

# Application for a Resource Consent – Resource Management Act 1991

This application form must be provided with applications to the council for new and replacement resource consents, and changes to the conditions on an existing resource consent.

If you would like to talk or meet with a consents officer to discuss your application prior to lodging with the council, please phone **0800 002 004** or email request to [info@nrc.govt.nz](mailto:info@nrc.govt.nz).

## PART 1: Administration Matters

**1 Full Name of Applicant(s)** *(the name(s) that will be on the resource consent document)*

Surname: .....

First Names: .....

**OR**

If the application is being made on behalf of a trust, the Trustee(s) who has/have signing authority for the trust must be named.

Trust Name: .....

Trustee's Name(s): .....

**OR**

Company Name: Far North District Council .....

Contact Person: Jessica Crawford - Senior Infrastructure Consents Planner .....

Email address: jessica.crawford@fndc.govt.nz .....

**Please Note:** *If an email address is provided, then all correspondence for this application will be via email.*

Postal address: Private Bag 752, Kaikohe 0440 .....

Telephone: *(please tick preferred contact number)*

Residential .....

Business .....

Mobile 0276315534 .....

---

**2 Details of the Address for Service of documents if different from the Applicant (e.g. Consultant). This address will be used for all documents if completed.**

**Company Name:** .....

**Contact Person:** .....

**Email address:** .....

*Please Note: If an email address is provided, then all correspondence for this application will be via email.*

**Postal address:** .....

**Telephone:** (please tick preferred contact number)

Residential .....  Business .....

Mobile .....

---

**3 Invoices**

**Charges relating to the processing of this resource consent application should be sent to:**

Applicant .....  Address for service .....

**Charges relating to the ongoing monitoring of a resource consent should be sent to:**

Applicant .....  Address for service .....

---

**4 Name and Address of all Owners/Occupiers of the Site relating to Application if different from the Applicant**

**Owner(s):** .....

**Postal Address:** .....

**Telephone:** (please tick preferred contact number)

Residential .....  Business .....

Mobile .....

**Occupier(s):** .....

**Postal Address:** .....

**Telephone:** (please tick preferred contact number)

Residential .....  Business .....

Mobile .....

*Please Note: If the applicant is not the owner of the land to which the activity relates, then it is good practice to submit the application with written approval from the landowner.*

---

## 5 Extending Timeframes

The Resource Management Act 1991 (RMA) specifies timeframes for processing resource consent applications (e.g. 20 working days for a non-notified application); however, these timeframes can be extended, if necessary, with the Applicant's agreement. If the council does not meet these timeframes, then it is required to refund 1% of the total processing cost of the application for each day it exceeds the timeframe up to a maximum of 50%.

Do you agree to the council extending RMA resource consent processing timeframes?

- Yes**, provided that I can continue to exercise my existing resource consent until processing of this application is completed.  
*(Replacement application only. No refund is required to be paid until after the existing resource consent expires.)*
- Yes**, provided that the extension is for the specific purpose of discussing and trying to agree on resource consent conditions.
- Yes**, provided that the application process is completed before this date (dd/mm/yy): 15 June 2022
- No**.

---

## 6 Deposit Fee

An initial minimum fee is payable with this application. These fees can be found on the council's website [www.nrc.govt.nz](http://www.nrc.govt.nz) – [Schedule of Minimum Estimated Initial Fees](#) information. Please contact council consents staff if you need assistance with determining the correct minimum initial fee.

Unless agreed to prior to lodging your application, the council will not commence processing your resource consent application until payment of the minimum initial fee is received (i.e. the statutory processing time for the application will not start).

This minimum initial fee may be paid online, by cheque, or by EFTPOS at one of the council's offices.

Instructions for paying online can be found on the council's website at "[Pay online](#)". Please use either the first six numbers of your resource consent (e.g. CONXXXXXX or AUT.XXXXXX), if known, or the Applicant's name as the Reference/Customer number when paying online.

If you do pay online, then please enclose evidence of payment so that the council is aware that the payment has been made.

If the costs of processing the resource consent application are greater than the minimum estimated initial fee, then the applicant will be required to pay the additional actual and reasonable costs of processing the application.

### **Note: Annual User Charges for Resource Consent Holders**

Holders of resource consents will in most cases be required to pay a "Minimum Annual Charge" for administration of the resource consent once issued. There is also likely to be additional annual charges for the monitoring of the resource consent, which will be dependent on the type of activity the resource consent is for. These charges are detailed on the council's website [www.nrc.govt.nz](http://www.nrc.govt.nz) in the Annual Charges section of the council's [Charging Policy](#).

---

## 7 Applications for Activities within the Coastal Marine Area (CMA)

Prior to lodging an application with the council to undertake any activity in the coastal marine area (CMA), the applicant is required under the Marine and Coastal Area (Takutai Moana) Act 2011 to notify the application to all groups who have applied for customary marine title in that location, and seek their view on the application. This notification should, as a minimum, include a summary of the application that provides sufficient detail for a group to understand what is being proposed

The council cannot accept an application to undertake an activity in the CMA unless the applicant for the resource consent provides evidence of this notification occurring. A response from customary marine title groups is not required by the council.

To ensure you meet the above requirement, you are advised to contact council consents staff to obtain a list of all of the current customary marine title applicant groups within the area where you are proposing to apply for a resource consent.

Information on customary marine titles is available on the [Ministry of Justice/Marine and Coastal Area Applications](#) website.

---

## 8 Consultation

The RMA does not require any person, including the applicant or council, to consult with anyone. It is, however, best practice to do so and will allow the council to make a more informed decision.

It is important to remember that consultation does not require reaching an agreement – it is to allow you and the council to be informed about a person’s views. If you do consult, and there are concerns raised that cannot be resolved and you still want to go ahead with your application, then you should have made a genuine attempt to consult with that person(s) in an open and honest manner. Their views should be recorded so they can be taken into account by the council when considering your resource consent application.

---

# PART 2: Application Details

## 1 Description of Activity

Please describe in detail the activity for which resource consent is being sought.

To remove an unconsented seawall and replace it with a rock revetment to provide erosion protection to the Taipa Point Reserve (an FNDC recreation reserve).

---

## 2 Location Description of Activity

**Site Address:** Taipa Point Reserve

**Legal Description:** Adjacent to Taipa Point Reserve Allot 1 SECT 1 VILL OF Taipa

*(Legal description can be obtained from your Certificate of Title, valuation notice, or rates demand)*

---

## 3 Site Plan

On a separate page (*minimum A4 size*), please provide a site plan showing the location of the activity, site layout, and surrounding environment in relation to property boundaries. Please include any buildings or developments on the site.

These plans should be provided electronically and be of good quality, to enable use in resource consent documentation.

If you do not have access to mapping software, we recommend you use the council's "[Property and Boundaries](https://localmaps.nrc.govt.nz/LocalMapsGallery/)" map available on our website <https://localmaps.nrc.govt.nz/LocalMapsGallery/>.

This council map contains aerial photography and shows property boundaries and details. You can carry out a property search and print maps of aerial photography.

---

## 4 Resource Consent(s) being Applied for

### Coastal Permit

Mooring

Marine Farm

Structure

Pipeline/Cable

Other (*specify*) Removal

### Land Use Consent

Quarry

Earthworks

Dam Structure

Vegetation Clearance

Construct/Alter a Bore

Structure in/over Watercourse

Other (*specify*)



## PART 3: Assessment of Environmental Effects (AEE)

### 1 An AEE must be provided with your application that has been completed in accordance with the requirements of [Schedule 4 of the RMA](#).

As a minimum, your AEE must include the following:

- Description of the environmental effects of the activity.
- Description of ways in which adverse environmental effects can be avoided, remedied or mitigated.
- Names of people affected by the proposal.
- Record of any consultation you have undertaken, including with affected persons (if any).
- Discussion of any monitoring of environmental effects that might be required.
- An assessment of the activity against any relevant objectives, policies, or rules in the Regional Plans.
- For a coastal permit, an assessment of your activity against any relevant objectives and policies of the New Zealand Coastal Policy Statement.
- An assessment of effects on tangata whenua and their taonga.

This AEE needs to be provided in a separate document attached to this application form.

Any activity needing a resource consent will have some environmental effects. The council will not accept an AEE that says there are no environmental effects from the activity.

You will need to complete the AEE at a level that corresponds with the scale and significance of the effects that the activity may have on the environment. Depending on the scale of the activity, you may need to get help from an expert(s) to prepare your AEE.

The council has a set of standard AEE forms for a selection of common activities. These AEE forms do not cover the relevant objectives, policies, or rules in the Regional Plans nor effects on tangata whenua. If you use one of these forms, then you will need to provide a separate assessment of these matters. These AEE forms can be found on the council's website [www.nrc.govt.nz](http://www.nrc.govt.nz) – “Forms and Fees”.

It is important that you provide the council with a complete and well-prepared AEE, otherwise the council may not accept your application.

If your application is for a change to a condition of resource consent under Section 127 of the RMA, then your AEE only needs to cover the effects of the change being requested.

---

### 2 Assessment of Effects on tangata whenua and their taonga

The Regional Plan for Northland requires that an AEE must also include an assessment of the effects on tangata whenua and their taonga if one or more of the following is likely:

- Adverse effects on [mahinga kai](#) or access to [mahinga kai](#); or
- Any damage, destruction or loss of access to [wāhi tapu](#), sites of customary value and other ancestral sites and [taonga](#) with which Māori have a special relationship; or

- Adverse effects on indigenous biodiversity in the beds of waterbodies or the coastal marine area where it impacts on the ability of tangata whenua to carry out cultural and traditional activities; or
- Adverse effects on [taiāpure](#), [mātaītai](#) or Māori non-commercial fisheries; or
- Adverse effects on protected customary rights; or
- Adverse effects on sites and areas of significance to tangata whenua mapped in the Regional Plan for Northland (refer [Maps | Ngā mahere matawhenua](#)).

Your AEE must include an assessment of whether any of the above affects are likely to occur.

If they are likely to occur, then you will need to complete a Cultural Impact Assessment (CIA) and provide this with your resource consent application. The Regional Plan for Northland provides details of what must be included in this CIA, and should be referred to.

The best way to find out what the effects of your proposal may be on tangata whenua is to contact local iwi/hapū groups (who represent tangata whenua) and discuss your proposal with them. Council consents staff can provide a list of contact details for local iwi/hapū groups in the area of your proposal. You can then send a copy of your proposal to these groups and seek feedback from them prior to lodging your application. Some iwi/hapū have also developed iwi/hapū Environmental Management Plans that are useful documents that can assist to identify issues of concern to those iwi/hapū for activities occurring in their rohe. The iwi/hapū Environmental Management Plans can be obtained directly from the iwi/hapū or from the council upon request.

---

### 3 Assessment of Affected Persons

If the adverse effects of your activity on a person are likely to be minor, or more than minor, then that person is deemed to be an “affected person” for your resource consent application.

An affected person may include neighbouring land owners and occupiers, and/or organisations such as the Department of Conservation, Land Information New Zealand (LINZ), Fish and Game Council, Iwi and Hapū, and community groups.

If you do not think there will be any affected persons for your resource consent application, then you do not need to provide any details on this matter in your AEE. However, the council will still undertake an assessment of whether there are any affected persons as part of processing the resource consent application.

If there are persons you have identified who may be affected, and you have discussed your proposal with these persons, please record any comments made by them and your response, and include this information with your application. If you have written approvals from these parties, then these should be provided as well. The council has a written approval form that can be used for this purpose.

#### **Iwi Settlement Acts**

If there is an **Iwi Settlement Act** that covers the area of your application, then there may be “Statutory Acknowledgement” areas which could be adversely affected by your activity. If the location of your activity is within, adjacent to, or may have an adverse effect on, a Statutory Acknowledgement area, then you will need to assess whether the trustees of the Statutory Acknowledgement are affected persons. Information about Statutory Acknowledgements in Northland can be found on the council’s webpage at [“Statutory Acknowledgements in Northland”](#).



---

## Checklist

The following information **must** be included in your application to ensure that is not returned as incomplete under Section 88 of the RMA.

- All applicable application form details have been completed.
  - Assessment of Environmental Effects in accordance with Schedule 4 of the RMA.
  - Assessment of effects on tangata whenua and their taonga.
  - Site plan(s). These are required to be of good quality, and preferably electronically, to enable use in resource consent documentation.
  - Evidence of payment of the required minimum estimated initial fee.
  - If you are applying for a coastal permit, evidence that you have provided notice of your application to all groups who have applied for customary marine title in the location of your application and that you have sought their view on the application. The council cannot legally accept an application without evidence of this.
-

---

## Information Privacy Issues

The information you provide in this application is regarded as official information. It is required under the provisions of the Resource Management Act 1991 to process this application. The information will be held by the council and is subject to the provisions of the Local Government Official Information and Meetings Act 1987, and the Privacy Act 1993. The information you provide in this application will generally be available to the public.

---

**Under Section 88 and/or 127 of the Resource Management Act 1991 (RMA), the undersigned makes this application for resource consent(s).**

- 1 I/We confirm that I have authority to sign on behalf of the person(s) named as the applicant(s) for this application for resource consent.**
- 2 I/We have read, and understand, all of the information contained within this application form, including the requirement to pay any additional actual and reasonable costs for the processing of the application.**
- 3 I/We confirm that all of the information provided is true and correct and I understand that any inaccurate information provided could result in my resource consent (if granted) being cancelled.**

Signature(s): .....

Date: ..... 6/04/2022 .....

Signature(s): .....

Date: .....

Signature(s): .....

Date: .....

*Please note that a signature is not required if submitting application electronically.*

# Taipa Point Recreation Reserve Rock Revetment



Application to place, use and occupy space with a new rock revetment at Taipa.

