

WDC LIM REPORT



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Land Information Memorandum

Sections 44A-C Local Government Official Information and Meetings Act 1987

LIM number: LM2501720

Received: 15 Oct 2025

Issued: 31 Oct 2025

Applicant

Own Real Estate
49 Newton Road
Whangarei 0170

Site Information

Property ID: 175491

Street Address: 49 Newton Road
Whangarei 0170

Legal Description: LOT 1 DP 597020 - HAVING 1/20SH IN LOT 6 DP 102262 BEING
2.8365HA

Disclaimer

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council.

Please note that other agencies may also have information relevant to the use of the land, for example, the Northland Regional Council, Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

The applicant is solely responsible for undertaking comprehensive due diligence of this property.

Council records may not show illegal or unauthorised building or works on the property. Council has not carried out an inspection of the land or buildings for the purpose of preparing this LIM.

The LIM also includes information that identifies natural hazards known to Council. The existence of a natural hazard or potential natural hazard does not equal likelihood of that hazard occurring.

The LIM is not a risk assessment and does not quantify risk. The applicant is advised to seek further information to ensure that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only on information that was known to the Council at the time of that LIM application being made.

Further information about the property may be available in the Council records or the current Record of Title. The LIM and any attachments should be read together.

You may wish to seek independent advice to aid the understanding of any of the information included in this LIM.

Property details

- Location Map
- Aerial Photo
- Record of Title: 1157021
- Deposited Plan's: DP 597020, DP102262

This property is subject to a Consent Notice, information attached.

- Interest Number 13101831.2 Dated – 10/09/2024

s44A(2)(aa) Information identifying special features or characteristics of the land

Information identified on a site-specific scale for this property is attached for your information.

1. Refer Consent Notice 13101831.2 dated 10/09/2024 together with:
 - a. Silver Cloyd Trust Geotechnical Suitability report for Proposed Subdivision prepared by LDE Land Development & Engineering dated 14/12/2022 Reference 22911
 - b. Silver Cloud Trust Landscape Assessment prepared by Simon Cocker Landscape Architecture dated 08/05/2023 Reference 23008-01
2. Refer also copies of following reports as attached:
 - a. Engineering Report dated 26/08/1983 reference 389
 - b. Engineering Report dated 02/12/1983 reference 389

s44A(2)(b) Information on private and public stormwater and sewerage drains; s44A(2)(bb) Information Council holds regarding drinking water supply to the land

No Whangarei District Council services are available in this area.

As-Built, House Connection and/or Drainage Plan(s) for this property from the building file is/are attached.

- As-Built Service Plan From BC0367241

s44A(2)(c)(ca)(cb) Information relating to any rates owing in relation to the land

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

s44A(2)(d) Any permit, consent, certificate, notice, order or requisition affecting the land or buildings;
s44A(2)(da) Information provided under s362T of the Building Act 2004;
s44A(2)(e) Certificate issued by a building certifier;
s44A(2)(ea) Information notified under s124 of the Weathertight Homes Resolution Services Act 2006

Copy of Building Consent and Code Compliance Certificate issued for this property is attached as listed below:

- BC0367241 – STG 1 – Resite Existing ½ Round Barn STG 2 – New Dwelling
Building Consent Issued – 05/08/2003
Code of Compliance Certificate Issued – 15/02/2005

s44(2)(f) Information relating to the use to which the land may be put and conditions attached to that use

This property is located in a Rural Production Zone / Rural Lifestyle Zone.

See map attached and for more information search the property address on Council's ePlan:
<https://eplan.wdc.govt.nz/plan>

s44(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

This property is known to contain/or is in the vicinity of Archaeological site/s, refer map attached.

- Q07/366 - Pa

Please note, any future development, including building consents, will be notified to Heritage New Zealand.

For further information contact Heritage New Zealand, Northland Area Office on ph. 09 407 0470 or infonorthland@heritage.org.nz.

s44(2)(h) Information regarding the land which has been notified to Council by a network utility operator pursuant to Building Act 1991 or Building Act 2004

Information relating to any utility service other than Councils such as telephone, electricity, gas and regional council will need to be obtained from the relevant utility operator.

Further information may be available from other authorities; Northpower; Spark; Vector Limited; etc.

S44A(3) Other information Council considers relevant to the land

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website for information on Civil Defence hazard response:
<https://www.nrc.govt.nz>.

This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

s44B(2) Natural Hazards

This LIM includes natural hazard information held by Northland Regional Council and Whangarei District Council, however:

- There may be hazards the Councils do not have information about.
- Some hazard information may be held by other organisations.
- If a hazard is not mentioned in this LIM, it does not necessarily mean the hazard does not exist.

Information about a single hazard (such as flooding, erosion, or land instability) may be included in more than one part of this report. Please check all relevant sections to ensure you have a complete understanding of the hazard.

District Plan Information about Natural Hazards

This property is mapped under PC1 as **River Flooding**. The Whangarei District Council notified PC1 on 31 May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including updated hazard maps and rules for land use, development, and subdivision in hazard susceptible areas.

As of 4 December 2024 the Decision Version PC1 rules have legal effect and must be considered in addition to the provisions relating to the flood susceptible area mapping in the Operative District Plan.

Refer to map attached and for more information on the proposed plan change please visit:
<https://www.wdc.govt.nz/PlanChanges>

This property is mapped under PC1 as **Moderate & High**. The Whangarei District Council notified PC1 on 31 May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including updated hazard maps and rules for land use, development, and subdivision in hazard susceptible areas. As of 4 December 2024 the Decision Version PC1 rules have legal effect.

Refer to map attached and for more information on the proposed plan change please visit
<https://www.wdc.govt.nz/PlanChanges>

Building Act Information about Natural Hazards

No Building Act Information about natural hazards applies to this property

River flood maps

This property is in one or more areas identified by Northland Regional Council as River Flood Hazard Zones.

A river flood occurs when a river, lake or stream overflows its banks due to excessive rain. The duration and intensity (volume) of rainfall in the catchment area of the river determine the severity of a river flood. Other factors include soil water saturation due to previous rainfall, and the terrain surrounding the river system. In flatter areas, floodwater tends to rise more slowly and be shallower, and it often remains for days. In hilly or mountainous areas, floods can occur within minutes after a heavy rain, drain very quickly, and cause damage due to debris flow.

To determine the probability of river flooding, models consider past precipitation, forecasted precipitation, current river levels, and well as soil and terrain conditions. Flood risk will increase with climate change with the forecast increase in rainfall. Northland Regional Council's flood hazard models include predicted climate change impacts.

In 2019 - 2021 Northland Regional Council undertook regionwide flood modelling to model catchments not covered by the priority rivers programme. The flood extent shown on the maps are produced at a catchment scale and is not intended to depict specific flooding details for individual properties. We recommend obtaining site-specific engineering assessments to assess flood risk. The regionwide flood hazard maps are available on the Northland Regional Council Natural Hazards Map viewer <https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/>

The regionwide flood hazard maps include the following flood hazard zones:

- *River Flood Hazards Zone - Regionwide models (10 year extent)*. Flood extent for the most common scenario - a flood with a 10% chance of happening in any year.
- *River Flood Hazards Zone - Regionwide models (50 year extent)*. The extent of a flood that has a 2% annual probability of happening.
- *River Flood Hazards Zone - Regionwide models (100 year extent CC)*. The extent of a flood that has a 1% annual probability of happening, taking the effects of climate change into account.

Northland Regional Council are continuing with their flood hazard modelling programme and as at October 2025 currently has draft flood models for Whangārei, Kerikeri, Northern Wairoa, Waima and Punakitere, Catchments. These models are not currently published as they go through peer review and quality checks. Flood hazards for these catchments can be requested from Northland Regional Council.

Surveyed and observed flood levels

Northland Regional Council records flood levels during flood and storm events which provides evidence of lands that are effected by flooding.

Surveyed River Flood Levels are available on the Northland Regional Council Natural Hazards Maps viewer.

<https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/>

River Flood Hazard Technical Reports

1. Scope of report:	Whangarei Catchment (Catchment M01)
2. Report Title:	Design Modelling Whangarei Catchment (M01)
3. Report date:	May 2021
4. Report prepared by:	Water Technology
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report documents the calibration and design modelling methodology for Whangarei Catchment (M01), noting that this catchment was calibrated to the January 2011 flood event
7. Where or how to access report:	River modelling technical reports https://www.nrc.govt.nz/resource-library-summary/research-and-reports/river-modelling-technical-reports/

Stormwater Catchment and Flood Management

This property has been identified as having information available under Stormwater Catchment and Flood Management, see map attached.

Overland flow paths provide indicative routes of where the surface stormwater may flow during rainfall events and the direction of this flow. Depression storage areas/surface depression ponding areas provide an indicative extent of ponding that may occur if the outlet to the ponding area is blocked or where the outlet capacity is exceeded, for example, if a pipe is either blocked or the design capacity of the pipe is exceeded during a rainfall event.

The Overland Flow Paths are a useful indicator of flow direction and location of where ponding will occur frequently during smaller events and before larger flooding may occur in major rainfall events.

The Overland Flow Path information was developed using LiDAR (Light Detection and Ranging) data. If the landform had changed since the LiDAR data was collected, the indicative Overland Flow Paths and depression ponding areas may not be accurate.

Climate change could make the natural hazard worse by increasing the amount and intensity of rain, which means more water could flow over land and follow these paths, leading to a higher risk of flooding.

Whangarei Stormwater Planning - Overland Flow Paths and Depression Storage Areas district wide report by Morphem Environmental Ltd, dated 4 October 2019, provided a technical overview of the scope, methodology, issues and limitations of the mapped Overland Flow Paths and indicative extent of surface depression areas.

The report can be viewed under the Whangarei Overland Flow Paths and Depression Storage Area section on our Natural Hazards web page: <https://www.wdc.govt.nz/NaturalHazards>

Refer disclaimer with the mapped OLFP and ponding

<https://geo.wdc.govt.nz/portal/sharing/rest/content/items/73a86bc1bfed41a3baf4842efbcf9ae1/data>

Land Instability

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability.

A landslide is defined as the downslope movement of a mass of earth, rock or debris under the influence of gravity. Whangarei District is susceptible to landslides due to a combination of steep topography, subtropical climate and the underlying geology which includes weak or expansive soil, weak rock and highly weathered, clay rich soils. Landslides are often triggered by intense or prolonged rainfall (as well earthquakes, loss of vegetation cover, leaky water infrastructure and earthworks) which will increase with the effects of climate change.

It is not possible to identify all potential or actual landslides or land instability. The absence of information in this section does not necessarily indicate the absence of a landslide risk.

‘Landslide susceptibility’ is the relative likelihood of future landsliding occurring based on underlying properties compared with surrounding areas. It does not indicate the size or frequency of potential landslides, or the potential for landslides to cause damage or loss.

This LIM includes maps which indicate Landslide Susceptibility in relation to this property and its surrounds - is **low, moderate & high**. These maps are based on a district wide study entitled ‘Landslide Susceptibility Assessment for Whangarei District Council, October 2022.

These maps are a generalisation of available data, and do not represent site specific assessment. They are not intended to be viewed or relied upon on a property-level scale.

The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, the level of investigation or assessment would depend on the level of stability risk of the area the property is in.

