

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)
- Other (please specify) _____
- Discharge
- Change of Consent Notice (s.221(3))
- Extension of time (s.125)

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

K.C. & K.J. Godsell

Email:

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:

Donaldson's Surveyors Ltd

Email:

Phone number:

Postal address:

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

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

7. Details of Property Owner/s and Occupier/s

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

Name/s:

Keith & Kimberley Godsell

**Property Address/
Location:**

127 Rangitane Road, Kerikeri

Postcode

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

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

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

- Subdividing land
- 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)

Donaldson's Surveyors Limited

Email:

Phone number:

Postal address:

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

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Micah Donaldson

Signature:

(signature of bill payer)

Date 11-Nov-2024

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)

Micah Donaldson

Signature:



Required if the application is made by electronic means

Date 11-Nov-2024

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.

PLANNING REPORT

RESOURCE CONSENT VARIATION 2240372
K. & K. GODSELL, 127 RANGITANE ROAD, KERIKERI

DATE: 11 NOVEMBER 2024

REFERENCE: 8413



CONTENTS

INTRODUCTION	3
SITE DESCRIPTION	3
RESOURCE MANAGEMENT ACT 1991	5
SCHEDULE 4	5
<i>ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA</i>	<i>5</i>
<i>ASSESSMENT OF THE ACTIVITY AGAINST SECTION 104(1)(B)</i>	<i>8</i>
<i>CLAUSE 6</i>	<i>8</i>
<i>CLAUSE 7</i>	<i>10</i>
NORTHLAND REGIONAL POLICY STATEMENT	12
Coastal Policy Statement	16
OPERATIVE DISTRICT PLAN	18
Minimum Lot Sizes	18
OTHER MATTERS	20
NATURAL AND PHYSICAL RESOURCES	21
OBJECTIVES & POLICIES	21
PERMITTED BASELINE	22
PROPOSED DISTRICT PLAN	24
COASTAL ENVIRONMENT	24
CONCLUSION	26

INTRODUCTION

The applicants have resource consent to subdivide off one additional lot from their rural property located at 127A Rangitane Road, Kerikeri, and would like to relocate the designated house site defined as area ‘V’ to an improved position approximately 100m farther northeast.

The variation consequently results in the following areas.

Approved Sites

Lot 1 = 14.0 ha

Lot 2 = 4.0 ha

Proposed Sites

Lot 1 = 13.5 ha

Lot 2 = 4.5 ha

The property is situated within the General Coastal Zone under the operative district plan and within the Rural Production Zone under the proposed district plan. The variation continues to be presented as a non-complying activity.

SITE DESCRIPTION

The property is accessible at 127 Rangitane Road, approximately 10km from Kerikeri Township. Access to the site is via a well formed concrete driveway that leads to the applicant’s residence.

Estate	Title	Appellation	Area	Owners
Fee Simple	753033	Lot 2 DP 502469	18.0284 ha	K. & K. Godsell

The property consists of rural pastureland currently used as a hobby farm. The applicant is actively replanting large areas with indigenous vegetation, particularly around the feature ponds and low-lying gullies. The goal is to enhance the environmental benefits of these efforts by incorporating consent conditions that ensure the ongoing protection and long-term success of the plantings until they become self-sustaining.

There is a formed concrete access extending off Rangitane Road leading to the applicants existing shed, and dwelling. The access formation is shared with adjoining Lots 1 & 3 DP 502469.

Access to the designated building site (Area V) on proposed Lot 2 follows a gentle grade through pastureland. The proposed access route maintains the same alignment as the currently approved one, with the exception that it would extend a further 100 meters to reach the building site.

The land has a gentle contour sloping to the southwest forming a central overland flowpath leading to a manmade pond.

The soil type is Rangiora clay loam (RA), defined as mature greywacke soils, being imperfectly to (very) poorly drained. The soil capability is recorded as 4e7, not representative of versatile soil.

Many surrounding properties are lifestyle blocks with exception to a couple of similar sized hobby farms; namely Lot 1 DP 502469 and Lot 1 DP 464775 both to the west. The property is located between two pockets of distinctly developed land with allotment areas ranging between 1.0ha - 4.0ha as shown in the QMap image following.



The immediate vicinity displays relatively high density rural lots.

The variation maintains similar sized allotments and the modified boundary capture the area of the relocated building envelope 'V'. To compensate for acquiring more area to the north of the site around area 'V', the site is reduced in size to the south.

RESOURCE MANAGEMENT ACT 1991

The following describes an updated assessment of Environmental effects to reflect the impacts associated with relocating the building envelope and boundary reconfiguration.

SCHEDULE 4

An application made for subdivision consent pursuant to Section 88 RMA, must include the following aspects relevant to the proposed subdivision activity and zone expectations:

ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA

Part 2 Purpose and Principles

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 application aims to demonstrate that the proposal continues to achieve sustainable use of the land through its further lifestyle diversification, and that the relocated building envelope achieves a far improved living environment set on a knoll that provides a more desirable outlook.

There is no change to securing definitive vegetation protection and consequential enhancement of internal waterways through proposed protection measures.

The proposal is configured to achieve sustainable management of the natural and physical resources to meet foreseeable needs of future generations, whilst improving land utilisation for rural housing without cause to depleting versatile soils or highly productive land.

The applicant is furthermore offering to establish private restrictive covenants over Lot 2, designating the building site, and management of visual impacts associated with future building activity. This will ensure physical effects from future residences are mitigated through minimum design parameters and landscape planting (*described under easements & covenants & the visual impact report attached*).

The proposed management techniques achieve a superior outcome from traditional subdivisions where generally there are no set design guidelines for building activity, or the management of the natural environment.

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:

The subdivision continues to be possible without direct disturbance to wetlands, lakes or rivers, and the impact on coastal environment is considered sustainable.

Primary overland flowpaths onsite are to be subject to protection, as defined by covenant areas 'W, 'X, Y, Z'.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

As defined under the operative and proposed district plans there are no outstanding natural features or landscapes within proposed Lot 2. There is one outstanding landscape located over Lot 1, as protected by existing covenant area 'K' and proposed covenant area 'X'.

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

Proposed covenants protect the only known habitats of ecological value, or land that would in the future become a significant habitat worthy of protection.

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

Proposed covenant 'W' ensures protection of the main watercourse that over time will regenerate with indigenous vegetation, benefiting water quality, bird life and aquatic habitat through improved stormwater filtration, enhanced shade and edge stability.

The proposal demonstrates positive ecological outcomes that align with the principles of Kaitiakitanga and ethics of stewardship.

There is absolutely no vegetation clearance, and all earthworks are within permitted allowances.

There is no influence on Fisheries.

The proposal has no adverse impacts on culture or traditions.

The proposal is considered in keeping with the intentions implied under both the General Coastal and Rural Production zones, serving to enact infill development, promoting the existing adjoining lifestyle environment without compromise to the coastal environment.

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

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 subdivision serves to enhance and protect environmental values, through protection and management of vulnerable components of rural / coastal character and habitats for the benefit of future generations, whilst supporting diversified land use, integrating hobby farming with lifestyle living. Smaller allotments prove beneficial in that they reduce development pressure on more vulnerable rural land having versatile soils or may compromise habitat through destroying indigenous vegetation.

Although the building site is relocated so that there is a view of the coast, this is only the inlet which is already subject to a considerable number of dwellings and artificial structures.

Conditions of consent may include a consent notice that references future building design is to follow the visual impact report prepared by Hawthorn Landscape designs, dated 30 October 2024. In doing so the impacts from the future building would be mitigated to a standard that is considered sustainable to the subject environment.

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

The proposal variation does not detract from or contradict the Treaty of Waitangi's interpretations.

ASSESSMENT OF THE ACTIVITY AGAINST SECTION 104(1)(B)

Section 104(1)(b)
any relevant provisions of—

- (i) a national environmental standard;*
- (ii) other regulations;*
- (iii) a national policy statement;*
- (iv) a New Zealand coastal policy statement;*
- (v) a regional policy statement or proposed regional policy statement;*
- (vi) a plan or proposed plan;*

Under various headings, the application covers all relevant provisions including, the Far North District Plan, National Policy Statement, National Environmental Standards, and Regional Policy Statements. There are no other relevant provisions. These are discussed under their respective headings.

An application must also include an assessment of the activity's effects on the environment that -

- (a) includes the information required by clause 6*
- (b) address the matters specified in clause 7; and*
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

(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 effects on the environment, a description of any possible alternative locations or methods for undertaking the activity;*

The proposal is not considered to result in significant adverse effects, to require reconsideration of location or methods of subdividing, particularly given the location forms continuity with the surrounding lifestyle allotments, and the new building site serves to enhance lifestyle/ coastal living opportunities.

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

The current title has various development opportunities that could see considerable change to the immediate landscape and without need for resource consent, defining a 'heightened permitted baseline'.

Potential effects therefore must be considered alongside the district plans permitted activity standards, and because these form a relatively high threshold on a title area of 18ha, the subdivision outcome forms a more sustainable impact on the environment.

Points of merit include the applicant's contribution to expanding lifestyle living opportunities, which in turn provides economic benefits to the community through construction activity, consultant engagement, and ongoing local expenditure. The improvement of the building site is expected to increase the land's value,

thereby enhancing the overall economic outcome. This improvement is anticipated to encourage the construction of a higher-quality dwelling on the site compared to the currently approved location.

The effects are well understood, with positive outcomes anticipated. Any potential adverse effects are considered less than minor, thanks to strategic visual impact mitigation measures.

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

Not applicable.

*(d) if the activity includes the discharge of any contaminants, a description of -
(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects;
and
(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:*

No concerns.

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

The subdivision proposal actions positive management techniques that achieve effective mitigation, as outlined under 'proposed consent notices' relating to a raft of site development controls, to name a few; onsite wastewater disposal, designated building envelope, protection and management of ecology, building design guidelines and mitigation through landscape planting.

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

Given that the applicant has engaged a landscape and visual impact assessment that would adopt additional site management concludes that there are no affected persons.

(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 required

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

No concern.

(2)
A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

This is covered under the respective headings following.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

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

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

The subject location has a defined mix of compatible land use activities.

Considerable positive effects arise through greater diversity and management of lifestyle lots on land with poor soil qualities. By increasing the availability of lifestyle lots, without compromising versatile soils, this ensures the protection of highly productive land and give rise to positive social and economic benefits.

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

This has been extensively investigated within the landscape assessment and concludes:

The proposed additional building site on proposed Lot 2 is not highly visible from land or water viewing positions. The proposed building envelope is set well back from the foreshore and only just within the coastal environment. Future built form placed on the proposed building envelope can be absorbed into the landscape with the implementation of building design guidelines limiting height to 6m and requiring recessive building materials.

Landscape enhancement and mitigation plantings are proposed to protect the landscape and visual amenity values of the site and coastal environment. The planting will provide a framework of vegetation for future built development upon the proposed Lot 2 to be set within. This will mitigate any potential adverse landscape, visual and natural character effects to a less than minor level.

In this case, there are no issues related to reverse sensitivity. The transition of the land to lifestyle use is expected to better support the surrounding environment compared to potential rural-based intensification, which could conflict with the character of established lifestyle lots. Reverse sensitivity effects are considered to be low-impact and manageable on-site by future landowners.

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

There is no physical damage to ecosystems, instead the goal is to promote protection of known stormwater flowpaths and kiwi habitat within existing indigenous vegetation.
The subdivision does not result in disturbance to vulnerable ecology.

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

The property has no recorded archaeological sites (Archsite NZ) or listed sites of cultural significance under the district plan. The subdivision does not require any significant earthworks, with the main access already formed from Rangitane Road.

The values outlined are not seen to be depleted in this instance, and as described the proposal acts to implement positive outcomes that benefit future generations.

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

No concerns. Effluent treatment methods have been assessed based on soil soakage results compliant with TP-58 and permitted standards of the Northland Regional Plan.
The proposal does not introduce any contaminants of concern and the position of the new building envelope does not restrict wastewater disposal options.

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

There are no known concerns to address.

In summary, the proposal is considered an activity that supports both community and landowner social and economic wellbeing by diversifying the land's existing use and providing additional housing opportunities for the rural community. It also demonstrates net positive environmental benefits through the protection and management of the natural environment. The relocation of the building envelope enhances the site, adding another dimension to its character with improved rural and coastal outlooks. This can be achieved without any significant adverse effects, in accordance with the purpose and principles of the Resource Management Act 1991.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents development guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:

- a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and*
- c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.*

There is no immediate risk to or adverse impact on ecosystems. The applicant has offered to better protect areas of significant ecology and species (kiwi habitat) seen to be at risk from the effects of development.

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.

The proposal demonstrates that the subdivision supports economic wellbeing, and council is obliged to reciprocate to ensure northland continues to be a place attractive for investment.

The subdivision proposal introduces a means to diversify the lands production use and distribute more affordable parcels of land to the public.

6.1.1 Policy - Regional and district plans

Regional and district plans shall:

- (a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;*
- (b) Be as consistent as possible;*
- (c) Be as simple as possible;*
- (d) Use or support good management practices;*
- (e) Minimise compliance costs and enable audited self-management where it is efficient and effective;*
- (f) Enable subdivision, use and development that accords with the Regional Policy Statement; and*
- (g) Focus on effects and where suitable use performance standards.*

The subdivision activity demonstrates good management practice for all future building activity, and paves the way forward for promoting greater distribution of rural business opportunities without detriment to the environment.

The land is recorded as having poor soil qualities that should be open to alternative utilisation, rather than being restricted to its current low agricultural economic output.

In summary, the proposal requires local authority to initiate a supportive role utilising processes in place to be as 'simple as possible.'

REGIONAL DEVELOPMENT AND DESIGN GUIDELINES

Subdivision, use and development should be located, designed and built in a planned and coordinated manner which:

(a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;

5.1.1 Policy – Planned and coordinated development

Part A) Regional form and development guidelines

New subdivision, use and development should:

(a) Demonstrate access to a secure supply of water;

The lifestyles blocks would utilise roof surface collection and storage in water tanks for potable supplies. These generally are a reliable source of water that meet the guideline intent.

Lot 1 includes a manmade pond that serves as an alternative water supply for irrigation purposes.

(b) Demonstrate presence or capacity or feasibility for effective wastewater treatment;

On site effluent disposal presents no concern with 100% backup readily available.

(c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas;

Not applicable.

(d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes;

Not applicable.

(e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development;

Not applicable.

(f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.

Not applicable.

(g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure;

Not applicable.

(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects;

There are no known nearby regionally significant mineral resources.

(i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance);

There are no subject energy transmission corridors, or renewable energy sites.
Top Energy Ltd has no concerns.

(j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors;

No concerns.

(k) Be directed away from 10-year and 100-year flood areas and high-risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance);

There are no severe flooding concerns within the site.

(l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance);

The proposal has no impact on listed outstanding landscapes, natural character, historic or aspects of known cultural significance.

(m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance);

Protection measures are proposed, and those areas have been fenced for many years now showing signs of certain regeneration.

(n) Maintain and improve public access to and along the coastal marine area, lakes and rivers;

Not applicable.

(o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate;

No concern.

(p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques;

Typically, rural lifestyle lots provide sufficient land to lead a partially or fully sustainable lifestyle. Both lots are open to the north for good solar gain.

(q) Be designed to allow adaptation to the projected effects;

The effects of lifestyle sites are low impact and can often see vast improvements through personal acts of landscaping, weed and pest control or improved utilisation for production based use.