April 2022





<b>CONTENT</b>	<b>PAGE</b>
<b>1 APPLICANT &amp; PROPERTY DETAILS</b>	<b>4</b>
<b>2 INFORMATION REQUIREMENTS</b>	<b>4</b>
<b>3 THE PROJECT</b>	<b>5</b>
3.1 <i>Project and Purpose</i>	5
3.2 <i>Location</i>	7
3.3 <i>Existing Structures</i>	8
3.4 <i>Consideration of alternatives</i>	9
<b>4 REASONS FOR THE APPLICATION</b>	<b>9</b>
4.1 <i>Rules for the erection of a new structure</i>	9
4.2 <i>Rules for the removal of the existing seawall</i>	10
4.3 <i>Rules for the use of vehicles on beaches</i>	13
<b>5 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT</b>	<b>15</b>
<b>6 NOTIFICATION AND AFFECTED PARTY ASSESSMENT</b>	<b>19</b>
<b>7 PROPOSED CONSENT CONDITIONS</b>	<b>22</b>
<b>8 DURATION OF CONSENT</b>	<b>24</b>
<b>9 STATUTORY ASSESSMENT</b>	<b>24</b>
9.1 <i>Section 104(1) (a) of the Act</i>	24
9.2 <i>Section 104(1) (b) of the Act</i>	25
9.3 <i>New Zealand Coastal Policy Statement</i>	25
9.4 <i>Regional Policy Statement for Northland</i>	30
9.5 <i>Regional Coastal Plan for Northland</i>	30
9.6 <i>Proposed Regional Plan for Northland</i>	31
<b>10 PART 2 OF THE ACT: PURPOSE AND PRINCIPLES</b>	<b>33</b>
10.1 <i>Part 2, Section 5 – Purpose and Principles</i>	33
10.2 <i>Part 2, Section 6 – Matters of National Importance</i>	33
10.3 <i>Part 2, Section 7 – Other matters</i>	33
10.4 <i>Part 2, Section 8 – Treaty of Waitangi</i>	34
<b>11 CONCLUSION</b>	<b>34</b>
<b>12 APPENDIX 1 – Northern Archaeological Research Limited – Assessment Report</b>	<b>35</b>
<b>13 APPENDIX 2 – Consent AUT.008022.01.02</b>	<b>36</b>

## 1 APPLICANT & PROPERTY DETAILS

---

<b>Applicant:</b>	Far North District Council
<b>Address for Service:</b>	Far North District Council Memorial Avenue Private Bag 752 Kaikohe 0440
<b>Prepared by:</b>	Jessica Crawford Senior Infrastructure Consents Planner
<b>Property details:</b>	Adjacent to Taipa Point Reserve Allot 1 SECT 1 VILL OF Taipa
<b>Co-ordinates:</b>	Between approximate co-ordinates 1642913E 6127539N and 1642950E 6127593N

## 2 INFORMATION REQUIREMENTS

---

This application has been prepared in accordance with the requirements of Schedule 4 of the Resource Management Act 1991 ('the Act'), and includes:

- a description of the proposal,
- an assessment of the actual and potential effects on the environment (AEE) and
- consideration of the ways in which the application proposes to avoid, remedy or mitigate any adverse effects on the environment.

### 3 THE PROJECT

#### 3.1 Project and Purpose

The Far North District Council proposes to remove an existing timber seawall and replace it with a rock revetment, to provide protection to the Taipa Point Reserve (an FNDC recreation reserve) directly adjacent to the Oruru River. The recreation reserve is being affected by on-going coastal erosion from the river, which affects public access and enjoyment of the coastal environment and public safety. The rock revetment will ensure that the recreation reserve is protected from further erosion.



Figure 1 Rock revetment location at Taipa

In order to correct these erosion issues and to protect the bank from further potential erosion, works are required in the form of erosion protection. A rock revetment structure along approximately 81.7 metres of the true left riverbank within the CMA, as shown below.

Public access to the coastal environment will be ensured by way of a concrete ramp, or steps made within placed rocks.

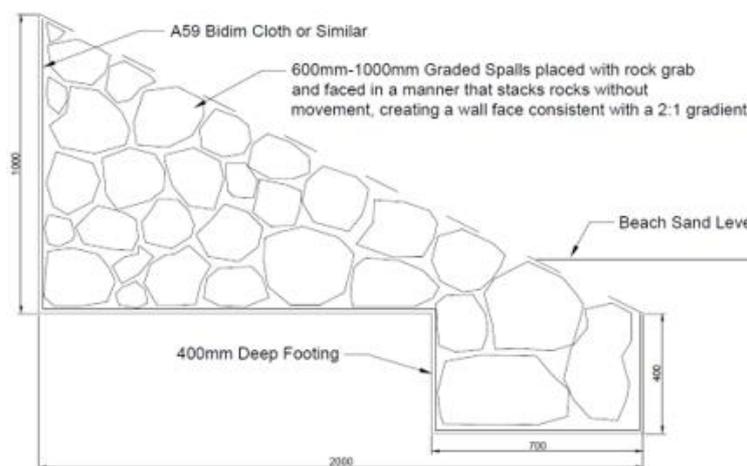
The proposed works will generally consist of:

- Removal of an existing section of informal erosion protection in the form of a timber seawall using heavy machinery working from the foreshore

- Minor excavation levelling to obtain the required gradient so that the rock revetment can be installed and embedded below the existing beach level, as shown in Figure 2
- Installation of geotextile and fill behind the structure
- Installation of new rock work

The project will involve a small volume of earthworks in the CMA. This excavation will form a shallow trench in which a toe of the rock revetment will be established. The rock revetment will have a footing 40cm deep and 70cm wide dug into the sand. The revetment will slope backwards over 1 – 2 metres to a maximum height of 1 metre, as shown in Figure 2, below.

## 18.2 Cross section used for Seawall estimate – Cross section used for Waitangi Seawall



*Figure 2 Cross Section*

Rocks will be placed against the riverbank and will not require digging back into the riverbank, or vegetation. Geotextile cloth will be placed between the land and the rocks.

FNDC intends to construct the rock revetment during the 2022/23 financial year and, the expected duration of physical construction works should not exceed four weeks. This might require that an exemption to the standard winter month working exclusion be included in the resource consent conditions. A Construction Environmental Management Plan will be provided prior to the commencement of any works.



### 3.2 Location

The placement, use of a rock revetment, and occupation of space within the coastal marine area (CMA) is proposed for the mouth of the Oruru River at Taipa Beach, between approximate co-ordinates 1642913E 6127539N and 1642950E 6127593N.

The site of the proposed rock revetment is defined by the Proposed Regional Plan for Northland (PRP) as within the 'General Marine Zone' and by the Regional Coastal Plan for Northland as within the 'Marine Management Area 2 (conservation)'.



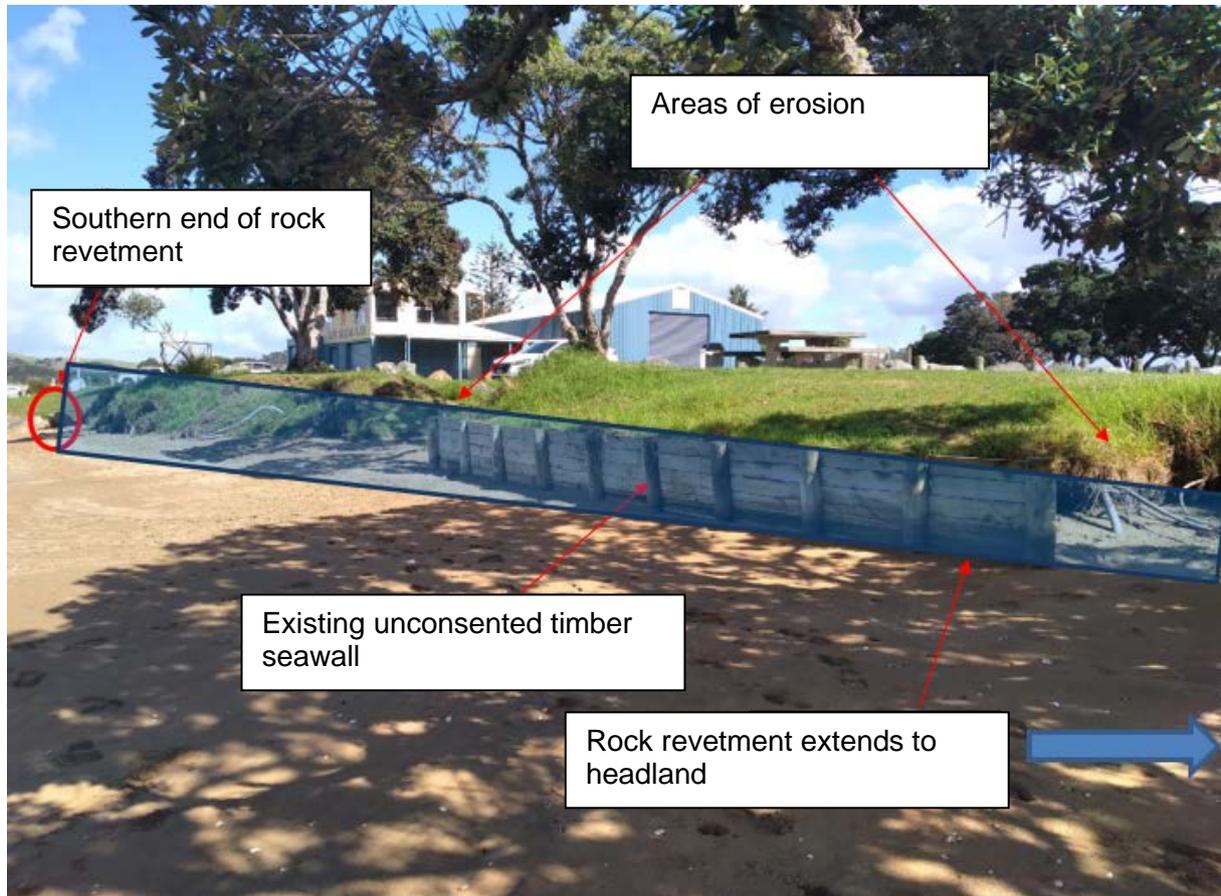
*Figure 3 Rock revetment location at Taipa Beach (orange) and public access (red)*

The location is within the coastal riparian and foredune management area, defined by the PRP as:

- any land within a horizontal distance of 10 metres landward from the coastal marine area, or
- the land between the coastal marine area and the bottom of the landward side of the foredune, where the land adjacent to the coastal marine area is vegetated or unvegetated sand dunes.

### 3.3 Existing Structures

The existing timber seawall sits within the footprint of the project site. This structure will be uplifted and removed during the installation of the rock revetment.



*Figure 4 Existing site*

The proposed rock revetment will abut a concreted revetment structure that provides protection to the Taipa Sailing Club. This structure will not be affected by the proposed works.



*Figure 5 Concrete revetment in front of Taipa Sailing Club.*

### 3.4 Consideration of alternatives

Avoidance or mitigation of natural hazards is one of the core services to which FNDC must have particular regard when performing its role. In this case, the hard protection structure will provide coastal erosion protection for existing local infrastructure and therefore, at this stage, managed retreat is not considered appropriate.

## 4 REASONS FOR THE APPLICATION

---

### 4.1 Rules for the erection of a new structure

The rock revetment is directly associated with the protection of the Taipa Point Reserve (an FNDC recreation reserve) and therefore the use, erection and placement of the new rock revetment is a **discretionary activity**, subject to Rule C.1.1.23 of the Proposed Regional Plan for Northland (PRP).

The erection of the rock revetment is also a discretionary activity in accordance with Rule 31.4.4 (w) of the Regional Coastal Plan for Northland.

## 4.2 Rules for the removal of the existing seawall

For the removal of the existing timber seawall, Rule C.1.1.8 of the Proposed Regional Plan for Northland (PRP), and Rule 31.4.4 (e) of the Regional Coastal Plan for Northland are relevant.

Overall, the removal of the existing seawall is a **controlled activity**, as assessed below.

Rule C.1.1.8 Maintenance, repair, or removal of hard protection structure – permitted activity.	
The maintenance, repair or removal of a hard protection structure is a permitted activity, provided:	
1. The Regional Council's Compliance Manager is given at least 10 working days' prior notice (in writing or by email) of the start date of activities involving either the use of vehicles on the foreshore or seabed, or the removal of hard protection structures, and	The applicant can comply with these criteria.
2. The maintenance, repair or removal complies with all relevant conditions of C.1.8 Coastal works general conditions	See Table 2, below.

Table 1 Assessment of Rule C.1.1.8

Rule C.1.8 Coastal works general conditions relevant to removal of the existing timber seawall	
4. Restrictions on public access along and through the coastal marine area beyond the footprint of the structure, during construction or disturbance for reasons of public health and safety, must not last more than seven days unless an alternative access route or controlled access is provided.	The applicant can comply with these criteria.

<p>5. Disturbance, construction, alteration, addition, maintenance or removal activities must only be carried out during the hours between sunrise and sunset or 6.00am and 7.00pm, whichever occurs earlier, and on days other than public holidays.</p>	
<p>7. All machinery, equipment and materials used for the activity must be removed from the foreshore and seabed at the completion of the activity. Additionally, vehicles and equipment must be in a good state of repair and free of any fuel or oil leaks. Refuelling must not be carried out in the coastal marine area and for the duration of the activity, no vehicle or equipment is to be left in a position where it could come into contact with coastal water.</p>	
<p>8. There must be no damage to shellfish beds in mapped Significant Ecological Areas (refer I Maps   Ngā mahere matawhenua) and no damage to saltmarsh or seagrass meadows, except as necessary for the installation of an aid to navigation under Rule C.1.1.4.</p>	
<p>9. Any visible disturbance of the foreshore or seabed must be remedied or restored within 48 hours of completion of works in a mapped (refer I Maps   Ngā mahere matawhenua): a) Area of Outstanding Natural Character Area, or b) Outstanding Natural Feature, or c) Site or Area of Significance to tangāta whenua, or d) Significant Ecological Area.</p>	
<p>10. There must be no disturbance of indigenous or migratory bird nesting or roosting sites.</p>	

<p>11. Outside outstanding natural character, outstanding natural feature or significant ecological areas, any visible disturbance of the foreshore or seabed must be remedied or restored within seven days.</p>	
<p>12. The structure or activity must not:</p> <ul style="list-style-type: none"> <li>(a) cause permanent scouring or erosion of banks, or</li> <li>(b) cause or exacerbate flooding of other property, or</li> <li>(c) materially reduce the ability of a river to convey flood flows into the coastal marine area (including as a result of debris accumulating against structures).</li> </ul>	
<p>22. Noise from any activity within the coastal marine area (except for construction noise and noise from helicopters) must comply with Table 4 noise standards at the notional boundary of any noise sensitive activity:</p>	

*Table 2 Assessment of Coastal Works General Conditions for removal of the existing timber seawall*

<p><b>Rule 31.4.4 (e) The demolition and removal of unwanted structures is a controlled activity.</b></p>	
<p>The demolition and removal of unsafe, unauthorised, or unwanted structures which is not otherwise a permitted activity under Rule 31.4.4(d).</p>	<p>The removal of the existing timber seawall will require the use of heavy machinery and therefore does not meet the criteria of Rule 31.4.4(d)</p>

*Table 3 Assessment of Rule 31.4.4(e) for the removal of the existing timber seawall.*

### 4.3 Rules for the use of vehicles on beaches

For the removal of the existing timber seawall and placement of the new rock revetment the use of heavy vehicles on the beach will be required, Rule C.1.5.1 of the Proposed Regional Plan for Northland (PRP). The Regional Coastal Plan for Northland provides no relevant rule of the use of heavy machinery on the foreshore and therefore the activity would be deemed a discretionary activity in accordance with Section 87B of the RMA. Given the status of the Proposed Regional Plan for Northland the removal of the existing seawall can be considered a **permitted activity**.