Technical report

1. Report Title:	Landslide Susceptibility Assessment for Whangarei District Council
2. Report date:	October 2022
3. Report prepared by:	Tonkin & Taylor Ltd
4. Report commissioned by:	Whangarei District Council
5. Purpose of the report:	The purpose and outcomes of this analysis and mapping is to: Provide a landslide susceptibility assessment and map that covers the Whangarei District and follows on from the landslide susceptibility assessment and mapping done previously but covered discrete areas of the district only.
6. Scope of report:	Whangarei District
7. Where or how to access report:	You can find the above report under the Land Instability section on our Natural Hazards webpage. Additional reports that may be relevant to Land Instability are also available at: https://www.wdc.govt.nz/NaturalHazards

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category:

- **unlikely** and can be viewed on the Council Hazard viewer:

<https://www.wdc.govt.nz/HazardsGISMap>

Please note: To view the liquefaction layer your map scale must be greater than 1:5000.

Liquefaction is a natural process where earthquake shaking increases water pressure in the ground in granular soils, resulting in temporary loss of soil bearing capacity. Liquefaction commonly leads to buildings 'sinking' on their foundations during the shaking - in line with that experienced in the 2011 Canterbury earthquakes.

Climate change is expected to cause sea level rise, and in turn an elevation of groundwater levels. Elevated ground water levels are likely to increase liquefaction susceptibility, but the extent of the increase has not been quantified by the report, nor Whangarei District Council.

Whangarei District Council commissioned Tonkin and Taylor Ltd to complete a district wide Liquefaction Vulnerability Study in August 2020. The report identifies and analyses the risk of liquefaction to help inform decisions about future development of land and buildings.

You can find the report under the Liquefaction section on our Natural Hazards web page:

<https://www.wdc.govt.nz/NaturalHazards>

Tsunami

Tsunami are a series of waves, typically created by submarine or coastal earthquakes, landslides (including underwater landslides) and offshore submarine volcanic eruptions. Tsunami may travel hundreds of kilometres an hour and pass by unnoticed at sea, but slow down and grow as they move to shallow water, causing significant damage when they make landfall.

This property is located in an area identified as **Green Zone - Safe Area**

With funding from the Natural Hazards Commission Northland Civil Defence and Emergency Management have modelled the tsunami risk and created Tsunami Evacuation Zone and Safe Zone map:

<https://northlandcdem.maps.arcgis.com/apps/webappviewer/index.html?id=00bf741d369b4eb7802021004d123e3b>

Technical Report for Tsunami Evacuation Zone and Safe Zone map

1. Scope of report	Regional
2. Report Title:	Tsunami Inundation Modelling for Evacuation Planning in Northland
3. Report date:	2024
4. Report prepared by:	Orca Consulting
5. Report commissioned by:	Natural Hazards Commission
6. Purpose of the report:	The objective of this study was to produce tsunami inundation and evacuation zones for the Northland region that are compliant with guidelines set forth in the document 'Tsunami Evacuation Zones: Director's Guidelines for Civil Defence Emergency Management Groups' (MCDEM, 2016). To define these zones, numerical modelling was undertaken to determining the extents of the tsunami inundation zones for the Northland Region. The study used a Level 3/Level 4 modelling approach (as defined in MCDEM 2016) whereby a physics based numerical model was used to model the evolution of the tsunami from source through to inundation. The study used multiple sources, both local and distant.
7. Where or how to access report	A copy is available upon request from Northland Regional Council

Erosion and Landslide

Erosion is any movement of soil, rocks or sand, under the influence of wind, water or gravity. Landslides are a type of erosion. A landslide is the downslope movement of a mass of earth, rock or debris under the influence of gravity. Te Taitokerau Northland is susceptible to landslides due to its steep topography, subtropical climate, and underlying geology. Landslides are often triggered by intense or prolonged rainfall (as well as earthquakes, loss of vegetation cover, leaky water infrastructure and earthworks), which will increase with the effects of climate change. Climate change is expected to increase erosion in Te Taitokerau Northland.

Northland Regional Council has identified erosion prone land and this is mapped as part of our Proposed Regional Plan.

<https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=31f5c66ea0074f59908767452bcbc60d>

Technical Reports for erosion prone land

1. Scope of report	Regional
2. Report Title:	Sediment Process-Attribute Layer for Northland, Report 2018/35
3. Report date:	2019
4. Report prepared by:	Land and Water Science
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This work uses regional airborne gamma-ray data, elevation maps, and geological information to understand how different natural features - like rock and sediment types, faults, and landforms - affect how likely the Northland region is to experience landslides, erosion, and better understanding sediment supply to the region's waterways, estuaries, and harbours.
7. Where or how to access report	Report available upon request from Northland Regional Council

1. Scope of report	Regional
2. Report Title:	Regional Water and Soil Plan for Northland
3. Report date:	2024
4. Report prepared by:	Northland Regional Council
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This Plan has combined regional air, land, water and coastal plan, which sets controls for the sustainable management of natural and physical resources of the Northland Region.
7. Where or how to access report	Proposed Regional Plan 2024 https://www.nrc.govt.nz/your-council/about-us/council-projects/new-regional-plan/

Drought

Drought in Te Taitokerau Northland is a complex hazard to define and detect, and its impacts vary from one area to the other.

Technical Report for Northland Drought Assessment

1. Scope of report	Regional
2. Report Title:	Droughts in Northland: A Local and Regional Analysis
3. Report date:	2024
4. Report prepared by:	National Institute of Water and Atmosphere
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	Analysis of the development, occurrence and severity of droughts in Northland Region.
7. Where or how to access report	Envirolink website: Droughts in Northland: A local and regional analysis https://www.envirolink.govt.nz/assets/Envirolink/2403-NLRC240-Droughts-in-Northland-A-Local-and-Regional-Analysis.pdf

In September 2024 the Ministry for the Environment and NIWA published national climate projections.

Droughts are expected to become more frequent and more severe in Te Taitokerau Northland by 2090.

Volcanic, Geothermal and Earthquake

There are many processes associated with volcanic eruptions, and these can be hazardous when they interact with people and/or infrastructure. The type and intensity of volcanic process will vary from volcano to volcano. There are two areas of past local volcanic activity in Northland, at Puhipuhi-Whangārei and at Kaikohe-Bay of Islands. While climate change does not affect volcanic eruptions, it can affect the risk from volcanic hazards such as lahars (volcanic mudflows) because of the forecast changes in rainfall.

Earthquakes occur when stress that has built up along a fault - a break in the Earth's crust - is suddenly released. Earthquakes can cause ground shaking, fault rupture, permanent ground movement, subsidence or lateral spreading, liquefaction, landslides, rock falls and tsunamis. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

While the earthquake risk in Northland is low, there have been earthquakes recorded in the region.

Northland Regional Council does not have a map of volcanic, geothermal or earthquake risk but did commission information on volcanic hazards as part of the review of natural hazards information for Northland region. This information relates to region-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a site-specific property level.

Technical Report for earthquake information

1. Scope of report	Regional
2. Report Title:	A review of natural hazards information for Northland region Section 2.0 Seismic Hazards
3. Report date:	2004
4. Report prepared by:	Institute of Geological & Nuclear Sciences Limited
5. Report commissioned by:	Northland Regional Council and Whangarei District Council
6. Purpose of the report:	The aim of this report is to assemble and present a review of existing information on natural hazards, including earthquakes. The report identifies gaps and possible future work. Please note sections on flooding and erosion prone land have been superseded by more recent work and modelling.
7. Where or how to access report	Northland Regional Council Website https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf

Signed for and on behalf of Council:



Sophia Shaw
Property Information Officer

Property Map



New Subdivisions

-  Proposed Pre-223
-  223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

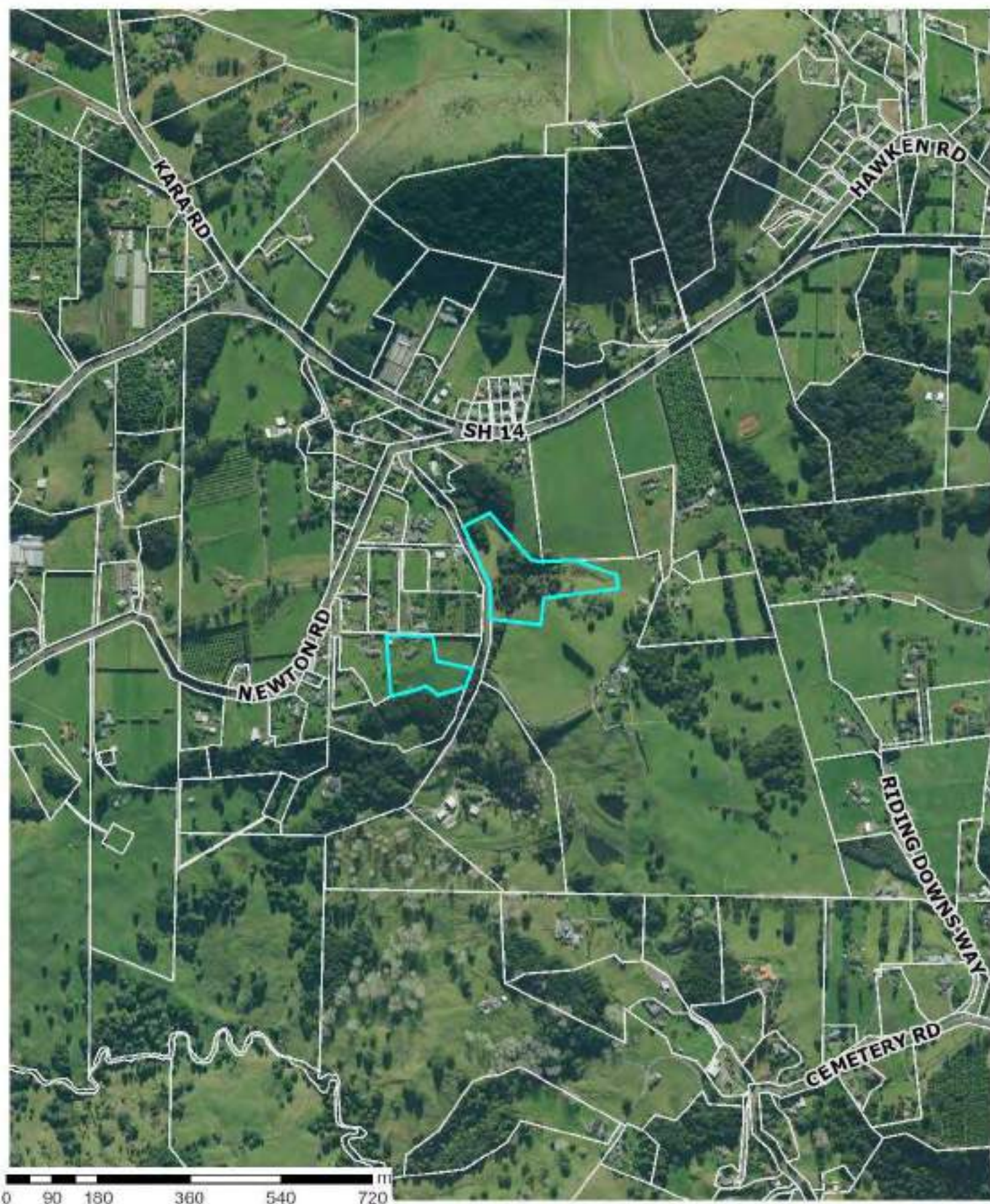
30 October 2025

Scale 1:10,000

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans.