(r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development;

Tangata whenua are protective of ecosystems and waterway, however the proposal does not result in adverse effects to cause any concerns in that regard, the proposal is quite the contrary initiating enhancement and protection of the lands primary natural stormwater overland flowpath.

(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods);

No concerns.

(t) Take into account adopted regional / sub-regional growth strategies;

No concern.

(u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

Lifestyle allotments provide a place of residence and for work and home style business activity proving a vital component of the rural community, particularly where lifestyle lots can be created without degradation to versatile soils wetlands or indigenous vegetation.

(b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;

Not applicable.

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;

Rural lifestyle lots in a rural environment are not seen to present cumulative adversity, as they provide diversity in their ability to undertake a semi or even fully sustainable lifestyle, and if required can continue to be leased out for ongoing production-based use.

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

The lots are designed with consideration to these components.

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

No concerns.

(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and

The subdivision does not materially reduce the lands potential for soil based primary production on what are poor quality soils.

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

The proposal does not change the sense of place, it maintains and enhances this rural environment that already displays a mix of rural and lifestyle activity. The permitted baseline (described following) supports land use activities on the site, that could physically resemble a greater density of development to that caused by the subdivision.

The open rural feel of the vicinity is protected by proposed limitation allowing building activity to only occur within the designated area.

The subdivision would maintain and enhance the sense of place and character.

(h) Is or will be serviced by necessary infrastructure.

The sites are adequately served by necessary infrastructure.

In summary of the RPS we find adequate correlation with its intent for development to undertake a sustainable approach whilst securing long term benefits for future generations by way of protecting and enhancing natural habitat. The proposed variation does not change these findings and there is no change to the effects under the RPS or NES.

COASTAL POLICY STATEMENT

Matters of National Importance

(i) 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;

The applicant proposes substantial management techniques to protect the coastal character, inland stormwater flowpaths, and their margins. These measures are designed to prevent inappropriate subdivision or future land use, ensuring the long-term preservation of these sensitive environmental features.

Policy 1.1.1

It is a national priority to preserve the natural character of the coastal environment by:

a) *encouraging appropriate subdivision, use or development in areas where the natural character has already been compromised and avoiding sprawling or sporadic subdivision, use or development in the coastal environment;*

The visual impact assessment describes the surrounding character as modified and its scale and form does not cause sprawling or a sporadic layout of lots.

b) *taking into account the potential effects of subdivision, use, or development on the values relating to the natural character of the coastal environment, both within and outside the immediate location.*

The potential effects from future building activity would remain predominantly imperceptible after applying the landscape design mitigation measures. The outcome presents a far more structured management of potential effects than what is currently possible on the parent title.

c) *avoiding cumulative adverse effects of subdivision, use and development in the coastal environment.*

In addition to the mitigation measures proposed, the zone standards provide the necessary control not to be concerned about cumulative effects. This situation is adequately unique with a vastly modified natural landscape.

Policy 1.1.2

It is a national priority for the preservation of the natural character of the coastal environment to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna in the environment by:

c) *protecting ecosystems which are unique to the coastal environment and vulnerable to modification including estuaries, coastal wetlands, mangroves and dunes and their margins;*

There are no known adverse impacts on ecosystems.

d) *recognising that any other areas of predominantly indigenous vegetation or habitats of significant indigenous fauna should be disturbed only to the extent reasonably necessary to carry out approved activities.*

There is no disturbance to indigenous vegetation or habitats as part of the subdivision.

OPERATIVE DISTRICT PLAN

The property is located in the General Coastal zone, and is affected by a Resource Overlay (outstanding landscape) under the Far North District Plan.

Under Chapter 13 TABLE 13.7.2.1: MINIMUM LOT SIZES the proposal is configured as a non-complying activity that is in breach of the minimum area standards under the General Coastal zone.

MINIMUM LOT SIZES

TABLE 13.7.2.1: MINIMUM LOT SIZES	Discretionary
<i>General Coastal</i>	<i>A subdivision in terms of a management plan as per Rule 13.9.2 may be approved. (6ha average)</i>

Lot 1 = 13.5 ha

Lot 2 = 4.5 ha

The proposal continues to be presented as a non-complying activity supported by objectives and policies and premise that the effects on the environment are less than minor.

Proposed Land Covenants
Section 221 RMA

Section 224(c) compliance conditions

3. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:

i) All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitability qualified Geotechnical Engineer. The foundation design details shall be submitted in conjunction with the Building Consent application.

[Lot 2]

ii) In conjunction with the construction of any building requiring a wastewater disposal system, the lot owner shall obtain Building Consent and install a wastewater treatment and effluent disposal system. The design shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Northland Regional Plan Permitted Activity Standards, and shall reference the report prepared by Kerikeri drainage, dated 05 March 2024, and included within application documents of RC2240372.

For on-site wastewater disposal system:

- The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance of the wastewater treatment plant and the effluent disposal system.
- Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.

[Lot 2]

iii) No occupier of the lot, contractor and/or visitor shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs). iv) All buildings and structures on the lot shall be located within the identified building envelope as identified on the title plan DP ____ as 'V'.

[Lot 2]

v) The lot owner shall preserve the living indigenous vegetation within the areas identified on the title plan DP ____ as 'W, X, Y & Z', and shall not without the prior written consent of the council, and in strict compliance with any conditions, cut down, damage, or destroy that habitat. Such consent shall be a resource consent. The lot owner shall exclude stock from entering the area. The owner shall not be in breach of this prohibition if any vegetation dies from natural causes.

[Lot 1 & 2]

vi) Building Design Guidelines

Building Form

Building style, colour and form play a significant role in determining how well a building fits into the landscape.

Various building styles are possible; however, the following general guidelines will assist in diminishing the visual impact of structures in the landscape:

1. Building form shall flow with and follow the topography of the site and not protrude extensively above it unnecessarily,
2. The form of large buildings shall be broken up or indented to provide visual interest and shadows.
3. All built structures within covenant 'V' on Lot 2 shall be limited to a height of no greater than 6 meters above ground level.

Building Materials and Finishes

The visual effects of the building sites will be lessened if the building materials are recessive.

Building colours from the A and B Group of the BS 5252 colour chart shall be used.

The light reflectance values for the exterior roof colours shall not exceed 30% and the exterior walls shall not exceed 40%.

It is recommended to use natural and textural materials, and make use of architectural features such as verandas, pergolas and large eaves to create shadow. These will all cast shadows on windows and ranch sliders thus limiting the reflectivity of the facades of the house.

Ancillary Structures

All ancillary structures which are separate from the primary residence (such as guest quarters, garages, storage sheds) shall be designed to complement and integrate with the primary residence. The use of landscape plantings to connect these structures with the main residence is required.

Water tanks

Water tanks, if not placed underground, shall be designed to integrate with the overall design of the main structures. Tanks that are placed above ground shall be screened by the landscape amenity plantings.

Driveways and Parking Areas

Parking areas shall be integrated with the overall design of the residence and landscaping. Driveways shall be designed to suit rural character. Kerbs should be avoided or use low profile kerbs formed with dark grey concrete oxide and use chip seal or loose road metal. The use of swales to provide drainage should be encouraged.

Earthworks

Earthworks shall be graded gradually into adjacent contours. Earthworks that create sharp and large batters that are difficult to revegetate should be avoided. Any retaining walls over 1m high shall be screened with planting.

Vii) The landscape plan incorporates:

- Foreground planting to provide a softening of the northern facing facade of a house when viewed from the water.
- Specimen Pohutukawa trees placed around the edges of the building site to provide vertical scale when viewed from the water to break up the view of any future house on this lot.
- Backdrop planting to provide a vegetated backdrop to the building site so that when viewed from the water and to the north any future built form will not be viewed on the skyline. This planting will also screen the building from view from the west, south and eastern aspect so that the surrounding neighbour's are not looking at the back of the dwelling.

OTHER MATTERS

There is no change to access arrangements and therefore no need to reassess the transportation standards.

The natural character of the coastal environment remains predominantly unchanged. By integrating another residence into a landscape that is already modified and through implementing design mitigation the effects are deemed less than minor.

NATURAL AND PHYSICAL RESOURCES

Subdivision works forming the proposed new entrance into Lot 2 would comply with the permitted activity standards (300m³).

There are no obvious adverse impacts on vulnerable natural and physical resources.

OBJECTIVES & POLICIES

(Objectives *Subdivision*)

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

The building relocation to area 'V' is not seen to compromise the life supporting capacity of air, water or ecosystems.

Net environmental gains that support ecosystems continue to be evident.

The level of effects in a broader context must be considered against the properties existing permitted baseline under other planning avenues, to which it is evident that the proposal does not introduce any effect greater than that already possible.

Case law affirms the Resource Management Act is not a 'no' effects act, and an assessment must factor in permitted based scenarios as a comparison to determine whether the effects are 'more than minor' or not.

Further to the planning framework, there is no specific environmental degradation occurring to warrant avoidance, remediation or mitigation over and above that proposed.

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

As described the property is vastly modified through decades of farming, and the underlying title upholds a number of permitted non-fanciful activities (permitted effects), and not seen as a cause to alienation or be contrary to either the General Coastal or Rural Production zones.

For the most part, the property is not known for any scheduled heritage resources.

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

The proposal satisfies these requirements without concern.

13.3.6 *To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.*

The subdivision is considered innovative and promotes sustainable management of natural and physical resources; offering protection of vegetation linked to kiwi and aquatic habitat, which defines a superior outcome from alternative land use activities not requiring local authority involvement (*those upholding permitted criteria*).

Overall, the proposal is considered to uphold the subdivision objectives and there is no relevance to the policies given the low environmental impact associated with the activity.

10.6.4 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.

The purpose of the General Coastal zone is to allow for the subdivision and use of land provided the outcome conforms to sustainable management. Sustainable management is defined by the RMA as activities that protect the natural and physical resource and ensures that the environment, is maintained for future generation whilst enabling people and communities to provide for their social, economic, and cultural well-being. This is achievable through the implementation of an improved set of building guidelines administered pursuant to Section 221 RMA.

The proposal is considered compliant with this intent, particularly with respect to enforcing protection existing vegetation.

The activity is considered to accord with relevant objectives and policies.

PERMITTED BASELINE

The assessment includes a description of the current state of the environment, which serves as a baseline for comparing the effects of the proposed activity. The purpose of this comparison is to evaluate the actual or permissible environmental impacts, and, if any effects are found to exceed minor thresholds, to trigger consultation or notification with affected parties.

In this particular case, the identified effects are considered "less than minor." This finding supports the decision-maker's confidence, especially when evaluated in light of the relevant objectives and policies, the regional policy statement, and the proposed mitigation measures put forward by the applicant.

The permitted baseline demonstrates permitted activities a site can incur, and provides the council with discretion to remove those effects from consideration when assessing resource consents. Additionally, the receiving environment (*beyond the subject site*) is the environment upon which a proposed activity might have effects. The Environment Court in *Eyres Eco Park v Rodney District Council* (A147/04) suggested that existing use rights are part of the environment.

When assessing the environmental impact, it is permissible and often desirable or necessary to consider the future state of the environment upon which effects will occur, including:

- *The future state of the environment as it might be modified by permitted activities.*
-

- *The environment as it might be modified by implementing resource consents that have already been granted at the time a particular application is being considered.*

These aspects help to illustrate what the site could look like as of right, providing a baseline for comparison.

The application site spans approximately 18 hectares and is currently developed with a single implement shed and a residential unit.

Building site coverage is permitted up to 10% (allowing either a substantial number of sheds of size 50m²).

Building height is permitted up to 12m.

One residential unit per 12ha of area, and allowance for many smaller outbuildings.

The scale of visual impacts permitted is high, and could see significant changes to the landscape.

The current site area supports non-fanciful permitted 'land use' activities such as: travellers accommodation occupying up to 1 person per hectare or rural business activity.

The construction of traveller's accommodation or rural style business, could occur on the current title within the exact area of Lot 2, in accordance with permitted activity standards, appearing more prominent than effects generated through subdividing.

Given the wide range of land use activities that could occur on the site without the need for statutory assessment or development controls registered on the title, the proposal demonstrates that it does not introduce any significantly different effects compared to what could already occur through other planning mechanisms.

In summary, while this subdivision proposal is non-complying under the operative district plan, it is important to note that other land use activities could result in a greater displacement of effects. As such, the assessment of environmental effects is considered "less than minor," and there are no affected parties.

The subdivision assessment identifies the site as having a significant permitted baseline. Although subdivision itself is not a permitted activity, the associated effects of the proposed subdivision are comparable to those land use activity effects allowed under the existing baseline.

The applicant has introduced mechanisms that limit the actual and potential effects on proposed Lot 2, including title restrictions that ensure development impacts remain "less than minor."

In essence, the rural production zoning of the current title, which has no restrictions, allows for land uses that could result in more significant adverse impacts, such as the establishment of sheds or the operation of rural businesses.

Therefore, the impacts of the subdivision do not exceed "minor" effects.

The application effectively demonstrates that a rural lifestyle lot is an appropriate and supplementary use of rural land, provided the necessary environmental safeguards are in place.

Based on these factors, it is reasonable to conclude that there are no affected parties.

PROPOSED DISTRICT PLAN

The Proposed District Plan presents the same or similar development controls as the operative General Coastal zone.

COASTAL ENVIRONMENT

The property falls within a coastal overlay, with the proposed building envelope is positioned along its outer extent.

Overview

The Far North District has a vast and complex coastal environment with dynamic natural processes, unique natural and physical attributes and high cultural values. The District Plan has mapped the coastal environment and identifies areas within it that contain high or outstanding natural character. These areas were originally identified through the regional mapping project undertaken by the Regional Council for the RPS. The methodology for identifying them can be found in APP1- Mapping methods and criteria and the schedules of high and outstanding natural character can be found in SCHED7 and SCHED8 of the District Plan. The mapped coastal environment accounts for approximately 12% of the District's total land area.

Objectives	
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: <ul style="list-style-type: none"> 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.
CE-O3	Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

Policies	
CE-P1	Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.
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.
CE-P3	Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as: a. outstanding natural character; b. ONL; c. ONF.
CE-P4	Preserve the visual qualities, character and integrity of the coastal environment by: a. consolidating land use and subdivision around existing urban centres and rural settlements; and b. avoiding sprawl or sporadic patterns of development.
CE-P5	Enable land use and subdivision in urban zones within the coastal environment where: a. there is adequacy and capacity of available or programmed development infrastructure; and b. the use is consistent with, and does not compromise the characteristics and qualities.
CE-P6	Enable farming activities within the coastal environment where: a. the use forms part of the values that established natural character of the coastal environment; or b. the use is consistent with, and does not compromise the characteristics and qualities.

The subdivision, intended to create a single lifestyle lot, is considered to align with the objectives and policies of the coastal overlay. The proposed location of the building envelope, along with the recommended mitigation measures, ensures the preservation of the coastal environment in keeping with its character.

Outstanding Natural Character

The northern boundary of Lot 1 adjoins an area of outstanding natural character. The land does not form part of the proposed variation building envelope.

No concern.

CONCLUSION

The applicant puts forward a variation to an approved subdivision to create one additional lifestyle allotment that establishes protection of significant natural and physical resources without depleting the rural production base.

The assessment of environment effects demonstrates that the parent title has the potential through alternative planning avenues, to cause the same or similar level of effects to that occurring from the proposed subdivision including the relocated building envelope.