#### Rule C.1.5.1 Use of vehicles on beaches and other activities that disturb the foreshore and seabed – permitted activity

The use of a vehicle on the foreshore or seabed and any associated disturbance of the foreshore and seabed, or the disturbance of the foreshore and seabed by any activity not the subject of any other rule in this plan are permitted activities, provided:

<p>1. Apart from emergency services vehicles providing an emergency response, there is no disturbance of, or damage to, seagrass meadows within mapped Significant Ecological Areas, and outside these areas there is no destruction of shellfish beds or indigenous vegetation, and</p>	<p>There are no seagrass meadows or known shellfish beds within the project area and the applicant can comply with these criteria.</p>
<p>2. The activities do not involve the exclusive occupation of space in the coastal marine area, and</p>	<p>The applicant can comply with these criteria.</p>
<p>3. Vehicles must ensure minimal disturbance of the foreshore and seabed, and</p>	<p>The applicant can comply with these criteria.</p>
<p>4. Apart from emergency services vehicles providing an emergency response, there is no disturbance of, or damage to indigenous or migratory bird nesting or roosting sites, and</p>	<p>According to NRC maps the site is within a Significant Ecological Marine Mammal and Seabird Area, and adjacent to a Significant Bird Area. The Department of Conservation has been approached for comment (September 2021 and March 2022) and had not responded. The works can be managed so that the areas are not</p>

	disturbed, or so that the works are not undertaken in breeding season.
5. There is no disturbance of, or damage to, a mapped Site or Area of Significance to tangata whenua	There are no mapped sites or areas of significance to tangata whenua within the project area.
6. There is no disturbance of, or damage to, a mapped Historic Heritage Area, and	There are no mapped Historic Heritage Areas within the project area.
7. Apart from emergency services vehicles providing an emergency response, vehicle access to the foreshore is only via authorised access points	The applicant can comply with this criteria
8. All relevant conditions of C.1.8 Coastal works general conditions, are complied with	See Table 2, above.
9. Apart from emergency services vehicles providing an emergency response, vehicles do not drive over pipi or cockle beds.	The applicant can comply with these criteria.

*Table 4 Assessment against Rule C.1.5.1*



## 5 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

---

### Archaeological disturbance

There are several mapped archaeological sites of importance in the vicinity of the proposed rock revetment. Archaeological report from NARL has been commissioned (attached) and has confirmed that an Archaeological Authority is not required for this work, subject to listed conditions that will protect the archaeological remains of the sites.

### Coastal Hazards

The proposed rock revetment is within current, 50 years, 100 years and 100+ year mapped Coastal Flood Hazard Zones. It is not within a mapped Coastal Erosion Hazard Zone. It is assessed that the introduction of the rock revetment will not introduce or exacerbate coastal hazards in the vicinity of Taipa Point reserve.

### Cultural Effects

A Ngati Kahu hapū representative visited the site with FNDC staff and archaeologists. It was agreed that a kaitiaki/cultural induction would be undertaken prior to the works being undertaken and that a Cultural Impact Assessment would not be required for this project.

Provided the works are undertaken in accordance with resource consent conditions, there are unlikely to be effects on mahinga kai or access to mahinga kai, or any damage destruction or loss of access to waahi tapu sites.

### Ecological Values

An assessment of ecological values was undertaken to support the 2017 application for FNDC's rock revetment further upstream of the proposed site (AUT.008022.01.02 – attached). Two field surveys were carried out to support an assessment of ecological values provide information about the ecology of the Taipa River for both the NZTA Taipa bridge upgrade project and for rock revetment AUT.008022.01.02.

While that rock revetment is further upstream of the proposed structure and is significantly longer, the ecological assessment does take into account the wider ecological values of the Taipa area and Oruru River. The assessment describes the existing ecological features, identifies the actual and potential effects of that installation on the ecological values of the area during construction and once permanently in place and provided mitigation measures.

The terrestrial habitat values are low as the habitats have been identified as nationally and locally common, with dominant exotic vegetation providing minimal habitat for terrestrial fauna. The marine and estuarine habitat along the western shoreline is also generally considered to be of low ecological value in that the habitats and species are nationally and locally common, supporting no threatened or at -risk species.

The report identifies potential ecological effects from the construction and installation of the proposed structure, and these could include temporary effects during construction,

permanent loss of habitat within the new rock revetment footprint and impacts from stormwater runoff during construction while sediments are likely to be disturbed and exposed. There is the potential for disturbance to the intertidal beach habitat adjacent to the rock revetment during placement of the rock which could result in localised, temporary loss of intertidal benthic habitat.

It is anticipated that the magnitude of disruption will be low in an area of low ecological value, therefore the effects will also be low. Some substrates may be stirred into suspension but would settle relatively quickly and should have negligible impacts in the context of the Taipa River environment.

## **Noise**

Noise within the CMA is subject to controls within the Regional Coastal Plan for Northland and the Proposed Regional Plan. Conditions of the resource consent will require compliance with noise limit conditions as measured 20 metres from the boundary of any dwelling in the Coastal Living Zone (CLZ), identified in the Far North District Plan.

The closest dwelling within the CLZ is 270 metres across the river from the proposed sites. The closest dwelling within the residential zone is 130 metres from the proposed sites and it is reasonable to assume that the construction activities will meet the consent limits based on these distances and the similarity of this project with other rock revetment projects in the district.

## **Positive Effects**

The works will result in a number of positive impacts, principally the protection of the Taipa Point recreation reserve by preventing erosion of the adjoining bank and the removal and replacement of the current timber seawall will be an aesthetic improvement to the immediate environment.

## **Public/Recreational Access**

The rock revetment and associated steps from the reserve to the foreshore will enhance public access. The presence of the rock revetment will not impede access along the foreshore in front of the structure. There may be a temporary restriction to this section of the coastal marine area during works for safety reasons, however this will be for a short duration and the effects will be no more than minor.

## **Significant Marine Mammal/Birds**

The rock revetment is within a Significant Ecological Marine Mammal and Seabird Area, and adjacent to a Significant Bird Area. Comment from the Department of Conservation has been sought to determine which animals are present in the area, and whether these meet the criteria of Policy 11 of the Proposed Regional Plan for Northland. To avoid adverse effects

on mammals and birds the works can be managed so that the areas are not disturbed, or so that the works are not undertaken in breeding seasons.

## Surf Breaks

Policy D.5.31 of the Proposed Regional Plan for Northland requires that regard is had to effects on mapped surf breaks, specifically:

1. *effects on the quality or consistency of the surf break by considering the extent to which the activity may:*
  - a. *change or interrupt coastal sediment dynamics, and*
  - b. *change or interrupt swell within the swell corridor including through reflection, refraction or diffraction of wave energy, and*
  - c. *change the morphology of the foreshore or seabed, and*
2. *effects on:*
  - a. *amenity values, and*
  - b. *the feeling of wilderness or isolation*

The proposed site is not within, but adjacent to a 'other' mapped surf break. The proposed rock revetment is unlikely to affect surf break by interrupting coastal dynamics or change the morphology of the seabed.

## Visual Amenity

The Proposed Regional Plan for Northland identifies the area as having High Natural Character which extends above the CMA and includes both marine and freshwater environments. Under the Proposed Regional Plan for Northland, High Natural Character means a 'high proportion of indigenous vegetation', which is noticeable to visitors and tourists as well as the local population. Accordingly, overall, there are natural characteristics in the Taipa Estuary that need to be preserved.

The works will improve upon the existing timber seawall and eroded bank. The rocks used in the revetment will be similar to that used in a the recently upgraded structures further upstream, and the Taipa Bridge embankments and surrounding banks in the estuary, thereby not introducing a significant change to the local appearance. Such rocks are a common feature used in numerous coastal environment settings.

## Water quality

All earth disturbing activities have the potential to mobilise sediment, due to soil being exposed to the erosive processes of wind, rain and tides. This mobilised sediment impact receiving waters and can increase turbidity and effect ecological values.

Much of the sedimentation risk can be assessed as minimal. The sediment of the Taipa River is primarily coarse grained and therefore less able to remain suspended in the water column than fine soils. Therefore, the small trenching works for the toe of the rock revetment is unlikely to disturb fine sediment. The trench will be immediately covered with geotextile

fabric and then covered by large diameter rock, thereby ensuring the excavation is protected from further erosion as soon as possible.

Despite all measures to minimise sedimentation, earthworks will be occurring inherently close to the Taipa River and therefore the works must be managed to prevent negative impacts on water quality. These management measures can include:

- Planning earthworks only during dry conditions and when the flow is low,
- Planning earthworks only during low tide when surfaces are exposed
- Placing barriers to prevent spill into the river, and
- Revegetating (if necessary), as soon as possible.

The above measures will be formalised by the construction contractor in an Erosion and Sediment Control Plan. If the above measures are utilised any effects on water quality of the Taipa River will be less than minor.

## 6 NOTIFICATION AND AFFECTED PARTY ASSESSMENT

---

Based on the assessment carried out above it is reasonable to conclude that the proposed activities will have a no more than minor effect on the environment and that public notification is not required by the Act.

Section 95B of the Act is used to determine whether to give limited notification to an application.

### **Step 1: Certain Affected Groups and Affected Persons must be notified**

The application must be limited notified to the relevant persons if the following is determined:

- (a) Determine whether there are any—
  - (a) affected protected customary rights groups; or
  - (b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).
- (2) Determine—
  - (a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
  - (b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

There are no protected customary rights groups, or customary marine title groups.

## **Step 2: Limited Notification Precluded in Certain Circumstances**

- (b) The criteria for Step 2 are as follows:
  - (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:
  - (b) the application is for a resource consent for either or both of the following, but no other, activities:
  - (c) a controlled activity that requires consent under a district plan (other than a subdivision of land):
    - (ii) a prescribed activity (see section 360H(1)(a)(ii)).

There is no rule in the plan or national environmental standard that precludes notification. The application is not a controlled activity or a prescribed activity. Therefore Step 2 does not apply and Step 3 must be considered.

## **Step 3: Certain Other Affected Persons must be notified**

An assessment under section 95E to determine affected persons must occur in the following circumstances: (1) Determine whether, in accordance with section 95E, the following persons are affected persons:

- (d) in the case of a boundary activity, an owner of an allotment with an infringed boundary; and
- (e) in the case of any activity prescribed under section 360H(1)(b), a prescribed person in respect of the proposed activity.

The activity is not a boundary activity, or prescribed activity. The activities will have a less than minor effect on any adjacent properties. Overall, the adverse effects on any persons are considered to be less than minor. Accordingly, it is considered that this application will have less than minor adverse effects on any persons and therefore Step 3 does not apply and Step 4 is to be considered.

## **Step 4: Further Notification and Special Circumstances**

The council must determine the following: whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons)

It is considered that there are no special circumstances that would warrant the notification of this application to any other persons.

Overall, from the assessment undertaken, Steps 1-4 do not apply and there are no identified affected persons.

## 7 PROPOSED CONSENT CONDITIONS

---

1. The Consent Holder shall notify the Northland Regional Council's assigned monitoring officer in writing of the date works associated with these consents are intended to commence, at least two weeks beforehand. The Consent Holder shall arrange for a site meeting between the Consent Holder's contractor and the Northland Regional Council's assigned monitoring officer. No works shall commence until the Northland Regional Council's assigned monitoring officer has completed the site meeting.
2. The Consent Holder or its agent/contractor shall, at least 20 working days prior to the commencement of activities, prepare and submit a Construction Environmental Management Plan (CEMP) to the Northland Regional Council's Compliance Manager.

As a minimum, the CEMP shall include the following:

- a. The expected timing and staging of the disturbance activities in the coastal marine area;
  - b. Methods for managing the control of silt and sediment within the construction area;
  - c. Details of soil and sand disposal including confirmation of disposal locations;
  - d. Methods to manage noise and vibration from construction activities;
  - e. Methods to avoid the discharge of contaminants into the marine environment;
  - f. Details of surface revegetation of disturbed sites and other surface covering measures to minimise erosion and sediment runoff;
  - g. Measures to minimise sediment being deposited on public roads;
  - h. Monitoring procedures to ensure adverse effects on water quality in the Taipa River are minimised;
  - i. Measures to prevent spillage of fuel, oil and similar contaminants;
  - j. Contingency containment and clean-up provisions in the event of accidental spillage of hazardous substances;
  - k. Means of ensuring contractor compliance with the CEMP;
  - l. The name and contact telephone number of the person responsible for monitoring and maintaining all erosion and sediment control measures;
  - m. Contingency provisions for the potential effects of large/high intensity rain storm events.
3. No works within the coastal marine area may be undertaken during periods when the areas are inundated by the tide.
  4. The coastal marine area shall be kept free of debris resulting from the activities authorised by these consents.



5. No slash, soil, debris, and detritus associated with the exercise of these consents shall be placed in a position where it may be washed into the downstream water body.
6. Works associated with these consents shall only be carried out between 7.00 a.m. and sunset or 6.00 p.m., whichever occurs earlier, and only on days other than Sundays and public holidays.
7. Noise levels associated with the exercise of these consents shall not exceed those set out in Table 2, NZS 6803: 1999 "Acoustics – Construction Noise", Standards New Zealand.
8. A copy of the consent shall be provided to the person who is to carry out the works associated with these consents. A copy of the consent shall be held on site, and available for inspection by the public, during construction and or maintenance.
9. The exercise of these consents shall not result in any conspicuous oil or grease film, scums or foams, floatable or suspended materials, or emissions of objectionable odour in the coastal marine area, as measured at any point 10 metres from the construction areas.
10. In the event of new archaeological sites or kōiwi being uncovered, activities in the vicinity of the discovery shall cease and the Consent Holder shall contact Heritage New Zealand Pouhere Taonga. Work shall not recommence in the area of the discovery until the relevant Heritage New Zealand Pouhere Taonga approval has been obtained.
11. The Consent Holder shall, for the purposes of adequately monitoring these consents as required under Section 35 of the Act, on becoming aware of any contaminant associated with the Consent Holder's operations escaping otherwise than in conformity with these consents:
  - a. Immediately take such action, or execute such work as may be necessary, to stop and/or contain such escape; and
  - b. Immediately notify the council by telephone of an escape of contaminant; and
  - c. Take all reasonable steps to remedy or mitigate any adverse effects on the environment resulting from the escape; and
  - d. Report to Northland Regional Council's Compliance Manager in writing within one week on the cause of the escape of the contaminant and the steps taken or being taken to effectively control or prevent such escape.
12. Prior to the expiry or cancellation of these consents the structures and other materials and refuse associated with these consents shall be removed from the consent area and the consent area shall be restored to the satisfaction of Northland Regional Council, unless an application has been properly made to Northland Regional Council for the renewal of these consents or the activity is permitted by a rule in the Regional Plan.
13. The Northland Regional Council may, in accordance with Section 128 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions annually during the month of June to deal with any adverse effects on the environment that may arise from the exercise of these consents and which it is appropriate to deal with at a later stage. The Consent Holder shall meet all reasonable costs of any such review.