Aerial Photography



This map includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

30 October 2025

Scale 1:10,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **1157021**
Land Registration District **North Auckland**
Date Issued 22 October 2024

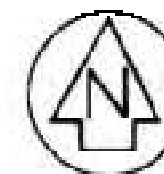
Prior References
NA134C/330

Estate Fee Simple
Area 1.3481 hectares more or less
Legal Description Lot 1 Deposited Plan 597020
Registered Owners
Brian Ross Read, Edwina Clare Read and Sarah Nicole Pratt

Estate Fee Simple - 1/20 share
Area 2.8365 hectares more or less
Legal Description Lot 6 Deposited Plan 102262
Registered Owners
Brian Ross Read, Edwina Clare Read and Sarah Nicole Pratt

Interests

Appurtenant hereto is a right to convey water specified in Easement Certificate B463221.6 - 25.9.1985 at 3.00 pm
The easements specified in Easement Certificate B463221.6 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is a right to convey water specified in Easement Certificate B530663.4 - 29.4.1986 at 2.15 pm
The easements specified in Easement Certificate B530663.4 are subject to Section 309 (1) (a) Local Government Act 1974
Subject to a right to convey water over Lot 6 DP 102262 specified in Easement Certificate B774641.3 - 25.1.1988 at 1.23 pm
Appurtenant hereto is a right to transmit electricity specified in Easement Certificate D536022.8 - 28.8.2000 at 2.55 pm
The easements specified in Easement Certificate D536022.8 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto are Rights of way and Rights to Transmit Telecommunications, Rights to Transmit Electricity and a Right to Convey Water created by Easement Instrument 5363585.1 - 3.10.2002 at 3:56 pm
The easements created by Easement Instrument 5363585.1 are subject to Section 243 (a) Resource Management Act 1991
Subject to Section 241(2) Resource Management Act 1991 (affects DP 597020)
13101831.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.10.2024 at 9:31 am (affects Lot 1 DP 597020)
Appurtenant to Lot 1 DP 597020 is a right of way, right to convey water, gas, electricity & telecommunications created by Easement Instrument 13101831.3 - 22.10.2024 at 9:31 am
The easements created by Easement Instrument 13101831.3 are subject to Section 243 (a) Resource Management Act 1991



Registered Owner

Pursuant to a resolution of the Whangarei County Council passed on the 21st day of March 1984 approving pursuant to Section 304 of the Local Government Act 1974 the survey plan subject to the conditions of amalgamation set out hereon and conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates the Common Seal of the Whangarei County Council was hereto affixed in the presence of

Chairman
County Clerk

Amalgamation Conditions
1. That lots herein be held as to the undivided one-fifth share by the owner of lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 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2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183,

IN THE MATTER of the Resource Management Act 1991 ("Act")

A N D

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 597020 ("Plan")

A N D

IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by **WHANGAREI DISTRICT COUNCIL** ("Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as conditions of approval for the subdivision as effected by the Plan.

Lot 2 DP 597020

1. Any development shall comply with the restrictions and recommendations identified in the LDE Geotechnical Suitability Report reference 22911 dated 14/12/2022, available from Council under file SD2300070 ("Council file"), unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
2. A wastewater treatment system capable of treating the domestic wastewater generated by the dwelling to a secondary standard, shall be installed and the treated wastewater shall be discharged to land by way of pressure compensating dripper irrigation unless an alternative system is approved by Council's Building Consent officer.
3. A maintenance contract for the on-site wastewater system shall be in place at all times which includes inspections and maintenance of both the wastewater treatment and disposal systems.
4. Upon construction of any habitable building, sufficient water supply for firefighting purposes is to be provided and be accessible by firefighting appliances in accordance with Council's Engineering Standards 2022 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS

4509:2008'. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ.

5. At the time of building consent the Owner must provide suitable evidence/design to illustrate that stormwater attenuation will be provided for all impervious surfaces to ensure compliance with Chapter 4 of Council's Engineering Standards 2022, to the satisfaction of the Building Officer.
6. Any development of Lot 2 shall be in accordance with the Design Guidelines section contained within the Landscape Assessment Report prepared by Simon Cocker Landscape Architecture, dated 08 May 2023, Reference: 23008_01 (the "Landscape Report", available on Council file). The Design Guidelines are to be complied with an on-going basis.

Lot 1 DP 597020

7. Any future development must not be undertaken within the 'No Build' area marked as "C" on the Plan.

Lot 1 DP 597020 & Lot 2 DP 597020

8. Any boundary fences shall be of a rural typology such as post and rail. No solid fences are permitted along the Lots' internal and external boundaries, in accordance with the Landscape Report. This design guideline is to be complied with on an on-going basis.

DATED at Whangarei this 10th day of September 2024

SIGNED for **WHANGAREI DISTRICT COUNCIL**
pursuant to the authority of the Council given pursuant
to the Local Government Act 2002 and the Resource
Management Act 1991

RG Zucchetto

RG Zucchetto (Sep 10, 2024 07:45 GMT+12)

Authorised Signatory
Ricardo Giovanni Zucchetto
Post Approval RMA Officer



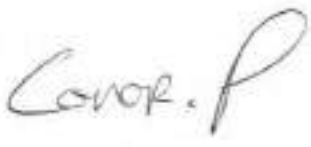
Silver Cloud Trust

**GEOTECHNICAL SUITABILITY REPORT FOR
PROPOSED SUBDIVISION**

49 Newton Road, Maungatapere, 0170

DOCUMENT CONTROL

Version	Date	Issued For / Comments
1	14/12/2022	Revised water source commentary in WDC ES form
0	02/12/2022	Issued for Consent

Prepared By	Reviewed By	Authorised By
 Andrea Taylor Engineering Geologist <i>BSc, MEngGeol</i>	 Conor Pullman Senior Engineering Geologist <i>BSc, PGDipSci, MEngNZ</i>	 Gareth Harding Chartered Professional Engineer (Geotech/Civil) <i>CPEng, IntPE(NZ), BE, BSc, CMEngNZ</i>

EXECUTIVE SUMMARY

Based on the investigation and appraisal of the site reported herein, the lots to be created by the proposed subdivision have been assessed as suitable for residential development.

Based on our assessment of stability and other natural hazards, we consider that there are no significant geotechnical constraints at the proposed building sites. Specific foundation design will however be required to address the expansive soils identified at the site.

Adequate provision for access to the proposed sites is provided in the scheme plan and access to building sites can be formed with only minor earthworks required.

On-site effluent disposal will be required at the new lot. A suitable effluent disposal area is available in the vicinity of the proposed building site, and it is expected that effluent disposal can be carried out in accordance with the requirements of the Northland Regional Council Regional Plan for Northland (subject to specific design).

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APPENDIX A: SUBDIVISION SCHEME PLAN

APPENDIX B: GEOTECHNICAL INVESTIGATION PLAN

APPENDIX C: GEOTECHNICAL INVESTIGATION DATA

APPENDIX D: WDC ES-SEW1 FORM

2 SITE DESCRIPTION

The site is situated approximately 1.8km northeast of Maungatapere township and approximately 480m south of SH14. It is located within the outer bounds of Maungatapere township and is surrounded by residential areas and farmland. The site can be accessed via a right-of-way from Newton Road.



Figure 2. Site photo of proposed new building platform

The existing site is legally described as Lot 2 DP 206337 and is approximately 1.91ha in size. The site currently comprises a dwelling in the northwest corner of the property and grass and isolated patches of trees and shrub throughout the rest of the area. (Figure 2).

The geomorphology of the site can be described as gently sloping (7°) throughout most of the property. However, the slope becomes steeper (18°) towards the south, east, and southeast direction. (Figure 3).

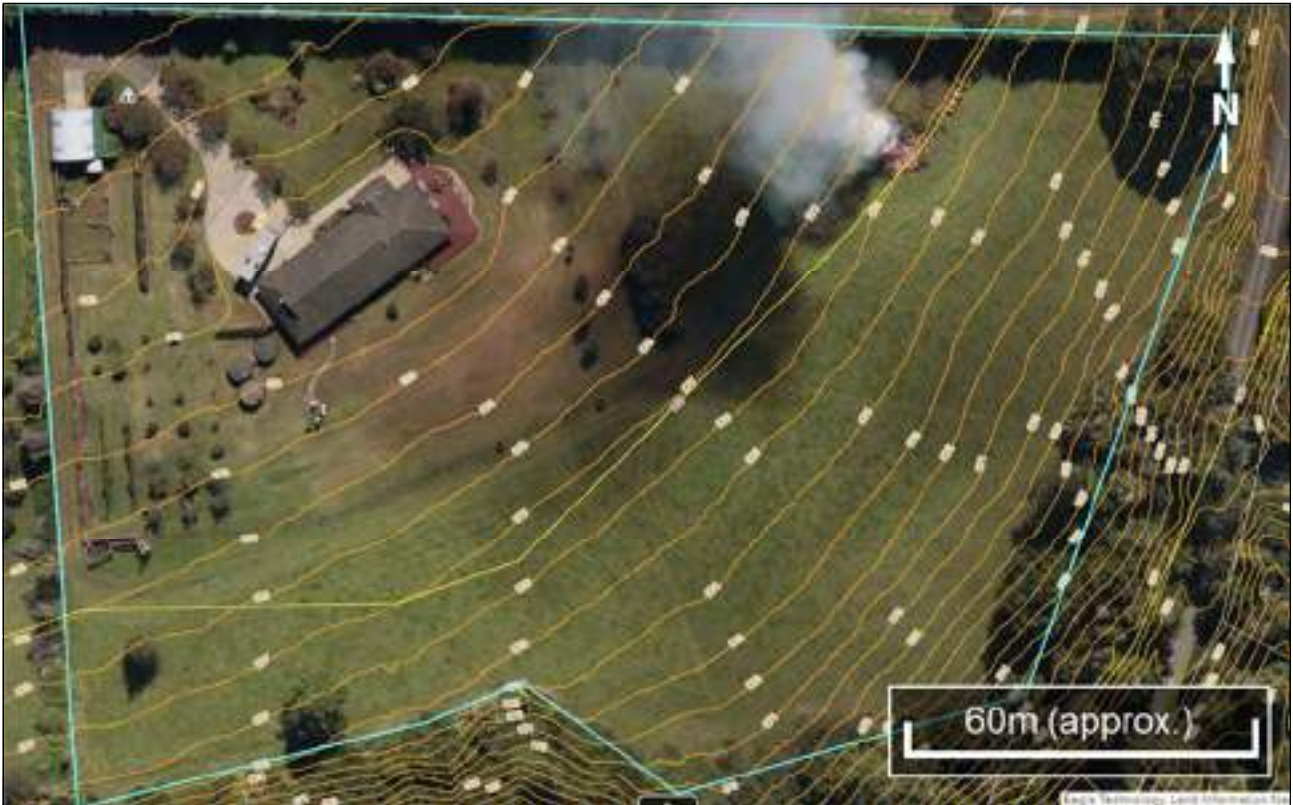


Figure 3: Image of the site with contours (Source: WDC GIS Webmap).

2.1 Proposed Development

Based on the survey plans provided by Reyburn and Bryant, the proposed subdivision comprises subdividing the current lot into two new lots. Lot 1 will retain the existing dwelling, is irregular in shape and comprises 1.35Ha of land. Lot 2 will be some 0.55Ha in size and panhandle in shape. A right of way will be developed to service Lot 2 which extends from the existing driveway.

2.2 Historic Aerial Imagery

A review of historical and recent aerial imagery has been undertaken, with images sourced from Retrolens and Google Earth. The site and the neighbouring area comprised grass and isolated patches of trees. Between 1999 and 2010, a dwelling was constructed, and the site has remained in the same condition since. No evidence of shallow or deep-seated instability of the site were observed from the available images.