The subdivision activity is consistent with the Rural Production zone objectives and policies under both the operative and proposed district plans without being repugnant to their intent, and with the level of effects proving less than minor, overall upholding the planning gateway tests. For the same reason there are no affected parties to require consultation.

In review of overall planning framework and evident points of merit, the proposed variation is recommended for local authority support.

Micah Donaldson
MNZIS - Assoc. NZPI



Quickmap Title Details



Information last updated as at 28-Oct-2024

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier 753033

Land Registration District North Auckland

Date Issued 01 March 2021

Prior References

NA95C/637

NA97D/746

Type Fee Simple
Area 18.0284 hectares more or less
Legal Description Lot 2 Deposited Plan 502469

Registered Owners

YRW Trustees 2007 Limited, Keith Charles Godsell and Kimberley Jayne Godsell

Appurtenant to part formerly Lot 1 DP 165034 is a right to transmit electricity created by Easement Instrument 7526769.2 - 3.9.2007 at 9:00 am

12034360.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.3.2021 at 3:44 pm

Some of the easements created by Easement Instrument 12034360.3 are subject to Section 243 (a) Resource Management Act 1991 (see DP 502469)

Subject to a right of way, right to convey telecommunications and computer media over part marked C and D, a right to convey water over part marked C, D, H, F and I, a right to convey electricity over part marked C, D, E, G, H, F and I all on DP 502469 created by Easement Instrument 12034360.3 - 1.3.2021 at 3:44 pm

Land Covenant in Covenant Instrument 12034360.4 - 1.3.2021 at 3:44 pm

Land Covenant in Covenant Instrument 12034360.5 - 1.3.2021 at 3:44 pm

Subject to Section 59 Land Act 1948

12079984.4 Mortgage to First Mortgage Custodians Limited - 14.4.2021 at 5:54 pm

12976513.1 Mortgage to Mutual Home Loans Limited - 11.4.2024 at 4:47 pm

The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the site and this service.

View Instrument Details



Instrument No 12034360.2
Status Registered
Date & Time Lodged 01 March 2021 15:44
Lodged By Baker, Lisa Anne
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
753032	North Auckland
753033	North Auckland
753034	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Richard George Ashwell Palmer as Territorial Authority Representative on 15/01/2021 02:20 PM

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



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Kaikohe 0440, New Zealand
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Website: www.fndc.govt.nz

Te Kaunihara o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2120012

Being the Subdivision of Lot 1 DP 165034
North Auckland Registry

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

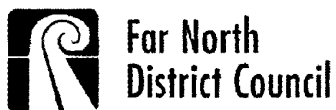
SCHEDULE

Lots 2 & 3 DP 502469

- (i) The living indigenous vegetation defined within the Bush Protection Areas E & F shall not be cut down, damaged or destroyed without the prior written consent of the Council. Such consent may be given in the form of a resource consent application and decision. The owner shall be deemed to be not in breach of this prohibition if any such vegetation dies from natural causes which are not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

Lots 1 & 2 DP 502469

- (ii) The landowner/occupier of the lot shall not keep or allow the introduction on the site of carnivorous or omnivorous animals (such as cats, dogs or ferrets, but excluding two working dogs used for the operation of farming activities) which have the potential to be kiwi predators. This prohibition includes the bringing of any such animals onto the site by visitors.
- (iii) That upon construction of any habitable building it shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.



Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
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Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ccs@fnrd.govt.nz
Website: www.fnrd.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Lot 3 DP 502469

- (iv) No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs) which have the potential to be kiwi predators except for the existing pets which may be retained for its natural life and shall not be replaced.

SIGNED:


Mr Patrick John Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 5th day of March 2018



View Instrument Details



Instrument No 12034360.3
Status Registered
Date & Time Lodged 01 March 2021 15:44
Lodged By Baker, Lisa Anne
Instrument Type Easement Instrument



Affected Records of Title	Land District
753032	North Auckland
753033	North Auckland
753034	North Auckland

Annexure Schedule Contains 2 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 8783337.9 has consented to this transaction and I hold that consent
- I certify that the Mortgagee under Mortgage 11528652.4 has consented to this transaction and I hold that consent
- Encumbrance 5658911.2 is being discharged/extinguished in a prior dealing or in the same dealing

Signature

Signed by Danielle Meddings as Grantor Representative on 27/01/2021 05:40 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 Danielle Meddings as Grantee Representative on 27/01/2021 05:40 PM

*** End of Report ***

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

BRETT STANLEY FASHER and LEAH ROSALIND FASHER

Grantee

BRETT STANLEY FASHER and LEAH ROSALIND FASHER

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) 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, or **creates** the covenant(s) **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 (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference) 502469	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way, Right to Convey Electricity, Telecommunications and Computer Media Right to Convey Water	C	Lot 2 DP 502469 RT 753033	Lots 1 and 3 DP 502469 RT 753032 and 753034
Right of Way Right to Convey Electricity, Telecommunications and Computer Media Right to Convey Water	D	Lot 2 DP 502469 RT 753033	Lot 3 DP 502469 RT 753034
Right to Convey Electricity	E, G	Lot 2 DP 502469 RT 753033	Lot 3 DP 502469 RT 753034
Right to Convey Electricity, Right to Convey Water	H, F, I	Lot 2 DP 502469 RT 753033	Lots 1 and 3 DP 502469 RT 753032 and 753034

Form B - continued

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

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

Continuation of "Easement for Rights and Powers"

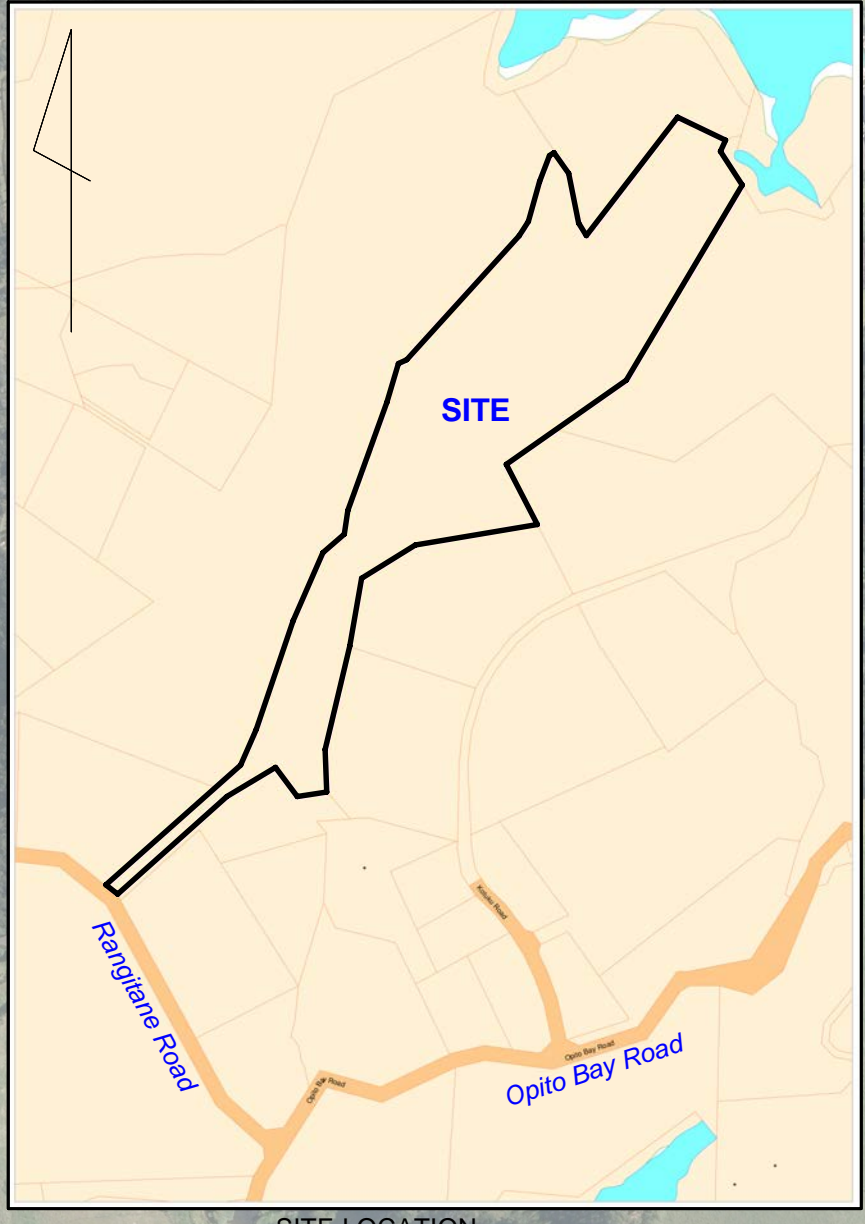
Easement to convey Computer Media

1. The rights and powers associated with the rights to convey telecommunications are to apply to the rights to convey computer media.

Easement of Right of Way

1. Where there is any conflict or inconsistency in the rights and powers implied in the Easement of Right of Way by the Land Transfer Regulations 2018 and Schedule 5 of the Property Law Act 2007, the former shall prevail.
2. No notice pursuant to sections 308-312 of the Property Law Act 2007 shall be available for the purposes of altering or upgrading the state of the land over which the Right of Way is granted unless it is first agreed in writing by both the registered owners for the time being of the Burdened Land and Benefitted Land respectively that the Right of Way shall be altered or upgraded as the case may be.

Applicant : K. & K. Godsell
 Title : 753033
 Total Area : 18.0284 ha
 Zone : General Coastal (ODP)
 Rural Production (PDP)



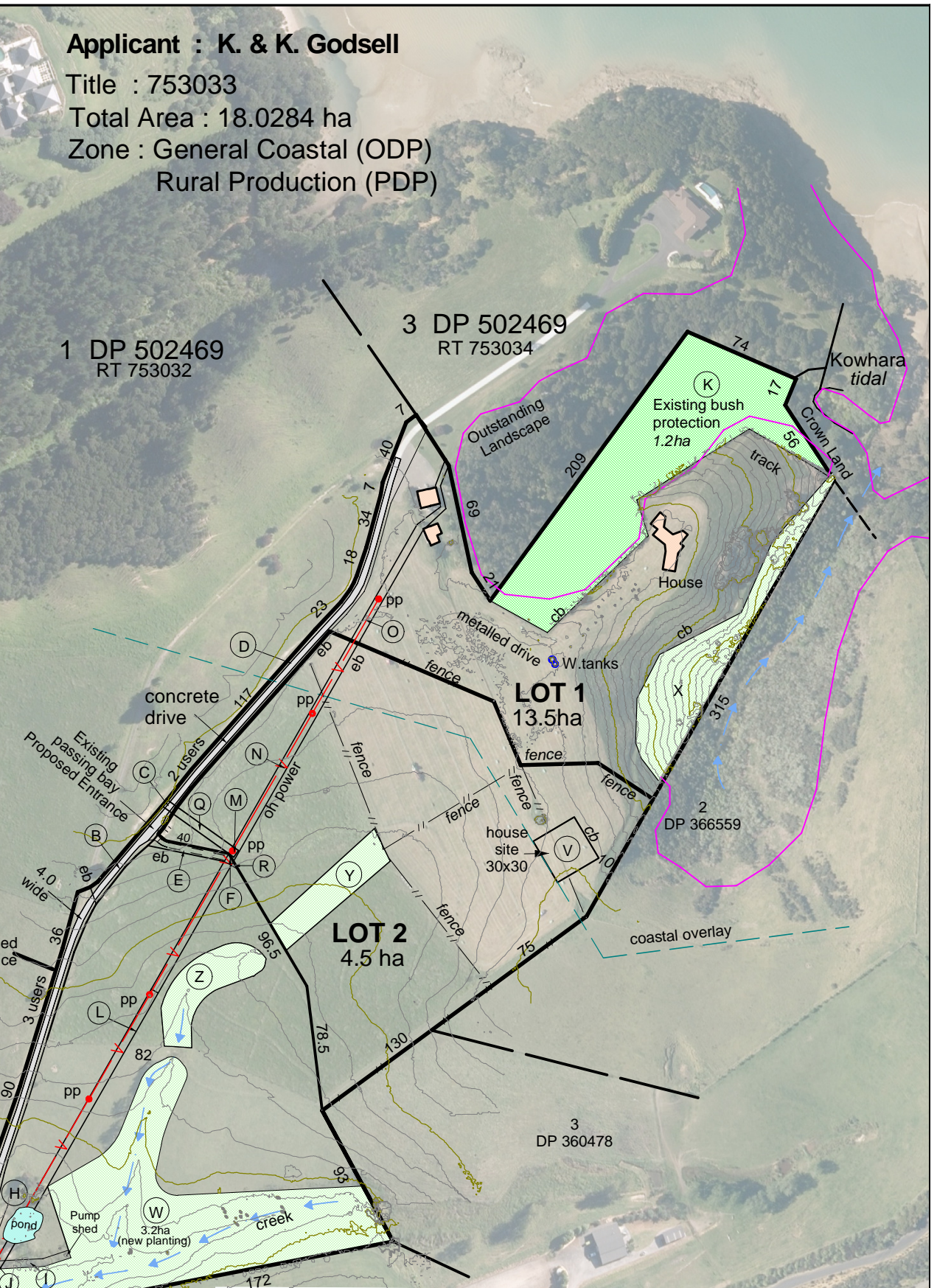
SITE LOCATION

PROPOSED COVENANTS

Areas shown W, X, Y, Z are for plantation protection
 Areas shown V is a designated building envelope

EXISTING COVENANT

Area shown 'K' defines bush protection



PROPOSED EASEMENTS

Purpose	Shown	Burdened	Benefited
Right of Way Right to convey water, electricity and telecommunications	A B	Lot 1	Lot 2
	E F R		
Right to convey electricity	M N	Lot 2	Lot 1
	G F J L		

EXISTING EASEMENTS Created DP 609398

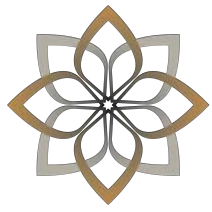
Right to convey electricity	M Q	Lot 2	Lot 1 DP 502469
	C		

EXISTING EASEMENTS EC 12034360.3

Purpose	Shown	Burdened	Benefited
Right to Way Right to convey electricity, water, telecommunications and computer media	A	Lot 1	Lots 1 & 3 DP 502469
	B C D		
Right to convey electricity	F G J O	Lot 1	Lot 3 DP 502469
	M N		
Right to convey electricity & water	H I J	Lot 1	Lots 1 & 3 DP 502469



Notes:
 Areas and measurements are subject to survey
 For resource consent purposes only.