14. These consents shall lapse on 30 June 2027, unless before this date the consents have been given effect to.
15. The final design of the structure shall be submitted to the Northland Regional Council for approval prior to any construction.
16. No construction shall commence on the structure until its position has been set out and the set-out verified on site by the council's assigned monitoring officer as being in general accordance with the approved plan referred to in Condition 15.
17. The structure shall be marked with the number [0000] in black lettering on a white background clearly displayed and in such a manner as to be clearly visible from the sea.
18. The Consent Holder shall notify the Northland Regional Council's assigned monitoring officer in writing as soon as the construction has been completed.
19. The structures shall be maintained in good order and repair.

## **8 DURATION OF CONSENT**

---

### **Removal of the existing timber seawall**

In accordance with the Regional Coastal Plan for Northland, the term of the coastal permit for the demolition and removal of structures shall be no longer than necessary to complete the operation. It is expected that the removal will take no longer than one day and that the works will be undertaken in 2022.

### **Placement, use and occupation of space for the rock revetment**

A consent term to 30 May 2053 is considered reasonable and is requested. This date considers the matters set out in Policy D.2.12 of the Proposed Regional Plan particularly the administrative benefits of aligning the consent term with that of resource consent AUT.008022.01.02, which also expires 30 May 2053.

## **9 STATUTORY ASSESSMENT**

---

### **9.1 Section 104(1) (a) of the Act**

Section 104(1)(a) requires that when considering an application for a resource consent, the consent authority must, subject to Part 2, have regard to 'any actual and potential effects on the environment of allowing the activity'. An assessment of the adverse effects of the proposed activities is set out above. It is reasonable to conclude that the adverse effects on the environment are less than minor.

## 9.2 Section 104(1) (b) of the Act

Section 104(1) (b) of the Act requires that when considering an application for a resource consent, the council must, subject to Part 2, have regard to any relevant provisions of the following:

Document	Reference
National Environmental Standard (NES)	Not applicable
National Policy Statement (NPS)	Not applicable
New Zealand Coastal Policy Statement (NZCPS)	The NZCPS is applicable
Regional Policy Statement or proposed Regional Policy Statement (RPS)	Regional Policy Statement for Northland
Plan or Proposed Plan	<ul style="list-style-type: none"><li>• Regional Coastal Plan for Northland</li><li>• Proposed Regional Plan for Northland</li></ul>

## 9.3 New Zealand Coastal Policy Statement

The strategic intent of the NZCPS is to promote the sustainable management of the natural and physical resources of the coastal environment, including coastal land, foreshore and seabed, and coastal waters from the high tide mark to the 12 nautical mile limit.

As detailed in Section 5 the proposal is in line with this policy as:

- The works will reduce the potential effects on the site of climate change, including sea level rise;
- The works avoid the requirement for reclamation into the CMA;
- The extension of the sea wall involves the use of smooth shallow angle convex protrusions. Such shapes minimise deflection of wave energy to a much greater degree than steep angled sharp protrusions; and,
- The purpose of the works is to prevent future erosion of the adjoining bank and improve public access to the foreshore.

Overall the proposed rock revetment supports the strategic intent of the NZCPS and is consistent with the relevant objectives and policies:

Objective	Comment
<p>Objective 2</p> <p>To preserve the natural character of the coastal environment and protect natural features and landscape values through:</p> <ul style="list-style-type: none"> <li>• recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;</li> <li>• identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and</li> <li>• encouraging restoration of the coastal environment.</li> </ul>	<p>As discussed in Section 5, the effect of the structure on natural character has been identified as less than minor.</p> <p>The structure is not within an area of high or outstanding natural character, nor is it within an area of outstanding natural landscapes or outstanding natural features.</p>
<p>Objective 4</p> <p>To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:</p> <ul style="list-style-type: none"> <li>• recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;</li> <li>• maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and</li> <li>• recognising the potential for coastal processes, including those likely to be affected by climate change, to</li> </ul>	<p>The proposal maintains and enhances recreational opportunities in the coastal environment.</p> <p>The proposal to use and occupy the CMA with the structure is consistent with this objective.</p>

<p>restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland.</p>	
Policies	Comment
<p>Policy 2 – The Treaty of Waitangi, tangata whenua and Māori heritage.</p>	<p>The activity is unlikely to affect resources of known or likely value to Māori within the context of the Treaty of Waitangi, nor is it considered likely to affect kaitiakitanga within the area.</p>
<p>Policy 6 – Activities in the coastal environment</p> <p>2. Additionally, in relation to the coastal marine area:</p> <ul style="list-style-type: none"> <li>a. recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area, including the potential for renewable marine energy to contribute to meeting the energy needs of future generations;</li> <li>b. recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area;</li> </ul> <p>...</p>	<p>The proposal to use and occupy the CMA with the structure is consistent with this policy.</p>

<ul style="list-style-type: none"> <li>e. promote the efficient use of occupied space, including by: <ul style="list-style-type: none"> <li>i. requiring that structures be made available for public or multiple use wherever reasonable and practicable;</li> </ul> </li> </ul>	
<p>Policy 13 - Preservation of natural character</p> <p>1. To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:</p> <ul style="list-style-type: none"> <li>a. avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and</li> <li>b. avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; including by: <ul style="list-style-type: none"> <li>...</li> </ul> </li> </ul>	<p>As discussed in Section 5, the effect of the structure on natural character has been identified as less than minor.</p> <p>The structure is not within an area of high or outstanding natural character, nor is it within an area of outstanding natural landscapes or outstanding natural features.</p> <p>The proposal to continue to use and occupy the CMA with the structure is not inconsistent with this objective.</p>
<p>Policy 18</p> <p>Recognise the need for public open space within and adjacent to the coastal marine area, for public use and appreciation including active and passive recreation, and provide for such public open space, including by:</p> <ul style="list-style-type: none"> <li>a. ensuring that the location and treatment of public open space is compatible with the natural character, natural features and</li> </ul>	<p>The proposal to continue to use and occupy the CMA with the structure is consistent with this objective.</p>

<p>landscapes, and amenity values of the coastal environment;</p> <p>b. taking account of future need for public open space within and adjacent to the coastal marine area, including in and close to cities, towns and other settlements;</p> <p>c. maintaining and enhancing walking access linkages between public open space areas in the coastal environment;</p> <p>d. considering the likely impact of coastal processes and climate change so as not to compromise the ability of future generations to have access to public open space; and</p> <p>e. recognising the important role that esplanade reserves and strips can have in contributing to meeting public open space needs.</p>	
--	--

*Table 5 Assessment of NZCPS Objectives and Policies*

## 9.4 Regional Policy Statement for Northland

The purpose of the Regional Policy Statement (RPS) is to promote the sustainable management of Northlands natural and physical resources. The proposed rock revetment supports the strategic intent of the RPS and is consistent with the relevant objectives and policies, specifically:

### Section 2.2- Indigenous Ecosystems and Biodiversity

The project will preserve the indigenous ecosystems and biodiversity in the area. There will be no more than minor effects on ecology as set out in Section 5.

### Section 2.7- Natural Hazards

Natural hazards, particularly flooding and coastal erosion and inundation, have the potential to create significant risk to human life, property, community and economic wellbeing in Northland. This risk is projected to increase as a result of a changing climate. The relevant issues relate to the provision of infrastructure within a flood zone and coastal hazard area. The nature of the infrastructure means that it will improve upon the flood protection and coastal erosion control in the area.

## 9.5 Regional Coastal Plan for Northland

The purpose of the Regional Coastal Plan (RCP) is to promote the sustainable management of the natural and physical resources in relation to the coastal marine area. The relevant objectives and policies of the RCP are:

Section	Comment
Section 7 Preservation of Natural Character	The adverse effects on natural character have been assessed by this application. Overall the effects of the proposed structures will be in keeping with the existing natural character of the area
Section 10 Public Access	Continued/Enhanced public access is provided for by the proposed activities.
Section 17 Structures	The adverse effects of the proposed structures have been assessed by this application. The structure is appropriate for the coastal marine area while avoiding, remedying or mitigating the adverse effects of such structures. Overall the structure will have a less than minor visual impact and will not cause permanent restriction of public access to the area.
Section 26 Marine 2 (Conservation) Management Area.	The activities are consistent with the Marine 2 (Conservation) Management Area provisions in that effective coastal protection and beach



	maintenance can be provided while maintaining the existing natural, cultural and amenity values of the area.
--	--

## 9.6 Proposed Regional Plan for Northland

Policy	Comment
<b>General</b>	
<p>D.2.2 Social, cultural, and economic benefits of activities</p> <p>Regard must be had to the social, cultural and economic benefits of a proposed activity, recognising significant benefits to local communities, Maori and the region including local employment and enhancing Maori development, particularly in areas of Northland where alternative opportunities are limited</p>	<p>The use and occupation of the CMA for this activity is consistent with this policy.</p>
<p>D.2.6A</p> <p>Managing adverse effects on natural character, outstanding natural landscapes and outstanding natural features.</p>	<p>The natural character exists in a modified state and will not be materially changed as a result of this proposal. The use and occupation of the CMA is not inconsistent with this objective.</p>
<p>D.6.1 Appropriateness of hard protection structures</p> <p>Priority will be given to the use of non-structural measures over the use and construction of hard protection structures when managing hazard risk.</p> <p>New hard protection structures may be considered appropriate when:</p> <ol style="list-style-type: none"> <li>1. alternative responses to the hazard (including soft protection measures, restoration or enhancement of natural defences against coastal hazards and abandonment of assets)</li> </ol>	<p>The proposed rock revetment is considered the only practical means to protect Tapia Point Recreation Reserve, which is defined as core local infrastructure.</p> <p>Avoidance or mitigation of natural hazards is one of the core services to which FNDC must have particular regard when performing its role.</p> <p>In this case, the hard protection structure will provide coastal erosion protection for existing local infrastructure and therefore, at this stage, managed retreat (or no protection) is not considered appropriate.</p>

<p>are demonstrated to be impractical or have greater adverse effects on the environment, or</p> <p>2. they are the only practical means to protect:</p> <ul style="list-style-type: none"> <li>a) existing or planned regionally significant infrastructure, or</li> <li>b) existing core local infrastructure, or</li> <li>c) concentrations of existing vulnerable development, and</li> <li>d) they provide a better outcome for the local community, district or region, compared to no hard protection structure, and the works form part of a long-term hazard management strategy, which represents the best practicable option for the future.</li> </ul> <p>Hard protection structures, when considered necessary to protect private assets, should not be located on public land unless there is significant public or environmental benefit in doing so.</p>	
<p>D.6.2 Design and location of hard protection structures</p> <p>New hard protection structures must:</p> <ul style="list-style-type: none"> <li>1. Be located as far landward as possible in order to retain existing natural defences against coastal hazards as much as possible, and</li> <li>2. Be designed and constructed by a suitably qualified and experienced professional, and</li> <li>3. Incorporate the use of soft protection measures where practical, and</li> <li>4. Be designed to take into account the nature of the coastal hazard risk and how it might change over at least a 100-year time-frame, including the projected effects of a sea level rise, using the latest national guidance and best available information.</li> </ul>	<p>The rock revetment will be constructed against the riverbank, as it currently exists; there will be no back-fill of eroded areas. Therefore, the structure will be located as far landward as possible.</p> <p>FNDC will ensure that the rock revetment is designed and constructed by a suitably qualified and experienced professional.</p>

## 10 PART 2 OF THE ACT: PURPOSE AND PRINCIPLES

---

### 10.1 Part 2, Section 5 – Purpose and Principles

Part 2, Section 5, of the Act identifies the purposes of the Act as being the sustainable management of natural and physical resources. The proposed works are deemed consistent with the promotion of sustainable management.

The works have been designed to avoid impact on air, water, soil and ecosystems and mitigate any effects as far as possible.

The works will provide for the economic and social wellbeing of the Taipa community by enhancing access to the foreshore as well as protecting the land from erosion and flooding.

### 10.2 Part 2, Section 6 – Matters of National Importance

The following matters of national importance are relevant to this proposal:

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

This proposal is consistent with the above matters of national importance, as:

- The project will preserve the natural character of the land by protecting the banks from erosion.
- The project will not have any impact on significant indigenous vegetation or habitats of indigenous fauna.
- Public access to the CMA will be improved.
- The preservation of the relationship between Māori and the land and water is maintained due to the project aim to prevent further erosion of the river bank.

### 10.3 Part 2, Section 7 – Other matters

Part 2, Section 7 of the Act requires that particular regard shall be had to other matters. The relevant matters are

- (a) the efficient use and development of natural and physical resources;
- (c) the maintenance and enhancement of amenity values;
- (d) the intrinsic values of ecosystems;
- (f) maintenance and enhancement of the quality of the environment;
- (g) any finite characteristic of natural and physical resources;
- (i) the effects of climate change

Particular regard has been had to these matters has been demonstrated in this application and in the statutory documents discussed above. The project will maintain and improve on the current use of natural and physical resources, amenity values, ecosystem and quality of the environment.

#### **10.4 Part 2, Section 8 – Treaty of Waitangi**

The principles of the Treaty of Waitangi have been taken into account by the applicant and have been taken into account by the statutory documents discussed above.

### **11 CONCLUSION**

---

- The adverse effects on the environment can be determined to be less than minor
- The provision of the rock revetment gives effect to Objectives and Policies of the relevant statutory documents and, as a means of enhancing public access to and along the CMA, is a matter of national importance.
- Granting these resource consents in accordance with Sections 104A and 104C, is consistent with the relevant statutory documents, the purpose and principles of the Act.