2.3 Geology

The 1:250,000 geological map of the region shows the site as being underlain by basalt of Kerikeri Volcanic Group. This unit is described "*basalt lava and volcanic plugs*". This description is consistent with the materials encountered during the ground investigation.

3 GROUND CONDITIONS

3.1 Subsurface Investigations

Our investigation of the site included the following work:

- Two 50mm hand augered boreholes (HA01 to HA02) put down to a target depth of 3m or refusal. Measurements of the undrained shear strength were taken at 200mm intervals within cohesive soils encountered down through the boreholes using a calibrated shear vane. Results are reported as peak, corrected, undrained shear strength.
- Scala penetrometer tests from the base of HA01 and HA02 put down to refusal depth.

The locations of the subsurface investigations are on the Geotechnical Investigation Plan in Appendix B. Logs of the boreholes and penetrometer tests are presented in Appendix C.

The field work was completed in September 2022.

3.2 Subsurface Conditions

The soil profiles encountered in HA01 and HA02 were relatively similar. A thin veneer of topsoil was present down to a depth of 0.2m underlain by hard, highly plastic silty clay. Trace gravels were encountered at 0.5m and 2.6m below ground level (bgl), comprising fine, subangular, completely to highly weathered basalt.

Shear vane readings display shear strengths ranging between 155kPa to 210+kPa which classify the soils as hard in terms of NZGS field logging guidelines. Scala penetrometer tests from the base of the hand auger boreholes show a gradual increase of density with depth, with blows ranging from 1-2 blows per 50mm of penetration which is inferred to represent the sensitivity of the volcanic soils encountered. Continuing with depth from 1m (for HA01) and 3.5m (for HA02), blows increase to 3-5 blows per 50mm, classifying the soils as medium dense to dense. Practical refusal was encountered in HA01 at 2.45m and was not encountered in HA02 to the base of testing at 3.85m bgl.

3.3 Soil Moisture Profile and Groundwater Conditions

The soils encountered were moist in condition.

Groundwater was not encountered in any of the boreholes; however, we expect the permanent groundwater table to lie some 10+m below the surface of the subject site based on the elevation of the hill relative to the surrounding watercourses.

The moisture content of the near surface soils is expected to be higher during the winter months or extended periods of wet weather resulting in their saturation at times. The extent of the wetting front will be dependent on the duration of the period of rainfall but may extend down some 1m to 2m of the surface. Similarly, the groundwater table is

expected to rise some 1m to 2m during extended periods of wet weather. In our opinion complete saturation of the ground is a very unlikely occurrence.

3.4 Seismic Subsoil Category

We consider that the site is a Class C shallow soil site as defined by NZS 1170.5 (2004) "Structural Design Actions: Part 5: Earthquake actions – New Zealand". This is due to the more than 3m of residual soils encountered on the site in hand auger testing.

4 NATURAL HAZARDS AND GROUND DEFORMATION POTENTIAL

4.1 Definition and Legislation

This section summarises our assessment of the natural hazards within the property as broadly required by Section 106 of the Resource Management Act (1991 and subsequent amendments) and including geotechnical hazards given Section 71(3) of the Building Act (2004). This includes erosion, inundation, subsidence, and slippage.

This section also includes our assessment of ground beneath the building site which is outside the definition of "Good Ground" as defined by NZS3604 (2011) "Timber Framed Buildings".

4.2 Slope Instability

Based on the visual observations at the site, there was no evidence of shallow or deep-seated instability. There were no terracettes, hummocky ground or ponding water observed.

Based on the high strength soils encountered and knowledge of local geology; the ground is relatively well draining and stable. Additionally, the ground grades down to the eastern direction and water is able to freely flow down this slope away from the hilltop where the proposed building platform is located.

Historic and recent images of the site also do not reveal any evidence of instability. Instability is a possibility to occur on neighbouring properties to the south of the geological boundary where the less stable Melange of Northland Allochthon lies, as displayed by the steeper gradients.

4.3 Compressible Ground and Consolidation Settlement

The in-situ soils were found to comprise highly organic topsoil underlain by high strength soils (and residual volcanics). The topsoil is expected to be highly compressible. However, the underlying volcanic soils are highly sensitive but are not expected to be subject to consolidation settlement under the expected foundation loads.

4.4 Ground Shrinkage and Swelling Potential

Plastic soils can be subject to shrinkage and swelling due to soil moisture content variations which can result in apparent heaving and settlement of buildings, particularly between seasons. The magnitude of movement is a function of the reactivity of the clay minerals and the amount of clay as a fraction near surface soils. These factors are in turn associated with geological origin and the degree and nature of in-situ weathering.

The near surface soils at the site were found to be highly plastic and predominantly clay. The sites are therefore outside the definition of 'Good Ground' as defined in NZS3604 (2011).

Without further site-specific laboratory testing to classify the soils, we recommended that design of concrete slab foundations assume Class H1 (highly reactive) in accordance with AS28670 (2011). Specific recommendations for foundation design are given in Section 5 below.

4.5 Liquefaction

Due to the location of the site on an elevated basalt flow, with cohesive clay soils near surface, and a deep groundwater table, the risk of liquefaction is very low to negligible.

4.6 Conclusions

From our assessment of the natural hazard and ground deformation risks presented to the proposed development we consider that the site is suitable for development, provided that the recommendations given in Section 5 are adopted.

5 ENGINEERING RECOMMENDATIONS

5.1 Site Preparation and Earthworks

The proposed new lot is situated on gently to moderately sloping ground. Minimal earthworks are expected to be required to obtain a level building platform.

5.1.1 Cuts

The rear of platform should be cut to a batter slope no steeper than 1V:2H for a maximum height of 1.5m, shall otherwise require specific engineering assessment at the time of building consent or be supported by an engineered retaining wall in accordance with the recommendations given below.

5.1.2 Fills

Fills for building platforms should be limited to 0.6m depth and should be battered at a maximum of 1V:3H without specific geotechnical assessment.

All fill forming part of the building platform needs to be placed in a controlled manner to an engineering specification that follows the general methodology given in NZS 4431 (2022) "Engineered fill construction for lightweight structures". This includes the design, inspection, and certification of the fill by a Chartered Professional Engineer or Professional Engineering Geologist. This will be particularly important to enable the building proposed for the site to be able to be constructed in accordance with NZS3604 (2011) "Timber Framed Buildings".

The following specification is recommended for fills:

1. All topsoil and unsuitable materials, including low strength ground, uncontrolled fill, rubbish etc shall be stripped from the footprint area of the fill.
2. Where fill is placed on subgrade slopes steeper than 1V:5H the subgrade shall be benched. Fill should not be placed on slopes steeper than 1V:3H without specific assessment.
3. The stripped subgrade surface should be inspected by the certifying engineer prior to placing any fill.
4. The testing frequency and specification should be confirmed with the contractor prior to commencing work.

Site won material is expected to be generally suitable for placement as earth fill. provided it is not allowed to become too wet or too dry. Compaction at or around natural moisture content is expected to be suitable based on our experience with similar materials.

Provision should be made to ensure that the earthworks are conducted with due respect for the weather, particularly due to the low permeability and high plasticity of the underlying ground. The fill should not be placed on to wet ground, especially if ponded water is present.

Table 1: Recommended fill compaction criteria

Undrained shear strength		
	Average not less than	150kPa
Air voids percentage		
	No value more than	15%
Maximum dry density percentage		
	No value less than	95%

5.1.3 Access Road Construction

A right of way (ROW) for Lot 2 is proposed to extend from the existing driveway. It will be on gently sloping (8°) ground which grades to the eastern direction. The ROW assessment and design has been undertaken by others and is not considered further within this report.

5.1.4 Site Contouring and Topsoiling

As soon as possible, all final cut-slopes and fill slopes should be covered with topsoil a minimum of 0.10m thick to prevent the ground from drying out readily resulting in the development of cracks. This is particularly important for the fill materials that are particular to this site due to their high reactivity (shrink – swell behaviour).

The finished ground level should be graded so that water cannot pond against, beneath or around the building and retaining walls for the economic life of structure. To achieve this, it will be important that the building platform beneath the topsoil grades away from the site.

Contouring should avoid the potential for concentration and discharge of surface water over point locations which could result in soil erosion or instability.

5.2 Preliminary Foundation Design Recommendations

Preliminary foundation recommendations are provided below for information only. A site and building specific geotechnical assessment, including more detailed investigation, should be undertaken to support design, and building consent for future dwellings at the lots.

Based on our investigation and appraisal of the building site and the assumption that any engineered fill placed will be certified to the specifications of NZS4431(2022), we expect that conventional shallow pile, concrete slab-on-grade, or raft-slab foundations will be suitable for the sites with a geotechnical ultimate bearing capacity of >300kPa.

Due to the presence of expansive soils, the sites are not considered 'Good Ground' as defined in NZS3604 (2011).

Shallow pile foundations designed in accordance with NZS3604 (2011) are expected to be suitable, provided that all footings are deepened to a minimum embedment of 0.9m below cleared ground or filled ground level.

Conventional slab-on-grade foundations may be adopted without specific design in accordance with B1/AS1 Section 3.2: 'Slab-on-ground on expansive soils', for site Class H (highly expansive).

Raft-slab foundations are expected to be suitable for the site, subject to specific design in accordance with AS2870 (2011) and the recommendations of BRANZ Study Report 120A. Design should assume Class H1 (highly reactive) and a 300-year characteristic surface movement (y_s) of 60mm. This should be factored for design SLS and ULS events.

Expansive soil site classifications may be revised at the building consent stage subject to laboratory testing and considering finished platform levels and the effects of any cuts or fills.

5.3 Stormwater Water Disposal

It is important to ensure that all surface water from roof, paved and retaining wall areas is appropriately collected and discharged to a suitable point sufficiently away from the building and areas of fill.

Suitable attenuation methods include tank attenuation which can be discharged to the ground below the effluent disposal field (this includes the 10m buffer zone).

The discharge point should be protected to inhibit erosion.

The stormwater system for the building should be operational as soon as the roof is in place. This is to ensure that the ground within the vicinity of the building is not compromised by the negative effects and potential consequences of soil saturation.

5.4 On-Site Effluent Disposal

On-site wastewater treatment and disposal will be required and carried out in accordance with AS/NZ1547 (2012) and the Regional Water and Soil Plan for Northland. Due to the low permeability of the soils and steepness of the sites, conventional septic tank and absorption trench systems are not expected to be suitable for the lots.

We consider that secondary treatment wastewater plants with widely spaced dripper irrigation lines would be most appropriate for on-site wastewater management within the proposed new lots.

The soils encountered during the investigation were consistent with Category 4 clay loams from Table M1 from AS/NZS1547 (2012). A conservative design irrigation rate (DIR) of 3.5mm is recommended for Category 4 soils from Table 5.2.

An effluent disposal field of 415m² and a 30% reserve area is required for proposed Lot 2 (total area of 540m²), assuming a secondary treated effluent system with dripper irrigation, and a 3-bedroom dwelling with a theoretical daily wastewater flow of 165L/person/day. This also assumes a household with standard water reduction fixtures.

The site has significantly more area available for on-site effluent disposal than the theoretical area required above. With an area suitable for effluent disposal 780m² indicated on the attached geotechnical investigation plan.