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Landscape and Visual Effects Assessment

Proposed Subdivision
127a Rangitane Road Kerikeri



Prepared For: K & K Godsell
Prepared By: Christine Hawthorn BLA (Hons)
30th October 2024

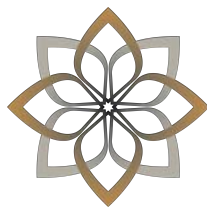


TABLE OF CONTENTS

1.0	INTRODUCTION	3
2.0	METHODOLOGY	3
3.0	THE SITE AND ITS LANDSCAPE CONTEXT	
3.1	Site Location	4
3.2	Application Site	4
3.3	Neighbourhood Character and Context	5
4.0	THE PROPOSAL	
4.1	Proposed Subdivision	7
4.2	Landscape Plan	9
4.3	Building Design Guidelines	9
5.0	VISUAL, LANDSCAPE & NATURAL CHARACTER EFFECTS	
5.1	Visual Effects	9
5.2	Landscape Effects	12
5.3	Natural Character	13
6.0	STATURORY CONSIDERATIONS	
6.1	Far North District Plan	14
6.2	Proposed District Plan	17
6.3	Northland Regional Policy Statement	19
6.4	NZ Coastal Policy Statement	21
7.0	MITIGATION MEASURES	
7.1	Landscape Plan	23
7.2	Building Design Guidelines	23
8.0	CONCLUSION	25

APPENDICES:

Supplement A: Landscape and Visual Effects Assessment Methodology

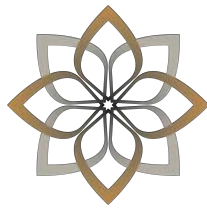
Appendix 1 – Location & Photo Location Map

Appendix 2 – Scheme Plan

Appendix 3 – On Site Photographs

Appendix 4 – Off Site Viewpoints

Appendix 5 – Landscape Plan



1. INTRODUCTION

Hawthorn Landscape Architects Ltd has been engaged by K & K Godsell (the applicant) to assist with the preparation of a landscape and visual impact assessment of the proposed 2 lot subdivision development to be located at 127a Rangitane Road Kerikeri.

This report will determine the potential impact of the proposed subdivision development upon the landscape, visual amenity and character values of the site, surrounding environment and adjoining properties.

This report provides a full assessment of the landscape, and visual effects associated with the proposal, in the context of the existing environment and the relevant statutory planning framework.

The potential effects are considered with respect to the subdivision and future placement of a dwelling on proposed Lot 2 and proposed landscape integration plantings.

A landscape mitigation plan has been prepared which details:

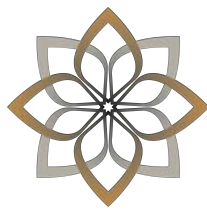
- The location and extent of the proposed landscape mitigation and enhancement plantings that will assist with visually absorbing the development into the landscape and retaining natural character and visual amenity values,
- Plant schedule, numbers, sizes, and planting specifications and maintenance schedule.

In undertaking this assessment, the author has visited the property to understand the nature of the site, its physical and visual relationship to adjacent properties as well as the context, character, visual catchment and viewing audiences from within the wider area.

2. METHODOLOGY

The following methodology was used in the preparation of this landscape and visual effects assessment.

- Desktop review of the relevant statutory documents (Regional and District Plan text and mapping);
- Site visits, and filed survey of the local area;
- Identification of the visual catchment and viewing audiences;
- Description of the site and existing landscape character, visual/aesthetic quality and amenity values of the surrounding environment;
- Identification and description of the nature of the proposed development;
- Assessment of anticipated character, landscape and visual effects;
- Ranking of landscape and visual effects;
- Review of the relevant planning documentation and reports;
- Identification of the proposed landscape and visual mitigation approach, options considered and recommendations.



To determine the overall nature and significance of the landscape and visual effects, an understanding of the sensitivity of the landscape and viewing audience has been combined with an assessment of the magnitude of the change resulting from the proposal in order to determine the overall significance of effects.

An outline of the effects ratings and definitions used in this assessment is provided in **Supplement A**. In summary, the significance of effects identified in this assessment are based on a seven-point scale which includes very low; low; low-moderate; moderate; moderate-high; high and very high ratings.

The ratings of high and very high equate to 'significant' effects when considering Policy 13 (1) (b) and Policy 15(b) of the New Zealand Coastal Policy Statement, where the test is 'to avoid significant adverse effects'.

This assessment has been prepared by a qualified Landscape Architect and in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct and with reference to the Quality Planning Guidelines Note¹.

3.0 THE SITE AND ITS LANDSCAPE CONTEXT

3.1 Site Location

The property is accessed at 127 Rangitane Road via an existing driveway that leads to the existing house on proposed Lot 1. This driveway and right of way also provides access to another house located on Lot 3 DP 502469. Proposed Lot 2 is located to the east of the driveway before you get to Lot 1. Refer to **Appendix 1 – Location Map**.

3.2 Application Site

The application site is an 18.0284ha parcel of land which is a long irregular shape that extends from Rangitane Road, northeast to the edge of the Te Puna Inlet.

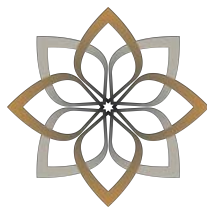
Just after the 200m long panhandle ends the property expands to the east and contains a small pond and associated wetland plantings. This area is fenced off from stock and has recently been enhanced with native revegetation plantings. The pond and this area of wetland plantings will be part of proposed Lot 1 and protected by a covenant.

Once past the pond area the property opens up more to the east, where there are a couple of small grazed paddocks. There are some small wet areas in the paddocks that are fenced off from stock and will be protected by covenants. Refer to the On Site Photographs contained in **Appendix 3**.

Moving on past the paddocks the property slopes away to a gully that leads down to the Te Puna Inlet. This part of the property will be contained within proposed Lot 1 and accommodates the existing dwelling.

The existing bush area on Proposed Lot 1 is protected by a covenant, and it part of an Outstanding landscape. to **Appendix 2 – Scheme Plan**.

¹ <http://qualityplanning.org.nz/index.php/planning-tools/land/landscape>



3.3 Neighbourhood Context & Character

The application site is set within an area that is zoned General Coastal. This area extends across the whole of the northern facing slopes of the southern side of Te Puna Inlet as shown in **Figure 1** below.

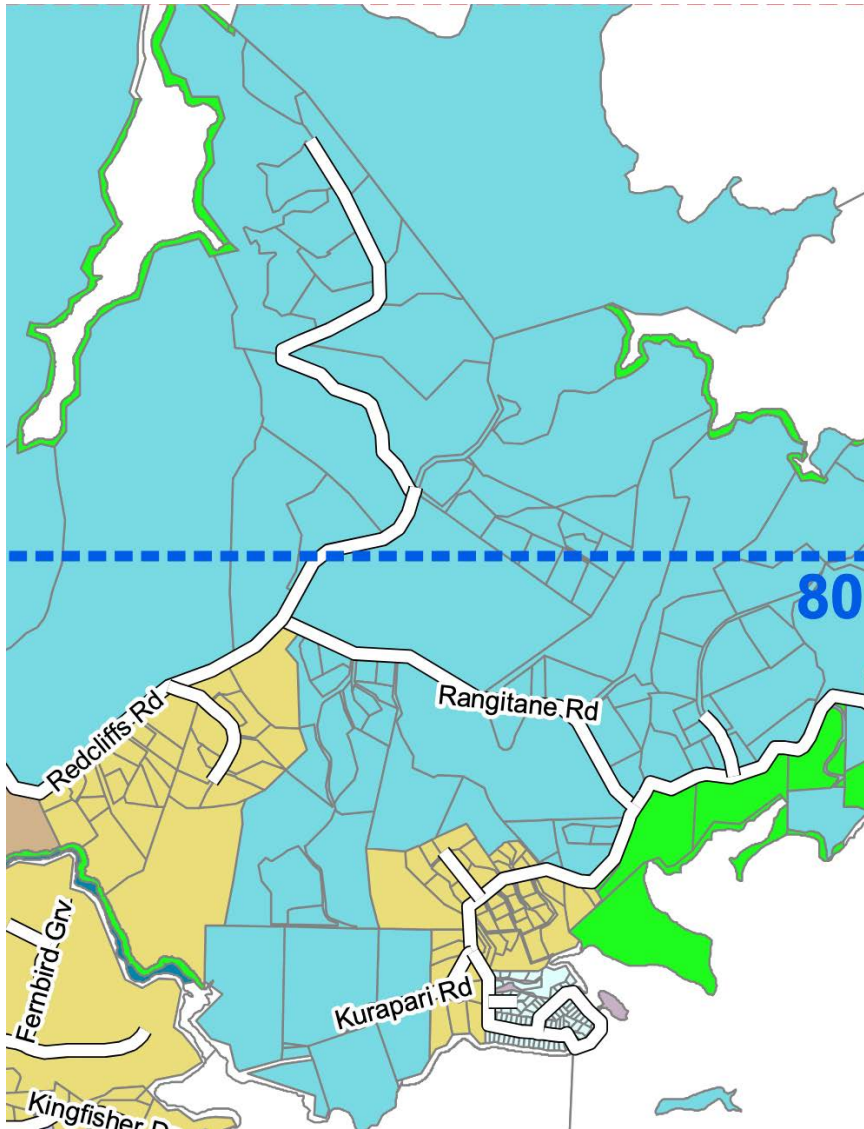


Figure 1: Extent of General Coastal Zone around the application site

A few years back several of the surrounding farms were subdivided into lifestyle lots. Of note is the cluster of 11 lots located 400m to the west of the application site accessed off Redcliff Road.

Another cluster of lots are found along Kotuku Road and around the corner of Rangitane and Opito Bay Roads just to the south of the site. There are approximately 20 smaller lots located within this area as shown on **Figure 2**.

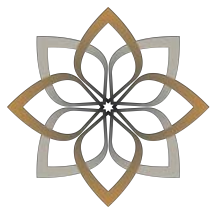


Figure 2: Plan view of the settlement pattern located between Rangitane Road and Te Puna Inlet close to the application site.

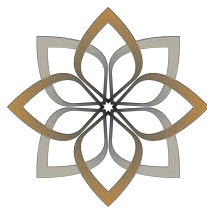


Figure 3: View of a cluster of residential sites located close to the application site.

Most of the lifestyle lots are located with areas of open pasture surrounding them as is visible in **Figure 3** where the 11 lot cluster of houses accessed off Redcliff Road is visible from Rangitane Road.

The landscape surrounding these houses and the southern two thirds of the application site is more inherently rural than coastal in landscape character.

This is logical as the land that falls away to the south does not have any sea views. The transition point on the site between coastal and rural character occurs around the boundary between proposed Lot 1 and 2. The proposed building site on Lot 2



has been positioned so that it has a narrow sea view shaft across Te Puna Inlet and as such is located within the Coastal Environment and has coastal character values.

The image in **Figure 4** illustrates the view of the site from across the other side of Te Puna Inlet. The existing dwelling on proposed Lot 1 is visible, as are several of other dwellings located along this northern facing peninsula overlooking Te Puna. The scattering of dwellings set amongst the predominantly Manuka dominated bush is very characteristic of this area.



Figure 4: View from Te Puna Inlet showing other built development present along the coastal flanks either side of the application site.

4.0 THE PROPOSAL

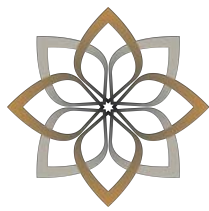
4.1 Proposed Subdivision

The applicant proposes to subdivide their 18.0284ha site to create a 2-lot subdivision. Proposed Lot 1 will be 11.8ha and proposed Lot 2 will be 6.2ha. Refer to the Scheme Plan attached in **Appendix 2 and Figure 5**.

The development will be accessed off the existing driveway at 127a Rangitane Road. A new driveway will branch off this to the proposed building envelope on Lot 2.

Proposed Lot 1 will contain the existing dwelling and shed. The area of existing bush labelled K on the scheme plan is currently protected by a bush protection covenant. This area is located within an Outstanding Landscape and has High Natural Character values. Another smaller area of scrub on proposed Lot 1 near the coast will also be protected with a proposed covenant, area X. Lot 1 is fully located within the Coastal Environment.

Proposed Lot 2 is located to the south of Lot 1, with only a small part of the northern part of Lot 2 being within the Coastal Environment. A proposed building envelope labeled area V has been selected on a gently sloping area of land close to the



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northern boundary of Lot 2. This area has a narrow view shaft with sea views over Te Puna Inlet. Refer to **Appendix 3** – On Site Photographs.

The existing pond and revegetated area around the pond is will be protected by a proposed covenant, area labelled W.

Two small areas on Lot 2 have also been identified for protection, these are labelled Y and Z.

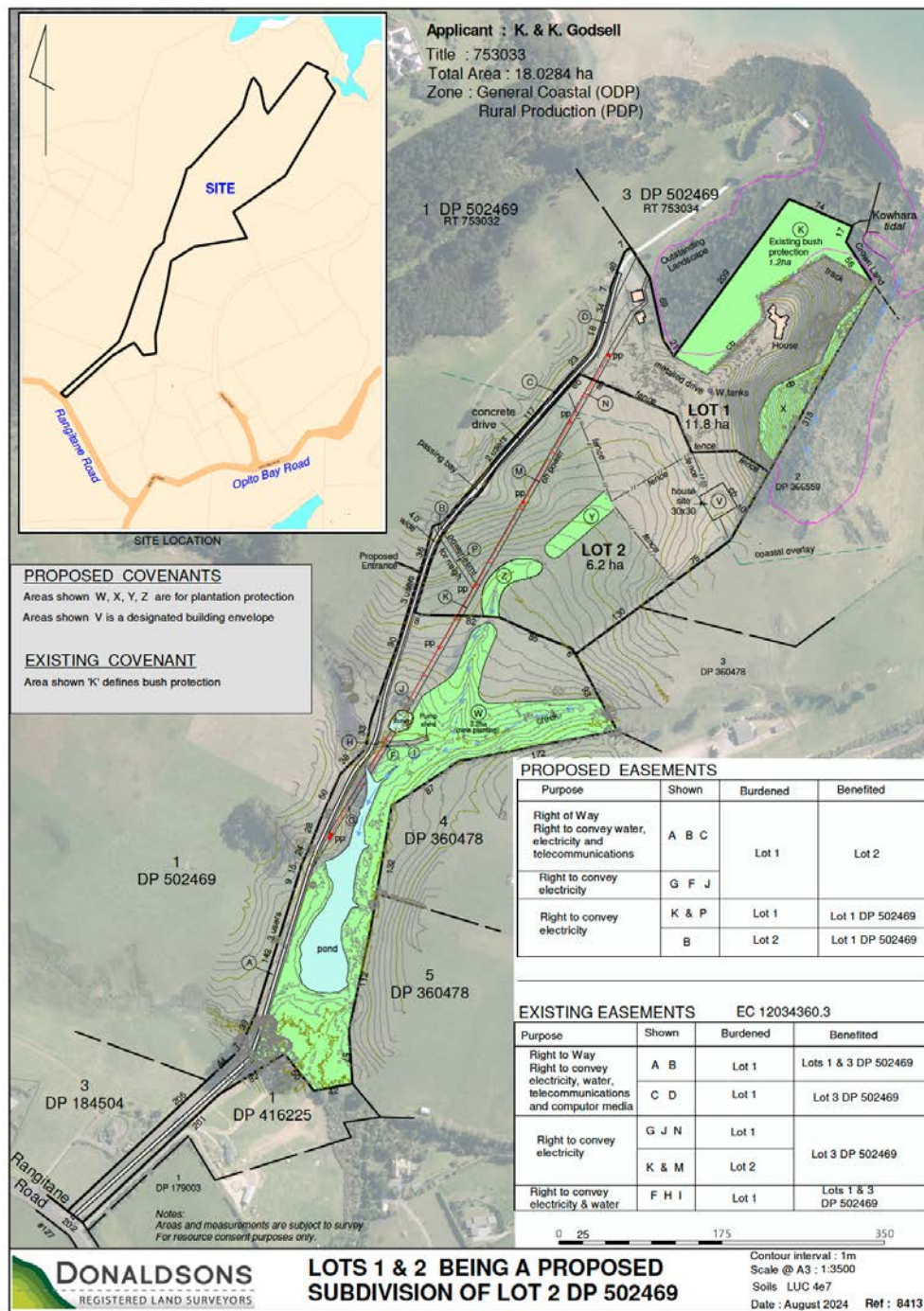
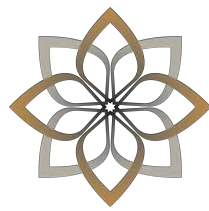


Figure 5: Scheme Plan



4.2 Landscape Plan

The landscape plantings are proposed to provide a vegetated setting for future buildings to be set within. This will assist with softening of the built forms and minimising the potential adverse landscape and visual effects of the proposal so that the existing visual amenity and landscape values are not adversely affected. Refer to **Appendix 5 – Landscape Plan**, and **Figure 6**.