---

**NORTHERN ARCHAEOLOGICAL RESEARCH**

---

**ARCHAEOLOGICAL SURVEY AND ASSESSMENT  
OF A PROPOSED  
SEAWALL AND BEACH ACCESS,  
TAIPA, DOUBTLESS BAY,  
FAR NORTH.**



Prepared for  
**Far North District Council**  
Kaikohe

Northern Archaeological Research Ltd  
P O Box 32 585, Devonport, Auckland 0744

September 2021

---

**NORTHERN ARCHAEOLOGICAL RESEARCH**

---

**ARCHAEOLOGICAL SURVEY AND ASSESSMENT  
OF A PROPOSED  
SEAWALL AND BEACH ACCESS,  
TAIPA, DOUBTLESS BAY,  
FAR NORTH.**

*By  
Leigh Johnson & Elisabeth Callaghan  
Northern Archaeological Research Ltd.*

## CONTENTS

Introduction	1
Location (Physical Environment and Setting)	1
Proposed Development	2
Statutory Obligations	3
Methodology, Constraints and Assumptions	4
Archaeological Background	4
Historical Background	5
Survey Results	8
Archaeological Significance	11
Heritage Significance	11
Assessment of Effects	13
Conclusion	14
References	14
Recommendations	15
Appendix	



## FIGURES

<b>Figure 1.</b>	The location of the proposed seawall at Taipa, Doubtless Bay, Fa North (O04).	1
<b>Figure 2.</b>	The area of the proposed seawall (orange) and proposed public access (red) (Courtesy of D James FNDC September 2021).	2
<b>Figure 3.</b>	The previously recorded archaeological sites at Taipa, in the vicinity of the proposed works (Courtesy of Archsite-September 2021).	5
<b>Figure 4.</b>	Old land plan, SO 812, dated 1855, showing the lower Taipa river, enclosure and Clarke homestead.	7
<b>Figure 5.</b>	Old land plan, SO 11581, dated 1899, showing the affected area as paper road and the adjacent Miss Adamson's settlement.	7
<b>Figure 6.</b>	The location of O04/402 in relation to the proposed works.	8

## PLATES

<b>Plate 1.</b>	The location of the proposed seawall (View to the north-east).	9
<b>Plate 2.</b>	The terminal (north) end of the proposed seawall (View to the south-west).	10
<b>Plate 3.</b>	The terminal end of the proposed seawall and the location of the proposed beach access (View to the north-east).	10

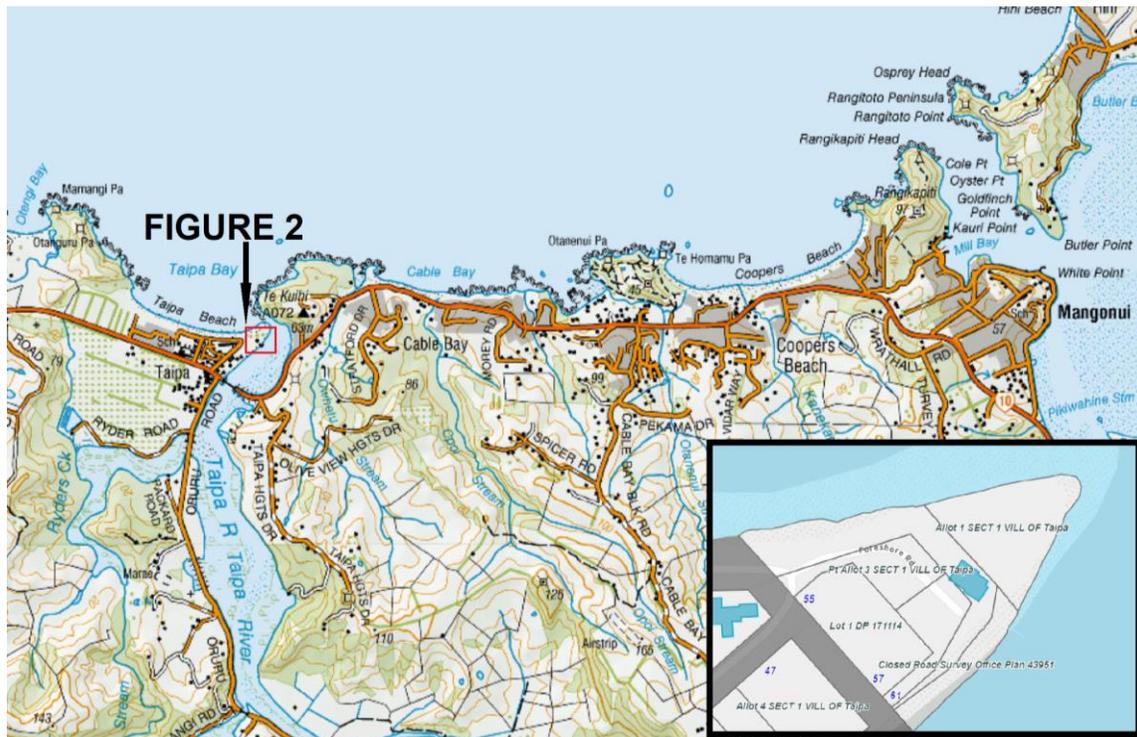
**Cover.** View of the area of the proposed FNDC seawall at Taipa (View to the south-west).

## Introduction

Far North District Council propose to construct an extension of a seawall along the end of the west side of the Taipa River Estuary in Doubtless Bay. Northern Archaeological Research Ltd was commissioned by the Darren James of Far North District Council to undertake an archaeological survey and assessment of the area of the foreshore affected by the proposed seawall extension. The survey and assessment were undertaken to record archaeological sites or remains affected by the seawall construction and Far North District Council of their obligations under the Heritage New Zealand Pouhere Taonga Act, 2014 in respect of any affected archaeological sites. The survey was undertaken by Leigh Johnson, Trudy Allen and Elton (iwi) and Darren James (FNDC) on the 15<sup>th</sup> September 2021. This report outlines the results.

## Location (Physical Environment and Setting)

The seawall is located at the end of the western side of the Taipa River Estuary and extends north east from a section of concrete retaining slope next to the Taipa boat ramp (Legal Description: Allot 1 Section 1, Village of Taipa) (Figure 1). The area to be retained is a section of the end of the Taipa sand spit and is an FNDC Reserve and a protected Natural area under the FNDC District Plan. The area is level Holocene beach sand (Sutherland *et al.* 1980) and is currently in part under mown grass picnic area with occasional small Pohutukawa trees. The area is accessed from Taipa Point Rd and is adjacent to the Taipa Yacht Club.



**FIGURE 1. THE LOCATION OF THE PROPOSED SEAWALL AT TAIPA, DOUBTLESS BAY, FAR NORTH (O04).**

### Proposed Development

Far North District Council propose to build a low stone retaining sea wall (Figure 2) along the end section of the west side of the Taipa River Estuary. The sea wall is proposed to extend for a distance of 81.7m from the north east end of a section of sloping concrete retaining wall.



**FIGURE 2. THE AREA OF THE PROPOSED SEAWALL (Orange) AND PROPOSED PUBLIC ACCESS (Red) (Courtesy of D James FNDC September 2021).**

The exact details of the type and construction of the sea wall have not yet been determined by the FNDC but an initial proposal is to construct a stone seawall similar to that built at Waitangi (Appendix). In this method the sea wall will be a stacked sloping revetment wall with a footing 40cm deep and 70cm wide dug into the beach sand. The wall will slope back over a distance of 1-2m and will occur to a maximum height of 1m. The stone will be placed up against the river bank and will not require digging back into the river bank itself. Beach access over the sea wall is proposed for a point towards the north east end of the retaining wall. The nature of beach access also has not yet been determined but is understood to likely involve steps in the rock wall itself rather than be cut back into the bank.

The section of sloping concrete wall in front of the Taipa Yacht club is not part of this assessment but occurs in the area of the visible remains of archaeological site, O04/402, (shell midden). The replacement of this decaying sloping concrete wall is being considered by FNDC and will be addressed at a subsequent date.

## **Statutory Obligations**

The following is a brief outline of statutory obligations in New Zealand in respect of archaeological sites prepared by the Heritage New Zealand Pouhere Taonga (HNZ).

There are two main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the *Heritage New Zealand Pouhere Taonga Act, 2014* (HNZPTA), and the *Resource Management Act, 1991*(RMA).

### **HERITAGE NEW ZEALAND POUHERE TAONGA ACT 2014 ARCHAEOLOGICAL PROVISIONS**

The Heritage New Zealand Pouhere Taonga (HNZPT) administers the Heritage New Zealand Pouhere Taonga Act (HNZPTA). All archaeological sites in New Zealand are protected under the HNZPTA and may only be modified with the written authority of the HNZPT.

The maximum penalty in the HNZPTA for un-authorized damage of an archaeological site is \$120,000. The maximum penalty for un-authorized site destruction is \$300,000. The HNZA contains a consent (commonly referred to as an “Authority”) process for any work of any nature affecting archaeological sites, where an archaeological site is defined as:

Any place in New Zealand, including any building or structure (or part of a building or structure), that -

- a. Was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
- b. Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- c. Includes a site for which a declaration is made under section 43(1)

Any person who intends carrying out work that may damage, modify or destroy an archaeological site must first obtain an authority from the HNZPT (Part 3 Section 44). The process applies to archaeological sites on all land in New Zealand irrespective of the type of tenure.

The archaeological authority process applies to all sites that fit the Heritage New Zealand definition, regardless of whether:

- The site is recorded in the NZ Archaeological Association (NZAA) Site Recording Scheme or registered/declared by the Heritage New Zealand Pouhere Taonga,
- The site only becomes known about as a result of ground disturbance and /or
- The activity is permitted under a district or regional plan, or resource or building consent has been granted.

Heritage New Zealand Pouhere Taonga also maintains a Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas. The register can include some archaeological sites (though the main database for archaeological sites is maintained independently by the NZAA). The purpose of the register is to inform members of the public about such places and to assist with their protection under the *Resource Management Act, 1991*.

### **THE RESOURCE MANAGEMENT ACT 1991 ARCHAEOLOGICAL PROVISIONS**

The RMA requires City, District and regional; Councils to manage the use, development, and protection of natural and physical resources in a way that provided for the well-being of today’s communities while safeguarding the options for future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (section 6f).

**Historic Heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities.**

**Historic heritage includes:**

- **historic sites, structures, places, and area**
- **archaeological sites;**
- **sites of significance to Maori, including wahi tapu;**
- **surroundings associated with the natural and physical resources (RMA section 2).**

**These categories are not mutually exclusive and some archaeological sites may include above ground structures or may also be places that are of significance to Maori.**

**Where resource consent is required for any activity, the assessment of effects is required to address cultural and historic heritage matters (RMA 4<sup>th</sup> Schedule and the district plan assessment criteria (if appropriate)).**

### **Methodology, Constraints and Assumptions**

Background research into the archaeology and subsequent history of the affected area included the examination of late 19<sup>th</sup> and early 20<sup>th</sup> century land plans and survey reports held by Land Information NZ, Auckland. New Zealand Archaeological Association site record forms were checked for previously recorded archaeological sites, and a review of regional archaeological publications relating to the area was undertaken.

The archaeological survey was undertaken on foot, and focused on the eroding profile section of the foreshore. All sections where archaeological remains appeared most likely to occur were covered in detail.

#### *Constraints*

There were no survey constraints. The existing exposed profile on the eroding foreshore bank provided a clear outline of the stratigraphic profile to the depth exposed. Survey conditions were good. The likelihood of undetected subsurface archaeological remains was also considered. There were difficulties obtaining copies of some of the reports as they have not been lodged with the HNZPT Digital Library. It is possible that some archival information regarding the property which may be relevant, could not be sourced through public databases.

### **Archaeological Background**

A number of shell middens (O04/402-405) were recorded in 1984 along the north-western side of the Taipa River by L Johnson as part of a wider site recording exercise (Figure 3 and Table 1). The area of the foreshore affected by the proposed seawall has been surveyed for archaeological sites by the writer in 1984. A single archaeological site, O04/402, was recorded in the area of the sloping concrete retaining wall adjacent and north east of the boat ramp. The site consisted of an exposed shell midden of mid to late pre-contact Maori origin and occurs as one of eight shell midden along the west side of the Taipa River Estuary, N7/396-7, O04/403-407 and O04/427, all of which are now concealed behind the existing section of the seawall on the south side of the boat ramp.



**FIGURE 3. THE PREVIOUSLY RECORDED ARCHAEOLOGICAL SITES AT TAIPA, IN THE VICINITY OF THE PROPOSED WORKS (Courtesy of Archsite-September 2021).**

NZAA Site Number	Site Type	Recorded by when/by
O04/402	Shell Midden	1984 L. Johnson
O04/403	Shell Midden	1984 L. Johnson 2013 L. Johnson
O04/404	Shell Midden	1984 L. Johnson 2013 L. Johnson
O04/405	Shell Midden	1984 L. Johnson

**TABLE 1. THE RECORDED ARCHAEOLOGICAL SITES IN THE VICINITY OF THE PROPOSED WORKS (Courtesy of Archsite-September 2021).**

The construction of the existing section of seawall was later re-surveyed for archaeological sites by the Northern Archaeological Research Ltd (Johnson 2008). The existing section of seawall was established with (former) New Zealand Historic Places Trust Authority, 2008/337.

Unfortunately, NAR Ltd were not informed of the construction of the first section of the seawall in 2009, but did monitor the final section in 2013 (Johnson and Callaghan 2013).

In 2010, a further shell midden, O04/1022, was investigated immediately outside the southern end of the existing sea wall in relation to the construction of a stormwater outfall on the western side of Taipa Bridge (Harris 2010). This midden was dated to the mid-17<sup>th</sup> century as was a shell midden, O044/371, affected by slip repair works on SH 10 on the eastern side of the Taipa River Estuary in 2020 (Johnson and Callaghan 2021). More recent work has been undertaken on shell middens and other archaeological remains exposed during the rebuilding of the SH 10 bridge over the Taipa River. However, the results of this work are not yet available in the public domain.

A range of further archaeological work has been undertaken on the Flats at Taipa. This includes the excavation by the writer of an early wetland cultivation in the Waimutu Swamp at the back Taipa Flat in 1990 (Johnson *in prep*). It is also understood that much of the Taipa Flat now being developed for orchard horticulture to the north of SH10 at the west end was surveyed for archaeological sites by M. Taylor in the mid-1990s who recorded over 100 shell middens of pre-contact Maori origin (Taylor pers com). In addition, Northern Archaeological Research Ltd have completed survey and monitoring reports for the Taipa Resort and Montpellier Group and Taipa Bay Holdings Ltd subdivisions on the Taipa Flats a short distance to the north-west (Taylor 1997, Bruce 2004, Johnson 2005). N.A.R. Ltd have also undertaken archaeological survey and assessments on State Highway 10 and on the river mouth headland on the opposite side of the river mouth (Johnson 2004, 2006 and 2021). These have resulted in the further location of a range of shell middens and settlements of pre and possibly post-contact Maori origin.