As the proposed effluent fields are located on sloping ground, we recommend that a cut off drain be installed above future disposal field locations to ensure that surface water does not enter disposal field areas. Additionally, as the indicated disposal field area is located partially on slopes steeper than 10 degrees, a 10m buffer zone will be required on the downslope side of the disposal field, this area has been indicated on the attached geotechnical investigation plan.

Based on this, it is considered that there is sufficient area available on proposed Lot 2 for effluent disposal.

The Whangarei District Council 'Onsite wastewater disposal investigation/ Site evaluation checklist for Resource Consent application' (ES-SEW1) is provided in Appendix D.

We recommend that the effluent disposal field be located at least 3m away from all footings and at least 3m or the retained height from any retaining walls.

Table 1 below outlines the requirements of the RWSP permitted activity rules and shows how these rules can be complied with.

Table 2: RWSP Permitted Activity Rules

RWSP Permitted Activity Requirement	Means of Compliance
Separation between the lowest point of the disposal system and groundwater.	No groundwater encountered, separation of at least 0.6m maintained
Minimum treatment levels for secondary treated effluent.	Recommended treatment levels in accordance with rules.
Separation between the disposal and reserve area and any groundwater bores.	No groundwater bores observed on-site
Separation between the disposal and reserve area and any surface water.	At least 15m to all streams and watercourses, 5m from all stormwater flow paths.
Distribution of the effluent.	Recommended PCDI.
Design of the system in accordance with principles and procedures outlined in AS/NZS 1547:2012 'On Site Domestic Wastewater Management'	Soil categorized from AS/NZS 1547:2012 with appropriate DIR.
No surface runoff of any contaminants from the disposal area.	Mitigation measures referred to above to reduce contaminant loading and increase soil treatment/plant uptake.
No more than minor contamination of ground or surface water beyond the disposal system or boundary.	
The average volume of effluent discharged < 3m ³ /day.	Expected to be single house only, estimated as between 1-2m ³ /day (5-10 people).
The maximum volume of effluent discharge < 6m ³ /day.	
A reserve area is allowed for and set aside.	780m ² of area available and indicated on GIP, this will allow ample room for reserve area.
Maintenance of the treatment and disposal system.	Building consent should include a maintenance agreement for secondary treatment.

We recommend that as-built drawings be prepared documenting the position of the effluent treatment system, including all connecting pipe work. The effluent disposal fields should also be sized appropriately for the future dwelling at the building consent stage.

6 SECTION 106 STATEMENT

Subject to adoption in full of the recommendations within this report, it is our opinion in terms of section 106 of the Resource Management Act that;

1. The land in respect of which a consent is sought, or any structure on that land, is not and is not likely to be subject to material damage by one or more natural hazards; and
2. Any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to the land, other land, or structures by one or more natural hazards: and
3. Sufficient provision has been made for legal and physical access to each allotment to be created by the subdivision.

7 LIMITATIONS

This report should be read and reproduced in its entirety including the limitations to understand the context of the opinions and recommendations given.

This report has been prepared exclusively for Silver Cloud Trust in accordance with the brief given to us or the agreed scope and they will be deemed the exclusive owner on full and final payment of the invoice. Information, opinions, and recommendations contained within this report can only be used for the purposes with which it was intended. LDE accepts no liability or responsibility whatsoever for any use or reliance on the report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities, and for purposes beyond those for which it was intended.

This report was prepared in general accordance with current standards, codes, and best practice at the time of this report. These may be subject to change.

Opinions given in this report are based on visual methods and subsurface investigations at discrete locations designed to the constraints of the project scope to provide the best assessment of the environment. It must be appreciated that the nature and continuity of the subsurface materials between these locations are inferred and that actual conditions could vary from that described herein. We should be contacted immediately if the conditions are found to differ from those described in this report.

APPENDIX A
SUBDIVISION SCHEME PLAN



CAUTION:

- THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
- AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
- THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
- DO NOT SCALE OFF DRAWINGS.
- THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED. DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND.
- 04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
- BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENT SCHEDULE			
PURPOSE	SHOWN	SERV.TENE. (BURDENED)	BENEFITTED / CREATED
RIGHT TO TRANSMIT TELECOMMUNICATIONS	A	LOT 1 DP 206337	LOT 1 & 2 HEREON D536022.8
RIGHT OF WAY, RIGHT TO TRANSMIT TELECOMMUNICATIONS RIGHT TO CONVEY ELECTRICITY	A & I	LOT 1 DP 206337	LOT 1 & 2 HEREON 5363585.1
RIGHT TO TRANSMIT ELECTRICITY	A	LOT 1 DP 206337	LOT 1 & 2 HEREON 5579511.2
RIGHT TO CONVEY WATER & GAS	A	LOT 1 DP 206337	LOT 1 & 2 HEREON 5634764.2

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED (SERV.TENE.)	BENEFITTED (DOM.TENE.)
RIGHT OF WAY	B	LOT 1 HEREON	LOT 2 HEREON

PROPOSED LAND COVENANTS		
NO BUILD AREA		
SHOWN	UNDERLYING PARCEL	AREA
C	LOT 1 HEREON	7820m²

TOTAL AREA: 1.9100Ha
COMPRISED IN: RT NA1134C/330

THIS SITE IS ZONED ' RURAL LIFESTYLE ' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ROAD BOUNDARIES, 3m FROM ALL OTHER BOUNDARIES.

REV	DATE	DESCRIPTION
B	05.09.22	LOT 2 BOUNDARY ADJUSTMENT - PL/TM
A	30.08.22	FIRST ISSUE - PL/TM

REF. DATA:

Ph: 09 438 3563 PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT			
SILVER CLOUD TRUST 49 & 51 NEWTON ROAD, MAUNGATAPERE			

TITLE			
PROPOSED SUBDIVISION OF LOT 2 DP 206337			

DATE	SEPT. 2022	SCALE	1:1500 @A3
NO.	S17226	SHEET	1/1
		Rev.	B

Date Plotted: 5/09/2022 File Path: P:\17000 - 17999\17226 - Silver Cloud Trust\Drawings\Scheme Plan\S17226 - Silver Cloud - Rev A.dwg

LOCAL AUTHORITY: WHANGAREI DISTRICT COUNCIL

APPENDIX B
GEOTECHNICAL INVESTIGATION PLAN



LEGEND

Base Data

-  Building platform
-  Buffer area
-  Disposal field
-  Lot boundary
-  Property boundary

Contours

-  Major (5.0m)
-  Minor (1.0m)

Ground investigation

-  Hand auger + Scala

0 10 20 30 40 m

SCALE A3: 1:600

NOTES

1. Aerial basemap and property boundaries sourced from LINZ Data Service (CC-BY 4.0).
2. Overlay aerial of site from Google Earth dated 2016.
3. Topographic contours derived from NRC LiDAR DEM (2018-2019 survey).
4. Services within site traced from as-builts, however originals not to scale. Locations approximate only.
5. WDC services from WDC REST MapServer. See WDC Assets Map for legend.

CLIENT

Silver Cloud Trust

PROJECT

49 Newton Road,
Maungatapere
Whangarei

DRAWING TITLE

Geotechnical Investigation Plan



PROJECT REF	DRAWING REF	REVISION
22911	G01	A
DATE	PREPARED BY	CHECKED BY
29/09/2022	AT	GH
FILE PATH		
M-FILES\LDE - Project\235690\QGIS folder\LDE Base Data v4.1.qgz		

SILVER CLOUD TRUST
49 & 51 Newton Road, Maungatapere

Subdivision of Lot 2 DP 206337

LANDSCAPE ASSESSMENT

8 May 2023

**23008-01
FINAL**



Document Quality Assurance

Bibliographic reference for citation: Simon Cocker Landscape Architecture Limited. 2023. <i>SILVER CLOUD TRUST: 49 & 51 Newton Road, Maungatapere. Landscape, Assessment.</i>		
Prepared by	Simon Cocker Landscape Architect Principal SCLA	
Reviewed by	Simon Cocker Landscape Architect Principal SCLA	
Ref.	23008_01	
Status: FINAL	Revision / version - A	Issue Date: 8 May 2023.
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1.0 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by the applicant to undertake a landscape assessment for a subdivision of a 1.91ha property on Newton Road (Lot 2 DP 206337) (refer to Figure 1 in Appendix 1).

The property is within the Rural Lifestyle Zone, and the status of the application is understood to be non-complying. This is because the property, with an area of 1.9ha is just below the 2ha minimum required for two lot subdivision under this zone as a Discretionary activity.

This document will focus upon a description of the site, the characteristics of the proposal and an analysis of the landscape, identification of any affected parties or individuals, an assessment of the landscape, and visual amenity effects of the activity.

2.0 ASSESSMENT METHODOLOGY

The assessment has been prepared by a Registered Landscape Architect with reference to the Te Tangi A Te Manu (Aotearoa New Zealand Landscape Guidelines). The assessment methodology is detailed in Appendix 2. In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct¹.

Effects Ratings and Definitions

The significance of effects identified in this assessment are based on a seven-point scale which includes negligible, very low; low; moderate-low; moderate, high, and very high. For the purpose of this assessment, low to moderate equates to minor in RMA terminology.

Desktop study and site visits

In conducting this assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the project. This information included:

- Scheme plan prepared by Reyburn and Bryant Ltd. (S17226 Rev B – included as Figure 2);
- Application prepared by Reyburn and Bryant Ltd. dated March 2023;
- Northland Regional Policy Statement (2016);
- The Whangarei District Plan, and;
- Aerial photography, Whangarei District Council GIS mapping, and Google Earth.

A Site visit was undertaken on 18 November 2022, when the weather was sunny with cloudy intervals.

3.0 THE PROPOSAL

The applicant seeks consent to subdivide The application seeks to subdivide the property into two lots. Lot 1 accommodates the existing dwelling and will have an area of 1.35ha and Lot 2 – located within the north eastern corner of the property will have an area of 5,590m² (refer to Figure 2)

A total area of 7,820m² within the southern half of Lot 1 will be subject to a no-build covenant (identified as Covenant C). This area is overlooked by the existing dwelling, and by a dwelling in the adjoining property to the west, both of which

¹ Contained in Appendix 1 of: http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf

benefit from an outlook across the paddock to a native forest remnant within Lot 3 DP 206337 to the south (refer to photos 1 and 2).

The new lot, proposed Lot 2 is situated within the north eastern corner of the property and is visually and spatially separated from neighbouring properties. To the north, an evergreen shelterbelt (Leyland cypress) which defines the properties to the north (Lot 2 DP 210036, Lot 3 DP 210036 and Lot 2 DP 393017² visually encloses this boundary (refer to photo 3). To the east and south, proposed Lot 2 is contained by landform – where the terrain rises to the east (refer to photos 1 and 2) – and by vegetation. To the west, proposed Lot 2 is screened by the dwelling within proposed Lot 1 (refer to photo 4).

In addition, the landform, which slopes gradually to the south east, also visually separates proposed Lot 2 from neighbours to the south west.

As a consequence of the above, proposed Lot 2 occupies a sheltered and private location.

Landscape Mitigation

Design Guidelines

In recognition of the sensitivity of the rural residential character of the area, and the potential for a tall and imposing building to be visible from properties to the south west and west, the following controls on development are proposed.