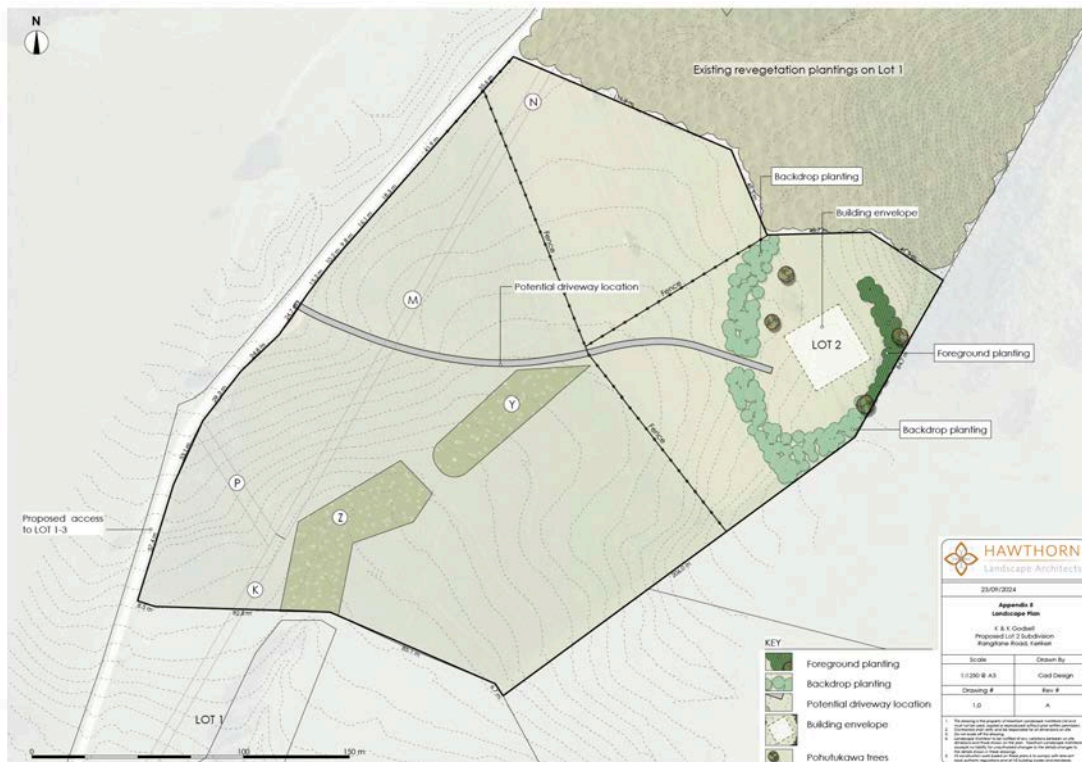


Figure 6: Landscape Plan

4.3 Building Design Guidelines

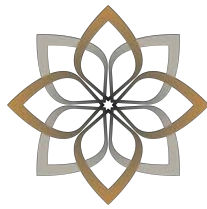
A set of building design guidelines are proposed to assist with enabling future built development to be set into the landscape with the least amount of visual intrusion, thus minimising the potential impact upon landscape and natural character values.

The building design guidelines will control aspects such as building height, colours, reflectivity, design style and form and scale. Refer to Section 7.

5. VISUAL, LANDSCAPE & NATURAL CHARACTER EFFECTS

5.1 Visual Effects

Potential visual effects can be generated through visual changes to the landscape as a result of a development. The significance of effects is measured by the visual sensitivity of the landscape and the response of a particular viewing audience.



Visual sensitivity is influenced by a number of factors including visibility, the nature and extent of the viewing audience, whether the proposal is the focal point or part of a wider view, whether the view is transient or permanent and the degree of contrast with the surrounding environment. It is also influenced by the visual qualities of the proposal and the ability to integrate any change within the landscape setting.

The degree of adverse visual effects generated by a proposal also depends upon the character of the surrounding landscape (the context), existing levels of development on the application site, the contour of the land, the presence or absence of screening and/or backdrop vegetation, and the characteristics of the future activities facilitated by the application.

This assessment will establish the potential visibility of the application site and future placement of built structures within the building envelope on proposed Lot 2. It will also determine who the potentially effected viewing audience is, the degree of change brought about by the proposed development, and if there will be any potential adverse visual effects associated with this.

The photographs contained in **Appendix 4** Off Site Viewpoints depict representative viewing positions that illustrate the potential view of the application site. The location of the viewpoints are shown in **Appendix 1** – Location Map.

Viewpoint 1

This viewing position is located on the shared right of way leading to proposed Lots 1 and 2, this is technically still the application site as it is owned by the applicant. This position is positioned adjacent to the houses located on Lot 3 DP 184504 and Lot 1 DP 416255 that are either side of the panhandle shaped right of way access to the site, and also depicts their likely view.

The owners of these two properties will gain a similar view of the site and any future development upon proposed Lot 2 will be visible in the distance approximately 900m away.

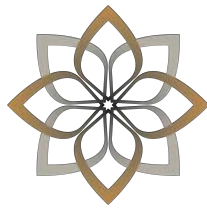
Future development on proposed Lot 2 will be viewed in the context of the present settlement pattern found locally which includes the houses located off Kotuku Road and the cluster of 11 dwellings accessed off Redcliff Road which are visible from this location. The presence of residential dwellings set within this rural landscape is a characteristic feature of this area.

The potential adverse visual effects of future development upon proposed Lot 2 will be minimised through the implementation of building design controls requiring recessive building colours and a height restriction of 6m. In addition, the backdrop planting proposed on the western, southern and eastern side of the building site will screen all of the development upon the building site.

Due to the long focal length minimising visibility of the site, the existing settlement context accommodating the proposal and the building design control and screen planting the potential adverse visual effects generated upon this area and viewers will be less than minor.

Viewpoint 2

This viewing position is located near the end of Kotuku Road to the east of the site, this area being one of the closest public viewing positions that will enable views of the



proposed building site on Lot 2, which is approximately 350m away. This road is a no exit road and will only be visited by local residents.

The foreground dwelling does not have a view of the proposed building site on Lot 2 as it is located below and intervening hill. Two other houses further away and accessed off Kotuku Road on the more elevated sites will obtain a similar view to this and will be able to view the proposed building site on Lot 2.

Their outlook takes in the rural landscape setting with its associated clusters of rural living settlement. Dwelling sites form an integral part of the landscape character of this area.

The proposed landscape plantings will form a backdrop of screen planting around the building envelope. This planting will establish quickly to screen future development upon the building site so that the rural amenity values of this landscape are maintained. The building height restriction will also ensure that any future built development on the lot does not protrude above the landscape but nestled into the landform.

With the implementation of the proposed mitigation and integration measures the potential adverse visual effects from this area will be less than minor.

Viewpoints 3 & 4

These viewing positions are located on Rangitane Road to the southwest of the site looking towards the building site on proposed Lot 2 approximately 1.2 kilometers

This view is obtained by passing motorists, with the foreground view taking in a rural looking pastoral landscape (which is zoned General Coastal). Within this there are clusters of rural residential dwellings accessed off Redcliff Road and Kotuku Road.

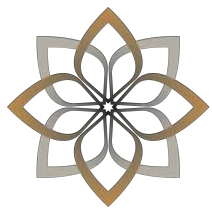
The proposed building site is visible in the distance and will form a small part of the overall scene, viewed momentarily as the motorist travels by.

Future development upon the proposed building site on Lot 2 will be difficult to distinguish due to the proposed use of recessive building colours and the long focal length. In addition, the backdrop planting will screen all future development upon the dwelling site from these areas of Rangitane Road and the surrounding landscape. Due to these factors the potential adverse visual effects of the proposal will be less than minor.

Water Viewpoints 1 & 2

Viewpoint 1 is obtained from a boat located close to shore to the north of the site, where there is a small view shaft up the gully that allows this view of the site. This area is likely to be visited infrequently as it is not within the main boating areas of Te Puna Inlet. There is very limited public access along the foreshore of this area.

Viewpoint 2 viewing position is located within a boat further out in Te Puna Inlet, yet still not within the main boating areas. The building site on proposed Lot 2 is visible as indicated in the saddle of the landscape. The existing dwelling on proposed Lot 1 is visible as are other neighbouring dwellings to the east and west along the coastal escarpment.



The proposed building site is situated on the grazed area near the top of the hill slope. From close in to shore future built development will be viewed on the skyline. The proposed building design controls limiting the building height to 6m and the use of recessive building material will assist with minimising the visual dominance of any built form placed on the building envelope.

In addition, the proposed foreground plantings will soften the built form, while the proposed backdrop plantings will provide a vegetated backdrop to lessen the effect of built form being viewed on the skyline. The specimen Pohutukawa trees will also break up the façade of the building that faces the water.

The proposed building site is located similarly to other dwelling sites that are dotted along the northern facing slopes of the Kerikeri peninsula that overlooks Te Puna Inlet. Providing that any built form placed on the proposed building site on Lot 2 is limited to a building height of 6m and is recessively coloured the landscape and landscape plantings will have the ability to visually absorb the structure. This will minimise the potential adverse visual effects of the proposal to a less than minor level.

The last image depicts the view from the other side of Te Puna Inlet on Purerua peninsula. This view is zoomed in so that the surrounding context of the southern shoreline of Te Puna Inlet is distinguishable. The proposed building site is located within a setting that accommodates several other existing dwellings. The proposed development is consistent with this landscape pattern. The revegetation plantings already implemented on proposed Lot 1 and the proposed landscaping around the building envelope of Lot 2 will visually integrate future built form into the landscape.

Overall, the proposal will result in a low to very low level of visual change and will not impact negatively upon the landscape and visual quality values of the surrounding landscape and will result in less than minor adverse visual effects.

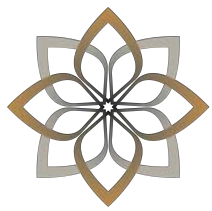
5.2 Landscape Effects

Landscape effects arise from the change in the physical landscape, which can result in changes to the character of a landscape and how this landscape is experienced, and the perceived value given to the landscape.

The potential landscape effects of the development will be generated by either landform or land-cover modification or may be more subtle such as influencing the overall pattern of the landscape.

The proposed building envelope on Lot 2 has no existing vegetation on it so there will be no adverse landscape effects in relation to indigenous vegetation removal. The gently sloping nature of the contours on the building envelope will allow for a building platform to be created without the need for large scale earthworks, thereby minimising any potential landscape effects associated with landform modification.

As the proposed development is located within an area that already accommodates a similar settlement pattern the addition of a future dwelling on to the Lot 2 building envelope will be perceived in a similar manner to what is already present. The landscape character of this area has been formed by the current use of this landscape for coastal living purposes. The proposal is in keeping with this and will not adversely affect the existing landscape patterns.



As a result of these factors and with the implementation of the proposed landscape integration plantings the potential adverse landscape effects of the development will be less than minor.

5.3 Natural Character

The quality a landscape portrays, and its resulting “natural” character is dependent upon the degree of cultural modification, and how well the natural processes are functioning. Landscapes that exhibit the least amount of modification by human activity usually have the highest degree of natural character. The application site has been modified to varying degrees, with the coastal fringe being most intact and exhibiting higher degree of natural character.

Natural character is a term used to describe the naturalness of an environment. The degree or level of natural character within an area depends on:

- The extent to which natural elements, patterns and processes are functioning,
- The nature and extent of modifications to the ecosystems and landscape/ riverscape.

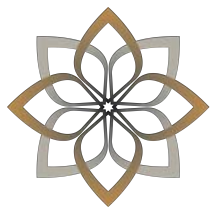
Natural character occurs along a continuum. The natural character of a site is the degree to which it is part of nature, particularly indigenous nature and is free from the effects of human constructions.

The effect of different types of modification upon the natural character of an area varies with the context and may be perceived differently by different individuals.



Figure 7: View of the coastal edge that has been identified as an Outstanding landscape and having High Natural Character values.

Natural elements relate to the presence of unmodified land and water bodies and the lack of built form, while natural patterns relate to the perceived naturalness of the appearance of a landscape, which appears to be a result of nature rather than being man made. Natural processes relate to the ecological workings of a landscape, and how well these processes are functioning to maintain a natural appearance to the landscape.



The coastal fringe of the application site is mapped within the operative Far North District Plan as having an Outstanding Landscape (OL) area along it, as shown by the orange area in **Figure 8** and illustrated in the photo shown in **Figure 7**. The proposed building envelope of Lot 2 has no landscape designation covering it.

The Proposed Far North District plan does not map proposed Lot 2 or the application site as having any landscape overlays as shown in **Figure 9**.

Regional Policy Statement (RPS) identifies some areas of existing bush on proposed Lot 1 as having High Natural Character values as shown in **Figure 10**. These areas will be protected by covenants. The building envelope proposed on Lot 2 is not located within the high Natural Character area.

A large proportion of the application site has been highly modified through the cultural practice of farming. This includes all of proposed Lot 2 and part of proposed Lot 1.

The coastal fringe of proposed Lot 1 and the bush area to the west of the existing dwelling on Lot 1 are located within the Outstanding Landscape and have been assigned High Natural Character values. These areas are already protected by a covenant. The proposed development will not adversely affect these areas.

The proposed building envelope located on Lot 2 is approximately 450m inland from the foreshore of Te Puna Inlet, due to its set back from the coast development upon the site will have less of an effect upon the natural character values of the coastal edge.

Proposed Lot 2 has not been identified as having any high or outstanding natural character values. The land has been highly modified and is utilised as farmland, as a result it exhibits low natural character values.

Building design guidelines and landscape mitigation plantings have been recommended to minimise the potential adverse effects upon the natural character values of the Coastal Environment and Outstanding landscape and High Natural Character areas. This will ensure that future development does not detract from the existing landscape values found along this part of the Te Puna Inlet coastline.

With the implementation of the design guidelines and proposed integration plantings the potential effects of the development upon natural character values will be less than minor.

6. STATUTORY CONTEXT

6.1 Operative Far North District Plan (OFNDP)

The property is located within the General Coastal Zone as depicted on Zone Map 28 within the FNDP. The resource map identifies that the coastal edge of the property is contained within an Outstanding Landscape. There are no Outstanding Landscape Features or Natural Features identified on the site.

The expected environmental outcomes of development within the General Coastal Zone is an allowance of a wide range of activities providing the natural and physical resources are managed in a sustainable way and the natural character is preserved.