### **Historical Background**

The following general historical outline was prepared in 2008 (Johnson 2008) for the initial part of the sea wall and is included here as historical background for the area. Plate numbers and location have been altered for clarity and continuity.

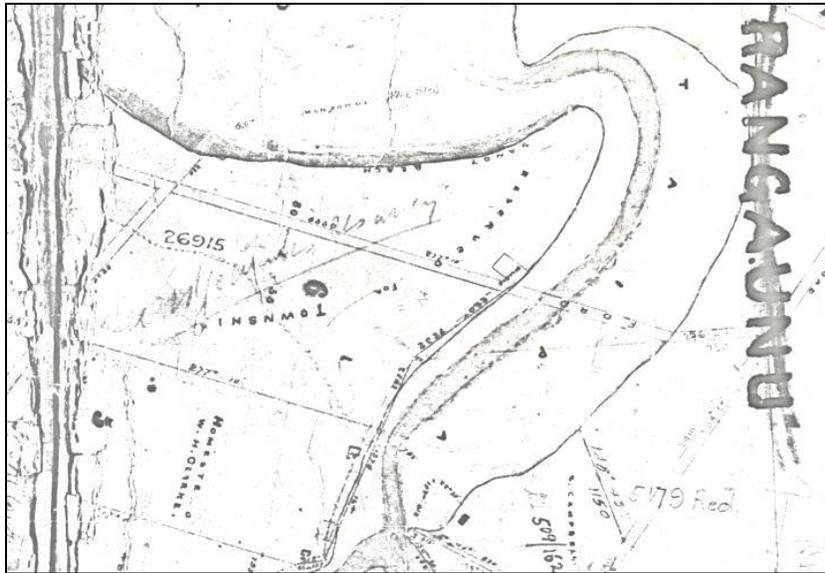
**The river bank area was included in the first major land purchase by the Crown in New Zealand. This was the disputed purchase of the Oruru Valley by the Crown from the paramount Rarawa Chief Panakareao in 1840. The sale was contested by other claimants (Pororua Te Taepa) from whom the area appears to have derived its name and led to New Zealand's first land war fought in part on the Taipa Flat in 1843. The sale was subsequently investigated and was ultimately acquired by the Crown in the 1850s.**

**Old land plan SO 812, by William Bertram White (Mangonui District Magistrate and subsequently a Member of Parliament) in 1858 shows the affected area as part of a larger area "Reserved for Township". The area just below the present bridge is shown as a small enclosure though there appears to be no description of what the enclosure is. The adjacent block some distance to the south is shown as W. H. Clarke's Homestead Block and the Clarke house is shown on the foreshore (Figure 4).**

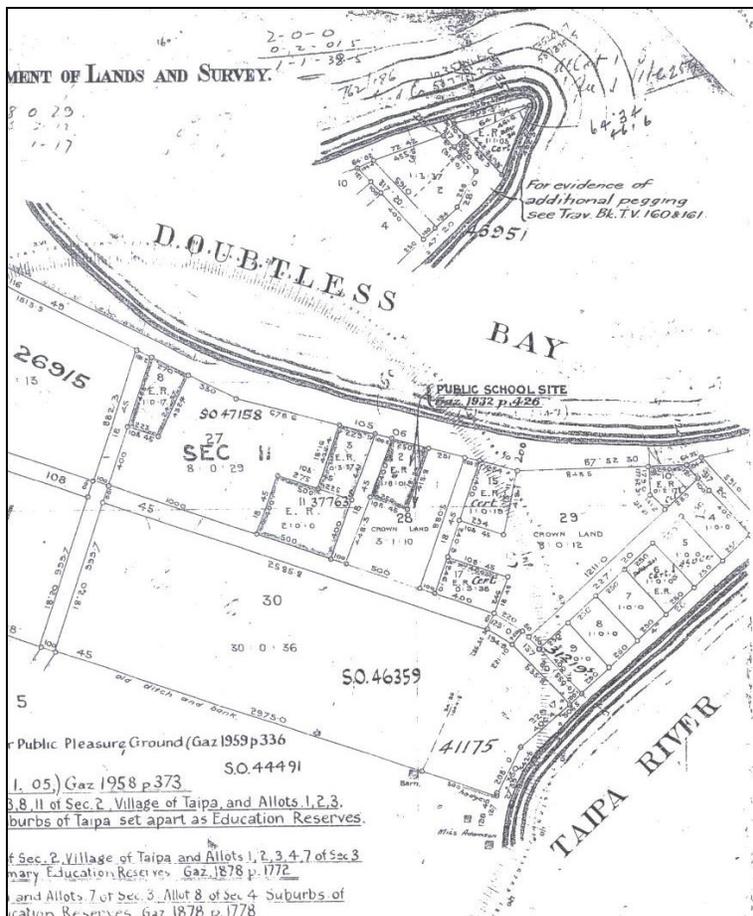
**For much of its recent history the Taipa Flat was owned by three or four generations of the Adamson family [with some sold for subdivision and some gifted for public facilities]. The Adamson family gifted [much of the remaining land] back to the local tribe Ngati-kahu in the early 1990s though retained ownership of the house in the centre of the flat and surrounding couple of acres. Old land plan SO 11581, dated 1899, shows the house, barn, hedge and outbuildings of a "Miss Adamson" at approximately the same position as the Clarke homestead on the same block, and is, presumably, the same house (Figure 5).**

**During WW2 a Coastal Defence military camp was built on the flat at Taipa a short distance to the north-west. The camp was established for a mechanised regiment attached to the 12<sup>th</sup> Brigade and construction was carried out between May and September 1942 under the direct supervision of the Army. Water supplies and electric power were installed by the Public Works Department (McKenna 1990: 38).**

**The land adjacent to the river bank has subsequently been subdivided and most of the subdivided sections now have houses with foreshore retaining works and occasionally with steps. For many years the end two blocks adjacent to the boat ramp were used as part of the Taipa Camping Ground. The Taipa Boat Club on the point immediately adjacent and on the other side of the boat ramp was built**



**FIGURE 4. OLD LAND PLAN, SO 812, DATED 1855, SHOWING THE LOWER TAIPA RIVER, ENCLOSURE AND CLARKE HOMESTEAD.**



**FIGURE 5. OLD LAND PLAN, SO 11581, DATED 1899, SHOWING THE AFFECTED AREA AS PAPER ROAD AND THE ADJACENT MISS ADAMSON'S SETTLEMENT.**



on land owned or administered by G Adamson in the late 1950s or early 1960s (club land ownership is currently being investigated).

It appears that the area of land in question has always been retained in public ownership and was originally a small section of a paper road that extended along the full length of Taipa Beach just above the foreshore and around the point and along the edge of the Taipa River to and past the SH 10 bridge on its present position where it is now the Oruru Valley Road. That section of the paper road to the north of the bridge was closed in 1964 and gazetted as a Public Pleasure Ground (SO 43951). Some of this strip now appears to have been encroached upon by adjacent owners.

Recently, the old boat ramp on the point at Taipa has been upgraded to a full concrete ramp and a small jetty has been established on the downstream side. A concrete foreshore retaining wall has been established on the downstream side of the jetty and a low wooden retaining wall has been built upstream. It is understood that the sea wall proposal considered in this report is an extension of this existing sea wall. The construction of both the existing sloping concrete retaining wall to the east of the jetty and the low wooden retaining wall appear to have resulted in the partial modification of archaeological site, [O04/402-N7/399] without the authority of the New Zealand Historic Places Trust as required under the archaeological provisions of the Historic Places Act, 1993. The damage to the site is comparatively minor though serves as a reminder to the Council that any activity in or near major archaeological landscapes in Northland should be assessed for its effects on archaeological remains.

### Survey Results

As a result of the fieldwork, the remains of a single previously recorded archaeological site, O04/402, was relocated in the affected area. A New Zealand Archaeological Association Site Additional Information Form has been completed for the site and is appendicised in the report. A brief outline of the site is presented below.



FIGURE 6. THE LOCATION OF O04/402 IN RELATION TO THE PROPOSED WORKS.

**004/402. Shell midden. NZTM E1642928 N6127540 Additional Information.**

The site is located on Far North District Council Road Reserve on the inside section of the end of the Taipa Spit in Doubtless Bay. The site is accessed by Taipa Point Rd from SH 10.

A sloping concrete retaining wall extends along the edge of the river estuary in front of the Taipa yacht Club for approximately 25m NE of the Taipa Jetty and boat ramp. Somewhat disturbed shell midden occurs exposed on the surface directly behind the southwest end of the sloping concrete retaining wall over an area 7m x 4m. A further exposure, 1m x 1m, occurs on the surface at the NE end of the retaining wall. Intermittent midden shell occurs scattered on the surface between the two main exposures. Contents are mainly whole and fragmentary pipi (*Paphies australis*) and cockle (*Austrovenus stutchburyi*) with fragments of heat fractured cooking stone and charcoal. Some 15m further to the NE on the SW side of small inlet (with blue quarry rock retaining boulders at the head – adjacent to a concrete picnic table), at the base of the river bank is a small exposure of what appears likely to be the remains of a small eroded earth oven or hangi. The exposure is mostly covered in sand and may be partially damaged by tidal erosion. The feature consists of five or six small heat discoloured beach cobbles together in a soft brown sand over a distance of 0.5m. The feature occurs between two small Pohutukawa trees on the river bank. Some 35m to the NE again is a further small inlet on the NE side of a further small Pohutukawa tree. On the NE side of the inlet is a cluster of pieces of waste concrete at the base of the river bank. Shell midden is evident in a patch amongst



**PLATE 1. THE LOCATION OF THE PROPOSED SEAWALL (View to the north-east).**



**PLATE 2. THE TERMINAL (North) END OF THE PROPOSED SEAWALL (View to the south-west).**



**PLATE 3. THE TERMINAL END OF THE PROPOSED SEAWALL AND THE LOCATION OF THE PROPOSED BEACH ACCESS (View to the north-east).**

the concrete and in the top section of the river bank where it exposed for 0.5m though mostly obscured by kikuyu. Contents again largely appeared whole and fragmentary pipi in a charcoal stained dark brown-black sandy soil with fragments of heat fractured cooking stone and charcoal. This midden and the small probable earth-oven are separated by a 30m long section of old low wooden retaining wall under two of the three Pohutukawa and a 20m section of recent clay- mud spoil deposited on the foreshore.

### Archaeological Significance

Archaeological significance/values relate to the potential of a place to provide evidence of the history of New Zealand. The following matters must be taken into account when assessing archaeological value: Condition of the site; the sites rarity; the sites contextual value; the sites information potential; and any amenity value (HNZPT June 2014).

Site/s	Criteria	Assessment
O04/402 Shell Midden	Condition	Part obscured by sloping concrete retaining wall, part exposed and modified by coastal erosion and part covered in spoil. Otherwise, likely to remain in fair condition subsurface.
	Rarity/ Uniqueness	A typical and common component of any coastal late pre and post-contact Maori archaeological landscape in northern New Zealand.
	Contextual Value	Likely to exist as a remnant component of extensive archaeological remains relating to pre and post Maori and European settlement and related activities occurring across the Taipa beach flat.
	Information Potential	While marginally to moderately damaged, the site has the potential to provide information on the age and nature of late pre-contact Maori settlement and related activities at Taipa.
	Amenity Value	The site occurs on unformed paper road administered by Far North District Council in part as an open reserve and picnic area.
	Cultural Associations	The site appears of late pre-contact Maori origin.

#### *Additional comments*

The archaeological significance or value of site O04/402 is associated with its condition, rarity, contextual value, information potential and/or amenity value. No ranking allowed under the Act.

### Heritage Significance

Heritage significance/values accounted for under the Resource Management Act 1991. The following matters must be taken into account when assessing Heritage significance/values include: historical, architectural, cultural, scientific and technological qualities (RMA 1991).

Location.	Criteria	Assessment	Significance
Taipa River (North end, West side)	<b>Historical:</b> the place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group or idea or early period of settlement within NZ, the region or locality	Taipa River forms part of a wider cultural/archaeological landscape with important events during the proto-historic and historic period.	Low
	<b>Architectural/ Physical attributes:</b> the place is notable or representative example of its type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder	The Taipa River (north and west side) has no architectural attributes.	Low
	<b>Cultural:</b> the place has a strong or special association with or is held in high esteem by a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value	The cultural significance is to be determined by the effected tangata whenua	
	<b>Mana whenua:</b> the place has a strong or special association with or is held in high esteem by mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value	This to be determined by the effected tangata whenua	
	<b>Scientific:</b> the place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or national history of NZ, the region or locality	The archaeological sites have the potential to provide knowledge through excavation, analysis and C <sub>14</sub> dating of intact features.	Moderate
	<b>Technology:</b> the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials	The Taipa River has no technological attributes.	NA
	<b>Aesthetic:</b> the place is notable or distinctive for its aesthetic, visual or landmark qualities	The Taipa River has aesthetic, visual and landmark qualities	Moderate to high
	<b>Context:</b> the place contributes to or is associated with a wider historic or cultural context, streetscape, townscape, landscape or setting	All the archaeological and historical sites contribute to a wider heritage landscape.	High

*Additional comments*

Overall, the heritage value of the sites/area is of low, low-moderate, moderate, moderate-high or high significance, at a local, regional or national level. No additional ranking is appropriate or required.

**Assessment of Effects**

The construction of the intended rock retaining wall will extend from the end of the existing concrete sloping revetment retaining wall to a point 80m north east towards the end of the spit (Figure 2; Plates 1-3). This occurs to the north east of the archaeological remains recorded in the area of the existing concrete wall and the new section of wall will not affect the archaeological remains in this area.

The footing for the wall will involve a footing cut into the beach and rather than the base of the bank. This footing will occur some 1.6m out from the river bank in the upper tidal zone and will not affect either of the archaeological features associated with O04/402.

The rocks themselves will be placed against the riverbank and the placement of the rocks will not involve digging back into the riverbank or affect the two small areas of archaeological evidence exposed in the riverbank. The shell midden towards the north east end of the proposed wall occurs amongst pieces of discarded concrete that have at some point in the past been placed or dumped over the riverbank. We advise that these pieces of concrete are not removed to avoid further disturbance to the midden but are simply left in place and are covered over by the rock wall. Both the area of midden at the north east end of the proposed wall and the small earth oven or remnant hangi feature should be covered over with Geotech cloth to separate and protect the remains from the wall itself and any back fill placed in these areas.

The existing low wooden retaining wall section will be removed to allow the placement of rock. However, the riverbank along this section all appears to be fill and the removal of the wooden retaining wall will not affect archaeological remains.