Building height & RL of building platform	The height of all buildings and structures within Lot 2 shall not exceed 5.5m above natural ground level using the rolling height method.
External finishes for buildings and structures	The finishes for external surfaces of the proposed buildings and structures within Lot 2 shall be as follows: • The colour selection for all buildings and structures must be made from the following indicators (Refer to BS5252):³ • <u>Walls</u>: Hue (Colour) All the colours from 00 – 24 are acceptable, conditional on the limitations below. • Reflectance Value (RV) and Greyness Groups. The predominant wall colours, shall have a RV rating of no more than 40% for greyness groups A, B and C. Colours within greyness groups D and E are not permitted. • <u>Roofs</u>: Hue (Colour) All the colours from 00 – 24 are acceptable, conditional on the limitations below. • Reflectance Value (RV) and Greyness Groups: Roofs shall have an RV rating of no more than 35% within greyness groups A, B and C. Colours within greyness groups D and E are not permitted
Fencing and barriers	Fences or barriers proposed along the boundary of RoW I shall be a maximum of 1.5m in height, with the solid component of the barrier not constituting more than 50% of the volume when viewed in elevation. This requirement may be disregarded if written approval for an alternative (higher, or less visually permeable) option is provided by owners of the neighbouring property on the relevant boundary. Boundary fences elsewhere shall be of a rural typology such as post and rail. No solid fences are permitted along the lot internal and external boundaries

Table 1: Design Guidelines

² It is understood that this shelterbelt is protected under a consent notice imposed when the property to the north was subdivided.

³ City Of Auckland District Plan, *Hauraki Gulf Islands Section Review: Colour For Buildings*. Hudson Associates, (September 2006)

4.0 EXISTING ENVIRONMENT

4.1 The site context and character

The site is located on the western approaches to Whangarei, some 700m to the south west of the Maunu maunga and some 4.5km to the north east of the Maungatapere maunga.

As is illustrated in Plate 1 below, the Maunu plateau is underlain by Kerikeri Group basalt which extends as a finger to the east as far as Puriri Park Road in Maunu and in the opposite direction, to the south west and west to underlay Maungatapere. The contours on Figures 3 and 4 illustrate how the Newton Road, and the subject Site are situated gentle southerly and south westerly falling slopes which form the landform context of the Maunu maunga, and reflect the presence of an old lava flow.

The landscape retains a strong sense of its volcanic geology and formative origins by virtue of the views to the maunga (refer to photo 5).

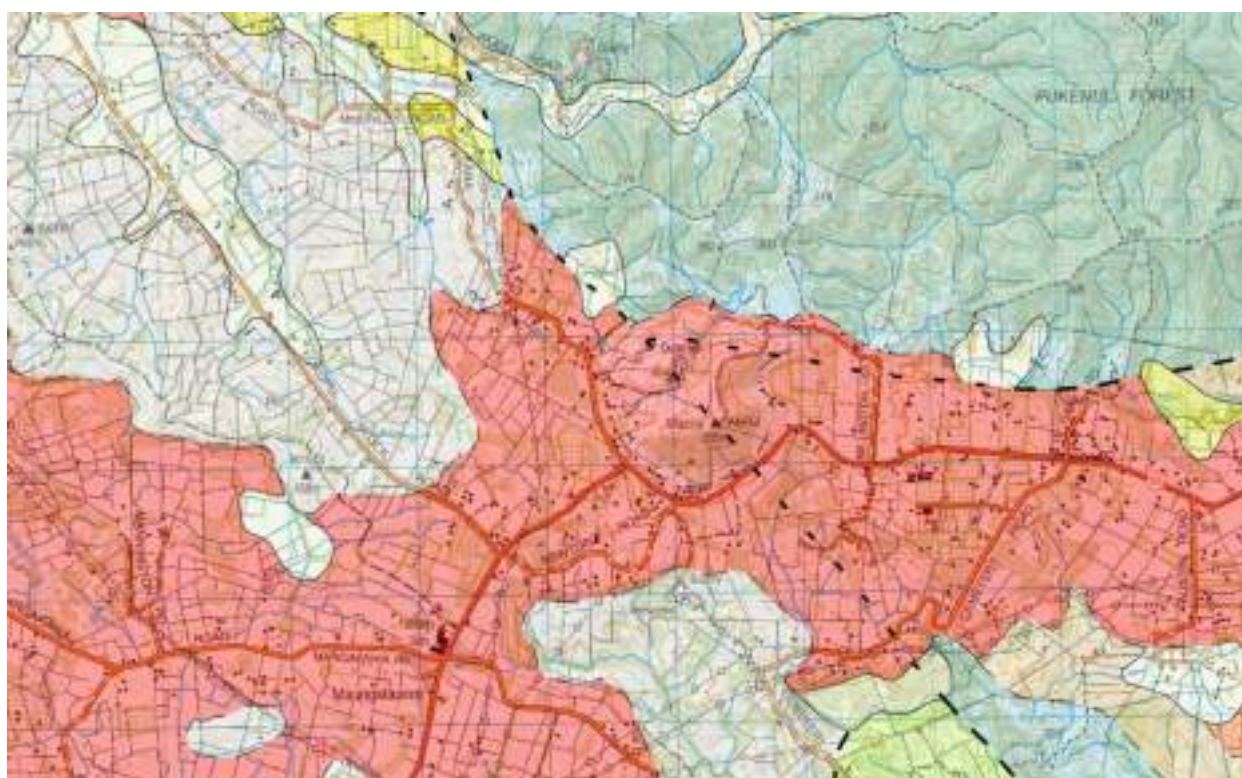


Plate 1: Geology

Similarly, groves of indigenous hardwood trees, and scattered native specimen trees are a recurrent feature of the wider volcanic landscape. These groves predominantly include taraire (*Beilschmedia taraire*), with scattered puriri (*Vitex lucens*) and totara (*Podocarpus totara*), being a reflection of the free draining volcanic soils. Typically, the copses and scattered specimens appear to be between 50 and 100 years of age, with a height in the order of 10-20m. The consistency of these blocks of trees lends an informal, “picturesque” quality to the rolling rural landscape that – as well as ‘controlling’ views – also provides a sharp contrast with the more linear format of stone walls, fences, hedges and horticultural shelter belts that are other common features of the area.

The Whangarei District Landscape Assessment (WDLA)⁴ identifies the subject site as being included within land unit T13 (Matarau / Maungatapere area). This land unit is accommodated within the Heritage Landscape category. The

⁴ LA4 Landscape Architects. *Whangarei District Landscape Assessment*. 1994.

assessment notes that units within this category ‘...share a strong signature of a cultural heritage. A range of elements contribute to the sense of history conveyed by the landscape of these areas...’. The assessment also identifies thorn hedgerows, copses of mature exotic trees and groves of mature indigenous vegetation, which include totara and puriri as key elements, which contribute to character. In addition; ‘The balance of clumps of indigenous forest scattered throughout a landscape which is so overtly cultural is a fascinating interplay which heightens the value of the units.’

The volcanic landscape displays the character typical of the Heritage Landscape Category and includes the characteristic elements listed in the assessment that contribute to the appearance of these landscapes:

- A pervading heritage character;
- the drama and interest created by the volcanic cones found in the units;
- the presence of stone walls and hedgerows;
- groves of mature native trees;
- pockets of mature exotic trees that are associated with historic buildings and sites.

The volcanic areas around Whangarei are also associated with horticultural production. Within the wider area, horticultural production is prevalent, most notably on the slopes of Whatatiri some 4 – 5km to the west. Although many of the nearby orchards have been converted to rural residential purposes, a neighbouring property to the north still operates as a productive orchard.

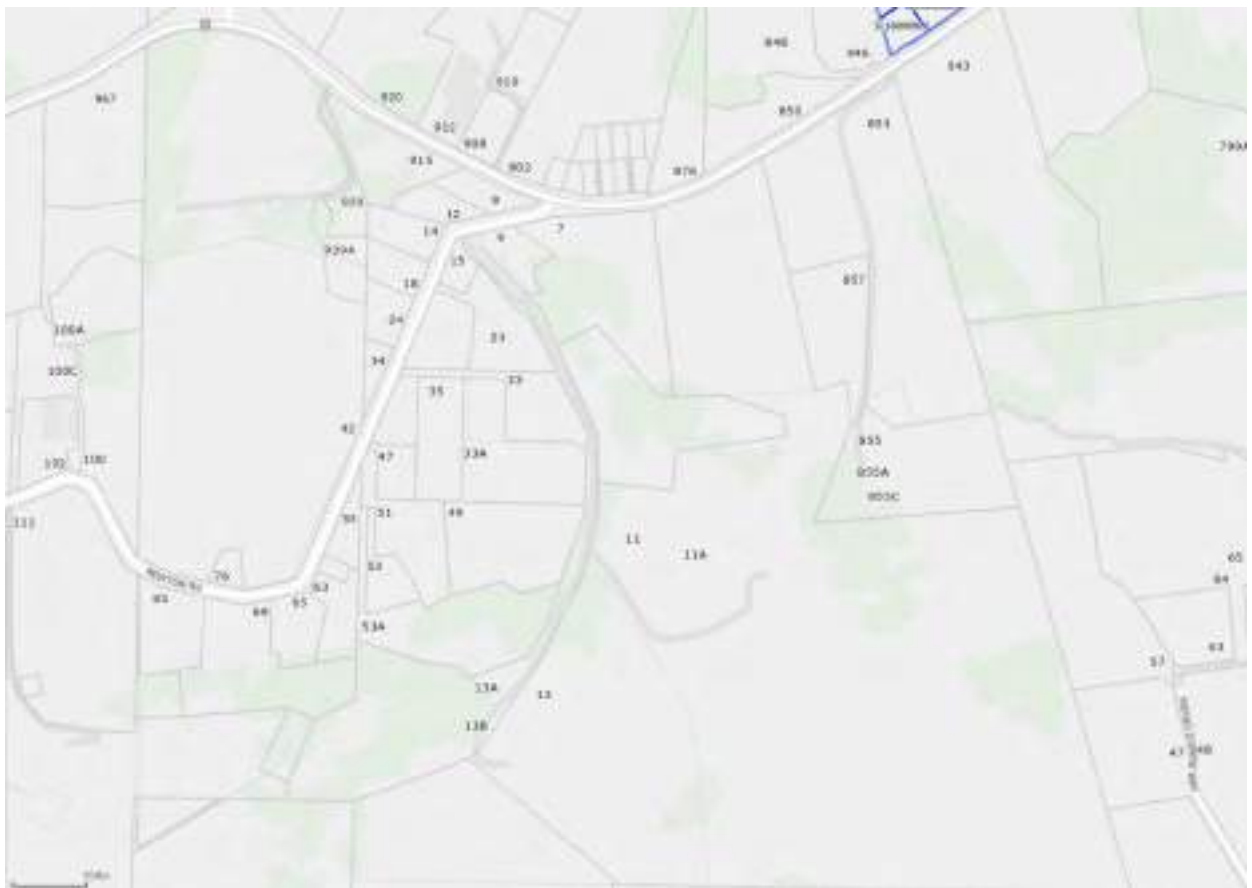


Plate 2: Cadastral pattern

Plate 2 above illustrates the development pattern in the area, and demonstrates how a cluster of rural residential settlement has occurred around the junction of Newton Road with State Highway 14, which extends to the south on the eastern side of Newton Road. The lots associated with this cluster are between 4,000m² and some 10,000m². Near the junction, these smaller lots are set within established gardens and the vegetation within these gardens has created a

robust landscape structure which successfully integrates the built development, and contrasts with the open and unbuilt gently rolling pasture to the west and south west.