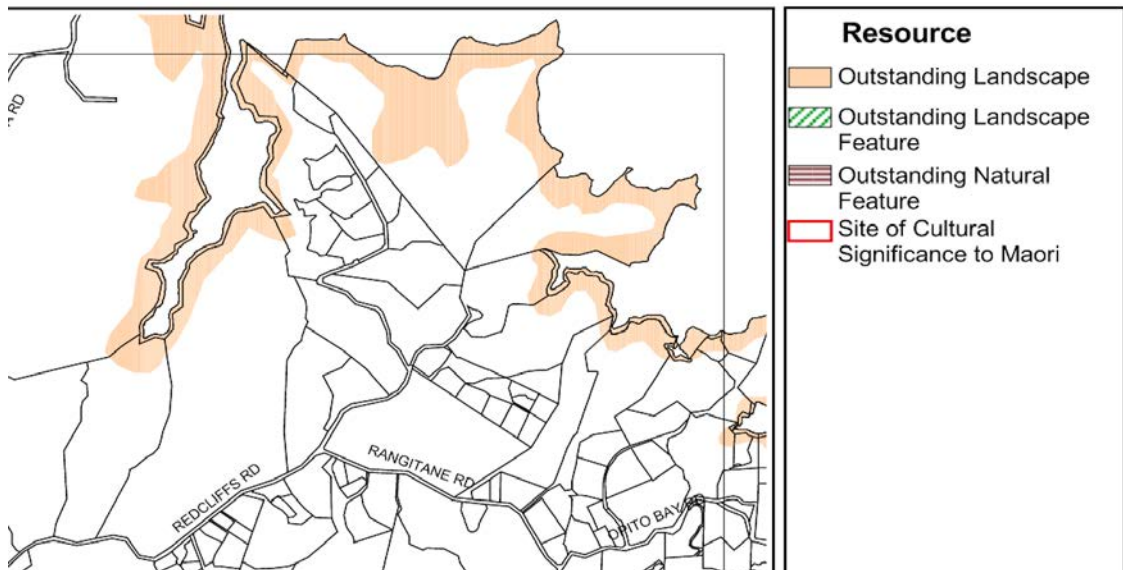
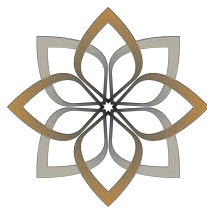


Figure 8: FNDP Maps showing location of Outstanding landscape on the property

Following are the relevant objectives and policies found in Chapter 10 Section 6 that have relevance to this development.

General Coastal Zone

Objective 10.6.3.1

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

Objective 10.6.3.2

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

Objective 10.6.3.3

"To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations".

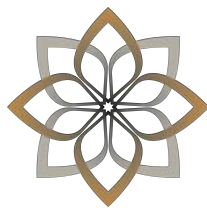
Following are the relevant landscape policy's found in Chapter 10 Section 6 General Coastal Zone.

Policy 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".

Policy 10.6.4.2

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



Policy 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;*

Policy 10.6.4.6

“The design, from, 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”.

Comment:

The areas of the site that have been identified as having high natural character values will be protected by covenants. This will preserve the natural character values of the coastal escarpment and wider coastal environment.

The proposed building envelope on proposed Lot 2 is located within an already modified part of the site and development will require minimal earthworks and no vegetation removal. The building site is located approximately 450m in from the foreshore of Te Puna Inlet with the surrounding landform, limiting its visibility to boating enthusiasts that are directly in front of the site within a narrow visual cone.

Any future built form placed on Lot 2 will be recessively coloured and limited to a height of 6m. There will be foreground and backdrop plantings that will visually absorb any structures into the landscape. This will protect the landscape and visual quality values of the coastal environment.

The proposal is an appropriate development within this area along the northern facing slopes of the Te Puna Inlet. With the implementation of the building design guidelines and landscape integration plantings the proposal will be unobtrusive and in keeping with the present settlement pattern and character of this area.

The potential effects of the landscape changes will be less than minor so that the natural character values of the coastal environment are protected.

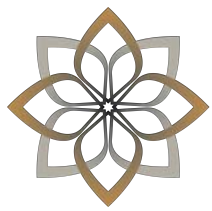
Chapter 13 Subdivision

Following is the relevant landscape policy found in Chapter 13 Subdivision.

Policy 13.4.1

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

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



- (c) *landscape values;*
- (d) *amenity values; and*
- (g) *existing land uses.*

Comment:

The proposal is for one additional allotment on a 18.0284ha parcel of land, with the proposed lot being 6.2ha. Most of the new proposed Lot 2 is located outside the coastal environment and is not visible from the water. The proposed building envelope is located well back from the coastal edge, and close to the inland boundary of the coastal environment. The building site is not highly visible from the water and will be landscaped so that there is a vegetated setting for future built form to be placed within. Recessive building colours and a 6m height restriction will be applied as consent conditions. All of these factors minimise the potential adverse effects upon natural character, landscape and visual amenity values.

The application site is located within an area that accommodates clusters rural residential lots, and coastal lifestyle lots in a variety of shapes and sizes. This has created a varied settlement density within this area. This varied settlement pattern has been absorbed into this landscape over a number of years without any determinantal effect upon the environment. This has been achieved through siting away from sensitive areas (wetlands, sensitive ridgelines, sites of cultural significance) and locating development within modified areas. In addition the use of vegetation to integrate development into the landscape has minimised potential cumulative effects.

A cumulative effect is an effect of an activity in combination with an effect of other similar activities. Over time the additive effects of these activities in combination may result in adverse effects on the environment.

The proposed development is located within an area where the landscape character has already been set through cultural modification over many decades. The settlement pattern found along the Te Puna Inlet coastal escarpment and within the rural looking pastoral areas backing this are part of the present environment. The addition of one new dwelling located as proposed will not create any cumulative effects.

In this context, it is considered that there is very low likelihood that any effects resulting from the proposal would, in combination with the effects of other similar activities, result in an unacceptable level of adverse cumulative effects on the environment.

6.2 Proposed District Plan (PDP)

The PDP was publicly notified by FNDC on 27th July 2022. The property has been zoned Rural Production and is within the Coastal Environment as shown in **Figure 9**.

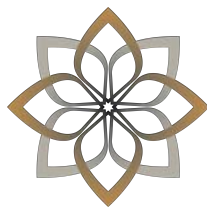
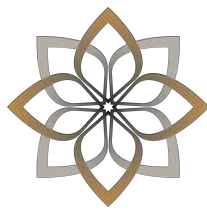


Figure 9: PDP Map showing the location of 127a Rangitane Road

The following Objectives and Policies within the Coastal Environment chapter have relevance to this proposal.

Objectives

- CE-01** 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-02** 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.
- CE-03** Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.



- CE-P3** Avoid significant adverse **effects** and avoid, remedy or mitigate other adverse **effects** of land use and **subdivision** on the characteristics and qualities of the **coastal environment** not identified as:
- outstanding natural character;
 - ONL**;
 - ONF**.
- CE-P4** Preserve the visual qualities, character and integrity of the **coastal environment** by:
- consolidating land use and **subdivision** around existing **urban** centres and rural settlements; and
 - avoiding sprawl or sporadic patterns of development.
- CE-P8** Encourage the restoration and enhancement of the natural character of the **coastal environment**.
- CE-P10** Manage land use and **subdivision** to preserve and protect the natural character of the **coastal environment**, and to address the **effects** of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:
- the presence or absence of **buildings, structures** or **infrastructure**;
 - the temporary or permanent nature of any adverse **effects**;
 - the location, scale and design of any proposed development;
 - any means of integrating the **building, structure** or activity;
 - the ability of the **environment** to absorb change;
 - the need for and location of **earthworks** or vegetation clearance;
 - the operational or **functional need** of any **regionally significant infrastructure** to be sited in the particular location;
 - any viable alternative locations for the activity or development;
 - any historical, spiritual or cultural association held by **tangata whenua**, with regard to the matters set out in Policy TW-P6;
 - the likelihood of the activity exacerbating natural hazards;
 - the opportunity to enhance public access and recreation;
 - the ability to improve the overall quality of **coastal waters**; and
 - any positive contribution the development has on the characteristics and qualities.

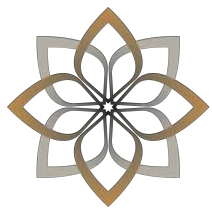
Comment:

The existing and proposed covenants will protect the OL and HNC area along the coast and around the pond area. The applicant has undertaken larger areas of native revegetation plantings within the coastal environment and area around the pond which has enhanced the natural character values of the property. The covenants will protect these areas indefinitely to preserve the natural character of the coastal environment. No development is proposed within the OL or HNC areas.

The proposed development is consistent with the surrounding land use and existing settlement pattern and allotment density in this area. The proposed building design guidelines will ensure that any future built form placed on the proposed lot is consistent with surrounding built development, if not better in terms of its ability to be absorbed into the landscape with less than minor potential adverse landscape and visual effects.

6.3 Regional Policy Statement for Northland (RPS)

In 2012, the Northland Regional Mapping Project ("Mapping Project") was undertaken by the Northland Mapping Group (on behalf of the NRC). The purpose of the Mapping Project was to determine the delineation of the Coastal Environment,



and the natural heritage areas within the region comprising Outstanding Natural Landscapes (“ONL”).

The northern part of the application site is located within the Coastal Environment as shown in **Figure 9**. The building envelope on proposed Lot 2 is just located within the Coastal Environment.

There are no Outstanding Natural Landscapes, Natural Features, or Outstanding Natural Character areas identified on the site. The vegetated coastal edge and gullies have been identified as having High Natural Character values.

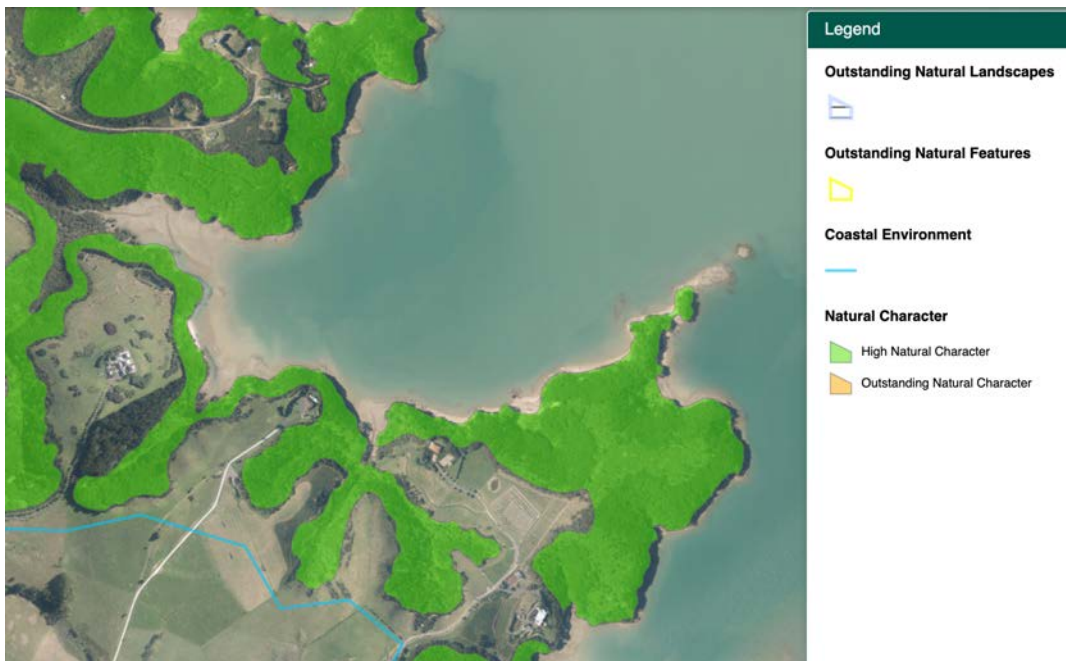


Figure 10: RPS Map showing extent of the High Natural Character area.

Objective 3.14

Natural Character, outstanding natural features, outstanding natural landscapes and historic heritage.

Identify and protect from inappropriate subdivision, use and development;

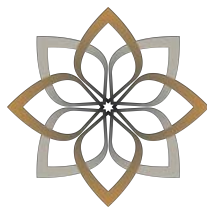
- (a) The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins;*
- (b) The qualities and characteristics that make up outstanding natural features and outstanding natural landscapes;*

Policy 4.6.1

Managing effects on the characteristics and qualities natural character, natural features and landscape.

(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.

Comment:

The site has not been identified as having any Outstanding Natural Landscapes, Natural Features or Outstanding Natural Character.

The vegetation located along the coastal edge and in the gullies has been identified as having High Natural Character values. These areas will be protected by covenants.

The proposed subdivision and subsequent development upon the proposed building envelope on Lot 2 will not result in any indigenous vegetation clearance so will not affect the current vegetation patterns or areas designated as having High Natural Character values.

It is likely there will be a small volume of earthworks required for the formation of the house site, this will be minimal and would not affect the natural processes of the site or landform to any great extent. The proposed landscape plantings will maintain the amenity values of the property and wider landscape.

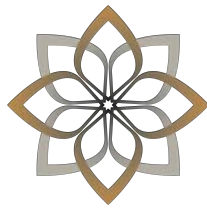
With the implementation of design controls and landscape integration plantings the proposal will not detract from the landscape qualities of the area. The development is in accord with the relevant landscape objectives and policies of the NRPS.

6.4 New Zealand Coastal Policy Statement

The northern part of the site and the building envelope on proposed Lot 2 is located within the coastal environment.

The following policies are of relevance. Policy 6 - Activities in the coastal environment, Policy 13 - Preservation of natural character, and Policy 15 Natural features and natural landscapes.

Policy 6 Activities in the coastal environment



(1) In relation to the coastal environment:

(f) consider where development that maintains the character of the existing built development should be encouraged, and where development resulting in a change in character would be acceptable;

(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;

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;

(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:

(a) natural elements, processes and patterns;

(b) biophysical, ecological, geological and geomorphological aspects;

(c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;

(d) the natural movement of water and sediment;

(e) the natural darkness of the night sky;

(f) places or areas that are wild or scenic;

(g) a range of natural character from pristine to modified; and

(h) experiential attributes, including the sounds and smell of the sea; and their context or setting.

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.

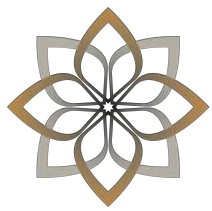
(a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and

(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;

Comment:

The proposal is consistent with the character of the surrounding coastal lifestyle and rural residential development located within the wider catchment of the Te Puna Inlet and farmland located between Rangitane Road and Te Puna Inlet.

The proposed building envelope on Lot 2 is set well back from the coastal edge and will not adversely affect the natural character, open space or amenity values of the coastal environment.



The proposed development will not alter any natural elements, processes, or patterns. The experiential attributes, including the sounds and smell of the sea; and their context or setting will not be influenced by this proposal. The area of the site that has been identified as having High Natural Character values is protected and will not be affected by the proposed development.

The development is in accord with the relevant landscape objectives and policies of the NZCP.

7. MITIGATION MEASURES

7.1 Landscape Plan

A landscape plan has been prepared for the area around the identified building envelope on proposed Lot 2 to integrate any future built form into the landscape, refer to **Appendix 5**.

The landscape plan incorporates:

- Foreground planting to provide a softening of the northern facing facade of a house when viewed from the water,
- Specimen Pohutukawa trees placed around the edges of the building site to provide vertical scale when viewed from the water to break up the view of any future house on this lot,
- Backdrop planting to provide a vegetated backdrop to the building site so that when viewed from the water and to the north any future built form will not be viewed on the skyline. This planting will also screen the building from view from the west, south and eastern aspect so that the surrounding neighbour's are not looking at the back of the dwelling.

The landscape mitigation and integration plantings will assist with integrating any future buildings on Lot 2 thus minimising any potential adverse landscape and visual effects of the development and retaining natural character and visual amenity values.

