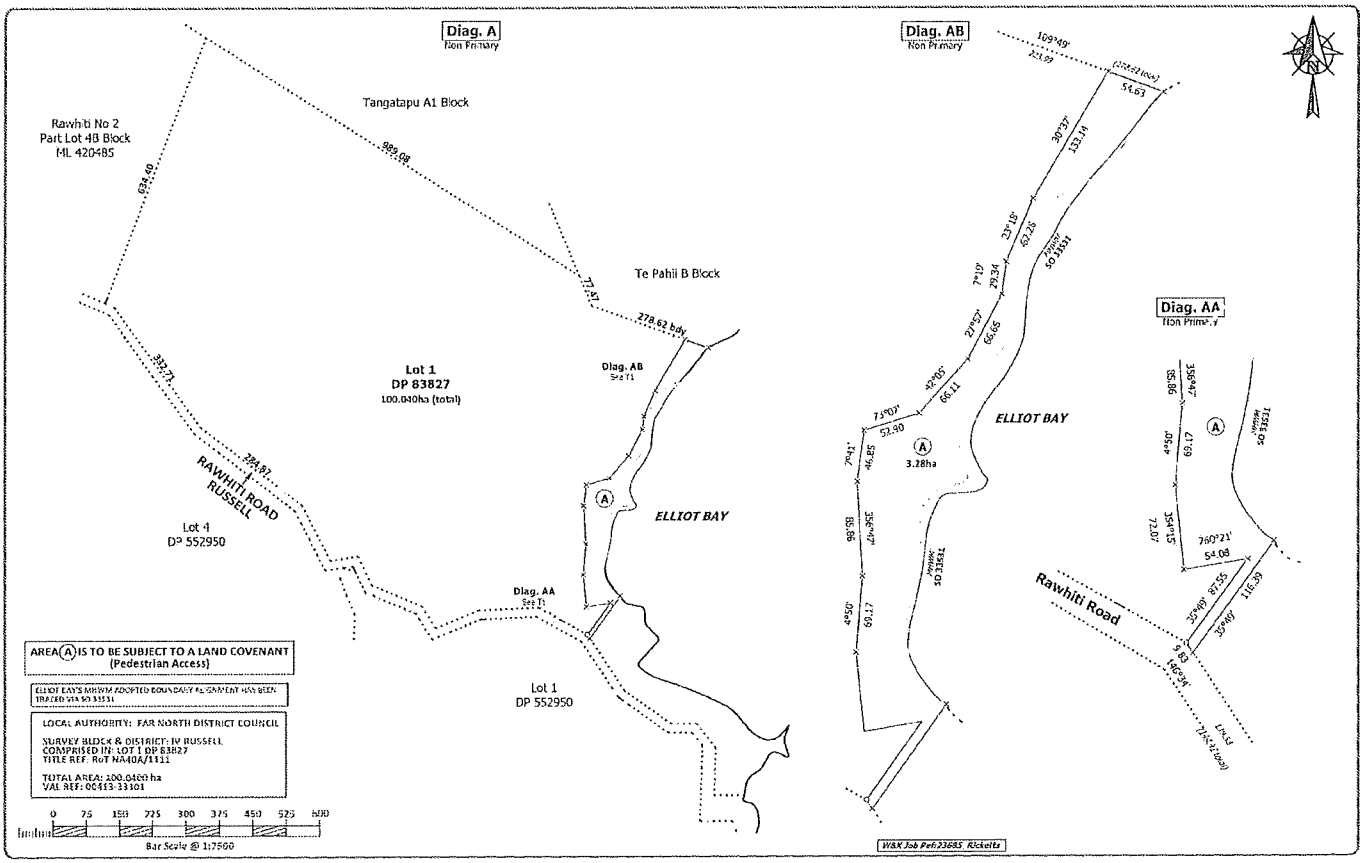
campground operations, for health and safety, or similar circumstances or for such other purposes as the Covenantor acting reasonably determines may be necessary for the protection of or avoidance of damage or harm to the Burdened Land, people or the environment generally.

e. The Covenantor shall be responsible for the day to day management of the Burdened Land subject to the provisions of this Covenant at the Covenantor's cost.

f. The Covenantor shall be entitled to require any member of the public who is in breach of the terms of this Covenant to leave the Burdened Land and to prevent them from returning to the Burdened Land by such legal means as are available to the Covenantor including but not limited to issuing them with a notice under the Trespass Act 1980.

g. If the car parking available on the date of this Covenant, ceases to be available within the road reserve or on other land adjoining the road, the Covenantor will provide car parking of such size and in such location on the Burdened Land, as the Covenantor determines in its absolute discretion as reasonably adequate to provide parking and access to the Beach for members of the public. The Covenantor may charge a reasonable daily fee for such car parking.

h. The Covenantor(s) shall pay the costs of preparation and registration of this Covenant.



WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6010
Fax: (09) 407 6012
27 Hobson Ave
PO Box 937, Kerikeri

PROPOSED LAND COVENANT OVER LOT 1 DP 83827
(Pedestrian Access)

	Name	Date	ORIGINAL	
Survey			SCALE	SHEET SIZE
Design				
Drawn	BK	2022.04.22	1:7500	A3
Rev				
File	23685_Ricketts_Scheme.lcd			

Surveyors Ref. No: 23685
Series
Sheet of 1/1