The cluster to the east of Newton Road is spatially contained by the arc of an incised and forested gully which diverges to the south east from the junction of Newton Road and the State Highway, before swinging to the south, south east and east (refer to Figures 3 and 4 and Plate 2 below),

To the east of the gully, the pastured landscape retains an unbuilt and strongly rural character, and views to the cluster of settlement are screened by landform and vegetation (refer to photo 6).

The cluster located to the east of Newton Road retains, in part the linear and rectangular structure that has been derived from its previous horticultural uses. This is most evident within properties to the north of the Site (numbers 33, 33A, 35, 45 and 47), where remnant shelterbelts have been retained, and some production is maintained.

Photo 7 demonstrates how the character of the area is strongly influenced by built form – principally dwellings. Although occupants are likely to enjoy a sense of separation from neighbouring dwellings – whether because these neighbouring dwellings are spatially separated, or screened by vegetation – there is no sense of remoteness or isolation and these individuals are aware of the relatively proximate presence of neighbours. Furthermore, where properties are in the order of around 4,000m², the development of domestic gardens has tended to diminish the sense of ‘ruralness’ and the sense of pastoral, or productive ‘spaciousness’. Consequently, the section of Newton Road that is associated with the subject Site, and extending to the north, is lent a sense of settlement and domestication as a result of the development of gardens (the influence of which occasionally extends into the road corridor – refer to photos 8 and 9), as well as the potential to glimpse dwellings, property entrances, and mail boxes.

4.2 Statutory Matters

Northland Regional Policy Statement

Although the Maunu cone to the east of the subject Site is overlain by both an Outstanding Natural Landscape and an Outstanding Natural Feature overlay. The Site is not affected by these overlays.

Whangarei District Plan

The Site is situated within the Rural Living Environment within the Operative Plan, and within the Rural Lifestyle Zone in the Appeals version of the Plan.

The objectives and policies of relevance are as follows:

1. *To manage the effects of stormwater runoff by utilising the principles of low impact design and ensuring that additional stormwater flows arising from proposed subdivision and development are managed so that they will not result in any increase in peak discharge rates.*
2. *To manage the effects of wastewater discharge by requiring site specific design and any other evidence or mitigation measures necessary to demonstrate that the effects of wastewater disposal can be adequately addressed.*
3. *To design any subdivision and locate associated development to avoid an urban form and character; to maintain and enhance rural living character and amenity; and protect and enhance environmental features by:*
 - a. *Designing subdivisions to respond to the topography and characteristics of the land being developed.*
 - b. *Requiring subdivisions to meet a minimum and average allotment size so that development does not result in uniform development patterns.*
 - c. *Identifying building platforms that respond to site topography and environmental characteristics.*
 - d. *Locating access ways, services, utilities and building platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring.*

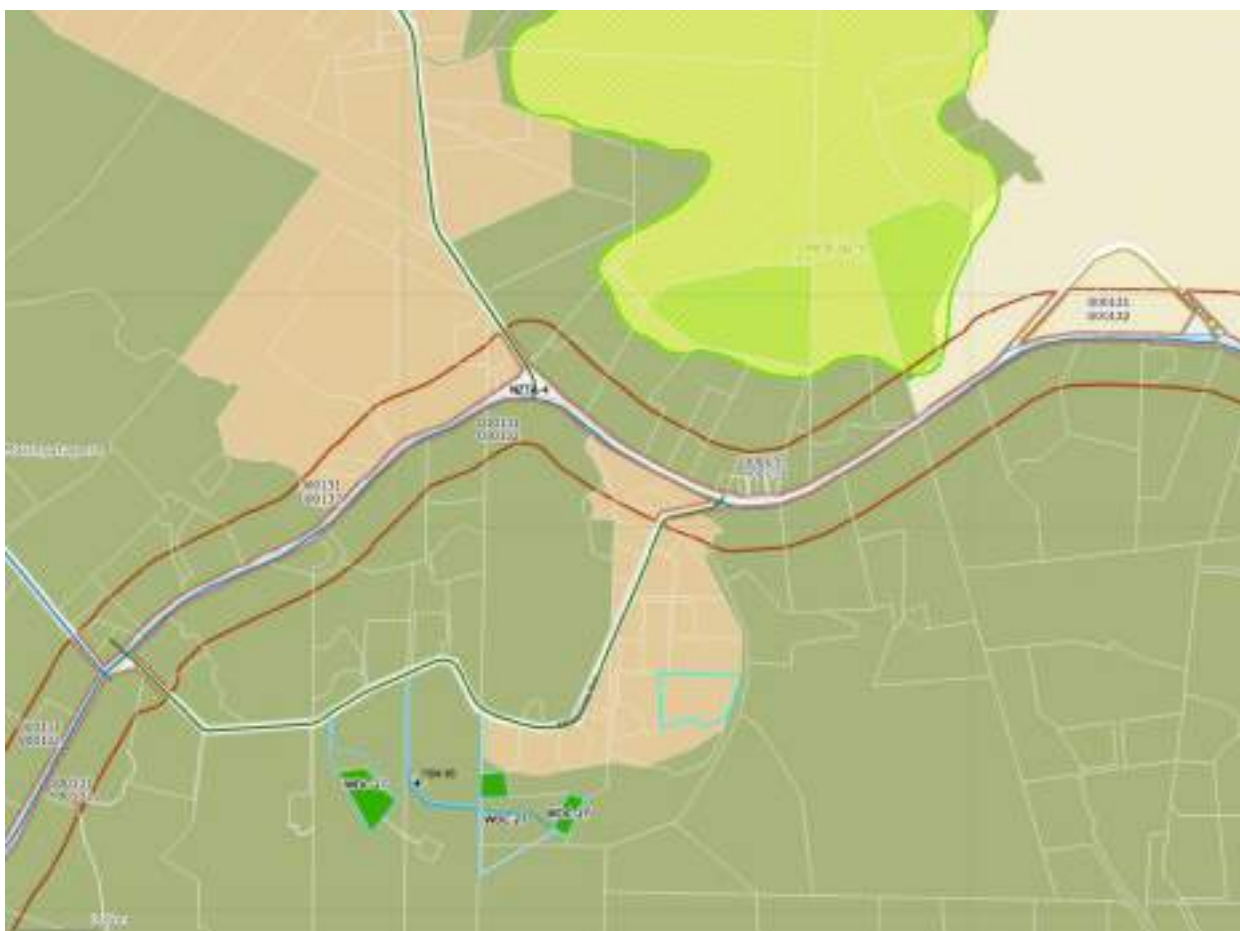


Plate 3: District Plan

Rural Lifestyle Zone

RLZ-O1 – Appropriate Locations. Consolidate rural living development in appropriate locations where existing subdivision pattern reflects a rural living environment and adverse effects (including reverse sensitivity effects) can be avoided.

RLZ-O2 – Living Opportunities. Provide for rural living opportunities while maintaining rural character and amenity.

RLZ-O3 – Site Sizes. That a variety of site sizes are provided to enable rural living, commercial activities that are ancillary activities to residential activities on the same site and some rural land use activities to occur.

RLZ-P1 – Rural Lifestyle Zone Character and Amenity. To enable rural living in the Rural Lifestyle Zone while maintaining rural living character and amenity including:

1. *Low levels of noise and lighting, particularly at night.*
2. *A high degree of privacy.*
3. *Ample access to daylight and sunlight.*
4. *Generally low levels of traffic, other than that associated with seasonal activities.*
5. *Presence of rural production activities and associated activities.*

RLZ-P2 – Earthworks. To ensure buildings and major structures are designed, constructed and located to minimise the need for significant earthworks, the loss of native vegetation and/or natural habitats.

RLZ-P6 – Privacy. To maintain rural amenity, privacy, open space and rural character by ensuring that all new buildings and major structures and rural land uses:

1. *Are of a scale and character appropriate to the Rural Lifestyle Zone; and*

2. *Are sited in a location sufficiently setback from site boundaries to enable privacy, the retention of open space and access to sunlight; and*
3. *Avoid adverse effects on ecological values, water quality, versatile soils, open space character, historic heritage values or landform.*

RLZ-P9 – Subdivision Design. To design any subdivision and locate associated development to avoid an urban form and character; to maintain and enhance rural living character and amenity; and protect and enhance environmental features by:

1. *Designing subdivisions to respond to the topography and characteristics of the land being developed.*
2. *Requiring subdivisions to meet a minimum and average allotment size so that development does not result in uniform development patterns.*
3. *Identifying building platforms that respond to site topography and environmental characteristics.*
4. *Locating access ways, services, utilities and building platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring.*

4.3 Visual Catchment

The subject Site is surrounded by a number of residential properties but where there is the potential for views to be experienced from these, the views are of Lot 1, or the access to Lots 1 and 2.

A private right of way is aligned along Lot 1 DP 405157), on the eastern boundary of the Site, but views into the Site are precluded by landform. To the east of the Site, the landform rises to the crest of a hill, on which dwellings are located within 11 Newton Road (Lot 2 DP 108437), and 855 State Highway 14 (Lot 3 DP 411311), but these dwellings do not afford views to the subject Site.

This includes views from a single storey dwelling within number 47 (Lot 2 DP 210036), number 51 (Lot 1 DP 206337), and number 53 (Lot 2 DP 202068). No views are possible from numbers 33, 33A, or 35 since these properties are separated from the Site by vegetation and buildings within these properties, and a shelterbelt on the shared boundary with the Site.

5.0 IDENTIFIED LANDSCAPE VALUES

Northland Regional Policy Statement

The Pukenui Forest – to the south of the subject site – is overlain by the Maunu volcanic cone Outstanding Natural Landscape (as identified in the Regional Policy Statement). The worksheets for the ONL rank the site as being ranked as high or moderate to high with regard to natural science factors, aesthetic values and experiential values.

The worksheet for the Maunu Volcanic Cone ONL (attached) characterises the ONL as “...a recognizably individual feature and is clearly volcanic in origin with a defined cone shape. It forms one of the ‘family’ of highly group of volcanic cones, It notes that the:

“....cone is highly representative of the Whangarei volcanic field and forms one of a family of cones that are intervisible and characterise the landscape of the area. Viewed from the south and south west the cone presents a strongly endemic and natural character, although from other directions the pine plantations, pasture and telecommunications masts reduce its natural character.”

In describing the ‘coherence’ of the ONL, the worksheet reports:

“The powerful shape of the cone enables the retention of a measure of coherence. Furthermore, the presence of vegetation on the steeper southern, and south eastern faces provides coherence when viewed from the western, southern and eastern quadrants. The geometric form of the pine plantation detracts to some extent from the levels of coherence, and built development and vegetative patterns on the lower slopes tend to be more discordant and only reflect the underlying natural pattern to a limited degree.”

At the same time, in discussing the 'diversity and complexity' of the ONL, the worksheet comments on the contribution offered to the values of the ONL by the native vegetation growing on its southern flanks.

The fact that the pine trees are determined to be a detracting element associated with the ONL is echoed in the discussion of its 'naturalness':

".....Maunu has been modified in a number of ways such that the level of naturalness has been eroded. This includes the clearance of native vegetation for pasture, the construction of telecommunications masts, the planting of non-native tree species and the construction of buildings on the lower slopes."

The volcanic cone is also identified as an Outstanding Natural Feature. The accompanying report⁵ describes the feature as a well preserved and prominent steep-sided scoria cone.

Neither of the overlays affect the subject Site.

Whangarei Ecological District PNAP report⁶

The Maunu volcanic cone is identified within the PNAP report as Q07/026.