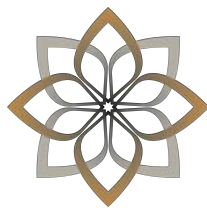
7.2 Building Design Guidelines

A set of building design guidelines are proposed for future built development upon proposed Lot 2 to assist with enabling future development to be set into the landscape with the least amount of visual intrusion therefore minimising potential landscape and visual amenity effects.

The building design guidelines will control aspects such as building height, colours, reflectivity, design style, form and scale.

Overview

The following building design guidelines have been compiled so that future built development can achieve a high level of integration. This will be achieved through sensitive building design and location, and with landscaping to provide a foreground and background context to any built development.



Owners should note that architectural plans and all proposed construction is subject to the consent of the Far North District Council under the RMA and other local building codes. The District Council may impose conditions and restrictions over and above those contained in these Building Design Guidelines.

Building Form

Building style, colour and form play a significant role in determining how well a building fits into the landscape. Built forms painted recessively appear to belong and are less visually obtrusive. Similarly, buildings that reflect regional architectural styles appear to belong more readily than 'imported styles'.

Various building styles are possible; however, the following general guidelines will assist in diminishing the visual impact of structures in the landscape:

1. Building form shall flow with and follow the topography of the site and not protrude extensively above it unnecessarily,
2. The form of large buildings shall be broken up or indented to provide visual interest and shadows.
3. All built structures on proposed Lots 2 shall be limited to a height of no greater than 6 meters above ground level.

Building Materials and Finishes

The visual effects of the building sites will be lessened if the building materials are recessive.

Building colours from the A and B Group of the BS 5252 colour chart shall be used. The light reflectance values for the exterior roof colours shall not exceed 30% and the exterior walls shall not exceed 40%.

It is recommended to use natural and textural materials, and make use of architectural features such as verandahs, pergolas and large eaves to create shadow. These will all cast shadows on windows and ranch sliders thus limiting the reflectivity of the facades of the house.

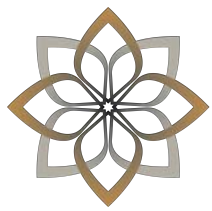
Ancillary Structures

All ancillary structures which are separate from the primary residence (such as guest quarters, garages, storage sheds) shall be designed to complement and integrate with the primary residence. The use of landscape plantings to connect these structures with the main residence is required.

Water tanks

Water tanks, if not placed underground, shall be designed to integrate with the overall design of the main structures. Tanks that are placed above ground shall be screened by the landscape amenity plantings.

Driveways and Parking Areas



Parking areas shall be integrated with the overall design of the residence and landscaping.

Driveways shall be designed to suit rural character. Kerbs should be avoided or use low profile kerbs formed with dark grey concrete oxide and use chip seal or loose road metal. The use of swales to provide drainage should be encouraged.

Earthworks

Earthworks shall be graded gradually into adjacent contours. Earthworks that create sharp and large batters that are difficult to revegetate should be avoided.

Any retaining walls over 1m high shall be screened with planting.

8. CONCLUSION

The application site is located within the General Coastal zone, set within an area that accommodates clusters of rural residential, and coastal lifestyle lot type development that have a very similar scale and density to that proposed. The development will be in keeping with the existing settlement patterns and landscape character present within the local environs.

The proposed additional building site on proposed Lot 2 is not highly visible from land or water viewing positions. The proposed building envelope is set well back from the foreshore and only just within the coastal environment. Future built form placed on the proposed building envelope can be absorbed into the landscape with the implementation of building design guidelines limiting height to 6m and requiring recessive building materials.

Landscape enhancement and mitigation plantings are proposed to protect the landscape and visual amenity values of the site and coastal environment. The planting will provide a framework of vegetation for future built development upon the proposed Lot 2 to be set within. This will mitigate any potential adverse landscape, visual and natural character effects to a less than minor level.

This development is consistent with the relevant objectives and policies found within the FNDP, PFNDP, NZCPS and RPS pertaining to landscape issues, providing the mitigation plantings and building design guidelines are implemented.

Christine Hawthorn
BLA (Hons.)

Hawthorn Landscape Architects Ltd.

SUPPLEMENT A:

Natural Character and Landscape Effects Assessment Method

Updated 2 November 2022

Introduction

The Natural Character, Landscape and Visual Effects Assessment (NCLVEA) process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, changes in the existing character or condition of the landscape and the associated experiences of such change. In addition, the landscape assessment method may include (where appropriate) an iterative design development processes, which seeks to avoid, remedy or mitigate adverse effects (see **Figure 1**).

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the **Te Tangi A Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines** and its signposts to examples of best practice, which include the **Quality Planning Landscape Guidance Note**¹ and the **UK guidelines for landscape and visual impact assessment**².

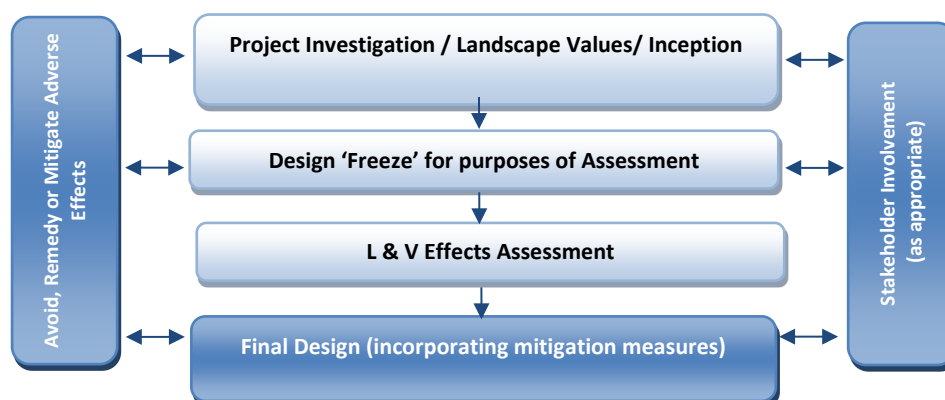


Figure 1: Design feedback loop

When undertaking any landscape assessment, it is important that a **structured and consistent approach** is used to ensure that **findings are clear and objective**. Judgement should be based on skills and experience and be supported by explicit evidence and reasoned argument.

While natural character, landscape and visual effects assessments are closely related, they form separate procedures. Natural character effects consider the characteristics and qualities and associated degree of modification relating specifically to waterbodies and their margins, including the coastal environment. The assessment of the potential effects on landscape considers effects on landscape character and values. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience. The types of effects can be summarised as follows:

Natural Character effects: *Change in the characteristics or qualities including the level of naturalness.*

Landscape effects: *Change in the physical landscape, which may affect its characteristics or values*

Visual effects: *Change to views which may affect the visual amenity experienced by people*

¹ <http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape>

² Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

The policy context, existing landscape resource and locations from which a development or change is visible, all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the first step requires identification of the landscape's **character** and **values** including the **attributes** on which such values depend. This requires that the landscape is first **described**, including an understanding of relevant physical, sensory and associative landscape dimensions. This process, known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described together with, a judgement made on the value or importance of the potentially affected landscape.

Natural Character Effects

In terms of the RMA, natural character specifically relates to the coastal environment as well as freshwater bodies and their margins. The RMA provides no definition of natural character. RMA, section 6(a) considers natural character as a matter of national importance:

...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.

Natural character comprises the natural elements, patterns and processes of the coastal environment, waterbodies and their margins, and how they are perceived and experienced. This assessment interprets natural character as being the degree of naturalness consistent with the following definition:

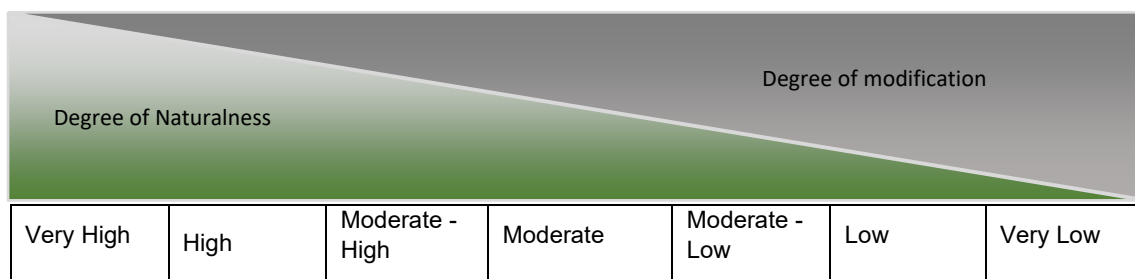
Natural character is a term used to describe the naturalness of waterbodies and their margins. The degree or level of natural character depends on:

- *The extent to which natural elements, patterns and processes occur;*
- *The nature and extent of modifications to the ecosystems and landscape/seascape;*
- *The highest degree of natural character (greatest naturalness) occurs where there is least modification; and*
- *The effect of different types of modification upon the natural character of an area varies with the context and may be perceived differently by different parts of the community.*

The process to assess natural character involves an understanding of the many systems and attributes that contribute to waterbodies and their margins, including biophysical and experiential factors. This can be supported through the input of technical disciplines such as marine, aquatic and terrestrial ecology, and landscape architecture.

Defining the Level of Natural Character

The level of natural character is assessed in relation to a seven-point scale. The diagram below illustrates the relationship between the degree of naturalness and degree of modification. A high level of natural character means the waterbody is less modified and vice versa.

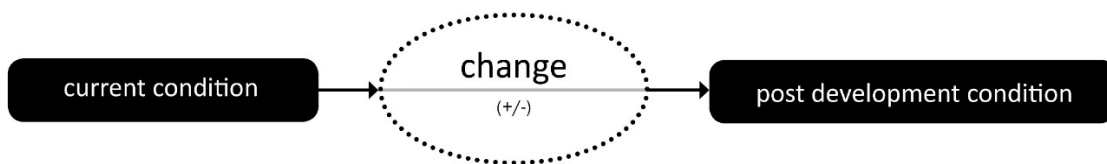


Scale of Assessment

When defining levels of natural character, it is important to clearly identify the spatial scale considered. The scale at which natural character is assessed will typically depend on the study area or likely impacts and nature of a proposed development. Within a district or region-wide study, assessment scales may be divided into broader areas which consider an overall section of coastline or river with similar characteristics, and finer more detailed 'component' scales considering separate more local parts, such as specific bays, reaches or escarpments. The assessment of natural character effects has therefore considered the change to attributes which indicate levels of natural character at a defined scale.

Effects on Natural Character

An assessment of the effects on natural character of an activity involves consideration of the proposed changes to the current condition compared to the existing. This can be negative or positive.



The natural character effects assessment involves the following steps;

- assessing the existing level of natural character;
- assessing the level of natural character anticipated (post construction); and
- considering the significance of the change

Landscape Effects

Assessing landscape effects requires an understanding of the landscape resource and the magnitude of change which results from a proposed activity to determine the overall level of landscape effects.

Landscape Resource

Assessing the sensitivity of the landscape resource considers the key characteristics and qualities. This involves an understanding of both the ability of an area of landscape to absorb change and the value of the landscape.

Ability of an area to absorb change

This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The scope for mitigation, appropriate to the existing landscape.

The ability of an area of landscape to absorb change takes account of both the attributes of the receiving environment and the characteristics of the proposed development. It considers the ability of a specific type of change occurring without generating adverse effects and/or achievement of landscape planning policies and strategies.

The value of the Landscape

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of Outstanding Natural Feature or Landscape (ONFL) (RMA s.6(b)) based on important physical, sensory and associative landscape attributes, which have potential to be affected by a proposed development. A landscape can have value even if it is not recognised as being an ONFL.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of

change, including whether the change is reversible. In some situations, the loss /change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any benefits which result from a proposed development. **Table 1** below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing Factors		Higher	Lower
Landscape (sensitivity)	Ability to absorb change	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change resulting from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and shared and recognised attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or shared and recognised attributes. The landscape is of low or local importance.
Magnitude of Change	Size or scale	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

Visual effects are a subset of landscape effects. They are consequences of change on landscape values as experienced in views. To assess the visual effects of a proposed development on a landscape, a visual baseline must first be defined. The visual 'baseline' forms a technical exercise which identifies the area where the development may be visible, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed.

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

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

The Sensitivity of the Viewing Audience

The sensitivity of the viewing audience is assessed in terms of assessing the likely response of the viewing audience to change and understanding the value attached to views.

Likely response of the viewing audience to change

Appraising the likely response of the viewing audience to change is determined by assessing the occupation or activity of people experiencing the view at particular locations and the extent to which their interest or activity may be focussed on views of the surrounding landscape. This relies on a landscape architect's judgement in respect of visual amenity and the reaction of people who may be affected by a proposal. This should also recognise that people more susceptible to change generally include: residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape and on particular views; visitors to heritage assets or other important visitor attractions; and communities where views contribute to the wider landscape setting.

Value attached to views

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors. Important

viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA³.

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development. **Table 4** has been prepared to help guide this process:

Contributing Factors		Higher	Lower	Examples
The Viewing Audience (sensitivity)	Ability to absorb change	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.	Dwellings, places of work, transport corridors, public tracks
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.	Acknowledged viewshafts, Lookouts
Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of views retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Glimpse / no view of the proposed development.	- Higher contrast/ Lower contrast. - Open views, Partial views, Glimpse views (or filtered); No views (or obscured)
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.	- Front or Oblique views. - Near distant, Middle distant and Long distant views
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).	- Permanent (fixed), Transitory (moving)

Table 2: Determining the level of visual effects

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

³ Best Practice Guide: Visual Simulations BPG 10.2, NZILA

This assessment of the nature of effects can be further guided by **Table 2** set out below:

Nature of effect	Use and Definition
Adverse (negative):	The activity would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values
Neutral (benign):	The activity would be consistent with (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values
Beneficial (positive):	The activity would enhance the landscape and / or visual amenity through removal or restoration of existing degraded landscape activities and / or addition of positive elements or features

Table 1: Determining the Nature of Effects

Cumulative Effects

This can include effects of the same type of development (e.g. bridges) or the combined effect of all past, present and approved future development⁴ of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

Cumulative landscape effects can include additional or combined changes in components of the landscape and changes in the overall landscape character. The extent within which cumulative landscape effects are assessed can cover the entire landscape character area within which the proposal is located, or alternatively, the zone of visual influence from which the proposal can be observed.

Cumulative Visual Effects

Cumulative visual effects can occur in combination (seen together in the same view), in succession (where the observer needs to turn their head) or sequentially (with a time lapse between instances where proposals are visible when moving through a landscape). Further visualisations may be required to indicate the change in view compared with the appearance of the project on its own.

Determining the nature and level of cumulative landscape and visual effects should adopt the same approach as the project assessment in describing both the nature of the viewing audience and magnitude of change leading to a final judgement. Mitigation may require broader consideration which may extend beyond the geographical extent of the project being assessed.

Determining the Overall Level of Effects

The landscape and visual effects assessment conclude with an overall assessment of the likely level of landscape and visual effects. This step also takes account of the nature of effects and the effectiveness of any proposed mitigation. The process can be illustrated in Figure 2:

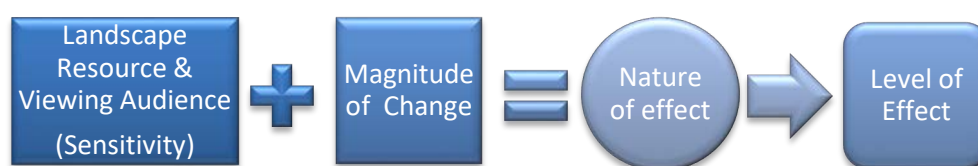


Figure 2: Assessment process

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in **Table 3** below. This table which can be used to guide the level of natural character, landscape and visual effects uses an adapted seven-point scale derived from Te Tangi A Te Manu.