As of yet, the details for the beach access at the north east end of the retaining wall in the area of a small coastal indent are not yet known. Notwithstanding, we advise that the access occurs in the form of a set of steps over or within the rock retaining feature at the head of the small indent. This will avoid the need to cut into the river bank and if established at this location will avoid the archeological remains evident a few metres to the north east. We advise that the specific location of the beach access be determined in conjunction with the archaeologist to avoid any damage or disturbance to the site.

Any changes to the subdivision proposal which have not been subject to archaeological survey and assessment should be assessed for their potential to affect archaeological sites.

If the following recommendations are adopted Heritage New Zealand Pouhere Taonga Authority will not be required for construction of the proposed rock revetment sea wall. However, to ensure that the archaeological remains of site, O04/402, are protected and not disturbed during construction of the sea wall we advise that immediately prior to

construction, the nature and features of the archaeological site, O04/402, are shown to the works contractors by the archaeologist.

### **Conclusion**

Northern Archaeological Research Ltd were commissioned by the Far North District Council to survey the area of a proposed rock retaining wall located at Taipa, Doubtless Bay, in the Far North. One previously recorded archaeological site (O04/402) is affected by the proposal. Recommendations for the mitigation and management of this site are made in accordance with the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act, 2014, and standard procedures.

### **References**

- Bruce, I. 2004. Archaeological Monitoring of Lot 2, DP172800 and the Modification of Archaeological Sites 04/813 and O04/814, Taipa, Doubtless Bay. *Unpublished Report*. Auckland: Northern Archaeological Research
- Johnson, L. 2004. Damage Assessment of Archaeological Sites O04/371, O04/990 and O04/991, State Highway 10, Taipa, Doubtless Bay. *Unpublished Report*. Auckland: Northern Archaeological Research.
- Johnson, L. 2005. Archaeological Survey and Assessment of the Proposed Taipa Bay Holdings Ltd Development, Oruru Rd, Taipa, Doubtless Bay. *Unpublished Report*. Auckland: Northern Archaeological Research.
- Johnson, L. 2006. Archaeological Survey and Assessment of the Proposed Harris-Stotter Subdivision at Cable Bay, Doubtless Bay, Far North. *Unpublished Report* Auckland: Northern Archaeological Research.
- Johnson, L. 2008. Archaeological Survey and Assessment of a Proposed Seawall, Taipa Point Road, Taipa, Doubtless Bay, Far North. *Unpublished Report*. Auckland: Northern Archaeological Research Ltd.
- Johnson, L. 2021. Archaeological Monitoring of the Geophysical testing bore holes, 33 Taipa Heights Road, Taipa (Lot 2 DP 392371), Doubtless Bay, Far North (HNZPT Authority 2020/483). *Unpublished Report*. Auckland: Northern Archaeological Research Ltd.
- Johnson, L and Callaghan, E. 2013. Archaeological Monitoring of the Taipa River Seawall, Taipa, Doubtless Bay, Far North (NZHPT Authority 2008/337). *Unpublished Report*. Auckland: Northern Archaeological Research Ltd.
- Harris, J. 2010. Site O04/1022 Section 18 Investigation, Taipa, Far North. *Unpublished Report*. Auckland: CFG.
- Taylor, M. 1997. An Archaeological Assessment of a Proposed Subdivision at Taipa, Doubtless Bay. *Unpublished Report*. Auckland: Archaeology north
- Sutherland, C.I.F.; Cox, J.E.; Taylor, N.H.; Wright, A.C.S. 1979. Soil Map of the Kaitaia-Rawene Area (Sheets O03/04/05). North Island. Scale 1:100 000. NZ Soil Bureau Map 182.

### **Recommendations**

1. If the following recommendations are adopted, Heritage New Zealand Pouhere Taonga Authority will not be required for construction of the proposed rock revetment sea wall.
  - To ensure that the archaeological remains of site, O04/402, are protected and not disturbed during construction of the sea wall we advise that immediately prior to construction, both areas of the O04/402 shell midden be marked out prior to construction by the archaeologist.
  - That archaeological site, O04/402, are shown to the works contractors by the archaeologist, prior to the start of construction.
  - That machinery used in construction of the sea wall is not used in the area of the two reported midden exposures of archaeological site O04/402 located toward either end of the proposed sea wall
  - That the rocks used in construction of the sea wall are placed against the riverbank and that Geotech cloth be placed over the archaeological remains prior to installation of the rocks.
  - That no earthworks are undertaken affecting the riverbank.
  - That the pieces of concrete waste in and over a section of the O04/402 midden at the north east end of the proposed sea wall are left in place and that the rock wall is built over these components.
  - The removal of the existing low wooden retaining wall section can be removed without impacting the two areas of archaeological site O04/402
  - That the location of the beach access be determined in conjunction with the archaeologist to avoid any damage or disturbance to the north east midden component of site O04/402.
  - That the access at the north east end of the sea wall occurs in the form of a set of steps over or within the rock retaining feature at the head of the small indent to avoid the archeological remains evident a few metres to the north east. And that the specific location for the steps is selected in conjunction with archaeological advice.



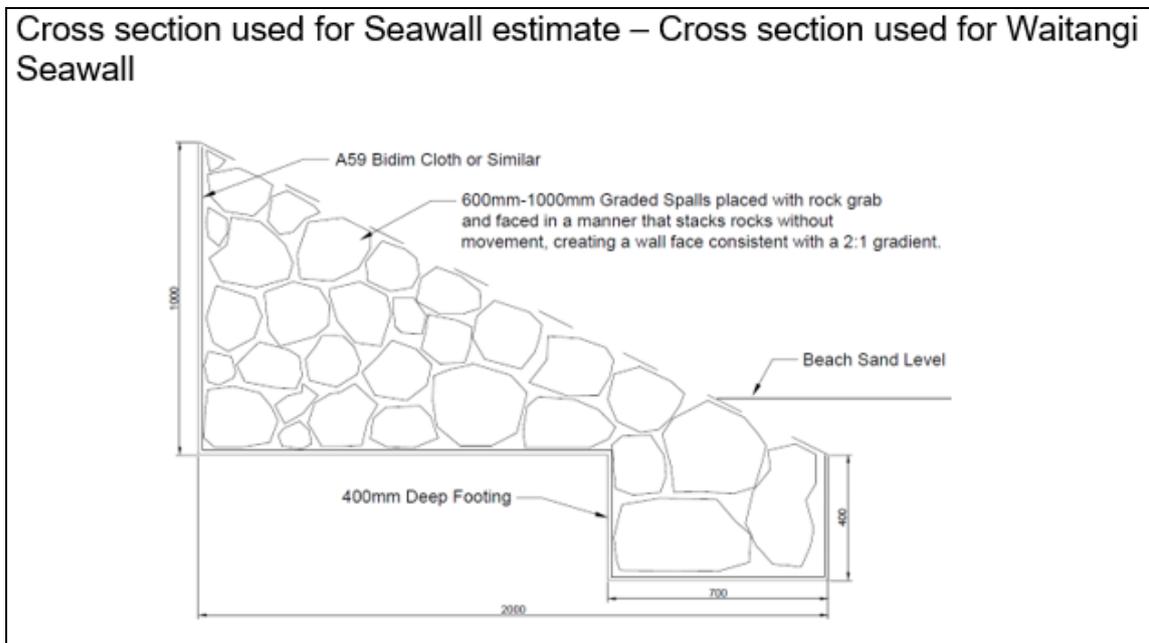
## **APPENDIX**

FNDC Seawall Location and Design

NZ Archaeological Site Record and  
Additional Information Form



**FIGURE 1. THE LOCATION OF THE PROPOSED TAIPA SEAWALL EXTENSION (Courtesy of D James 5.08.21).**



**FIGURE 2. THE PROPOSED TAIPA SEAWALL DESIGN (Courtesy of D James 1.09.21).**

O04/402

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION <b>SITE RECORD FORM (NZMS1)</b>		NZAA NZMS 1 SITE NUMBER N7/399 DATE VISITED 21.3.84 SITE TYPE Midden SITE NAME: MAORI OTHER						
NZMS 1 map number N7 NZMS 1 map name Doubtless Bay NZMS 1 map edition 3rd 1977								
Grid Reference	Easting	1 9 7 2 0 0						
	Northing	8 8 3 7 5 0						
1. Aids to relocation of site ( <i>attach a sketch map</i> ) Site located on western riverbank of the Taipa River directly in front of the Taipa Yacht Club. A small concrete retaining wall has been constructed along the riverbank. 2m N of the concrete platform is a small area of disturbed midden.								
2. State of site and possible future damage Midden disturbed and redeposited, now covered by grass.								
3. Description of site ( <i>Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here</i> ) Site consists of a disturbed midden scatter over an area 3-4m <sup>2</sup> . Contents fragmented pipi ( <i>Paphies australe</i> ) and cockle ( <i>Chione stutchburyi</i> ). Also a significant quantity of charcoal mixed with a dark black sand. Some small pieces of fire fractured rock is also present.								
4. Owner	Public Pleasure Ground	Tenant/Manager						
Address	Mangonui County Council	Address						
5. Nature of information ( <i>hearsay, brief or extended visit, etc.</i> ) Brief visit Photographs ( <i>reference numbers, and where they are held</i> ) Aerial photographs ( <i>reference numbers, and clarity of site</i> )								
6. Reported by	L. Johnson	Filekeeper						
Address	23 Valley Rd Mt Eden Auckland	Date 18/4/87						
7. Key words								
8. New Zealand Register of Archaeological Sites ( <i>for office use</i> ) NZHPT Site Field Code								
<table border="1"> <tr><td>aa</td></tr> <tr><td>-</td></tr> <tr><td>ah</td></tr> </table>	aa	-	ah	Type of site	<table border="1"> <tr><td>ab</td></tr> <tr><td>-</td></tr> <tr><td>dr</td></tr> </table>	ab	-	dr
aa								
-								
ah								
ab								
-								
dr								
	Local environment today	Present condition and future danger of destruction						
	Land classification	Security code						
		Local body						

<b>NZAA SITE RECORD ADDITIONAL INFORMATION FORM</b> <b>MAP NO:</b> O04 <b>MAP NAME:</b> KAITAIA <b>MAP EDITION:</b> Ed 1.1984 <b>GRID REFERENCE</b> NZTM E1642928 N6127540	<b>SITE NO:</b> O04/402
	<b>SITE NAME:</b>
	<b>SITE TYPE:</b> Shell midden

**ADDITIONAL INFORMATION:**  
Site re-visited on 15. 9. 2021

The site is located on Far North District Council reserve on the inside section of the end of the Taipa Spit in Doubtless Bay. The site is accessed by Taipa Point Rd from SH 10.

A sloping concrete retaining wall extends along the edge of the river estuary in front of the Taipa yacht Club for approximately 25m NE of the Taipa Jetty and boat ramp. Somewhat disturbed shell midden occurs exposed on the surface directly behind the southwest end of the sloping concrete retaining wall over an area 7m x 4m. A further exposure, 1m x 1m, occurs on the surface at the NE end of the retaining wall. Intermittent midden shell occurs scattered on the surface between the two main exposures. Contents are mainly whole and fragmentary pipi (*Paphies australis*) and cockle (*Austrovenus stutchburyi*) with fragments of heat fractured cooking stone and charcoal.

Some 15m further to the NE on the SW side of small inlet (with blue quarry rock retaining boulders at the head – adjacent to a concrete picnic table), at the base of the river bank is a small exposure of what appears likely to be the remains of a small eroded earth oven or haangi. The exposure is mostly covered in sand and may be partially damaged by tidal erosion. The feature consists of five or six small heat discoloured beach cobbles together in a soft brown sand over a distance of 0.5m. The feature occurs between two small Pohutukawa trees on the river bank.

Some 35m to the NE again is a further small inlet on the NE side of a further small Pohutukawa tree. On the NE side of the inlet is a cluster of pieces of waste concrete at the base of the river bank. Shell midden is evident in a patch amongst the concrete and in the top section of the river bank where it exposed for 0.5m though mostly obscured by kikuyu. Contents again largely appeared whole and fragmentary pipi in a charcoaled stained dark brown-black sandy soil with fragments of heat fractured cooking stone and charcoal. This midden and the small probable earth-oven are separated by a 30m long section of low wooden retaining wall under two of the three Pohutukawa and a 20m section of recent clay-mud spoil deposited on the foreshore.

Reported by: Leigh Johnson  
PO Box 32 585  
Devonport  
Auckland 0744

Owner/ Manager: Far North District Council  
Private Bag  
Kaikohe



# Resource Consent

FILE: 8022  
(01 – 04)  
Minor Correction

Document Date: 10.08.2018

*Pursuant to the Resource Management Act 1991, the Northland Regional Council (hereinafter called "the council") does hereby grant a Resource Consent to:*

## **FAR NORTH DISTRICT COUNCIL, PRIVATE BAG 752, KAIKOHE 0440**

To undertake the following activities adjacent to Oruru Road, Taipa, between location coordinates 1642571E 6127231N and 1642397E 6126844N:

*Note: All location co-ordinates in this document refer to Geodetic Datum 2000, New Zealand Transverse Mercator Projection.*

- AUT.008022.01.02** Place use and occupy space in the coastal marine area with a seawall (inclusive of steps).
- AUT.008022.02.01** Place use and occupy space in the coastal marine area with a boat ramp at or about location coordinates 1642427E 6126949N.
- AUT.008022.03.01** Earthworks in a riparian management zone.
- AUT.008022.04.01** Vegetation clearance in a riparian management zone.

Subject to the following conditions:

### **General Conditions**

- 1 The Consent Holder shall notify the Northland Regional Council's assigned monitoring officer in writing of the date works associated with these consents are intended to commence, at least two weeks beforehand. The Consent Holder shall arrange for a site meeting between the Consent Holder's contractor and the Northland Regional Council's assigned monitoring officer. No works shall commence until the Northland Regional Council's assigned monitoring officer has completed the site meeting.

**Advice Note:** *Notification of the commencement of works may be made by email to [mailroom@nrc.govt.nz](mailto:mailroom@nrc.govt.nz).*

- 1A Prior to commencing work onsite, the consent holder shall submit evidence of a cultural induction of the person(s) carrying out the construction of the seawall. Evidence of the cultural induction shall be provided to the council's assigned monitoring officer no later than five working days after the commencement of works.
- 2 The Consent Holder or its agent/contractor shall, at least 20 working days prior to the commencement of activities, prepare and submit a Construction Environmental Management Plan (CEMP) to the Northland Regional Council's Compliance Manager.