This Level 1 site comprises some 40 ha of forest. The remnant on the north eastern side, adjoining the subject Site comprises taraire dominant forest with tawa and emergent rewarewa. Its significance is due to volcanic broadleaf forest being a nationally rare forest type.

Unit Q07/054 Newton Road remnants are located to the north west and north east of the Site and are described as small remnants of volcanic broadleaf forest. The significance of these remnants are also due to rewarewa-taraire forest being a nationally rare forest type.

Whangarei District Landscape Assessment

The landscape character of the coast is described in detail in the Whangarei District Landscape Assessment. In this document, the site is identified as being situated within the 'Matarau / Maungatapere area' unit (Unit T13), and the unit contained within the 'Heritage landscapes' category. The unit is ranked as displaying a sensitivity of 5. The 5 ranking is identified in the assessment as being 'Significant'.

6.0 ASSESSMENT OF LANDSCAPE EFFECTS

The effects covered in this assessment, include those that can occur in relation to physical features, viewing audiences and visual amenity and/or on the site's contribution to the existing landscape character and amenity values.

Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape and includes visual amenity effects under the ambit of 'experiential attributes'.

6.1 Physical - abiotic attributes

The key abiotic attributes of the site embrace the landform, geology, and hydrology. The Site occupies a landscape which has been derived from volcanic and hydrological processes, and which has not been subject to any real modification.

⁵ Bruce W Hayward FRSNZ PhD *Outstanding Natural Features Identifying and Mapping additional sites in Northland Methodology Report* November 2015

⁶ Manning Diana, *Natural areas of Whangarei Ecological District: reconnaissance survey report for the Protected Natural Areas Programme*. Whangarei NZ.: Dept of Conservation, Northland Conservancy, 2001.

Construction of the access, and building platform will require minimal earthworks, and will not result in any real change on the abiotic attributes of the Site and will not affect the legibility or form of the landforms. As such, within the wider context of the feature, this change will be very small in magnitude and limited to a small and defined area.

No watercourses will be affected by the proposal.

The proposal will, therefore result in localised and relatively small changes in the natural landform of the site, and the changes in the abiotic attributes of the site will be small.

6.2 Physical - biophysical biotic attributes

The biotic attributes of the site are the living organisms which shape an ecosystem. This includes both native and exotic vegetation. Productive practises have modified the biotic attributes of the landscape as a result of historic vegetation clearance to establish orchards however, as is evidenced by the ecological values attributed to the forest remnants, the context of the Site displays an elevated level of biotic sensitivity.

The proposed building area will be contained within an area of pasture, and the proposed access will be aligned so that vegetation will not be affected and the proposal will result in no degradation of the biotic attributes of the Site

6.3 Physical – land use and built attributes

The subject Site is situated within a landscape which displays a mixed character and includes some larger holdings used for horticultural production or for grazing, but with pockets of rural residential settlement with smaller lot sizes (between 4,000m² – 10,000m²). Generally, this built development tends to be successfully integrated into the landscape and vegetative structure by virtue to the remnant shelterbelts, garden vegetation and, to a small degree remnant forest features.

Where lots are of a smaller area, the productive land uses are not present, and the character of the landscape is principally influenced by the presence of dwellings, accessory buildings and domestic gardens.

The proposal will result in a development pattern that is consistent with the existing pattern as described for the smaller lots in the subdivision cluster and will not detract from the landuse and built attributes of the area.

6.4 Physical – archaeology and cultural attributes

The AEE reports that there are no overlays or significant heritage features associated with the Site.

6.5 Perceptual attributes

Experiential attributes comprise the interpretation of human experience of the landscape. This includes visible changes in the character of the landscape – its naturalness as well as its sense of wildness and remoteness including effects on natural darkness of the night sky.

The zoning of the Site and its context is Rural Lifestyle Zone – described in the District Plan as being generally characterised by:

- Existing low density and clustered rural living development including dwellings, landscaping/gardens and small scale rural production activities.
- Presence of some rural production activities and associated effects (such as odour, noise from machinery and livestock and such as barns, green houses and silos).
- Generally low levels of traffic, other than that associated with seasonal activities.

- A range of landscapes and a sense of spaciousness, with visual connections to the wider environment.
- Informal arrangement and design of roadways and structures, subservient to natural landform patterns.
- Presence of natural features including landforms, watercourses and indigenous vegetation.

The majority of the above 'indicators' relate to human visual perception which inform perceived amenity. Generally, the observer is aware that the landscape in the vicinity of the Site is settled – informed by glimpses of dwellings, gardens and entrances, however in the vicinity of the Site there is a predominance of vegetation and open space with significant visual coherence and a level of natural character in evidence.

The proposal will result in a land use character that reflects the character of the existing rural residential clusters, but the change will not be readily appreciated from outside of the subject property. The future dwelling will not be visible from neighbouring properties, and the no build covenant within Lot 1 will ensure that a sense of unbuilt spaciousness will be retained within the southern and south western portion of the property – this being that portion which is visible from neighbouring properties.

The proposal will not affect the existing vegetative structure of the landscape, nor will it affect the existing arrangement of accessways. It will result in a slight increase in the intensity of use on the existing access to proposed Lot 1, but nearby dwellings tend to be either set back from, or screened from the access by vegetation.

In summary, the proposal will result in an outcome that is consistent with the existing landscape and will not detract from perceptual attributes.

More specifically, a number receptor groups have been identified within the visual catchment. As described previously, the subject Site is surrounded by a number of residential properties but where there is the potential for views to be experienced from these, the views are of Lot 1, or the access to Lots 1 and 2.

A private right of way is aligned along Lot 1 DP 405157), on the eastern boundary of the Site, but views into the Site from this location are precluded by landform and these individuals will not be affected.

To the east of the Site, the landform rises to the crest of a hill, on which dwellings are located within 11 Newton Road (Lot 2 DP 108437), and 855 State Highway 14 (Lot 3 DP 411311), but these dwellings do not afford views to the subject Site and the level of potential adverse visual amenity effect experienced by these individuals will be nil.

A number of dwellings are located within lots to the west and north west of the Site. This includes a single storey dwelling within number 47 (Lot 2 DP 210036), a two storey dwelling within number 51 (Lot 1 DP 206337), and a dwelling within number 53 (Lot 2 DP 202068).

The dwelling within number 47 is located in the north western corner of this lot, and offers an outlook to the east. The existing and proposed building site within the application property are not visible, but the accessway adjoins the southern boundary of this lot. Views from the dwelling to the access are buffered by vegetation, and will be fully screened within 3 – 4 years by an evergreen hedge, planted along the boundary of number 47 (refer to photo 3). Occupants may be aware of a slight increase in activity on the access as a result of the proposal, but the change will be slight, and it is the opinion of the author that the potential adverse visual amenity effect will be very low.

Views from number 53 to proposed Lot 2 are screened by vegetation and the potential adverse visual amenity effect experienced by these individuals will be nil.

The dwelling within number 51 affords a primary outlook to the south and south east, and is separated from proposed Lot 2 by the existing dwelling within proposed Lot 1. It is unlikely that occupants will have the ability to gain any more

than a slight glimpse of a future dwelling within proposed Lot 2, and this at a separation distance of some 150m. It is the opinion of the author that the potential adverse visual amenity effect experienced by occupants of this dwelling will be very low.

The proposal will therefore, in the opinion of the author, generate at most a very low level of potential adverse visual amenity effect for all potentially affected individuals.

6.6 Social and associative attributes

Social and associative values are linked with individual's relationship with the landscape, their memories, the way they interact with and use the landscape and the historical evidence of that relationship.

The Site is generally separated from public viewpoints within the wider landscape, and is physically separated from the Maunu feature. It is understood that the Site is not subject to any cultural or historical associations.

Overall therefore, it is the opinion of the author that the potential impact on social and associative attributes will be very small.

6.7 Summary of landscape effects

The Site displays a low levels of sensitivity; a consequence of the containment offered by vegetation, and the modification to which the Site has been previously subject (to facilitate agricultural production and settlement).

The proposal will result in a limited scale of localized change to the abiotic (biophysical) attributes, and a very slight change to the biotic (biophysical) attributes. The proposal will not detract from archaeological and cultural attributes and will detract (at most) to a very low level from the perceptual attributes.

It is the opinion of the author that the potential adverse landscape effect of the proposal will be low, and that the proposal is appropriate in this location.

7.0 AFFECT ON THE STATUTORY FRAMEWORK

Both the operative plan zoning, and the Appeals version of the Plan anticipate that the Site, and its context will display a rural residential character. Objectives and policies do however, seek that subdivision and development will respond to the 'topography and characteristics' of the landscape with the object of

"...avoiding an urban form and character; to maintain and enhance rural living character and amenity; and protect and enhance environmental features."

The proposed subdivision achieves the above and will retain the existing vegetative patterns associated with the Site and its context, whilst integrating the proposed lots and associated dwelling into a previously modified area of pasture. The proposed building site will be visually contained by landform, vegetation or existing built form from neighbouring properties, and the built form facilitated by the subdivision will not be visible from external locations.

The proposal will affect the amenity of any neighbouring properties to a level which is – at most – very low. The effects on the landscape character and visual amenity of the wider landscape will be very low.

The resulting pattern of development will reflect and be consistent with the pattern of development that exists in the vicinity of the subject Site, and with the anticipated pattern of development for the zone.

The proposed accessway and building platforms will not require significant earthworks given the easy contour of those area proposed for development.

The proposal will retain a sense of open space for neighbouring properties, and will not affect their access to sunlight. It will not affect ecological values, water quality, and historic heritage values.

It is the opinion of the author that the proposal will be consistent with the objectives and policies of the Rural Lifestyle Zone.

8.0 CONCLUSION

The application is for the subdivision of a 1.91ha property on Newton Road (Lot 2 DP 206337). Lot 1 will accommodate the existing dwelling and will have an area of 1.35ha and Lot 2 – located within the north eastern corner of the property will have an area of 5,590m².

A total area of 7,820m² within the southern half of Lot 1 will be subject to a no-build covenant

The property is within the Rural Lifestyle Zone, and the status of the application is understood to be non-complying. This is because the property, with an area of 1.9ha is just below the 2ha minimum required for two lot subdivision under this zone as a Discretionary activity.

Design guidelines are proposed to ensure that future development is integrated with the landscape and does not detract from the existing character.

The Site is situated within a cluster of rural residential settlement where structure is provided by vegetation. The character of the area is strongly influenced by built form – principally dwellings. Although occupants are likely to enjoy a sense of separation from neighbouring dwellings – whether because these neighbouring dwellings are spatially separated, or screened by vegetation – there is no sense of remoteness or isolation and these individuals are aware of the relatively proximate presence of neighbours. Furthermore, where properties are in the order of around 4,000m², the development of domestic gardens has tended to diminish the sense of ‘ruralness’ and the sense of pastoral, or productive ‘spaciousness’.

It is the opinion of the author that the resulting landscape effect of the proposal will be very low. The long term potential adverse visual amenity effect will be (at most) very low for all individuals.

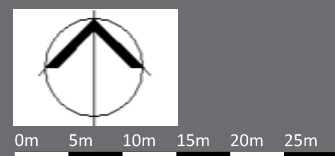
The proposal will be consistent with the provisions of the statutory instruments where they apply to the scope of this report, and the proposal is considered to be appropriate from a landscape and visual perspective.

Simon Cocker

8 May 2023



APPENDIX 1: Figures



SILVER CLOUD TRUST
 49 & 51 Newton Road, Maungatapere
 Landscape Assessment
 FIGURE 1: Location of the Site



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