⁴ The life of the statutory planning document or unimplemented resource consents.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. <i>Concise Oxford English Dictionary Definition</i> <i>High: adjective- Great in amount, value, size, or intensity.</i>
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. <i>Concise Oxford English Dictionary Definition</i> <i>Moderate: adjective- average in amount, intensity, quality or degree</i>
Low-Moderate:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. <i>Concise Oxford English Dictionary Definition</i> <i>Low: adjective- 1. Below average in amount, extent, or intensity.</i>
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table 3: Determining the overall level of landscape and visual effects

Determination of “minor”

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor⁵ or an adverse effect on the environment is no more than minor⁶. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.

These assessments will generally involve a broader consideration of the effects of the activity, beyond the landscape and visual effects. Through this broader consideration, guidance may be sought on whether the likely effects on the landscape or effects on a person are considered in relation to 'minor'. It must also be stressed that more than minor effects on individual elements or viewpoints does not necessarily equate to more than minor landscape effects. In relation to this assessment, moderate-low level effects would generally equate to 'minor' (see **Table 4**).

The third row highlights the word 'significant'. The term 'significant adverse effects' applies to particular RMA situations, namely as a threshold for the requirement to consider alternative sites, routes, and methods for Notices of Requirement under RMA s171(1)(b), the requirements to consider alternatives in AEEs under s6(1)(a) of the 4th Schedule. It may also be relevant to tests under other statutory documents such as for considering effects on natural character of the coastal environment under the NZ Coastal Policy Statement (NZCPS) Policy 13 (1)(b) and 15(b).

<u>Less than Minor</u>		<u>Minor</u>	<u>More than Minor</u>			
Very Low	Low	Low-Moderate	Moderate	Moderate-High	High	Very High
						Significant

Table 4: Determining adverse effects for notification determination, non-complying activities and significance

⁵ RMA, Section 95E

⁶ RMA Section 95D

Dwelling on proposed Lot 1

Te Puna Inlet

Neighbouring dwelling



Photo 1 - View from the proposed building site on proposed Lot 2. Showing the narrow view shaft towards Te Puna Inlet and the set back from the coastline.

Access off Rangitane Road

Rangitane Road Cluster of 11 houses off Redcliff Road



Photo 2 - View looking south from the building site on proposed Lot 1, showing the proximity of Rangitane Road, and the cluster of 11 houses accessed off Redcliff Road.





Photo 3 - View looking east across the foreground of the proposed building envelope of Lot 2, showing the neighbouring dwelling to the east.

Proposed building site on Lot 2

House accessed off the end of Kotuku Road



Photo 4 - View looking east at the proposed building site on Lot 2, and showing the house located off the end of Kotuku Road beyond this.



Houses off Redcliff Road

Proposed building site on Lot 2

Houses off Kotuku Road



Viewpoint 1 – This viewing position is located on the shared right of way leading to proposed Lots 1 and 2. This position is located adjacent to the houses located on Lot 3 DP 184504 and Lot 1 DP 416255. The owners of these two properties will gain a similar view of the site and future development upon proposed Lot 2. Houses located off Kotuku Road and Redcliff Road are also visible from this area.

Proposed building site on Lot 2



Viewpoint 2 – Located near the end of Kotuku Road to the east of the site. The foreground dwelling does not have a view of the proposed building site on Lot 2 as it is located below and intervening hill. Other houses off Kotuku Road on the more elevated sites will obtain a similar view to this.



Proposed building site on Lot 2

Houses off Kotuku Road



Viewpoint 3 – Located on Rangitane Road to the south west of the site. Looking across the farmland and clusters of rural residential dwellings that are located within this General Coastal Zoned land. The building site on proposed Lot 2 is visible in the distance.

Houses off Redcliff Road

Proposed building site on Lot 2

Houses off Kotuku Road



Viewpoint 4 – Located on Rangitane Road looking towards the building site on proposed Lot 2. The foreground view takes in farmland, and clusters of built development accessed off Redcliff Road and Kotuku Road. The proposed building site is visible in the distance.



Proposed building site on Lot 2



Water Viewpoint 1 – located in a boat close in to shore to the north of the site. The building site on proposed Lot 2 is visible as indicated.

Proposed building site on Lot 2

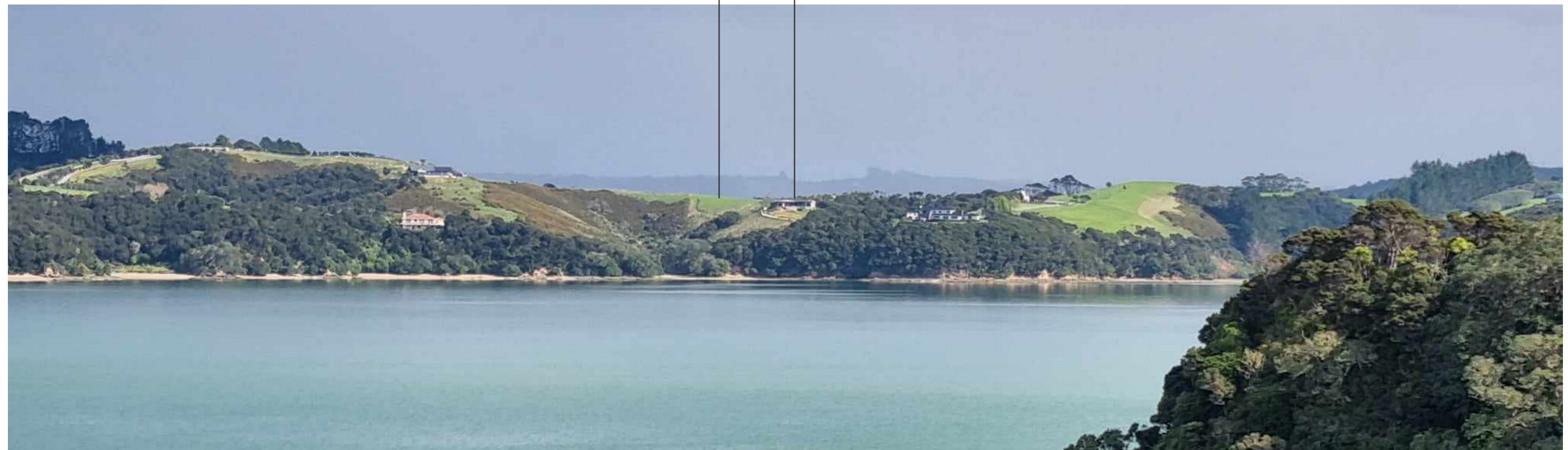
Existing dwelling on Lot 1



Water Viewpoint 2 – located in a boat further out in Te Puna Inlet to the north of the site. The building site on proposed Lot 2 is visible as indicated. Neighboring houses to the east and west are also visible.

Proposed building site on Lot 2

Existing dwelling on Lot 1



View from the other side of Te Puna Inlet on the Purerua peninsula. This view is zoomed in so that the surrounding context of the southern shoreline of Te Puna Inlet is distinguishable. The proposed building site is located within a setting that accommodates a number of other existing dwellings.





Existing revegetation plantings on Lot 1

Backdrop planting

Building envelope

Potential driveway location

LOT 2

Foreground planting

Backdrop planting

Proposed access to LOT 1-3



HAWTHORN
Landscape Architects






25/09/2024

**Appendix 5
Landscape Plan**

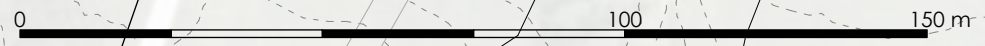
K & K Godsell
Proposed Lot 2 Subdivision
Rangitane Road, Kerikeri

Scale	Drawn By
1:1250 @ A3	Cad Design
Drawing #	Rev #
1.0	A

KEY

-  Foreground planting
-  Backdrop planting
-  Potential driveway location
-  Building envelope
-  Pohutukawa trees

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Chionocloa flavican



Corokia species



Hebe parviflor



Hebe Wiri Charm



Leptocarpus similis



Muehlenbeckia astonii



Phormium cookianum



Lomandra longifolia 'Tanika'

Foreground Plantings

The following plants shall be planted within the landscaped areas to the north and east of the building site as generally shown on the landscape plan. Plant size at time of planting can range from pb3 – 5 and above.

Botanical name	%mix
Chionocloa flavicans	10
Corokia species	10
Hebe parviflora	10
Hebe Wiri Charm	10
Leptocarpus similis	20
Muehlenbeckia astonii	10
Phormium cookianum	20
Lomandra longifolia 'Tanika'	10

Plant Schedule

K & K Godsell
Proposed Lot 2 Subdivision
Rangitane Road, Kerikeri

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Drawing #	Rev #
2.0	A

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Coprosma macrocarpa



Cordyline australis



Corynocarpus laevigatus



Kunzea robusta



Leptospermum scoparium



Phormium tenax



Pittosporum crassifolium



Pseudopanax lessonii



Metrosideros excelsa

Backdrop Plantings and Specimen trees

The following plants shall be planted within the landscaped areas to the south and west of the building site as generally shown on the landscape plan. Plant size at time of planting can range from pb3 – 5 and above. The four Pohutukawa trees shall be pb95.

Botanical name	%mix
Coprosma macrocarpa	10
Cordyline australis	5
Corynocarpus laevigatus	5
Kunzea robusta	20
Leptospermum scoparium	20
Phormium tenax	10
Pittosporum crassifolium	20
Pseudopanax lessonii	10
Metrosideros excelsus	-

Plant Schedule

K & K Godsell
Proposed Lot 2 Subdivision
Rangitane Road, Kerikeri

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Landscape Planting Implementation + Maintenance

Implementation Scope

The scope of the planting is:

- i. Preparation of planting areas;
- ii. Timing of planting;
- iii. Plant material;
- iv. Siting of plants in accordance with the planting plan;
- v. Planting;
- vi. Watering in newly planted shrubs, and;
- vii. General maintenance, and;
- viii. Weed pest and disease control.

Preparation of Planting Areas

- i. Undertake clearance of any exotic weed species.
- ii. The initial weed control should be carried out during the autumn months prior to the winter planting, when plants are still actively growing and therefore more susceptible to herbicides.
- iii. Blanket spray planting areas three weeks before planting. A follow up spray should be applied if required.

For grasses spray:

- Spray 100ml glyphosate (e.g. Roundup)+ 20ml penetrant per 10litres water

Timing of Planting

- i. Planting shall only be undertaken when there is adequate ground moisture. If planting is undertaken early or late in the season, plants should be irrigated during any dry periods.

Plant Material

- i. Plants shall be purchased from a reputable nursery. All plants shall be best nursery stock, being healthy and vigorous. Root systems shall be well developed and in balance with the amount of foliage growth of the plant.
- ii. Root-bound plants or those with badly spiraling root systems shall not be acceptable. Plants should have a root ball of fine, fresh root growth. This should be sliced through vertically with a sharp knife when removing the planter bag.
- iii. Plants are to be planted as soon as possible after delivery and no later than 3 days after delivery.
- iv. Plants shall be eco sourced where practicable

Siting of Plants

- i. Planting shall be in accordance with and as shown on the Landscape Plans.

Planting

- i. In areas where mass planting/total vegetation replacement is proposed a 150mm layer of 50/50 mix locally sourced compost and topsoil should be placed over the whole area to receive planting. More of this soil/compost mix should also be mixed into individual plant holes during planting (as described below).
- ii. Hessian matting to be placed over any steeper areas or those close to a water source to prevent excessive runoff.
- iii. Plants should be well watered in their containers prior to planting.
- iv. Holes for the larger (pb3 and above) plants should be dug approximately 1.5 times wider than the root ball, so that the roots are not cramped. Some loose soil should be left in the bottom of the hole to aid root growth and drainage.
- v. Approximately one tablespoon of good quality eighteen to twenty-four month slowrelease fertiliser should be placed in the bottom of the plant hole, and mixed in with the loose soil, ensuring that the fertiliser is not sitting directly on the roots (as it may burn them).
- vi. Soil returned around the roots should be firmed with the foot, with a small amount of loose soil left at the top of the hole.
- vii. Holes for large plants may exceed the depth of topsoil. In these cases the subsoil is to be thoroughly broken and well mixed with topsoil, which has been added as a 100mm layer to the bottom of the planting hole. Any compacted soil pan is to be thoroughly broken by relevant measures ensuring good root penetration and drainage.
- viii. Individual specimens should be planted approx 50mm proud of the existing ground level to prevent waterlogging.
- ix. The base of the planting hole is to be filled and firmed with backfilling material to a level where the top of the plant root ball is level with surrounding ground.
- x. All care shall be taken to keep the root ball of the plant intact during placement.
- xi. Finish all newly planted areas with a 70mm layer of locally sourced, high quality mulch.

Specimen Tree Planting

- i. Ground preparation to take place prior to planting; consisting of a 1m³ hole for each pb95 grade tree. Integrate existing soil within this hole with a 50/50 mix of locally sourced compost and topsoil.
- ii. Trees should be planted approx 50mm proud of the existing ground level to prevent waterlogging.
- iii. Finish with a 70mm layer of locally sourced, high quality mulch to a 1m diameter around tree trunk, do not mound up around trunk.
- iv. Stake trees with appropriate wooden stakes and soft tree tie.

Watering In

Immediately after planting all of the plants are to be thoroughly watered until the planting hole is saturated. The foliage of plants is also to be thoroughly wetted. This is to be done even if soil conditions are already wet.

General Maintenance

- i. Maintenance weed control should commence within three months following the planting, and then twice annually (see table 1.1 for maintenance timing).
- ii. Maintenance shall be undertaken for a minimum period of 3 years following practical completion in accordance with this specification and the accompanying plan.
- iii. Care should be taken to identify and control any weeds that may have been introduced to the property in potting mix associated with the new plants.
- iv. All weeds should be cleared from the site by appropriate physical and chemical control. The majority of weeds growing close to the plant can be pulled by hand (taking care not to damage the roots of the plant) or, if appropriate, sprayed with herbicide by an experienced operator.
- v. During this three-year maintenance programme, any dead plants will need to be replaced.
- vi. An annual top up of mulch is required throughout all mass planted areas, and around each specimen, to achieve a 70mm layer.

Maintenance Task	Frequency	Time of Year to Complete Tasks												
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Maintenance weeding around specimen trees and in all mass planted areas.	2x annually													
Top up of mulch on all trees and mass planted areas to achieve a 70mm layer.	2x annually													
Removal and replacement of any damaged or dead specimens.	1x annually													
Selective pruning/trimming of specimen trees to remove any dead wood or damaged growth and to maintain healthy vigour and good form.	1x annually													



25/09/2024

Implementation + Maintenance

K & K Godsell
Proposed Lot 2 Subdivision
Rangitane Road, Kerikeri

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DONALDSONS

REGISTERED LAND SURVEYORS

8413

11 November 2024

Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Sir/Madam

PROPOSED SUBDIVISION VARIATION

K.C & K.J GODSELL, 127 RANGITANE ROAD, KERIKERI

We submit herewith a Resource Consent variation to together with the following:

- Application Form & Deposit \$1232
- Planning Report
- Record of Title
- Landscape Assessment
- Scheme Plan

Yours faithfully

Micah Donaldson
Assoc. NZPI - RPSURV

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



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