As a minimum, the CEMP shall include the following:

- (a) The expected timing and staging of the disturbance activities in the coastal marine area;

- (b) Methods for managing the control of silt and sediment within the construction area;
  - (c) Details of soil and sand disposal including confirmation of disposal locations;
  - (d) Methods to manage noise and vibration from construction activities;
  - (e) Methods to avoid the discharge of contaminants into the marine environment;
  - (f) Details of surface revegetation of disturbed sites and other surface covering measures to minimise erosion and sediment runoff;
  - (g) Measures to minimise sediment being deposited on public roads;
  - (h) Monitoring procedures to ensure adverse effects on water quality in the Taipa River are minimised;
  - (i) Measures to prevent spillage of fuel, oil and similar contaminants;
  - (j) Contingency containment and cleanup provisions in the event of accidental spillage of hazardous substances;
  - (k) Means of ensuring contractor compliance with the CEMP;
  - (l) The name and contact telephone number of the person responsible for monitoring and maintaining all erosion and sediment control measures;
  - (m) Contingency provisions for the potential effects of large/high intensity rain storm events.
- 3 No works within the coastal marine area may be undertaken during periods when the seawall and boat ramp construction areas are inundated by the tide.
  - 4 The coastal marine area shall be kept free of debris resulting from the activities authorised by these consents.
  - 5 No slash, soil, debris, and detritus associated with the exercise of these consents shall be placed in a position where it may be washed into the downstream water body.
  - 6 Works associated with these consents shall only be carried out between 7.00 a.m. and sunset or 6.00 p.m., whichever occurs earlier, and only on days other than Sundays and public holidays.
  - 7 Noise levels associated with the exercise of these consents shall not exceed those set out in Schedule 1, **attached**.
  - 8 A copy of the consent shall be provided to the person who is to carry out the works associated with these consents. A copy of the consent shall be held on site, and available for inspection by the public, during construction and or maintenance.
  - 9 The exercise of these consents shall not result in any conspicuous oil or grease film, scums or foams, floatable or suspended materials, or emissions of objectionable odour in the coastal marine area, as measured at any point 10 metres from the seawall or boat ramp construction areas.
  - 10 The activities associated with these resource consents shall not disturb New Zealand Archaeological Association site **004/1054** or **004/1022** unless authorisation is granted by Heritage New Zealand Pouhere Taonga. A copy of any authorisation obtained from Heritage New Zealand Pouhere Taonga shall be provided to the Northland Regional Council's assigned monitoring officer prior to undertaking any construction works that may disturb these sites.
  - 11 In the event of new archaeological sites or kōiwi being uncovered, activities in the vicinity of the discovery shall cease and the Consent Holder shall contact Heritage New Zealand Pouhere Taonga. Work shall not recommence in the area of the

discovery until the relevant Heritage New Zealand Pouhere Taonga approval has been obtained.

**Advice Note:** *The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga.*

- 12 The Consent Holder shall, for the purposes of adequately monitoring these consents as required under Section 35 of the Act, on becoming aware of any contaminant associated with the Consent Holder's operations escaping otherwise than in conformity with these consents:
- (a) Immediately take such action, or execute such work as may be necessary, to stop and/or contain such escape; and
  - (b) Immediately notify the council by telephone of an escape of contaminant; and
  - (c) Take all reasonable steps to remedy or mitigate any adverse effects on the environment resulting from the escape; and
  - (d) Report to Northland Regional Council's Compliance Manager in writing within one week on the cause of the escape of the contaminant and the steps taken or being taken to effectively control or prevent such escape.

For telephone notification during Northland Regional Council's opening hours, the council's assigned monitoring officer for these consents shall be contacted. If that person cannot be spoken to directly, or it is outside of the council's opening hours, then the Environmental Emergency Hotline shall be contacted.

**Advice Note:** *The Environmental Emergency Hotline is a 24 hour, seven day a week, service that is free to call on 0800 504 639.*

- 13 Prior to the expiry or cancellation of these consents the structures and other materials and refuse associated with these consents shall be removed from the consent area and the consent area shall be restored to the satisfaction of Northland Regional Council, unless an application has been properly made to Northland Regional Council for the renewal of these consents or the activity is permitted by a rule in the Regional Plan.
- 14 The Northland Regional Council may, in accordance with Section 128 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions annually during the month of June to deal with any adverse effects on the environment that may arise from the exercise of these consents and which it is appropriate to deal with at a later stage. The Consent Holder shall meet all reasonable costs of any such review.
- 15 These consents shall lapse on 30 June 2023, unless before this date the consents have been given effect to.

**Advice Note:** *An application can be made to the council in accordance with Section 125 of the Act to extend the date after which the consents lapse. Such an application must be made before the consents lapse.*

#### **AUT.008022.01.02 and AUT.008022.02.01 – Seawall and Boat Ramp**

- 16 The seawall and boat ramp shall be located and constructed in general accordance with the **attached** Opus drawing referenced as Northland Regional Council plan number **4817**.



- 17 No construction shall commence on the seawall until its position has been set out and the set-out verified on site by the council's assigned monitoring officer as being in accordance with the approved plan referred to in Condition 16.
- 18 The seawall shall be marked with the number **8022** in black lettering on a white background clearly displayed and in such a manner as to be clearly visible from the sea. The sign shall be erected adjacent to the boat ramp.
- 19 The Consent Holder shall notify the Northland Regional Council's assigned monitoring officer in writing as soon as the construction has been completed.
- 20 The seawall, stairs and boat ramp shall be maintained in good order and repair.

**AUT.008022.03.01 and AUT.008022.04.01 – Earthworks and Vegetation Clearance**

- 21 The earthworks and vegetation clearance associated with these consents shall be the minimum necessary to facilitate the installation of the seawall.
- 22 Prior to the commencement of any earthworks operations, the Consent Holder shall provide stabilised construction entrances to minimise the tracking of spoil or debris onto off-site public road surfaces. All material tracked onto off-site surfaces as a result of the Consent Holder's operations shall be removed as soon as possible, but at least daily. The stabilised construction entrances shall be maintained throughout the duration of earthworks operations to the above standards.
- 23 The Consent Holder's operations shall not give rise to any discharge of contaminants (e.g. dust), at or beyond the property boundary, which is noxious, dangerous, offensive or objectionable to such an extent that it has, or is likely to have, an adverse effect on the environment. Dust control measures shall be available on site to ensure compliance with this condition.
- 24 All bare areas of land created by the exercise of these consents shall be stabilised against erosion by covering with aggregate, or establishing with a suitable grass/legume mixture or other suitable groundcover, to achieve an 80% groundcover within three months of the completion of earthworks. As an alternative to grass and legumes, coverage with mulch may be undertaken where ecological or landscape planting is proposed, provided the mulch is stable and unlikely to be removed by overland flows or wind. Temporary mulching or other suitable ground cover material shall be applied to achieve total ground cover of any areas unable to achieve the above requirements.
- 25 All vegetation and debris shall be removed from the construction site and disposed of at a site that is authorised to accept such material.

**EXPIRY DATE: 30 MAY 2053**

These consents were granted on 13 July 2018 under delegated authority from the council by Paul Maxwell, Coastal & Works Consents Manager and, pursuant to section 133A of the Resource Management Act 1991, a minor correction has been made to insert Condition 1A. This correction has been authorised under delegated authority from the council by Stuart Savill, Consents Manager, on 10 August 2018.

# SCHEDULE 1

## ENVIRONMENTAL STANDARDS – NOISE

### CONSTRUCTION NOISE

The noise from all construction activities seaward of the line of Mean High Water Springs (MHWS) shall comply with the construction noise limits prescribed in NZS6803:1999 “Acoustics – Construction Noise

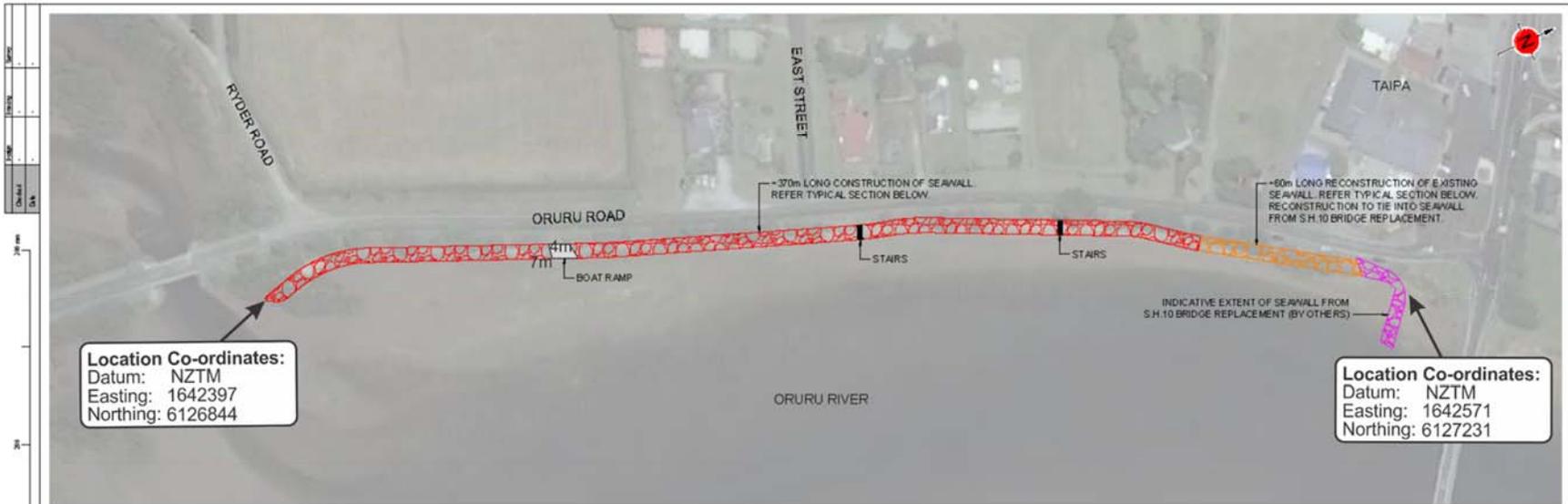
Based on Table 2, NZS 6803: 1999 “Acoustics – Construction Noise”, Standards New Zealand

Time of Week	Typical Duration	Typical Duration (dBA)		Short-term Duration		Long-term Duration	
		L <sub>leg</sub>	L <sub>max</sub>	L <sub>leg</sub>	L <sub>max</sub>	L <sub>leg</sub>	L <sub>max</sub>
Weekdays	0630 – 0730	60	75	65	75	55	75
	0730 – 1800	75	90	80	95	70	85
	1800 – 2000	70	85	75	90	65	80
	2000 – 0630	45	75	45	75	45	75
Saturdays	0630 – 0730	45	75	45	75	45	75
	0730 – 1800	75	90	80	95	70	85
	1800 – 2000	45	75	45	75	45	75
	2000 – 0630	45	75	45	75	45	75

Noise measurements shall be measured in accordance with NZS 6801: 2008 “Acoustics – Measurement of environmental sound” and assessed in accordance with NZS 6802: 2008 “Acoustics – Environmental noise”. Measurement shall be at the notional boundary of any dwelling in the Coastal Living Zone identified in the Far North District Plan. Construction noise shall comply with, and be measured and assessed in accordance with, the requirements of the Standard.

The notional boundary is defined in NZS 6801:2008 “Acoustics – Measurement of environmental sound” as a line 20 metres from any part of any dwelling, or the legal boundary where this is closer to the dwelling.

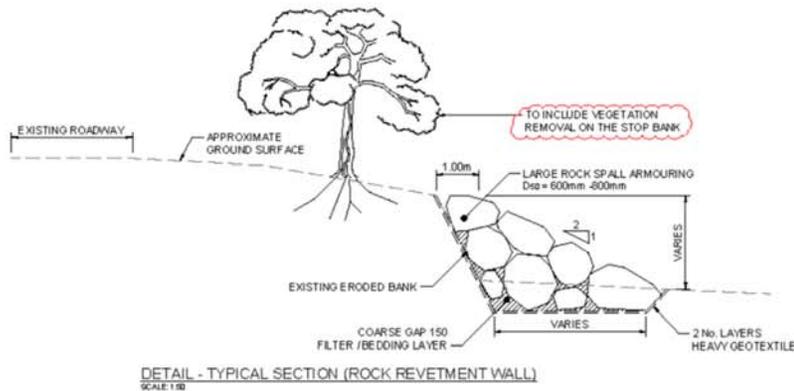
Sound levels shall be measured in accordance with New Zealand Standard NZS 6801:2008 “Acoustics – Measurement of environmental sound”, and assessed in accordance with NZS 6802:2008 “Acoustics – Environmental noise”.



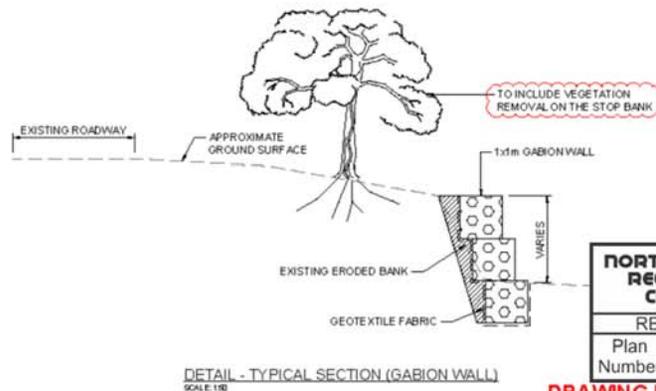
Location Co-ordinates:  
Datum: NZTM  
Easting: 1642397  
Northing: 6126844

Location Co-ordinates:  
Datum: NZTM  
Easting: 1642571  
Northing: 6127231

PLAN - SEAWALL  
SCALE 1:150



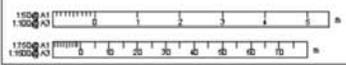
DETAIL - TYPICAL SECTION (ROCK REVETMENT WALL)  
SCALE 1:30



DETAIL - TYPICAL SECTION (GABION WALL)  
SCALE 1:30

**NORTHLAND REGIONAL COUNCIL**  
REF : 008022  
Plan Number **4817**

**DRAWING IN PROGRESS**  
PLOTTED ON 2018-2-7 AT 4:37 p.m.  
PRELIMINARY - NOT FOR CONSTRUCTION



Rev	Description	Date	By
A	ISSUE FOR INFORMATION	20/10/2018	
B	NOTES AMENDED, SET FOR BOARD	20/10/2018	
C	NOTES AMENDED, TOWNSHIP PLAN ISSUED		



**OPUS**  
Bilingstret Office  
481-830 000  
55A New Street  
PO Box 511  
Christchurch 814

Client	FAR NORTH DISTRICT COUNCIL TAIPA SEAWALL, ORURU ROAD UPGRADE AND EXTENSION
Project	PLAN AND SECTIONS
Scale	
Author	
Check	
Date	1-13063.00
Sheet No.	C01
Total	C